

HOME INSPECTION REPORT SUMMARY

101 Leslieville, Toronto

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Prepared By: Bob Papadopoulos, P Eng. **Date:** 2008/09/01



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

Roof: Overall south and flat roof surfaces are in good repair. The north side will require replacement within the next 3 years: \$1500 to \$2000.

Exterior: Overall well maintained. General maintenance required as per usual for older home. See report details.

Structure: Settlement noted though presently no unusual concerns: ongoing monitoring. The house is located in termite area. An annual termite inspection should be conducted. Provide termite treatment if required: \$1500 to \$2000.

Electrical: 100 AMP service which suitable for a home of this size with upgraded wiring through-out.

Heating: 5 year old mid-efficiency furnace with typical life expectancy of 20 to 25 years.

Cooling/Heat Pumps: 14 year old air-conditioner with typical life expectancy of approximately 15 years.

Plumbing: Water-main may require replacement to improve water pressure: \$1000 to \$1500. Water supply within house has been upgraded to copper. Main basement drain has been upgraded.

Insulation: Typical for older house. See report details.

Interior: Overall well maintained.

Additional Comments: Overall this older house has been well built and includes