

# HOME INSPECTION REPORT SUMMARY

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7 Birchbank Lane

Toronto

## Observations and Recommendations

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### OVERALL RATING

☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐  
Below Typical                      Typical                      Above Typical

This summary should not be considered as the complete report. The complete report can be reviewed at the subject property with the vendor's permission. Redbrick Inspections Ltd can be contacted for questions or an appointment can be arranged for an onsite walk-through explanation of the report at a fee of \$150+taxes.

**Roof:** The asphalt shingles will require replacement within 5--yrs. Car port roof requires proper surfacing.

**Exterior:** Newly installed downspouts/gutters and soffit/fascia. See details for general repairs and maintenance. Carport maintenance and landscaping improvements.

**Structure:** Overall well built house.

**Electrical:** The 100 AMP service size is adequate and the wiring is copper grounded and ungrounded -see details.

**Heating:** New high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**Cooling:** New air-conditioner with a typical life expectancy of 15-yrs.

**Insulation:** Restricted access to roof and wall spaces therefore insulation not determined.

**Plumbing:** Overall good water pressure with copper supply piping. Main drain improvements noted in basement floor. New high efficiency on demand water heater. The basement washroom and kitchen are in good repair. The 2nd level washroom has been renovated.

**Interior:** Overall well maintained. The doors and windows have been upgraded. Evidence of leaking under basement steps.