

HOME INSPECTION REPORT SUMMARY

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45 Herne Hill

Toronto

Observations and Recommendations

Prepared By: Bob Papadopoulos P.Eng, RHI

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Roof: The roof surfaces through-out are overall in good repair.



Exterior: Overall well maintained.

Structure: Overall well built house

Electrical: The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded.

Heating: 7-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

Cooling: 7-yr-old air-conditioner with a typical life expectancy of 15-yrs.

OVERALL RATING

Below Typical Typical Above Typical

Insulation: Roof space insulation and ventilation is adequate

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

Interior: Overall well maintained. The foundation has been damp-proofed which will minimize risk of basement leaking.

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.