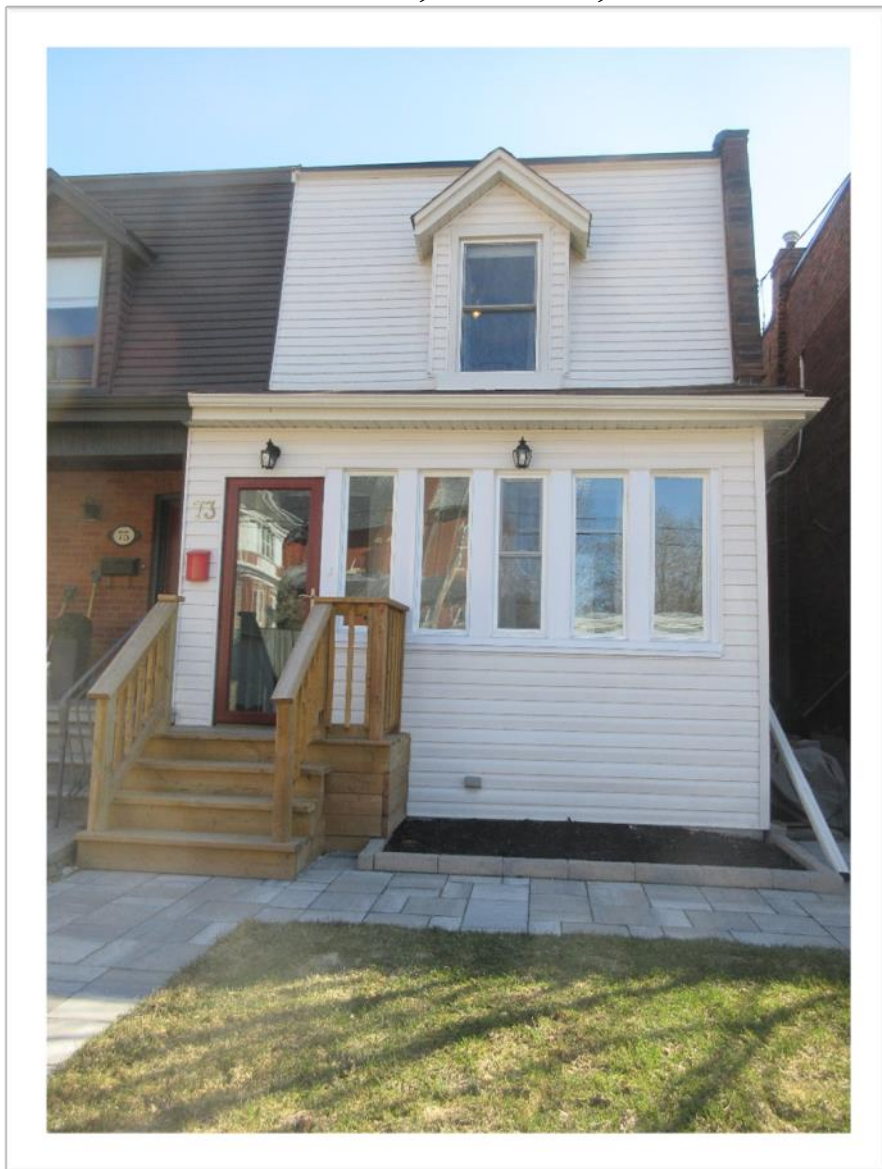




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73 Aziel Street, Toronto, Ontario





March 21, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 73 Aziel Street, Toronto, Ontario

Inspector: Mark Goddard

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

OVERALL CONDITION: This semi-detached solid brick masonry home was found to be in generally good condition, and it has been more recently extensively renovated. Most of the exterior wall brickwork is in good condition, the roofing membranes were replaced within the last five years, and replacement thermalpane windows have been installed on the first and second floors. The home is provided with a 100-amp electrical service and grounded copper wiring. The water supply piping is a combination of copper and modern plastic Polyethylene PEX materials, and it appears as if most the drain pipes on the first and second floors have been replaced. The interior of the home has been extensively refinished, and it is good condition.

Repairs identified in this report and that should be expected over the next five years include repairing the exterior wall brickwork between the windows on the south side of the house, completing grading improvements to properly control surface water and discharging water from the roof in the backyard, and planning for replacement of the furnace and the older air-conditioner. Additional expenses will be incurred where an estimate was not provided.

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