

SUMMARY REPORT

Introduction

The enclosed report summary reflects the key findings of our recent inspection at **6 Humber Ridge Drive, Toronto**, for prospective buyers. This summary should not be considered to be the complete report. The complete report is included in the online Horizon home inspection report, which is available for review online or at the subject property. To have the original Home Inspector review this with you personally, contact our office to book a Walk Through Inspection.

Comments

This well-built older home is in good condition overall and has been well maintained. This solid masonry home is supported by masonry block foundations. The asphalt shingle roof covering is reported to be 9 years old, with an average lifespan of fifteen years. The 200-amp electrical service is considered ample. The distribution wiring is copper. This is the preferred wiring material. The heating system includes a 15-year-old gas-fired mid-efficiency furnace, which has a typical life expectancy of twenty to twenty-five years. The interior of the home has been well maintained.

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 17 years old. Units like this typically last ten to fifteen years. Continue to use and service the air conditioner annually until replacement is necessary. (Cost: \$1500-2500). You could receive government rebates on the purchase of a new unit by doing an ecoENERGY assessment. Visit <http://www.carsondunlop.com/ecoenergy> for details.

For The Buyer

A walk through inspection is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property, and our findings in the report, please book a Walk Through Inspection. The fee for this service is \$249. This orientation entitles you to all of the benefits enjoyed by every Boulevard client.

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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.

You will receive an online Horizon home inspection report. This comprehensive web-based report is published and posted on the web exclusively for you and features fantastic benefits including: color illustrations, implications for recommendations, and links to relevant reference materials. It will be delivered by email to you the same day.

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