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HOME INSPECTION SERVICE
Number One in North America

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INSPECTION REPORT SUMMARY

Property Address: **427 Ontario St., Toronto, ON.**
Date: **1/May/2017**
Inspection Number: **07160002**

INTRODUCTION

This report summary reflects some but not all of the condition(s) of our recent home inspection conducted at 427 Ontario St. Please refer to the full AmeriSpec report for all details.

COMMENTS

The house appears to have been constructed about 147 years ago

The sloped roof is about 11 years old. Typical life expectancy for this roofing material is 15-18 years. The flat roof is about 7 years old with a typical life expectancy of 20 years.

The electrical system is a 200 amps service divided into two 100 amp services on circuit breakers and all copper wiring. It appears that all knob and tube wiring was removed.

The heating system is natural gas mid efficiency boiler unit and is about 12 year old with a typical life expectancy of 20 years.

The AC is about 7 years old with a typical life expectancy of 15-18 years.

The water heater is a natural gas unit and is less than 12 years old with a typical life expectancy of 10-13 years.

Water supply is copper and distribution lines are copper.

Kitec was used on the heating side and should be replaced.

Overall the house is in **EXCELLENT** condition.

RECOMMENDATIONS

Please refer to the full inspection report for further details.

FOR THE BUYER

If you have any question and/or would like a walk through inspection of this property feel free to contact us. For $175+HST, our inspector will meet you at the home to familiarize you with the house. The full inspection report is available for $250+HST.