

Report Summary (117 Craven)

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 117 Craven Road in Toronto for prospective buyers. The summary should not be considered to be the complete report. The complete report is included in the **Home Reference Book** report, which is available for review at the subject property.

Comments

The asphalt shingle roof above the front porch as well as the roof covering above the house are old and should be replaced (estimated cost \$750.00). The downspout arrangement that is currently discharging water above ground and away from the foundation walls is ideal. The 100-amp service is suitable for a home of this size. The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters. The visible distribution wiring is copper. The heating system includes a conventional gas furnace that is about 5 years old.

Recommendations

The pertinent report recommendations are identified below. Refer to the Home Reference report for details on these and other recommendations.

Exterior-Wood to soil contact should be eliminated on the long run. The backyard deck is shown to have some minor rot where there is contact with soil. This should be monitored and eventually the deck should be made to rest on cement posts. I recommend yearly termite inspections due to the termite infestations throughout Toronto. No evidence of termites was found.

Electrical-One outlet in the office space on the second floor was found to be wired in reverse. This should be further evaluated by a licensed electrician. The exposed cable wire by the back deck should be covered.

Heating- The exhaust flue for the furnace has minor rust on the bottom. The furnace should be serviced annually and an allowance should be made to allow for better ventilation in the furnace area. The metal chimney on the roof shows to have rust and should be replaced.

For The Buyer

I am available to walk through the home with you to familiarize you with the property and explain the report. The fee for this service is \$150. After the walk through, if you have any questions regarding the home you can contact me for as long as you own the home.

Summary of Home Inspection Report

117 Craven Road, Toronto

Prepared by: Gil Bonomolo April 20, 2007

