

Report Summary

Introduction

The enclosed report summary reflects the key findings of our recent inspection at 21 Ramage Lane in Etobicoke for prospective purchasers. This summary should not be considered the full report. The complete report is included in the Home Reference Book, which is available for review at the subject property.

Comments

This wood frame/brick veneer townhouse is approximately one year old and in good overall condition. The combination of stone/brick/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 100 amps with circuit breakers and copper wiring throughout.

All plumbing fixtures worked well and are in good repair.

The interior has been well maintained.

Recommendations

No potentially significant expenses over the short term were identified. Please refer to the **Home Reference Book** report for details on other recommendations

For The Buyer

As a buyer you may have your own questions about the property. Please feel free to contact us at your convenience. For \$199, our inspector will meet you at the home to familiarize you with the home and the inspection report. This orientation entitles you to all of the benefits enjoyed by every Boulevard client.

Web Based Report

To view an electronic version of the summary report, please visit www.boulevardinspection.com/reports/21_Ramage_Ln

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.

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