

HOME INSPECTION REPORT SUMMARY

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9b Gilead Place

Toronto

Observations and Recommendations

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Roof: The roof surfaces are covered with decks and garden therefore not visible.
Approx 15-yrs old with a typical life expectancy of over 20-yrs.

Exterior: Overall well maintained.

Structure: Overall well built house.

Electrical: The 200 AMP service size is adequate and the wiring is copper grounded.

Heating: 6-yr-old high-efficiency gas-fired hot-water boiler (combination) with a typical life expectancy of 15-20-yrs. Two air handlers provide heating and cooling.

Cooling: Two units: 6 and 15-yr-old air-conditioner with a typical life expectancy of 15-20* yrs.

Insulation: Restricted access to roof and wall spaces therefore insulation not determined.
Newer build will include insulation.

Plumbing: Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen are in good repair.

Interior: Overall well maintained.

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+HST.

Request the full inspection report by email shane@soldbyshane.com or call 416 36-SHANE