


## 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
16 Brule Cres.	October 14, 2021	Gillian Ritchie Alex Porritt	Adam Hannan
FRONT OF HOME		COMMENTS/HIGHLIGHTS	
		<p>This solid masonry home is in average/good condition overall as compared to homes of similar age and style. The brick and foundations observed appear to be in good condition. Most of the windows at the first and second floors are reported to have been installed 2014-2017 and are premium single-hung, double-glazed energy efficient units. The roof coverings are in good condition overall and reported to be 6 years old. A sump pump has been installed. There is a backwater valve, which helps prevent sewer backup, installed at the front of the basement. Both the furnace and air conditioner have been replaced in 2017 with premium high efficient units. As is typical for homes of this age, there is a mix of newer and older systems and components</p>	

### COMPONENTS

COMPONENT	AGE	TYPICAL LIFE EXPECTANCY
Furnace or Boiler	2017 – 4 years old	15-20 years
Water Heater	2000 – 21 years old	10-15 years
Air Conditioning	2017 – 4 years old	10-15 years
Roof	Reported to be 2015	20 – 25 years sloped covering
Windows	Reported to be 2014-2017	20 years and up

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## SYSTEMS MAJOR OR PRIMARY ISSUES

AREA	OBSERVATION	PAGE #
Roofing	<ul style="list-style-type: none"> <li>No major issues noted</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Exterior and Structure	<ul style="list-style-type: none"> <li>Regular Maintenance items</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Interiors and Insulation	<ul style="list-style-type: none"> <li>Typical maintenance items for the age of the home</li> <li>Some floor finishes (sunroom and basement stairs) may contain asbestos. This is very common for the era. Test before disturbing.</li> </ul>	<ul style="list-style-type: none"> <li></li> <li>33-34</li> </ul>
Plumbing	<ul style="list-style-type: none"> <li>Aging water heater – rental</li> </ul>	<ul style="list-style-type: none"> <li>25</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>Knob and Tube wiring noted in some areas.</li> <li>Ungrounded outlets in some areas</li> </ul>	<ul style="list-style-type: none"> <li>16</li> <li>17</li> </ul>
HVAC	<ul style="list-style-type: none"> <li>No major defects found</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Miscellaneous	<ul style="list-style-type: none"> <li>See report</li> </ul>	

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

800-592-4888

info@inspectionpros.ca

# TIP

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