



Home Inspection Summary

10 Rolston Avenue - February 14, 2022

Structure: Slab on grade. Wood frame and wood frame/brick veneer exterior wall construction. Visible portions of the party walls are masonry.

Roof: Asphalt shingle sloped roofing is aging and should be replaced within 3 years (\$1,000 - \$2,000). Seller reports the flat roof was replaced in 2014. Snow cover limited inspection of the flat roof, but visible portions appear to be in good condition.

Heating: High efficiency gas furnace is approximately 10 years old. Central air conditioner is also 10 years old.

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

Plumbing: City supply pipe 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic. Electric water heater (rental) is approximately 15 years old and is due for replacement (cost varies).

Notes: No structural or other major 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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