



Home Inspection Summary

39 Cedarbank Crescent - September 11, 2023

Structure: Masonry block foundation. Masonry exterior walls except for the addition which is wood-frame.

Roof: Asphalt shingle sloped roof and modified bitumen flat roof (car port) appear to be in good condition.

Heating and Cooling: High-efficiency forced air gas furnace is approximately 1 year old. Central air conditioner is 16 years old and is past its typical life expectancy. Replace when necessary.

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

Plumbing: City supply pipe is copper. Visible interior supply plumbing is copper. Gas, direct vent water heater (owned) is approximately 2 years old.

Notes: No 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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