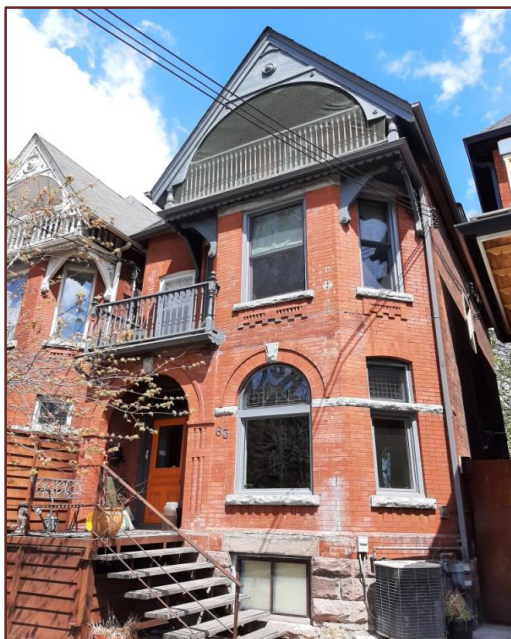


# HOME INSPECTION REPORT



63 Cowan Ave  
Toronto

Prepared for: High Park Real Estate Group

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

Inspection Date: May 8 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: West*

ROOFING High quality shingles in good repair.

EXTERIOR Overall well maintained. Well built porch. See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 400 AMP service size is above average and the wiring is copper grounded and ungrounded -see details.

HEATING 8-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/  
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING The watermain has been upgraded and the supply piping in the house is copper with good water pressure overall. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained.

## 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 [http://redbrickinspections.ca/docs/2\\_Roofing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf)

63 Cowan Ave

# ROOFING/Chimneys

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## Description

Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type:	Location:
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## Limitations

Roof Inspected By: Binoculars	Access Limited By: Height	Chimney Access Limited By:
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## Observations/Recommendations

Sloped Surface: [overall surface in good repair](#)



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

**Description**

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

Exterior Inspection from Ground Level  
 Underside of Porch(es) Inspected from Access Door

**Observations/Recommendations**

**WALL SURFACES:**

- Brick: overall in good repair
- Soffit & Fascia: requires general repairs and maintenance
- Wood siding: requires general repairs and maintenance



- \*\*Walk(s): overall in good repair
- basement window close to grade- provide threshold

**BALCONIES:** safety rails requires repairs/replacement



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: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Masonry Party Wall
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**Limitations**

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>60</u> %
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**Observations/Recommendations**

overall well built house

FOUNDATIONS: general mortar maintenance under front porch

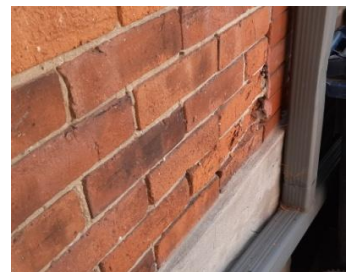


FLOORS:

Stair Opening: minor typical sagging for older house  
basement: main level portions of floor replaced with engineered joists,  
main level shored up with newer beam and columns

WALLS:

Masonry: minor/typical surface spalling, repair as required





**Description**

Service Size: <b>400</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>400</b> AMP	Type of material: <b>Aluminum</b>	<b>Grounded &amp; Ungrounded</b>
Description: <b>Fuses</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: <b>30</b> AMP	Description: <b>Grounded/Ungrounded</b>	
Description: <b>Breakers</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>Basement</b>		Location:

**Limitations****Main Disconnect Cover Not Removed****Observations/Recommendations**

SERVICE ENTRANCE: **overall in good repair**  
 Main Disconnect: **overall in good repair**  
**splitter box in good repair**  
 SERVICE PANEL: **overall in good repair**

**BRANCH WIRING:**

Knob & Tube: **none found during random sampling though ungrounded outlets suggest some knob and tube present, further evaluation and replace if required by insurance, see Outlets below**

Ungrounded Outlet(s): **provide GFCI's (ground fault circuit interrupters)**

Junction Box(es): **minor repairs in basement**

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)

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# HEATING

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## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	120 x1000BTU/hr	8 yrs.	20 yrs.	Gas	Meter-Exterior

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

## Limitations

[Heat Loss Calculations Not Done](#)  
[Heat Exchanger- Inaccessible](#)

## Furnace Performance

Supply Temp F:	110
Return Temp F:	70

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Registers: [some not found due to storage](#)

REFERENCE LINK

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

63 Cowan Ave

# COOLING/Heat Pumps

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## Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	42 x1,000 BTU/hr	20 yrs. old	15 to 20 yrs.

## Limitations

### Cooling Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

AIR CONDITIONER: **not tested: should be serviced before using old unit, continue servicing until replacement becomes necessary**



Comments: **3rd level typically more difficult to cool- may require supplemental unit**



REFERENCE LINK

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

63 Cowan Ave

## INSULATION/VENTILATION

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### Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				Roof Ridge

### Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

### Observations/Recommendations

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

R-values are estimated

**Description**

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 60 Gal Age Yrs.: 20 Life Expectancy: 20

**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**

WATERMAIN: upgraded to copper

SUPPLY PIPING: all piping examined was in good repair  
WATER HEATER: old, replace

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: older main drain, recommend video-scan  
may require repairs/replacement  
upgrade if renovating basement

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

**Description**

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Single/Double Hung Double Glazing Fixed Casement	Exterior Doors: Wood Metal
Fireplaces: Non-Functional	Fireplace Fuel:			

**Limitations**

Restricted/No Access To: excessive storage in some areas Foundation Not Visible 60 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection

**Observations/Recommendations**

Walls: 3rd level southwest minor dampness- appears older  
 Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

**\*\*Basement Leakage:** typical efflorescence, staining and dampness for older foundation  
 see steps below  
 recommend damp-proofing if renovating basement

minor mouldy areas - can be cleaned and treated



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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