

HOME INSPECTION REPORT



111 Priscilla Ave

Toronto

Prepared for: [High Park Realty Gorup](#)

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

Inspection Date: Sept 8 2021



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Please Read: 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 *Aprox. 5-10-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.
Garage shingles require replacement.*

EXTERIOR *See details for general repairs and maintenance.*

STRUCTURE *Overall well built house.*

ELECTRICAL *The 100 AMP service size is adequate. Although the majority of the wiring has been
upgraded there is some older wiring-please see details.*

HEATING *2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.*

COOLING/
HEAT PUMPS *2-yr-old air-conditioner with a typical life expectancy of 15-yrs.*

INSULATION/
VENTILATION *Recommend additional insulation in the roof space to improve comfort and efficiency.
Basement walls insulated with spray foam which is above average.*

PLUMBING *Overall good water pressure with copper supply piping. The washrooms and kitchen are
overall 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://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

REFERENCE LINK	http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf			
111 Priscilla Ave	ROOFING/Chimneys		Sept 8 2021	
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Abandoned:	North
Asphalt Shingles:	Garage:	High		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars From Edge				
Observations/Recommendations				
Tree Branches: retain arbourist for annual monitoring/trimming				
Sloped Surface: overall surface in good repair				
				
Flashings:				
Chimney: leaking observed in closet 2nd level- repair flashing around chimney				
				
Garage: old shingles, replace				
				
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)				

Description

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

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

Observations/Recommendations

**Gutters/Downspouts: requires maintenance/cleaning
extend 6-ft away from house

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



PORCH floor is shored up with wood posts - budget to reinforce/sister joists
and remove posts



DETACHED GARAGE: overall well built

Step(s): repair at front

DECK monitor/repair deck/steps as required

**Driveway(s): continue to monitor/seal gap along wall

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 Page

Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

FLOORS:

Stair Opening: typical sagging for older house

FLOORS:

Wood Sill: rear extension: framing close to grade- further evaluation, repair and seal perimeter from moisture



ROOF: overall in good repair, rafters shored up in some areas



WALLS:

Masonry Arch: typical settlement cracks



Description

Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Copper	Grounded & Ungrounded
Description: Fuses		Knob-and-Tube-Copper
Location: Basement		Aluminum
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded	
Description:	Number of Outlets:	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:

Main Disconnect: **overall in good repair**

SERVICE PANEL: **overall in good repair**



BRANCH WIRING: **based on random sampling majority has been upgraded**

Knob & Tube: **based on random sampling observed in front hall switch- replace**

Aluminum: **based on random sampling observed in front hall switch- replace**

GFCI: **provide to exterior front 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

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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	60 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

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

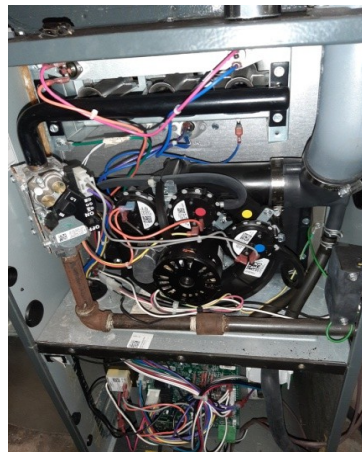
Limitations

[Heat Loss Calculations Not Done](#)

[Heat Exchanger- Inaccessible](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

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COOLING/Heat Pumps

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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	2 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

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INSULATION/VENTILATION

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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	20	None Found	Roof
Spray foam:	Basement Walls:	20		

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency
Exhaust Fan Vents: cannot determine if washroom vents to exterior-requires further evaluation



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

R-values are estimated

Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement-Front	
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	
Plastic	Cast Iron	Type: Tank-less
		Fuel Type: Gas
		Capacity: N/A
		Age Yrs.: 2
		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](#)

Basement Floor Drain: [main drain to city sewer- recommend video-scan](#)
[recommend installing backflow valve to main waste drain](#)

Basement Washroom: [overall in good repair](#)
[general maintenance to shower](#)

2nd Level Washroom: [overall in good repair](#)
[general maintenance to bath](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Ceramic Tile			Fixed	
Fireplaces:	Fireplace Fuel:			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
 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: various repairs/maintenance

STAIRS: provide hand rails to basement steps

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 see steps below

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



Bob Papadopoulos P.Eng, RHI

- **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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