



## Home Inspection Summary

6 Fairford Avenue – January 27, 2015

**Structure:** Poured concrete foundation; wood frame exterior walls.

**Roof:** Asphalt shingle roof is approximately 8 years old.

**Heating/Cooling:** Gas, mid-efficiency furnace is 11 years old. Central air conditioner is likely also 11 years old.

**Electrical:** 100 amp service with grounded copper wiring.

**Plumbing:** Supply pipe from city is  $\frac{3}{4}$ " copper. Interior supply plumbing is also copper. Rental gas water heater is 4 years old.

**Additional notes:** There were no significant issues found at this property.

### 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