

# SUMMARY REPORT

## Introduction

The enclosed report summary reflects the key findings of our recent inspection at 221 Howard Park Avenue, Toronto for prospective buyers. This summary should not be considered to be the complete report. The complete report is included in the [Home Reference Book](#), which is available for review at the subject property.

## Comments

Like most homes of this age, there is a combination of newer and older systems. The asphalt shingle roof covering is in good repair. The masonry is in good condition. The structure of the home shows no particular concerns. In addition to some modern wiring, there is knob-and-tube electrical wiring in use. While we do not recommend immediate replacement of this wiring, some insurance companies will not cover it. Please refer to the TD Insurance form in the front of the Home Reference Book. The heating system includes gas-fired boiler (age not verified), which has a typical life expectancy of over 20 years. Many of the original finishes are still intact including strip hardwood flooring, wood wall paneling and leaded stained glass windows.

## Recommendations

The pertinent report recommendations are identified below. Refer to the [Home Reference Book](#) report for details on these and other recommendations.

Exterior – The detached garage is in generally poor condition. A key component to maintaining a dry basement is the condition of the surfaces surrounding the house. Potential improvements can be made to improving the slope of the lot grading/walkways around the house. Consideration should also be given to general maintenance of the exterior components house (painting/caulking).  
(Cost: Depends on approach)

Electrical – A 100 amp service for a house with three units is marginal, especially if adding any other electrical appliances (e.g. clothes dryer(s), air conditioning). There is a combination of both grounded and ungrounded outlets. Knob and tube wiring is present. A qualified electrical contractor should be retained to discuss the available options and associated costs for updating throughout.  
(Cost: \$1,000 - \$2,000 if upgrading to 200 amp service)  
(Cost: \$750 - \$1500 per room containing knob and tube wiring)

Plumbing – Water pressure is functional, but below average for a home of this age and type, due to the older supply plumbing. Replacing this plumbing will improve water pressure and reduce the potential for leakage.  
(Cost: Depends on approach)

Interior - There is opportunity to update and/or upgrade various areas. Many would be lifestyle decisions whose costs would depend on the new homeowner's preference for fit and finish.  
(Cost: Depends on approach)

## For The Buyer

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## 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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