

HOME INSPECTION REPORT



75 Sorauren Ave

Toronto

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

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

Inspection Date: Sept 2 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 Approx. 5-10-yr-old high quality asphalt shingles with a typical life expectancy of over 20-
yrs. Flat roof requires repair or replacement.

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

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and
tube wiring-please see details.

HEATING 3-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 15-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

INSULATION/
VENTILATION Recommend additional insulation in the roof space to improve comfort and efficiency.
The crawl space floor has been insulated.

PLUMBING Overall adequate water pressure with copper supply piping. The main washroom and
kitchen are in good repair. Old basement washroom.

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) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

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ROOFING/Chimneys

Sept 2 2021

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Description

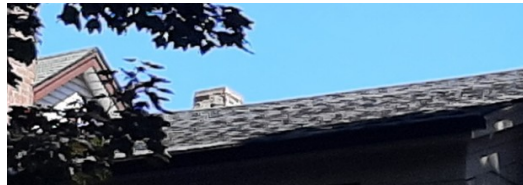
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Modified Bitumen:	Flat:	High	Brick Abandoned:	North

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars From Edge	Height	Height

Observations/Recommendations

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



Flat Surface: [older, ponding, loose seams at edges- requires repairs, budget to replace](#)



Bay(s): [north side: metal cap requires maintenance](#)

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 Wood Shingles
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

**Gutters/Downspouts: requires maintenance/cleaning
 PORCH typical settlement
 Soffit & Fascia: requires general repairs and maintenance in some areas
 DOORS/WINDOWS: requires general repairs and maintenance, painting, etc.
 incomplete installation at east 2nd level units



WALL SURFACES:

Brick: overall in good repair

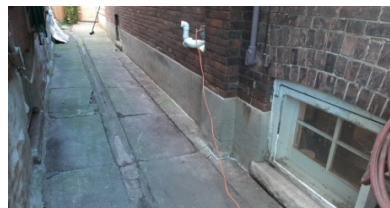
Wood Shingles: overall in good repair, general maintenance

**BASEMENT WALKOUT: requires safety railings



Step(s): rear: requires maintenance, provide handrail

**Walk(s): continue to repair cracks, budget to re-surface



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: Stone	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>60</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

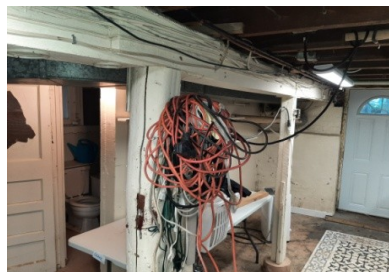
WALLS:

Masonry: minor typical surface spalling on north side
mortar repairs as required - typical



FLOORS:

Wood Column: old timber columns in basement, typical splitting, replace if renovating basement



ROOF: minor sagging, no signs of distress, overall in good repair
sheathing has been installed over older wood planks



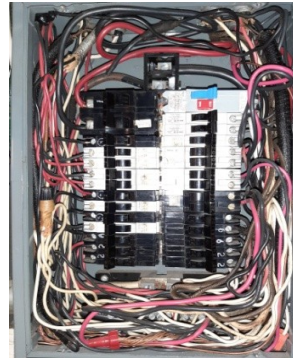
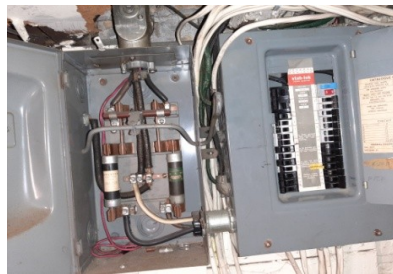
Description

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		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Panel
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Observations/Recommendations

Main Disconnect: **older, overall in good repair**
 SERVICE PANEL: **crowded, install larger panel if required/when renovating**



GFCI: **provide to exterior outlet**

BRANCH WIRING:

Knob & Tube: **based on random sampling suspect in ungrounded outlets and various switches may require upgrading for insurance purposes upgrade if renovating**

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

Note 2: Please ensure accurate labelling on panels.

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	3 yrs.	20 yrs.	Gas	Meter-Exterior

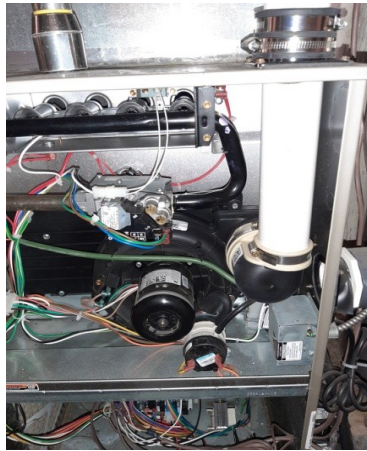
Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

Limitations

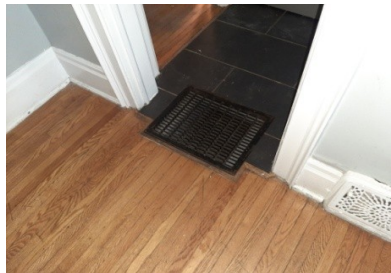
[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
 Humidifier: [remove abandoned unit](#)



Registers: [unusual location for some return units- improve if renovating](#)
[insulation around some registers may contain asbestos](#)
 encapsulating the insulation is often the best approach
 Environmental Consultants can assist if this is a concern



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	15 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: [aging unit, continue servicing until replacement becomes necessary](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	24	None Found	Roof
Spray foam:	Crawl Space Floor:	24		

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
 Roof Access Hatch: provide: insulate and weather-strip access hatch to roof space



Crawlspace Floor: rear extension: insulated with spray foam which is above average



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 5 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

WATERMAIN: upgraded to copper

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Piping: new plastic cleanout pipe(s) at front yard indicates drain upgrades
requires video scan of main waste drain to confirm
recommend installing backflow valve to main waste drain

Basement Washroom: old, requires maintenance/upgrades

2nd Level Washroom: overall in good repair, shower diverter requires repair

Whirlpool Tub: not tested, service before use

Kitchen(s) overall in good repair
hand held faucet repairs

Description

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

Limitations

Restricted/No Access To: _____ Foundation Not Visible 60 %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

Observations/Recommendations

Ceilings: typical cracks/sagging
Walls: typical cracks
Floors: old wood floors worn

Trim/Cabinets/Counters: kitchen under sink requires maintenance

Windows/Doors: various upgraded units, upgrade older units as required

STAIRS: provide hand rails to basement steps

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

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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