

SUMMARY REPORT

Introduction

The enclosed report summary reflects the key findings of our recent inspection at 617 Rathburn Road, Unit 62, 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 report, which is available for review at the subject property.

Comments

This well built home is in good condition overall and has been well maintained. The wood frame exterior walls are supported by masonry block foundations and the masonry is in good condition overall. The structure shows very little movement over the life of the building. The 100-amp electrical service is suitable for a home of this size. There is aluminum wiring in the home. While some home insurers approach it cautiously, with connectors designed specifically for aluminum, and regular maintenance, aluminum wiring performs normally, according to the Electrical Safety Authority of Ontario. All visible supply plumbing in the home is copper. Copper is the preferred supply piping material. The kitchen has been updated and the basement has been professionally finished. High quality interior finishes were noted throughout the home. All of the windows have been updated to modern double glazed units.

Recommendations

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

Heating - The furnace is 36 years old. Units like this typically last 20 to 25 years. Continue to use and service the furnace annually until replacement is necessary.
(Cost: \$3000 and up)

Cooling - The air conditioner is 27 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 and up)

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.

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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