

BAKER STREET HOME INSPECTION SERVICES INC.

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Website: www.bakerstreet-hi.caEmail: info@bakerstreet-hi.ca**PROPERTY INSPECTION 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**

<input type="text" value="Miscellaneous exterior repairs"/>	Time frame	<input type="text" value="0-3"/> years	Budget \$	<input type="text" value="6000.00+"/>
<input type="text" value="Miscellaneous interior repairs"/>	Time frame	<input type="text" value="0-3"/> years	Budget \$	<input type="text" value="2500.00+"/>
<input type="text"/>	Time frame	<input type="text"/> years	Budget \$	<input type="text"/>
<input type="text"/>	Time frame	<input type="text"/> years	Budget \$	<input type="text"/>
<input type="text"/>	Time frame	<input type="text"/> years	Budget \$	<input type="text"/>
<input type="text"/>	Time frame	<input type="text"/> years	Budget \$	<input type="text"/>
<input checked="" type="checkbox"/> <input type="text" value="Remove Galvanized water lines -cost is dependant on extent of pipe"/>	Time frame	<input type="text" value="0-1"/> years	Budget \$	<input type="text" value="2500.00+"/>
<input checked="" type="checkbox"/> <input type="text" value="present and repairs required"/>	Time frame	<input type="text"/> years	Budget \$	<input type="text"/>
<input type="checkbox"/> <input type="text"/>	Time frame	<input type="text"/> years	Budget \$	<input type="text"/>

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. 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.