



Home Inspection Summary

56 Glendale Avenue - October 28, 2020

Structure: Stone foundation. Masonry exterior walls.

Roof: Asphalt shingle roofing appears to be in good condition.

Heating: High-efficiency gas furnace is 8 years old. The central air conditioner is approximately 21 years old and beyond typical service life (\$2,500 - \$4,000).

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

Plumbing: City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic and cast iron. Direct vent water heater (rental) is 19 years old and due for replacement (cost depends on approach).

Notes: Several windows are original single glazed units without storms. For improved energy efficiency, consider having storms made (\$200 - \$400/window) or replacing the older windows (\$60 - \$120/square foot).

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 on 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.

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