

# Summary of Home Inspection Report

14 Hardwick Ct., Toronto

Prepared By Gil Bonomolo      May 23, 2007



## Report Summary

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### Introduction

The enclosed report summary reflects the key findings of my recent inspection at 14 Hardwick Court 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

This well built home is structurally in good condition. The 100-amp service is suitable for a home of this size. The visible distribution wiring is copper. The heating system includes an oil furnace that was last serviced in December 2006.

### Recommendations

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

Roofing-The roof shingles are old and should be replaced (approximate cost of \$8,000).

Electrical-GFCI outlets are desirable in washrooms and kitchens. Outlets were found to be ungrounded in the three bedrooms and bathroom on the main floor, as well as on the exterior west wall. The outlet in the dining room opposite the stove is wired in reverse.

Heating-I recommend removing the oven from the oil tank room in the basement. There shouldn't be any sources of ignition in the same room that contains the oil tank.

Plumbing-Exhaust fans are desirable in both the main floor kitchen and basement bathroom. The basement shower stall should be enclosed and sealed at the top, and have a functioning exhaust fan.

### 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.