

Seller's Home Inspection



123 Every Street, Quispamsis
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Online Report Summary

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SUMMARY REPORT

The enclosed report summary reflects the key findings of our recent inspection at 123 EVERY STREET, QUISPAMIS, NB for prospective buyers.

This early 20th century masonry home is well built, and has been recently updated in many respects.

There is a modern hot water heating system and two air-conditioning systems, although not all rooms are air-conditioned. The 200 amp electrical service is typical for this home, and is adequate for most modern lifestyles.

ABOVE AVERAGE ITEMS

An oversized copper water supply line provides very good water pressure. The wood shingle roofing is a premium quality system. The shingles have considerable life remaining.

The heating system is a high quality boiler circa 1996. Although life expectancy of these unusual systems is difficult to predict, with an annual maintenance contract it would be typical to enjoy many more years of service. Windows in the home have been replaced in some areas with high quality modern units. The original windows still in place are in good repair.

ITEMS TYPICAL OF A HOUSE THIS TYPE AND AGE

Some of the original knob-and-tube wiring remains in service. While some insurance companies are reluctant to provide coverage for homes with this type of wiring, we can provide two options that will provide coverage without premium surcharges. We noted only minor electrical cleanup issues, and do not recommend replacement of the knob- and-tube wiring until other work is being done in the area.

ITEMS THAT REQUIRE ATTENTION

Wood shingle roofs require regular maintenance to perform well. We recommend an annual roof tune-up. The plumbing system in the home has been substantially upgraded and responded properly to testing, although some original cast iron waste piping was noted. While no immediate action is recommended, this pipe will eventually fail and require replacement. Costs are typically a few thousand dollars.

FOR THE BUYER

An onsite review is an essential component to a complete home inspection. If you would like to book an onsite review of the complete inspection report please call (506) 651-9461. The fee for this service is \$265. We will walk you through the entire report onsite and answer any questions you may have. After the onsite review, you will be provided the same guarantee our other client's enjoy.



ABOUT THE REPORT

The enclosed summary reflects the key findings of our recent inspection for perspective buyers. House's don't pass or fail a home inspection. Instead, the house does or does not meet the expectations of the buyers. The expectations of buyers vary dramatically based on their past experiences, priorities, standards, ect. With a prelisting inspection, we have accessed the house, but it is not until we do the Onsite Review inspection with the prospective buyers that we can compare the realities of the home.

This summary should not be considered to be the full report. A copy of the complete report is available by request to the seller or the seller's Agent. Nonetheless, we encourage buyers to retain an Onsite Review to obtain a full understanding of the report. Without an Onsite Review, our obligation and liability is limited to the seller.

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