



## Home Inspection Summary

121 Ivy Avenue - May 31, 2021

**Structure:** Brick foundation. Masonry exterior walls. Masonry party wall.

**Roof:** Asphalt shingle sloped roof and modified bitumen flat roof are approximately 17 years old. Apart from some minor, localized wear, the materials appear to be in good condition.

**Heating:** High-efficiency gas furnace is approximately 7 years old. Central air conditioner is 22 years old and is beyond its typical service life (\$3,000 - \$5,000).

**Electrical:** 200 amp service with copper wiring and grounded outlets.

**Plumbing:** City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic and cast iron. Direct vent water heater (rental) is 5 year 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. 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