

# HOME INSPECTION REPORT SUMMARY

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1812 Burnamthorpe Rd

Toronto

Prepared for: The Motria Group

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## Observations and Recommendations



Roof: The shingle surfaces through-out are overall in good repair. Flat roof surfaces not accessible. See details for maintenance.

Exterior: Overall well maintained.

Structure: Overall well built house.

Electrical: The 100 AMP service size is adequate and the wiring is copper grounded.

Heating: New high-efficiency gas-fired hot-water boiler (combination) with a typical life expectancy of 20-yrs. Approx. 15-yr-old air handler with a typical life expectancy of over 20-yrs.

Cooling: Not accessible. Appears original to house being built: approx. 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.

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.