



## Home Inspection Summary

96 Undercliff Drive- April 19, 2021

**Structure:** Poured concrete foundation. Wood frame-brick veneer exterior walls.

**Roof:** Asphalt shingle sloped roof is in good condition.

**Heating:** High efficiency gas furnace is approximately 23 years old and past its expected service life (\$3,500 - \$7,000). Air conditioner is 21 years old and also past its expected service life (\$3,500 - \$5,000).

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

**Plumbing:** City supply pipe is 3/4" copper. Visible interior supply plumbing is copper. Visible waste piping is ABS plastic. Tankless/on-demand water heater (owned) is 1 year old.

**Other notes:** No structural or 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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