



Home Inspection Summary

99 Withrow Avenue - June 29, 2022

Structure: Brick foundation. Masonry exterior wall construction. Masonry party wall.

Roof: Slate and asphalt shingle sloped roof and modified bitumen flat roof appear to be in generally good condition. Only some minor repairs are recommended.

Heating: Gas, high-efficiency furnace is approximately 8 years old. Central air conditioner is new. Ductless/mini split air conditioner is approximately 7 years old.

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

Plumbing: City supply pipe is 1/2" copper. Visible interior supply plumbing is copper and PEX (not Kitec). Visible waste piping is ABS plastic. Gas water heater (rental) is 7 years old.

Notes: No structural or other serious issues were discovered.

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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