



Home Inspection Summary

26 Shannon Street - April 29, 2022

Structure: Stone foundation. Masonry exterior wall construction.

Roof: Asphalt shingle sloped roofing and modified bitumen flat roofing appear to be in good condition. Seller reports all roofing was replaced in 2018.

Heating: The house is equipped a high efficiency gas combi boiler (A combi boiler heats water to be circulated through the heating system (radiators). It also provides domestic hot water for the faucets). The boiler is 1 year old. The ductless air conditioning system is 10 -15 years old.

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

Plumbing: City supply pipe appears to be 3/4" copper. Visible interior supply plumbing is copper and PEX (not Kitec). Visible waste piping is ABS plastic.

Notes: A moisture meter detected dampness on a portion of the east basement wall and some drywall was visibly damaged due to moisture. An unsealed gap at the exterior walkway may be the cause. Also investigate gutter performance. Further investigation is recommended.

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

31 Four Oaks Gate, Toronto, ON, M4J 2X1
416-830-3767 bhardie@bell.net