

Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 6871 Summer Heights Drive 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 well built home is in good condition and both the exterior and interior has been well maintained. The 100-amp service is suitable for a home of this size. The electrical system includes several modern safety devices, such as circuit breakers and ground fault interrupters. The visible distribution wiring is copper. The heating system includes a high efficiency gas furnace.

Recommendations

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

Exterior-The downspouts currently discharge below grade. I suggest that they should be cut off above grade and extended 6 feet from the house.

Electrical-There are two abandoned and exposed wires inside the distribution panel. I suggest that they be capped. A GFCI receptacle is desirable in the kitchen.

Interior-The toilet in the basement bathroom is loose and should be secured.

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.

Summary of Home Inspection Report

6871 Summer Heights Drive, Mississauga

Prepared by: Gil Bonomolo April 24, 2007

