



Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 554 Galedowns Crt in Mississauga 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 structurally in good condition. The shingles on the roof are old, but in good condition. There is a 100 amp service and the electrical system consists of fuses. The visible wiring is copper wiring. The heating system includes a 24 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.

Recommendations

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

Exterior- The downspouts should discharge above ground and extended 6 feet from the house. The downspouts above the garage, on the second floor, should be extended to the lower gutters within the year (approximately \$50 for materials). The steps leading to the outside at the back of the house should be secured in place.

Electrical-GFCI outlets are desirable in the garage and exterior of the house (approximately \$60 for materials). An outlet in the kitchen was found to be inoperative.

Heating-The furnace was found to be running well, but due to its age, its longevity is unpredictable.

Plumbing-An exhaust fan, discharging to the outside, is desirable 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.