

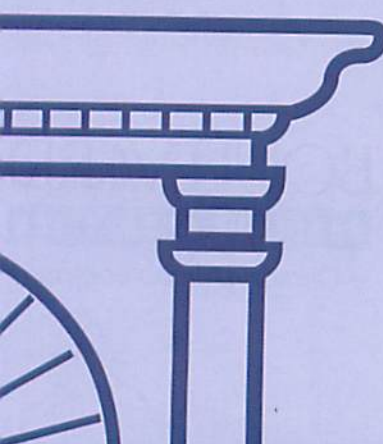
The Boulevard Bulletin
is published by Boulevard
Property Inspection

Toronto 905-822-0010
Other Areas 866-751-0010

Andra@BoulevardInspection.com
www.BoulevardInspection.com

Hours of Operation
Monday - Friday 8am-8pm
Saturday - 8:30am-5pm
Sunday - 10am-5pm

Boulevard BULLETIN



BOULEVARD

PROPERTY INSPECTION

a Carson Dunlop company



In Search of the Perfect House

The inspectors of Boulevard Property Inspection have conducted over 8,000 home inspections and we haven't found a perfect house yet. Since perfection is not an option, what should you expect?

THE 1% RULE

When you consider the life cycle of every component of a house, a reasonable annual estimate of the cost of normal maintenance is 1% of the value of the house. One year you may replace the furnace; a few years down the road you may re-surface the roof. Throw in the odd unexpected repair in between and you average 1% per year. It's incredible but this rule is not far off even for very expensive and very inexpensive houses.

NORMAL MAINTENANCE

If you strip away the cosmetics, a house is made up of the structure, roof, exterior

envelope and the "systems" of the house. The "systems" are things like heating, plumbing, electrical and cooling.

All components and systems eventually wear out. Fortunately, they don't all wear out at the same time. Different components have different life cycles. Houses tend to settle into what you might call a "normal maintenance pattern".

WHAT'S THE MESSAGE HERE?

A homebuyer should arrive at the home inspection with realistic expectations. If you are buying a 12-15 year old home, let's face it, you may need a new roof covering. If you are buying a 60 year old home, you may have to update some plumbing. Don't let this scare you away from a perfectly good home.

HOW LONG DOES IT LAST?

Here is a short list of typical life cycles of the most common components of the home. Please keep in mind that there will be exceptions in every category.

ROOF

conventional asphalt shingles....	12 - 15 yrs
top quality asphalt shingles	25 - 30 yrs
low slope shingles	10 - 15 yrs
slate.....	40 - 200 yrs
tar & gravel roof (built up roof)...	15 - 20 yrs
single ply roof membrane	15 - 20 yrs
roll roofing.....	5 - 10 yrs



Over ▶



In Search of the Perfect House *cont'd*

EXTERIOR

gutters & downspouts 20 - 30 yrs
 copper gutters 50 - 100 yrs
 copper downspouts 50 - 100 yrs
 aluminum siding 50 plus yrs
 wood siding..... maintenance dependent
 stucco..... maintenance dependent
 exterior paint 4 - 6 yrs
 deck..... 10 - 20 yrs
 asphalt driveway surface..... 10 - 20 yrs
 driveway sealer 1 - 3 yrs
 concrete driveway..... 30 - 40 yrs
 garage door opener..... 8 - 12 yrs

STRUCTURE

termite treatment 10 - 20 yrs

HEAT

conventional furnace 20 - 25 yrs
 mid efficiency furnace 20 - 25 yrs
 high efficiency furnace..... 20 - 25 yrs
 cast iron boiler 35 - 50 yrs
 steel boiler 20 - 30 yrs
 copper tube boiler..... 10 - 20 yrs
 humidifier 5 - 10 yrs
 electronic air filter..... 10 - 20 yrs

COOLING

air conditioning compressor 10 - 15 yrs

PLUMBING

galvanized steel supply pipe ... 40 - 50 yrs
 copper pipe indefinite
 toilet..... 30 - 40 yrs
 sink 12 - 20 yrs
 faucet..... 10 - 15 yrs
 whirlpool bath 5 - 25 yrs
 shower pan.....unpredictable
 submersible pump for well 10 - 15 yrs
 suction or jet pump 10 - 15 yrs
 water softener 5 - 15 yrs
 sump pump 2 - 7 yrs
 water heater..... 8 - 12 yrs
 tile bathtub enclosure 10 - 50 yrs

INTERIOR

paint..... 5 - 10 yrs
 windows maintenance dependent

For more information contact:

Boulevard Property Inspection Ltd.
 6-2400 Dundas Street West
 Suite 503
 Mississauga, ON L5K 2R8

Phone: 905-822-0010
 866-751-0010

Website: www.BoulevardInspection.com
 Email: info@BoulevardInspection.com

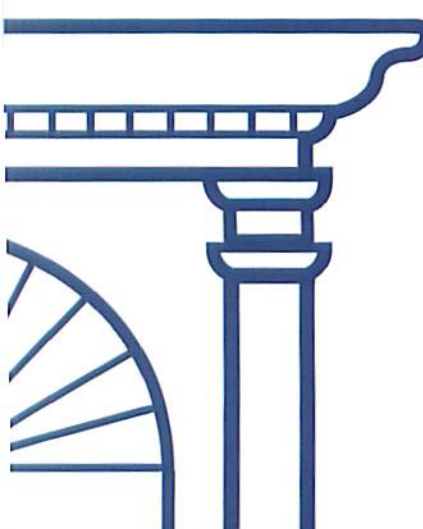
Take a Closer Look

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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