

HOME INSPECTION REPORT



115 Cowan Ave
Toronto

Prepared for: [High Park Real Estate Group](#)

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

Inspection Date: Feb 4 2022



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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 Majority not visible. Slope roof is slate shingles.

EXTERIOR See details for general repairs and maintenance.

STRUCTURE Overall well built house.

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

HEATING The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.

COOLING/
HEAT PUMPS none

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 and plastic with good water pressure overall. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained. Finished floor repairs/replacements anticipated. General cosmetic repairs.

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		
115 Cowan Ave		ROOFING/Chimneys		Feb 4 2022
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Slate	Slope:	Medium	Brick:	South
Not Determined	Flat:	?		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars	Height	Deck	Height	
Skylight	Slope			
Observations/Recommendations				
<p>Roofing: mostly not visible due to deck</p> <p>Sloped Surface: slate roof requires annual maintenance</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Flat Surface: not visible</p> <p>Chimney(s): rebuilt and in good repair</p> <p>Flashings: requires maintenance</p> <div style="display: flex; justify-content: space-around;">   </div>				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

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
Grading Not Visible Due to Snow

Snow over Decks/Porches

Observations/Recommendations

WALL SURFACES:

Brick: minor surface spalling - repair as required

Wood Shingles: requires general repairs and maintenance

DOORS/WINDOWS: requires general maintenance



PORCH requires general repairs and maintenance

spindle spacing too wide (max 4 inches) - safety concern - repair

DECK upper deck not accessible, lower deck covered with snow

Stairs: rear: continue to maintain, length of steps is a safety concern, also a slip hazard



**BASEMENT WALKOUT: bottom landing floor drain not visible
minor wall cracks

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: No Access
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Limitations

Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>99</u> %
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Observations/Recommendations

overall well built house

Description

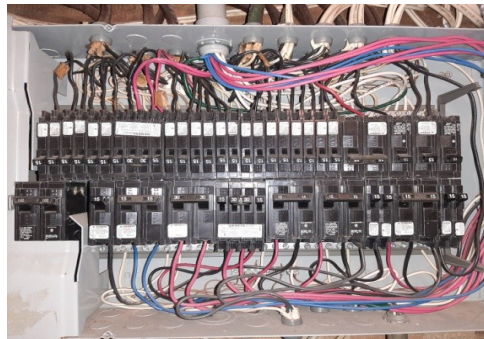
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Garage		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper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

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: overall in good repair



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout
 Loose: conduit on exterior wall - minor 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

115 Cowan Ave

HEATING

Feb 4 2022

page 6

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	Mid	110 x1000BTU/hr	22 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

Limitations

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

Furnace Performance

Supply Temp F: 130
Return Temp F: 70

Observations/Recommendations

FORCED AIR FURNACE: [continue servicing until replacement becomes necessary](#)



REFERENCE LINK

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

115 Cowan Ave

COOLING/Heat Pumps

Feb 4 2022

page 7

Description : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

115 Cowan Ave

INSULATION/VENTILATION

Feb 4 2022

page 8

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
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Limitations

Access Not Gained To Wall Space

Access Not Gained To Flat Roof

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 Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 14 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 1" copper](#)

SUPPLY PIPING: [all piping examined was in good repair](#)

Basement Washroom: [overall in good repair, general bath maintenance](#)

Main Level Washroom: [overall in good repair](#)

2nd Level Washroom: [overall in good repair](#)
Whirlpool Tub: [not tested, service before use](#)

3rd Level Washroom: [limited access due to storage](#)

WASTE PIPING: [all piping examined was in good repair](#)
Basement Floor Drain: [basement floor drain not found, further evaluation required](#)
[recommend installing backflow valve to main waste drain](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Wood
Laminate			Fixed	Metal
Ceramic Tile			Skylight(s)	
Fireplaces:	Fireplace Fuel:			
Non-Functional				

Limitations

Restricted/No Access To:	<u>3rd level rear room</u>	Foundation Not Visible <u>99</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: older wood floors- repair/replace as required

Walls: general maintenance
Ceilings: general maintenance

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

FIREPLACE: not in use- further evaluation to determine options and/or restoring

**Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below exterior front- appears foundation has been damp-proofed



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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