

SUMMARY REPORT

Introduction

The enclosed report summary reflects the key findings of our recent inspection at 47 Bigham Crescent, 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](#), which is available for review at the subject property.

Comments

This wood frame/brick veneer house is in very good overall condition, having been well looked after over the years. The roof covering is in good repair. The aluminum soffits/fascia/eavestroughs provide for relatively low maintenance on the exterior. The structure shows no particular concerns. The electrical system includes a circuit breaker panel with a 100-amp service and copper wiring. The heating system includes a seven-year-old gas-fired mid-efficiency furnace, which has a typical life expectancy of twenty to twenty-five years. On the interior, almost every room has been remodelled and the house is very clean throughout.

Recommendations

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

Cooling - The air conditioner is approximately 10 years old. Units like this typically last 10 to 15 years. Continue to use and service the air conditioner annually until replacement is necessary.
(Cost: \$2500-\$4000)

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.

To view an electronic version of the full report, please click on the link below:
[47 Bigham Crescent, Etobicoke ON](#)

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
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