



Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 1 Tranquil Drive 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 roof was replaced in 2001 and is in good condition. There is a 200-amp service and the electrical system includes several modern safety devices such as circuit breakers and ground fault interrupters in the washrooms. The visible distribution wiring is mostly copper. The heating system includes a seven year old gas boiler, which has a typical life expectancy of 20 to 25 years. The air conditioning unit is old but still working.

Recommendations

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

Exterior-The downspouts on the north side of the house currently discharge below grade. I suggest that they should be cut off above grade and extended 6 feet from the house.

Electrical-Ungrounded outlets were found in the living room and bedrooms. GFCI outlets are desirable in the kitchen and throughout the exterior of the house. The exterior outlets located at soil level should be elevated in order to avoid contact with soil.

Plumbing-An exhaust fan leading to the outside of the house would be desirable in the kitchen.

Attic-The ventilation should be improved. The air entry points at the soffits might be plugged up with insulation.

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.