



## Report Summary

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### Introduction

The enclosed report summary reflects the key findings of my recent inspection at 21 Trillium Terrace in Halton Hills 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. 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 and the exterior of the house. The distribution wiring is copper which is preferred. The heating system includes a well maintained, approximately 6 year old gas high efficiency furnace, which has a typical life expectancy of over 20 years. This high efficiency furnace will help to minimize energy consumption and heating costs. The visible 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- A downspout should be extended from the upper to lower gutters at the front part of the house in order to prevent localized damage (approximately \$20 for materials). All the downspouts around the perimeter of the house should be extended 6 feet from the foundation walls (approximately \$80 for materials). There is a loose patio stone in the walkway behind the house that needs to be secured in place since it presents a trip hazard.

Electrical-The GFCI outlet in the second floor ensuite bathroom was found to be inoperative and should be replaced. The outlet in the garage as well as the outlet closest to the sink in the kitchen should also be replaced with GFCI outlets (approximately \$80 for materials).

### 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.