

HOME INSPECTION REPORT SUMMARY

416-829-6655

www.redbrickinspections.ca

bob@redbrickinspections.ca



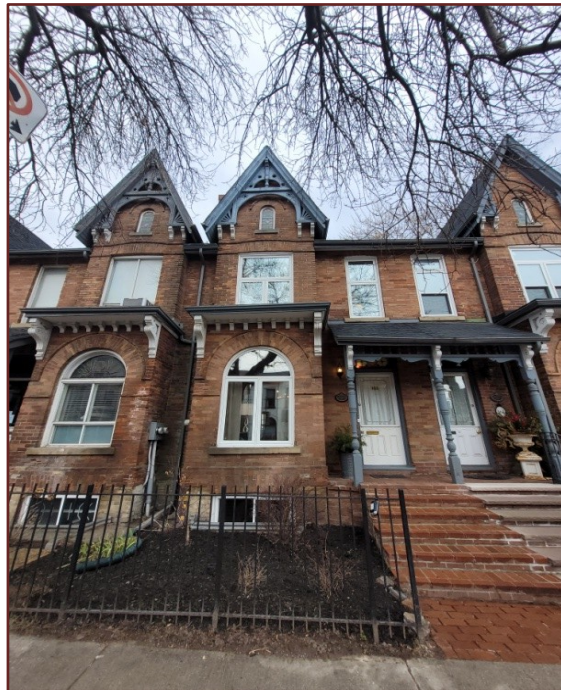
163 Broadview Ave

Toronto

Observations and Recommendations

Prepared for: [Wendy Kirschner](#)
Prepared by: Bob Papadopoulos P.Eng, RHI
Date: [March 20 2025](#)

Roof: [The roof surfaces through-out are overall in good repair.](#)



Exterior: [Overall well maintained.](#)

Structure: [Overall well built house. The house is located in a neighbourhood with a termite history-please see details](#)

Electrical: [The 200 AMP service size is adequate \(two 100 AMP services\) and the wiring has been upgraded to copper grounded.](#)

Heating: [Electric heaters and Heat Pump-see below.](#)

Cooling: [Two 2-yr-old ductless heat pumps \(multi zoned\) with a typical life expectancy of 15-yrs.](#)

Insulation: [Restricted access to roof and wall spaces therefore insulation not determined. See details regarding crawlspace.](#)

Plumbing: [The lead watermain should be upgraded to copper. Overall good water pressure with copper supply piping. The washrooms and kitchen are in good repair.](#)

Interior: [Overall well maintained. The foundation has been damp-proofed which will minimize risk of basement leaking.](#)

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.