



Home Inspection Summary

7 Parkview Avenue – August 26, 2016

Structure: Poured concrete and brick foundation; masonry and wood-frame exterior walls.

Roof: Asphalt shingle sloped roof, modified bitumen and built up (tar and gravel) flat roofs. Seller reports the roof was replaced approximately 6 years ago.

Heating/Cooling: Gas high-efficiency furnace is approximately 7 years old. Central air conditioner is approximately 10 years old. There is also a ductless air conditioning system for the basement bedroom and gym.

Electrical: 100 amp service with copper wiring and grounded outlets.

Plumbing: City supply pipe is $\frac{3}{4}$ " copper. Interior supply plumbing is also copper. Gas water heater (owned) is 3 years old.

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

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