

SUMMARY REPORT

Introduction

The enclosed report summary reflects the key findings of our recent inspection at 18 Belgrove Drive, Etobicoke for prospective buyers. This 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 wood frame/brick veneer house is approximately 2 years old and in very good overall condition. The roof has premium shingles. The combination of stone/stucco cladding, vinyl windows and aluminum soffit/fascia/gutters all make for a relatively low maintenance exterior. The structure itself displays no unusual concerns. With regular service, the relatively new heating and cooling systems should give many more years of operation. The electrical service is 200 amps with circuit breakers and copper wiring throughout. All tested plumbing fixtures worked well and are in good repair. Attic insulation is fiberglass and current standard thickness. Upgrades include a foundation built with Insulated Concrete Forms and a tankless water heater.

Recommendations

No potentially significant expenses were noted over the short term. Refer to the [Home Reference Book](#) report for details on these and other recommendations.

For The Buyer

The \$199 home orientation familiarizes you with the home and the inspection report, and entitles you to all of the benefits enjoyed by every [Boulevard](#) client.

[← back to page 1](#)

Take a Closer Look

Providing great service since 1991 with well over 11,000 homes inspected. We're not new.

Our friendly inspectors are specifically trained in Home Inspection and are known for their ability to communicate in clear, easy-to-understand language.

Our full time commitment is to perform Home Inspections. We are not affiliated with any contractors nor do we carry out any repairs suggested.

We record all of our findings in The Home Reference Book. With 400 pages and over 160 illustrations, it is the clearest, most comprehensive reference guide available. This \$95 value is included with each inspection at no extra charge.

BOULEVARD
PROPERTY INSPECTION

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