

## HOME INSPECTION REPORT SUMMARY

26 Coe Hill Drive, Toronto



**Prepared By:**

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# Summary Report

## Introduction

This report is the summary of the main findings of our inspection at 26 Coe Hill Drive, Toronto. This summary should not be viewed as the complete report. To view the complete report, please contact the listing agent for the online link.

## Comments

This well built 60 plus year old home is in good condition overall and has been well maintained. The structure shows little movement over the life of the building. All visible supply plumbing in the home is copper. Some of the windows have been updated to modern double glazed units.

## Recommendations

Potentially significant expenses over the short term are identified below. Please refer to the online report for details on these and other recommendations.

Roofing – The main and garage roofs are old and will need replacement. (Cost: \$2,500 to \$5,000)

Exterior – It is recommended that the lot grading be improved to direct water away from the foundation wall and reduce potential for basement leakage or dampness. (Cost depends on approach)

Electrical – The 60 amps service may not be enough to meet modern lifestyle. Some insurance companies will require upgrading to 100 amp service. (Cost: \$1,500 to \$3,000)

Heating – The boiler is more than fifty years old. Continue to use and service the boiler annually until replacement is necessary. (Cost: \$3,500 to \$7,000)

## For the Purchaser

You may contact BuildingKnowledge if you have any questions or would like to make an appointment for an onsite walk-through explanation of the report. The fee for this service is \$175.00 + GST



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