



Home Inspection Summary

304 Wellesley Street East – October 26, 2017

Structure: Masonry block foundation, wood-frame and wood-frame/brick veneer exterior walls.

Roof: Asphalt shingle sloped roof and modified bitumen flat roof were replaced in 2017.

Heating: High-efficiency gas furnace is approximately 14 years old. Central air conditioner is 14 years old and is near the end of its life expectancy (\$2,000 - \$4,000).

Electrical: 100 amp service with copper and aluminum wiring.

Plumbing: City supply pipe is 3/4" copper. Interior supply plumbing is copper and PEX (plastic). Waste piping is ABS plastic. Direct-vent water heater (rental) is approximately 13 years old.

Other notes: No structural or other major issues noted.

Additional Resources

This is a summary outlining the current status of the principal mechanical systems, roof and structure. The complete inspection report is available for review at this property and/or by request from the vending agent. I would be happy to answer any questions you may have with respect to this inspection overview, or the detailed report. I am available to return to the property to review the report with the purchaser for a nominal fee.

Contact: Brian Hardie, Elements Home Inspection, 416-830-3767