



## Home Inspection Summary

107 Hocken Avenue - August 18, 2021

**Structure:** Masonry block foundation. Wood-frame exterior walls.

**Roof:** Asphalt shingle sloped roof and modified bitumen flat roof are in generally good condition.

**Heating:** High-efficiency gas furnace is approximately 15 years old. Central air conditioner is 13 years old.

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

**Plumbing:** City supply pipe is not visible. Visible interior supply piping is copper. Visible waste piping is ABS plastic. Conventional electric water heater (owned) is 3 years old.

**Other notes:** Rot was noted along the sill beam (part of the exterior wall structure) on the east side of the house. Further examination is needed to determine the extent of repairs needed.

**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