



Home Inspection Summary

248 Pape Avenue - May 19, 2020

Structure: Brick foundation, masonry exterior walls.

Roof: Metal sloped roof and modified bitumen flat roof appear to be in good condition.

Heating: High-efficiency gas furnace is approximately 10 years old.

Electrical: 100 Amp service with copper wiring and grounded outlets. There is approximately 9% knob and tube wiring (found at some first floor switches).

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

Notes: Loose and bowed stucco on the south exterior should be removed as falling debris is a hazard.

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 on 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.

Contact: Brian Hardie, Elements Home Inspection, 416-830-3767