

# HOME INSPECTION REPORT



252 Macdonell Ave

Toronto

Prepared for: High Park Real Estate Group

Prepared by: Bob Papadopoulos P.Eng., RHI \*

Inspection Date: July 9 2021



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf)

Please Read Terms and Conditions:  
<http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.pdf>

\* please see credentials at end of report

## SIGNIFICANT ITEMS

*This page should not be considered as the complete report.  
Please read all other forms contained within the Home  
Inspection Report*

*For the purposes of this report,  
the front of the house is considered  
to be facing: East*

ROOFING The shingles on the south side require replacement though overall anticipate replace throughout.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING New high-efficiency forced-air gas furnace with a typical life expectancy of 20-yr.

COOLING/  
HEAT PUMPS New air-conditioner with a typical life expectancy of 15-yr.

INSULATION/  
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING 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

The following rating reflects both the original quality of construction and the *overall* current condition of the home, based on a comparison to *similar* homes.

Below Typical

Typical

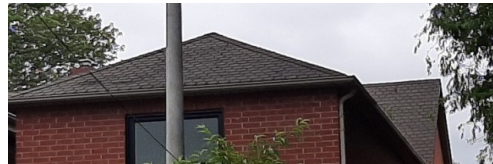
Above Typical

*Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at [www.redbrickinspections.ca](http://www.redbrickinspections.ca) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>*

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
252 Macdonell Ave		<b>ROOFING/Chimneys</b>		July 9 2021
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	High		
Asphalt Shingles:	Garage:	Medium		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars	Height			

**Observations/Recommendations**

Sloped Surface: [cracking/curling, aging surface, budget to replace within 1-yr](#)



Garage: [aging surface, budget to replace within 1-yr](#)



[Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney\(s\)](#)

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
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**Limitations**

Exterior Inspection from Ground Level  
Garage Not Accessible

**Observations/Recommendations**

\*\*Gutters/Downspouts: **requires maintenance**

WALL SURFACES: **overall in good repair**

DOORS/WINDOWS: **newer units**



PORCH(es): **overall in good repair**

\*\*BASEMENT WALKOUT: **overall in good repair**

DETACHED GARAGE: **overall in good repair**



Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

\*\* Any or all these items may contribute to **Basement Leakage**. Please see Interior Form

**Description**

Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Trusses
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

ROOF: overall in good repair



WALLS:  
Masonry Veneer: minor crack at front



**Description**

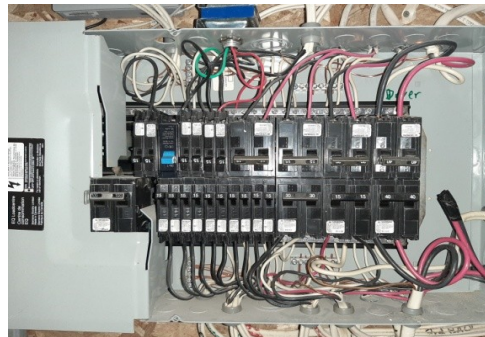
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>100</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**



GFCI: **provide to basement washroom outlet**  
**provide to one exterior outlet**

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK [http://redbrickinspections.ca/docs/6\\_Heating\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf)

252 Macdonell Ave

# HEATING

July 9 2021

page 6

## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	1 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

## Limitations

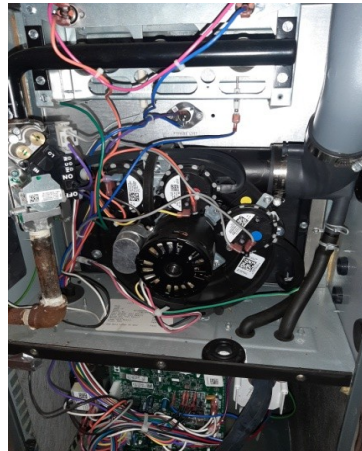
[Heat Loss Calculations Not Done](#)      [A/C Presently Operating](#)  
[Heat Exchanger- Inaccessible](#)

## Furnace Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

252 Macdonell Ave

## COOLING/Heat Pumps

July 9 2021

page 7

### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	1 yrs. old	10 to 15 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:	55
Return Temp F:	70

### Observations/Recommendations

AIR CONDITIONER: [service annually](#)





REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

252 Macdonell Ave

## INSULATION/VENTILATION

July 9 2021

page 8

### Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Plastic	Roof Roof Soffit

### Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

### Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

REFERENCE LINK

[http://redbrickinspections.ca/docs/9\\_Plumbing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf)

252 Macdonell Ave

# PLUMBING

July 9 2021

page 9

## Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: Life Expectancy: 15

## Limitations

Isolating/Relief Valves & Main Shut Off Valves Not Tested	Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected	Tub/Sink Overflows Not Tested

## Observations/Recommendations

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Double Glazing	Metal
Ceramic Tile			Casement	
Fireplaces:	Fireplace Fuel:			

Limitations	
Restricted/No Access To: _____	Foundation Not Visible <u>0</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Storage/Furnishings in Some Areas Limited Inspection	

**Observations/Recommendations**

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

**\*\*Basement Leakage:** presently no leaking detected with moisture meter random sampling the basement has been damp-proofed which will minimize moisture recommend back up battery for sump pump

moisture detected at rear entrance on northwest wall though suspect this is due to condensation - continue to monitor



CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law

**\*\*** Steps recommended in order to minimize basement leakage

1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
2. cracks/form ties on foundation: monitor/repair as required
3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort

Environmental/Health Concerns: [http://redbrickinspections.ca/docs/11\\_Environmental\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **Bob Papadopoulos P.Eng, RHI**

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- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors and assisted in the creation of educational courses on home inspecting as well as taught Home Inspection courses at Seneca College. Bob also has experience in the construction industry inspecting many large scale projects through-out the GTA. He also served in the Canadian Navy as a Marine Mechanic and Ships Team Diver.

### **Professional Designations**

- P.Eng. (Professional Engineer of Ontario) <http://www.peo.on.ca/>
  - RHI Registered Home Inspector <http://www.oahi.com/>
  - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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