



## Home Inspection Summary

262 Pape Avenue - September 15, 2022

**Structure:** Brick foundation. Wood frame exterior wall construction. Wood frame party wall.

**Roof:** Asphalt shingle sloped roof and modified bitumen flat roof appear to be in good condition.

**Heating:** High-efficiency gas furnace is 2 years old. Central air conditioner is 21 years old and beyond its typical service life (\$4,000 - \$7,000 when necessary).

**Electrical:** 100 amp service with a mix of copper knob and tube wiring and aluminum wiring. The house requires a new panel (\$800 - \$1,500) and will need a complete re-wire (\$750 - \$1,500 per room).

**Plumbing:** City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Gas natural vent water heater (owned) is 2 years old.

**Notes:** No other significant issues were noted.

**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.

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