

HOME INSPECTION

REPORT SUMMARY



157A Cumberland Street

Barrie, Ontario

Prepared by: Lee David Reich, RHI

Date: August 31, 2023



Contact the selling agent to view the complete inspection report for this home.



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HOME INSPECTION REPORT SUMMARY

This Report Summary reflects the key findings of our inspection at 157A Cumberland Street, Barrie.

ABOUT THE HOME

- **Roofing:** The roof is covered with laminated asphalt shingles.
- **Exterior:** Overall well maintained, typical maintenance suggested.
- **Structure:** This is a wood frame structure resting on a poured concrete and block foundation. The exterior walls are covered in brick. This is well-built home. There were no structural concerns identified.
- **Electrical:** There are two(2) 100-amp electrical services which is suitable for a home of this size with two dwellings units. The wiring is cooper, non-metallic sheathed.
- **Heating:** The high efficiency furnace is 24 years old with a typical life expectancy of 15-20 years. This home also has a gas fireplace on the main floor.
- **Cooling:** The central air conditioner is 15+ years old with a typical life expectancy of 10-15 years.
- **Plumbing:** The main water service pipe entering the home from the street is copper. The water distribution pipes within the home are copper and plastic. The 189 liter water heater is 5 years old with a typical life expectancy of 10-15 years.
- **Interior:** The upper level unit is been well maintained, the lower level unit appears to have had deferred maintenance.

ITEMS THAT MAY REQUIRE ATTENTION:

- **Heating:** The furnace is at the end of its life expectancy. Continue to use, service, and replace when necessary (Cost \$3,500 - \$7,000).
- **Cooling:** The air conditioner is at the end of its typical life expectancy. Replace when necessary (Cost \$3,000 - \$6,000).

FOR THE BUYER: This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector. This home includes warranty coverage for 30 days after closing, and the right to extend coverage to maintain the Certified Pre-Owned Home designation.


WHAT IS A HOME INSPECTION?

A home inspection is an in-field performance evaluation conducted to provide information about the present condition of the home, based on a visual inspection of the readily accessible features.

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