

HOME INSPECTION REPORT SUMMARY

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34 Monkton Ave

Toronto

Prepared for: **The Motria Group**

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Observations and Recommendations

Roof: The roof surfaces through-out are overall in good repair.

Exterior: Overall well maintained.

Structure: Overall well built house.

Electrical: The 200 AMP service size is adequate and the wiring has been upgraded.

Heating: 2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ysr. Electric radiant floor heating.

Cooling: 12-yr-old air-conditioner with a typical life expectancy of 15-ysr.



OVERALL RATING

☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐
Below Typical Typical Above Typical

This summary should not be considered as the complete report. The complete report can be reviewed at the subject property with the vendor's permission. Redbrick Inspections Ltd can be contacted for questions or an appointment can be arranged for an onsite walk-through explanation of the report at a fee of \$150+HST.

Insulation: The insulation in the attic has been upgraded which will improve comfort and efficiency. The basement ceiling and walls have been insulated with spray foam which is above average.

Plumbing: Overall good water pressure with copper supply piping. The washrooms and kitchen are in good repair.

Interior: Overall well maintained.