



Home Inspection Summary

272 Berkeley Street – May 3, 2017

Structure: Brick foundation, masonry exterior walls.

Roof: Slate shingle roof is in generally good condition. Some minor repairs are needed.

Heating: Gas mid and high-efficiency furnaces are 18 years old. The high efficiency furnace may need replacing soon (\$3,500 - \$7,000) The air conditioners are 4 and 11 years old.

Electrical: 200 amp service with mostly copper wiring and grounded outlets. There are approximately 5 circuits running on aluminum wire. An ESA (Electrical Safety Authority) certificate will likely be requested by insurers.

Plumbing: City supply pipe is 1" copper. Interior supply plumbing is copper. Gas water heaters (rental) are 7 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