



Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 36 High Street 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

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 interrupter in the second floor bathroom and kitchen. There is a 100 Amp service and the visible distribution wiring is copper. The heating system includes a 5 year old gas furnace, which has a typical life expectancy of over 20 years. The supply plumbing in the home is lead.

Recommendations

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

Exterior-The rear deck needs some touch up since there are a few high spots and some pieces missing that could present a tripping hazard. The front porch area has some loose pieces and should also be repaired to prevent tripping.

Structure-The chimney is in disrepair inside the attic and needs to be rebuilt in some areas (cost-approximately \$2500).

Electrical-There is an outlet in the dining room and living room that is wired in reverse. There are ungrounded outlets in the living room, dining room and south facing bedrooms and they should be grounded for safety reasons. GFI outlets should be installed in the first floor bathroom and exterior. Costs depend on approach.

Plumbing-An exhaust fan discharging directly to the outside of the house should be functioning in the second floor bathroom.

Interior-Improvements should be made to the stairway leading into the basement. The headroom as well as the uniformity of the stairs needs to be addressed. Costs depend on approach.

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.