



## Home Inspection Summary

408 Ontario Street - March 20, 2024

**Structure:** Poured concrete foundation. Wood frame-brick veneer exterior walls.

**Roof:** Slate shingle sloped roofing and modified bitumen flat roofing appear to be in good condition. There is some ponding on the flat roof; regular maintenance/cleaning of the roof drainage is needed.

**Heating and Cooling:** Three high-efficiency gas furnaces are each approximately 10 years old. Three central air conditioners are also 10 years old. There is also a ductless/split system air conditioner (age not determined).

**Electrical:** 200 amp service with copper wiring and grounded outlets.

**Plumbing:** City supply pipe is 1" copper. Visible interior supply plumbing is copper and PEX. There are two electric water heaters, one is new and the other 10 years old.

**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