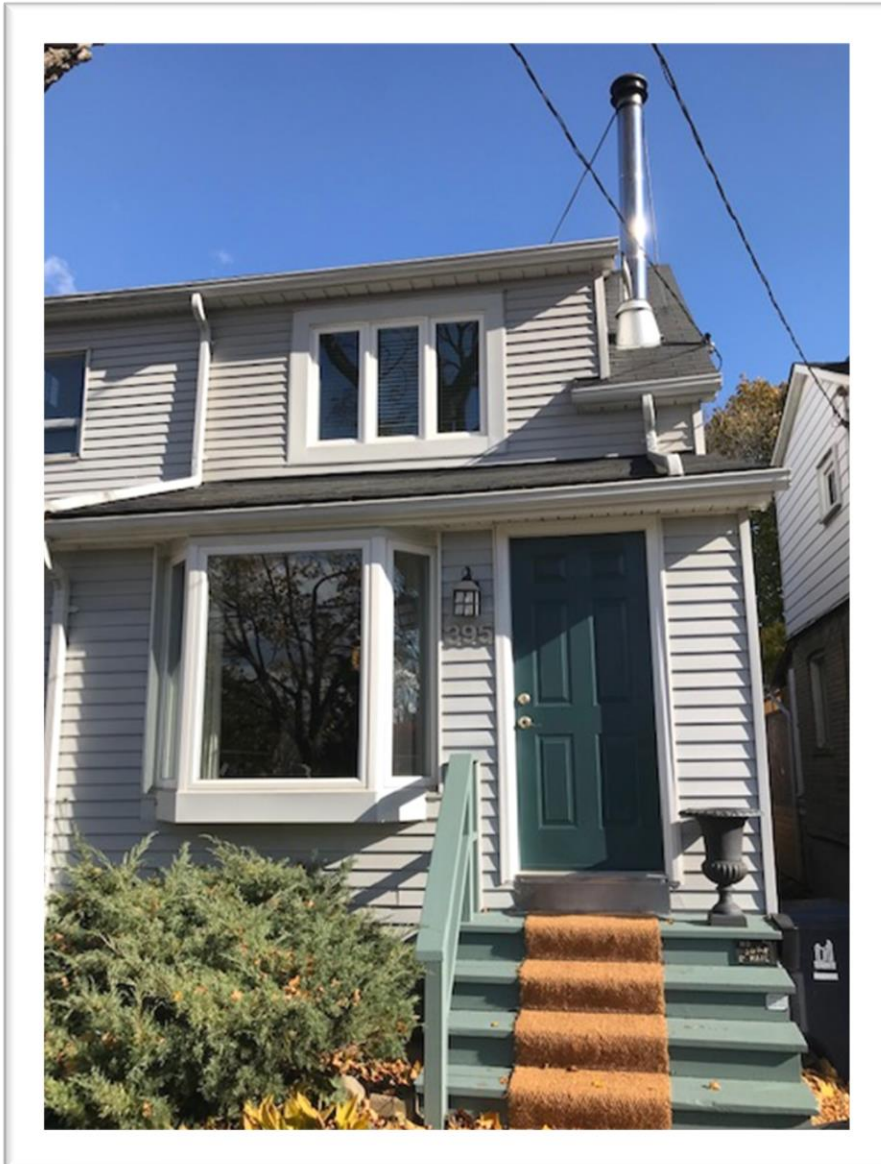




NHI National Home Inspection Ltd.
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395 Scarborough Road, Toronto, Ontario





November 12, 2021

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SUMMARY INSPECTION REPORT

PROPERTY: 395 Scarborough Road, Toronto, Ontario

It is recommended that the Detailed Inspection Report following this Summary report be read thoroughly.

OVERALL CONDITION: Good. The roof shingles and flat roofing systems are >10 years old and show minor wear. The rear chimney structure has been rebuilt above the roofline. The three skylights are watertight. The exterior brick, vinyl, and wood sidings are in good condition. Upgraded vinyl framed windows are present throughout. The roof overhang (eaves) and window frames are capped with aluminum. The front enclosed porch structure and rear wooden deck are in good structural condition. The foundation could not be inspected due to a lack of access. No active basement seepage was detected. The rear shed is in good shape.

The house is equipped with a 100-amp electrical service. Modern copper wire is present throughout. The hi-efficiency furnace and air conditioner were upgraded in 2011. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing appears to have been substantially updated with ABS plastic pipe. Water flows freely through all drain fixtures. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. Fiberglass insulation was detected in exterior wall cavities where accessed. The attic is well insulated. The wood stove is usable. A W.E.T.T. inspection is recommended. The interior wall/ceiling finishes have been updated with drywall.

If there are any further questions with regards to the report or inspection, please call.

NATIONAL HOME INSPECTION LTD.
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SINCE 1983