

HOME INSPECTION REPORT SUMMARY

416-829-6655
www.redbrickinspections.ca
bob@redbrickinspections.ca



18 Bellefair Avenue, Toronto

Prepared By: Bob Papadopoulos, P Eng.

Date: 2011/03/17



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.

Observations and Recommendations

Roof: Older roof shingles will require replacement in short term.

Exterior: North retaining-wall requires repair or replacement. Front porch and walks require repair. General maintenance required. See report details.

Structure: Overall well built.

Electrical: The 100 AMP service is suitable for a home of this size with majority upgraded wiring.

Heating: 11-year-old hot water boiler with a typical life expectancy of 20-years.

Cooling/Heat Pumps: 5-year-old ductless air-conditioner with typical life expectancy of 15-years.

Plumbing: Overall good water pressure. Main washroom and kitchen have recently been renovated.

Insulation: Recommend upgrading in attic to improve comfort and efficiency.

Interior: Overall well maintained. Majority of windows have been upgraded.