



Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 1402 Cedarglen Crt. in Oakville 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

This home is structurally in good condition. The shingles on the roof are in good condition. There is a 100 amp service and the electrical system includes several modern safety devices, such as circuit breakers and ground fault interrupters. The heating system includes a 20 year old gas furnace, which has a typical life expectancy of over 20 years. The supply plumbing in the home is copper. Copper is the preferred supply piping material.

Recommendations

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

Exterior-The downspouts at the front of the house, on the second floor, should be extended to the lower gutters within the year (approximate cost-\$40 for materials). A railing should be installed throughout the entire perimeter of the back deck. Wood to soil contact on the back deck should be monitored due to the fact that any wood in direct contact with soil tends to rot in due time. No noticeable rotting of the wood on the deck was observed at the time of inspection.

Electrical-GFCI outlets are desirable in the garage, as well as in the kitchen.

Heating-The furnace was found to be running well, but due to it's age, it's longevity is unpredictable.

Cooling- The air conditioning unit was found to be running well, but due to it's age, it's longevity is also unpredictable.

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.