

Inspection Report Summary

Introduction

The enclosed report summary reflects the key findings of my recent inspection at 6 Bloorlea Crescent 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 shingle roof was replaced in 06 and is in good repair. The 100-amp service is suitable for a home of this size. The electrical system has been upgraded and includes several modern safety devices, such as circuit breakers and ground fault interrupters. The visible distribution wiring is copper. The heating system includes a conventional gas furnace that is in working order.

Recommendations

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

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

Electrical-An ungrounded outlet was found in the kitchen on the main floor by the refrigerator. The polarity of the outlets throughout the house (except for the living room on the main floor and the basement bathroom) is in reverse. The GFCI in the main floor washroom tested faulty. These items will be rectified by the vendor prior to closing.

Heating-The furnace and humidifier should be serviced and an allowance should be made to allow for better ventilation in the furnace room.

Chimney- Two flues are missing screens and covers.

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.