



Home Inspection Summary

12 Via Italia - August 31, 2021

Structure: Poured concrete foundation. Wood-frame exterior walls. Wood-frame party wall.

Roof: Asphalt shingle sloped roof appears to be in good condition.

Heating: High-efficiency gas furnace is approximately 12 years old. Central air conditioner is 13 years old.

Electrical: 100 amp service with copper wiring and mostly grounded outlets. An ungrounded outlet under the light switch in the rear bedroom appears to have knob and tube wiring (Less than 3%). No other active knob and tube wiring was discovered.

Plumbing: City supply pipe is not visible. Visible interior supply piping is copper. Visible waste piping is ABS plastic. Conventional vent gas water heater (rental) is 15 years old and is due for replacement.

Other notes: No structural or other significant issues were noted.

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.

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