



## Report Summary

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### Introduction

The enclosed report summary reflects the key findings of my recent inspection at 5 Kevi Lane 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 asphalt shingles are old, but in good condition. There is a 200-amp service and the electrical system includes several modern safety devices such as circuit breakers and some ground fault interrupters. The visible distribution wiring is copper. The heating system includes a 9 year old gas furnace, which has a typical life expectancy of over 20 years. The air conditioning unit is about 1 years old. 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-Downspouts around the exterior of the house should discharge above ground and extended 6 feet from the house (approximately \$50 for parts).

Electrical- GFCI outlets are desirable throughout the exterior of the house as well as in the garage, kitchen, basement bathroom and ensuite bathroom (approximately \$200 for parts).

Plumbing- The exhaust fan in the basement bathroom is not operative and should be fixed. Exhaust fans are also desirable in the first floor bathroom as well as in the second floor common bathroom (approximately \$1500).

Insulation- Should apply a block of Styrofoam insulation (about 6" thick) above the attic access hatch as well as some weather-strips along the perimeter of the hatch to provide an airtight seal.

### 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.