



BAKER STREET HOME INSPECTION SERVICES INC.

3230 Yonge Street, Suite 1717

Toronto, Ontario M4N 3P6

Telephone: 416-483-3535

Fax: 416-483-9756

Website: www.bakerstreet-hi.ca

Email: info@bakerstreet-hi.ca

HOME INSPECTION REPORT



Property Address:

348A Crawford Avenue

Date of inspection:

July 25, 2020

Prepared By:

Tim Stechishin

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Over 50,000 Inspections Performed Since 1985

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Attention: Prospective Purchasers

This report has been prepared for the seller to provide them with a better understanding of the condition of their house. The seller has accepted this report as an accurate assessment of the functional condition of their property at the time of the inspection. The report represents our observed opinions.

Baker Street Home Inspection Services Inc. will remain available over the telephone to any interested party to answer questions regarding this property. The reader is cautioned that the report will not convey all information that a prospective buyer may deem relevant. As such, all interested buyers are advised to have their own inspection.

Should any party require further information, Baker Street Home Inspection Services Inc. will provide a 1½ hour on-site orientation of the house for a fee of \$325.00 + HST. Please be advised that Baker Street Home Inspection Services Inc. remains available to all their clients, indefinitely, to address any concerns or questions.

Should you wish clarification, please do not hesitate to contact our office.

Sincerely,

BAKER STREET HOME INSPECTION SERVICES INC.

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PRE-LIST SUMMARY

Address: Municipality: Inspection Date:

General Information: Inspector:

Age of House years. Construction Type:

This house is in functional condition in comparison to other similar age and size homes in the neighbourhood.

On average; a house of similar age/size and quality will cost you for annual general repairs and on-going maintenance.

You will require (minimum) to address the functional concerns listed in the the report over the next years.

MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS:

Roofing systems: Secondary roofing system:

Exterior wall systems: Secondary wall siding:

Windows(general):

Electrical Systems

Main service size amp Predominant branch wiring:

Heating System

Fuel type: Age of central heating appliance: years System type:

Cooling System

System type: Age of cooling equipment: years Approx. tons:

Plumbing System

Main supply: Predominant water lines

Interior (general):

HOMEOWNER INSURANCE CONCERNS

None Identified

REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

Time frame years Budget \$

OTHER RECOMMENDATIONS

ADDITIONAL INFORMATION REQUIRED

SUMMARY

This report should not be considered as a complete home and property inspection. The Baker Street report is prepared for the owner to provide general information about this property. The inspector is available by telephone to any interested party to answer questions about the house. Please read the full report prior to calling the inspector. We are also available to provide any prospective buyer general orientation, helpful maintenance tips and improvement consulting for a fee of \$325.00 + HST. This general review inspection is essential to compare your expectations, intended use and special needs with the realities of the house. Interested parties should be advised that without this general review our obligation and liability can only remain with the seller.