

# HOME INSPECTION REPORT



231 Riverside Dr  
Toronto

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

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

Inspection Date: Feb 18 2022



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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      Approx. 10-yr-old high quality asphalt shingles with a typical life expectancy of over 30-  
yrs.

EXTERIOR      Overall well maintained.

STRUCTURE      Overall well built house.

ELECTRICAL      The 200 AMP service size is adequate and the wiring has been upgraded to copper  
grounded.

HEATING      10-yr-old mid-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yr.

COOLING/  
HEAT PUMPS      none

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

PLUMBING      The lead watermain should be upgraded to copper in the short term. The supply piping in  
the house is copper. The washrooms and kitchen are in good repair.

INTERIOR      Overall well maintained. The windows have been upgraded.

## 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>*

Description				
Roofing Material: Asphalt Shingles: Not Determined	Location: Slope: Garage:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: South

Limitations		
Roof Inspected By: Binoculars	Access Limited By: Height Snow/Ice	Chimney Access Limited By: Height

**Observations/Recommendations**

Tree Branches: [retain arbourist for annual monitoring/trimming](#)  
 Roofing: [mostly not visible due to snow](#)

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



Garage: [not visible](#)



Chimney(s): [overall in good repair](#)



[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 House Above Ravine	Walls & Wall Structures: Brick Stone Stucco
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**Limitations**

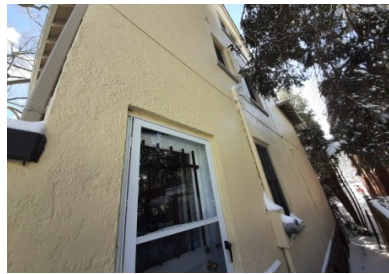
Exterior Inspection from Ground Level  
Grading Not Visible Due to Snow

Car and Storage in Garage

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires maintenance/cleaning

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



**ATTACHED GARAGE:** overall in good repair, auto door mech inoperative- repair if required  
minor settlement crack at rear wall- monitor



**\*\*BASEMENT WALKOUT:** overall well built, drain not visible

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

REFERENCE LINK

[http://redbrickinspections.ca/docs/4\\_Structure\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

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# STRUCTURE

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## Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Masonry Block	Wood Joists	Masonry (Stucco Finish)	No Access
Crawl Space:	Stone			

## Limitations

Restricted Access to:	Foundation Wall Not Visible: <u>90</u> %
Wall Space	
Roof Space	
Crawl Space	

## Observations/Recommendations

overall well built house

**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: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</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 Kitchen Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: <b>AMP</b>	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:
Location:		Location: <b>Panel</b>

**Limitations**

**Main Disconnect Cover Not Removed**

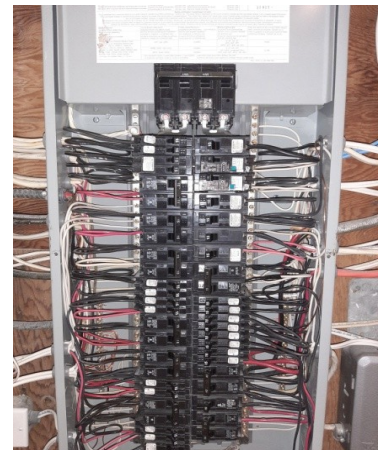
**Observations/Recommendations**

**SERVICE ENTRANCE:**

Mast: **older mast: upgrade as required/renovating**

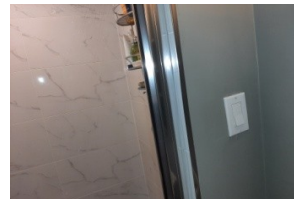


**SERVICE PANEL: older mast: upgrade as required/renovating**



**BRANCH WIRING: random sampling determined the wiring has been upgraded throughout**

Switch(es): **one unit near shower - unsafe- repair**



**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:
Hot Water Boiler:	Mid	120 x1000BTU/hr	10 yrs.	20+ yrs.	Gas	Meter-Exterior

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

**Limitations**

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

**Boiler Performance**

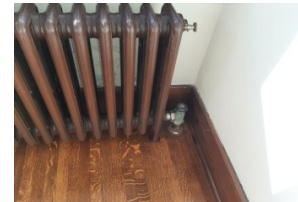
Pressure lbs/in2: [22](#)  
 Temp Deg F: [120](#)

**Observations/Recommendations**

HOT WATER BOILER: [service annually](#)  
 Gas Meter: [recommend moving to exterior](#)



Piping: [all pining examined were in good repair](#)  
 Radiator(s): [monitor/repair valves as required](#)



THERMOSTAT: [unit in basement: inoperative - purpose not determined- typically for electric floor heating](#)



Comments: [piping and valves at southwest corner of basement indicate buried oil tank, it was reported by home owner that the buried oil tank was removed, requires documents for and/or third party verification](#)



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 : 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](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:
				Roof

### 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: <a href="#">Lead</a>	Main Shut Off Valve at: <a href="#">Basement</a>	Water Flow (Pressure): <a href="#">Adequate</a>
Supply Piping & Pump(s): <a href="#">Copper</a> <a href="#">Plastic</a>	Waste Piping & Pump(s): <a href="#">Plastic</a> <a href="#">Cast Iron</a> <a href="#">Clay Floor Drain</a> <a href="#">Copper</a>	Water Heater Type: <a href="#">Conventional</a> Fuel Type: <a href="#">Gas</a> Capacity: <a href="#">40 Gal</a> Age Yrs.: <a href="#">12</a> Life Expectancy: <a href="#">15</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

WATERMAIN: [contact city to arrange replacement](#)  
[lead testing kits available from city centers](#)

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



WASTE PIPING: [all piping examined was in good repair](#)  
Basement Floor Drain: [suspect older main drain, recommend video-scan, risk of tree roots](#)  
[recommend installing backflow valve to main waste drain](#)



Kitchen(s) [overall in good repair](#)

Washroom(s): [overall in good repair](#)  
Whirlpool Tub: [not tested - service before use](#)

**Description**

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

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 90 %  
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  
Walls: typical cracks

Trim/Cabinets/Counters: overall in good repair

Window(s): upgraded double glazed units

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

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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