



Home Inspection Summary

35 Winchester Street – October 19, 2018

Structure: Brick foundation, masonry exterior walls and masonry party wall.

Roof: Modified bitumen flat roofing is in good condition. On the sloped roof there are missing, loose and broken slate shingles and needs prompt repair (\$2,500 - \$5,000 to replace with asphalt shingles; replacement with slate would be considerably more.)

Heating: High-efficiency gas furnace is approximately 6 years old.

Electrical: 100 amp service with copper wiring and mostly grounded outlets. There is some (approximately 10%) knob and tube wiring (replacement cost: \$2,000 - \$3,000)

Plumbing: City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic. Gas, direct-vent water heater (rental) is 10 years old.

Other notes: No structural or other major 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

31 Four Oaks Gate, Toronto, ON, M4J 2X1
416-830-3767 bhardie@bell.net