

# HOME INSPECTION REPORT



1550 King St W  
Toronto

Prepared for: High Park Real Estate Group

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

Inspection Date: Nov 30 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 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: South*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained. Basement walkout - see details.

STRUCTURE Overall well built house. Recommend installing party (fire) wall in roof space between attached neighbour.

ELECTRICAL The 200 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-yrs.

COOLING/  
HEAT PUMPS New air-conditioner with a typical life expectancy of 15-yrs. Approx 5-yr-old ductless heat pump (with attic air handler-spac pac) with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION Basement walls have been insulated with spray foam. Recommend upgrading insulation in roof space. Reported that floors between units has been insulated.

PLUMBING Overall good water pressure with copper and plastic supply piping. Reported that the main waste drain to the city sewer has been upgraded. The washrooms and kitchens have been renovated and in good repair.

INTERIOR Renovated. 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>*

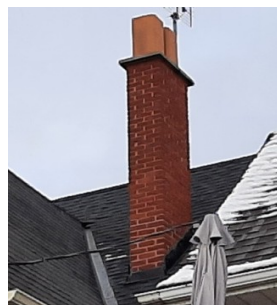
REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
1550 King St W		<b>ROOFING/Chimneys</b>		
		Nov 30 2021		
<b>Description</b>				
Roofing Material: Modified Bitumen:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: East
<b>Limitations</b>				
Roof Inspected By: Binoculars	Access Limited By: Height Snow	Chimney Access Limited By: Height		

**Observations/Recommendations**

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



Chimney(s): [rebuilt and in good repair, recommend installing rain/screen caps to liners](#)



[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 Away From House	Walls & Wall Structures: Brick Wood Shingles
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** newly installed

**WALL SURFACES:** overall in good repair

Soffit & Fascia: require general repairs and maintenance

**DOORS/WINDOWS:** overall in good repair, general maintenance to some east units



**\*\*Walk(s)/Driveway(s):** minor settlement - monitor, reset pavers/stone as required

**PORCH** overall in good repair

**DECK** overall in good repair, minor beam twisting- typical, recommend install blocking to joists

**BALCONY:** overall in good repair, service/inspect annually by specialist



**\*\*BASEMENT WALKOUT:** wall movement, budget to repair/replace



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 : Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

WALLS:

Masonry: typical settlement cracks



ROOF: overall in good repair

Party Walls: recommend installing in roof space





**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description:		
Location:		
Distribution Panel	System Grounding:	
Rating: <b>100 AMP x2</b>	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>100 AMP</b>	Description: <b>Grounded</b>	
Description: <b>Breakers</b>	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:
Location: <b>Basement</b>		Location:

**Limitations**

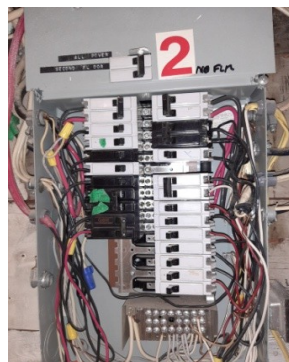
**Main Disconnect Cover Not Removed**

Ref#\*

**Observations/Recommendations**

SERVICE ENTRANCE: overall in good repair  
two meter base

SERVICE PANEL: overall in good repair  
Auxiliary Panel: overall in good repair



BRANCH WIRING: based on random sampling it was determined the wiring has been upgraded

Outlet (s): basement: some units inoperative/miswired - repair

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	70 x1000BTU/hr	new yrs.	20 yrs.	Gas	Meter-Exterior
Electric Heater(s):						

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

## Limitations

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

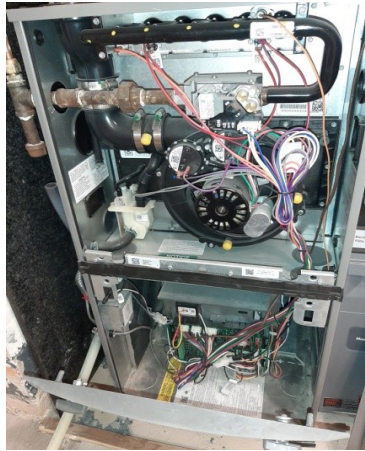
## Furnace Performance

Supply Temp F: [120](#)  
Return Temp F: [70](#)

Ref#\*

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)  
Electronic Filter: [newly installed with furnace](#)



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](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:
Heat Pump (air-cooled)	? x1,000 BTU/hr	5 yrs. old	10 to 15 yrs.
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	new	

## Limitations

Ref#\*

## Observations/Recommendations

HEAT PUMP: [service annually](#)



AIR CONDITIONER: [not tested: should be serviced before using](#)







**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	12	None Found	Roof

**Limitations**

Roof Space Inspected from Access Hatch                      Basement Walls Spot Checked Only

Access Not Gained To Wall Space

Ref#\*

**Observations/Recommendations**

- ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency
- Ducts in Roof: recommend insulation to improve comfort and efficiency
- Roof Access Hatch: insulate and weather-strip access hatch to roof space



Basement Walls: insulated with spray foam which is above average



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

R-values are estimated

**Description**

Service Piping into House: <b>Copper</b>	Main Shut Off Valve at: <b>Basement-Front</b>	Water Flow (Pressure): <b>Good</b>
Supply Piping & Pump(s): <b>Copper</b>	Waste Piping & Pump(s): <b>Plastic</b> <b>Cast Iron</b>	Water Heater Type: <b>Induced Draft</b> Fuel Type: <b>Gas</b> Capacity: <b>50 Gal</b> Age Yrs.: <b>new</b> Life Expectancy: <b>15</b>

**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

Ref#\*

**Observations/Recommendations**

**WATERMAIN:** upgraded to 1 inch copper

**SUPPLY PIPING:** all piping examined was in good repair

**WASTE PIPING:** all piping examined was in good repair

Piping: it was reported that main waste drain was upgraded to city sewer  
recommend installing backflow valve to main waste drain

Kitchen(s) overall in good repair

Basement Sink: overall in good repair

Kitchen Sink: main level: drain arrangement prone to back up - repair if required



REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/11_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Reference_Guide.pdf</a>			
1550 King St W	<b>INTERIOR</b>			Nov 30 2021
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood Ceramic Tile	Drywall	Drywall	Single/Double Hung Casement Sliders Double Glazing Primary Plus Storm	Wood French
Fireplaces:	Fireplace Fuel:			
Masonry Insert	Wood Gas			
<b>Limitations</b>				
Restricted/No Access To: _____			Foundation Not Visible <u>80</u> %	
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected			Drainage Tile Not Visible	
Storage/Furnishings in Some Areas Limited Inspection				
Ref#*	<b>Observations/Recommendations</b>			
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: overall in good repair</p> <p>Masonry: recommend chimney sweep/inspection by W.E.T.T. Certified technician (<a href="http://www.wettinc.ca">www.wettinc.ca</a>)</p> <p>Insert: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling reported that foundation was internally damp-proofed</p>				
<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p>				
Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>				



## **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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