Toronto Ontario M4N 2M1 3335 Yonge Street Suite 402 Telephone: 416-483-3535 Fax: 416-483-9756 Website: www.bakerstreet-hi.ca Email: info@bakerstreet-hi.ca PROPERTY INSPECTION SUMMARY Municipality: Toronto ■ Inspection Date: May 16, 2014 Address: 35 High Park Blvd. General Information: Inspector: BlairWallhouse; RHI Age of House 100+/years. Construction Type: 3 storey detached solid masonry/double brick ₹ This house is in above average ▼ 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 \$5500-\$6500 🔻 for annual general repairs and on-going maintenance. You will require 11,000.00 (minimum) to address the functional concerns listed in the the report over the next 0-3 years. MAJOR SYSTEMS - GENERAL DESCRIPTION AND CONDITIONS: Roofing systems: asphalt shingles Secondary roofing system: modified bitumen vupper levels Exterior wall systems: solid masonry ▼ Secondary wall siding: wood siding Windows(general): Mostly updated: wood casements ₹ **Electrical Systems** Main service size 200 ▼ amp cartridge fuses ▼ Predominant branch wiring: romex/copper ₹ **Heating System** Fuel type: natural gas ▼ Age of central heating appliance: <1vr years System type: hot water boiler-high efficiency **Cooling System** ■ Age of cooling equipment: 2 System type: central A/C-high velocity years Approx. tons: 2.5 tons ▼ **Plumbing System** Main supply: 1 inch copper line ▼ Predominant water lines copper ▼ PEX ₩ Interior (general): interior elements have been substanally updated HOMEOWNER INSURANCE CONCERNS None Identified Galvanized iron water lines ₩ • ₹ REQUIRED REPAIRS/MAJOR SYSTEMS AND COMPONENTS APPROACHING END OF EXPECTED LIFE SPAN Miscellaneous exterior repairs ▼ Time frame 0-3 years Budget \$ 6000.00+ ▼ Time frame 0-3 ▼ years Budget \$ 2500.00+ Miscellaneous interior repairs ▼ Time frame ▼ years Budget \$ Time frame ▼ years Budget \$ **▼** Time frame ▼ years Budget \$ ▼ Time frame ▼ years Budget \$ Remove Galvanized water lines -cost is dependant on extent of pipe Time frame 0-1 years Budget \$ 2500.00+ present and repairs required Time frame ▼ years Budget \$ Time frame years Budget \$ OTHER RECOMMENDATIONS A camera inspection of the main building drain is recommended. ₩ ¥ Ensure that all permints are completed. ADDITIONAL INFORMATION REQUIRED Obtain roofing contractors transferable warranty for recent roofing work (if applicable). Obtain HVAC contractors transferable warranty for recent boiler installation (if applicable). ¥ Obtain W.E.T.T. certificate and other documentation regarding the renovation from owner

SUMMARY

BAKER STREET HOME INSPECTION SERVICES INC.

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. We are also available to inspect the house 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.