# HOME INSPECTION REPORT SUMMARY

416-829-6655

www.redbrickinspections.ca
bob@redbrickinspections.ca

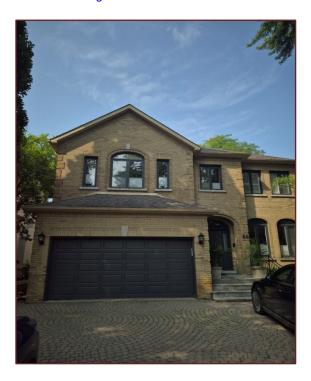


## 34 Monkton Ave

Prepared for: The Motria Group

Prepared by: Bob Papadopoulos P.Eng, RHI

Date: Aug 7 2025



#### OVFRALL RATING

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.

### **Toronto**

### 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-yrs. Electric radiant floor heating.

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

**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.