



Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 2042 Lakeshore Road West 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 in good condition overall. The structure of this house displays no unusual concerns. The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and a ground fault interrupters. The visible wiring is copper. The heating system includes a 13 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. The air conditioning unit is less than a year old.

Recommendations

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

Roofing- The roof was covered with snow and should be further evaluated within 2 years.

Exterior- The downspout above the garage on the north side should be extended to the lower gutter. A hand rail should be installed at the basement walkout. The unused door from the living room, on the west side of the house needs to be painted/stained on the outside.

Electrical- The outlet located at the exterior of the house should be replaced with a GFI outlet (approximately \$30 for materials).

Plumbing- Exhaust fans, discharging to the outside of the house, are desirable in the bathrooms as well as in the kitchen.

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.