

HOME INSPECTION REPORT SUMMARY

416-829-6655

www.redbrickinspections.ca

bob@redbrickinspections.ca



83 Page Ave

Richmond Hill

Observations and Recommendations

Prepared for: SHANE - Arne Peterson

Prepared by: Bob Papadopoulos P.Eng, RHI

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Roof: Aging asphalt shingles. Budget to replace. Require some repairs. See details regarding flat roof and ice damming.

Exterior: Overall well maintained.

Structure: Overall well built house.

Electrical: The 200 AMP service size is adequate and the wiring is copper grounded.

Heating: 5-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

Cooling: 19-yr-old air-conditioner with a typical life expectancy of 15-20-yrs. Electric baseboard heaters.

Insulation: Recommend additional insulation in the roof space to improve comfort and efficiency.

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

Interior: Overall well maintained.

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.