

THE TIP SHEET™ AT-A-GLANCE

The Tip Sheet can be used as a handy quick reference guide in conjunction with the full inspection report. Its goal is to provide interested parties with a summary of the priority issues contained in the full report. While all attempts are made to ensure the accuracy of the tip sheet, we cannot guarantee that all of the main issues from the report are listed here. **We always recommend that you refer to the full report to assist you with your purchase decision.**

INSPECTION

| ADDRESS | DATE | CLIENT NAME | INSPECTOR NAME |
|--|----------------|---|----------------|
| 53 Carberry Cres | April 16, 2019 | Gillian Ritchie | Adam Hannan |
| FRONT OF HOME | | COMMENTS/HIGHLIGHTS | |
|  | | <p>This vinyl veneer wood-frame home is on concrete foundations. The home is in average condition.</p> <p>As is typical with homes of this age, there is a mix of new and older systems and components.</p> | |

COMPONENTS

| COMPONENT | AGE | TYPICAL LIFE EXPECTANCY |
|-------------------|------------------------------|-------------------------|
| Furnace or Boiler | 1997 – 22 years old | 18-25 years |
| Water Heater | 2008 – 11 years old | 10-15 years |
| Air Conditioning | 2016 – 3 years old | 10 -15 years |
| Roof | 10 years old – As per seller | 15 – 20 years |
| Windows | Aging | 20 years and up |

SYSTEMS MAJOR OR PRIMARY ISSUES

| AREA | OBSERVATION | PAGE # |
|--------------------------|--|---|
| Roofing | <ul style="list-style-type: none"> No major issues | • |
| Exterior and Structure | <ul style="list-style-type: none"> See report for maintenance items | • |
| Interiors and Insulation | <ul style="list-style-type: none"> Typical flaws for the age of home Windows Older | <ul style="list-style-type: none"> • 22 |
| Plumbing | <ul style="list-style-type: none"> Regular Maintenance items – see report | • |
| Electrical | <ul style="list-style-type: none"> Aluminium wiring Older Fuse box needs attention | <ul style="list-style-type: none"> • 12 • 9 |
| HVAC | <ul style="list-style-type: none"> Furnace is aging | • 15 |
| Miscellaneous | <ul style="list-style-type: none"> Typical Maintenance needed | |

This concludes the TIP sheet.

*For further information, please contact the inspector at 416-725-5568 or by email at adam@inspectionpros.ca.

The TIP Sheet™

The Inspection Professionals

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TIP

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DISCLAIMER: This tip sheet (at-a-glance) is a document that has been created as a courtesy to assist our clients review the main issues of the home in a quick handy format. This tip sheet should NOT be used in lieu of the full report. It provides a preliminary snapshot of some of the items listed in the report.