



## Home Inspection Summary

173 Wheeler Avenue - May 10, 2021

**Structure:** Masonry block foundation. Masonry and wood frame exterior walls. Masonry and wood frame party wall. There is no party wall in the attic - some insurance companies may require that one be installed (\$500 - \$1,000).

**Roof:** Asphalt shingle sloped roof and modified bitumen flat roof appear to be in good condition.

**Heating:** High-efficiency gas furnace is 2 years old. Central air conditioner is 12 years old.

**Electrical:** 100 amp service with copper wiring and mostly grounded outlets. Some knob and tube amounting to less than 5% of the total wiring was found (\$600 - \$1,200).

**Plumbing:** City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic and cast iron. On-demand water heater (owned) is 13 years old.

**Additional Resources** This is a summary outlining the current status of the principal mechanical systems, roof and structure. This summary does not outline all defects reported in the full report. The complete inspection report is available for review upon request from the listing agent. I would be happy to answer any questions you may have with respect to this inspection overview, or the detailed report.

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