

HOME INSPECTION REPORT



70 Fuller Ave

Toronto

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

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

Inspection Date: Feb 8 2022



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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: East*

ROOFING Reported to be approx. 5-10-yr-old asphalt shingles with a typical life expectancy of 20-
yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 9-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yr.

COOLING/
HEAT PUMPS 9-yr-old air-conditioner with a typical life expectancy of 15-yr.

INSULATION/
VENTILATION Recommend additional insulation in the roof space to improve comfort and efficiency.
Crawlspace improvements recommended- see details.

PLUMBING Overall good water pressure with copper supply piping (see details). Further evaluation to
main waste drain. The washrooms and kitchen are 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) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

| | | | | |
|---|--------------------------------------|---|----------------------------|--------------------|
| REFERENCE LINK | | http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf | | |
| 70 Fuller Ave | | ROOFING/Chimneys | | Feb 8 2022 |
| Description | | | | |
| Roofing Material: Asphalt Shingles: | Location: Slope: | Leakage Probability: Low | Chimney(s) Type: Brick: | Location: South |
| Limitations | | | | |
| Roof Inspected By: Binoculars | Access Limited By: Height Snow | Chimney Access Limited By: | | |
| Observations/Recommendations | | | | |
| <p>Roofing: portions not visible due to snow</p> <p>Sloped Surface: approx. 5-10-yr-old asphalt shingles with a typical life expectancy of 20-yrs. overall surface in good repair where visible</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 Vinyl Siding |
|------------------------------------|--|-------------------------|---|

Limitations

Exterior Inspection from Ground Level
Grading Not Visible Due to Snow

Observations/Recommendations

**Gutters/Downspouts: reported to be newer installations

WALL SURFACES:

Brick: prior repairs noted, minor surface spalling, overall in good repair

Vinyl Siding: overall in good repair

DOORS/WINDOWS: overall in good repair



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: | Foundations: | Floor : | Walls : | Roof/Ceiling Framing: |
| Basement: | Stone | Wood Joists | Masonry (Double-Brick) | Wood Rafters/Joists |
| Crawl Space: | Poured Concrete | | Masonry (Siding) | |

Limitations

| | |
|-------------------------------------|--|
| Restricted Access to: Wall Space | Foundation Wall Not Visible: <u>60</u> % Roof Space Inspected From Access Hatch Crawlspace Inspected From Access Hatch |
|-------------------------------------|--|

Observations/Recommendations

overall well built house

FOUNDATIONS: rear crawlspace: minor displacement of stone foundation, appears to be older condition, monitor, budget to repair



WALLS: exterior front: prior repairs, replacement of arch, overall in good repair

ROOF: overall in good repair, stains typical, sheathing has been installed
Party (Fire) Walls: recommend installing in roof space between adjoining neighbour



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: Basement | | |
| 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**

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 | 9 yrs. | 20 yrs. | Gas | Meter-Exterior |

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

Limitations

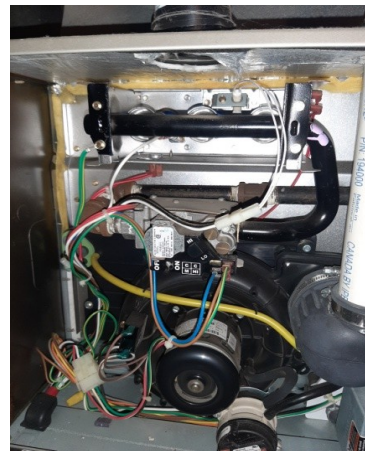
[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

| | |
|----------------|-----|
| Supply Temp F: | 120 |
| Return Temp F: | 70 |

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 months](#)



Ducts: [low quality material in some areas - overall not critical](#)



Registers: [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 | 9 yrs. old | 10 to 15 yrs. |

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Description

| Material: | Location | R-Value | Air/Vapour Barrier: | Venting: |
|-------------|------------|---------|---------------------|----------|
| Fiberglass: | Main Roof: | 24 | None Found | Roof |

Limitations

Roof Space Inspected from Access Hatch Crawlspace Viewed From Access Hatch
 Access Not Gained To Wall Space

Observations/Recommendations

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



Crawlspace Floor: recommend covering soil with moisture barrier
 also considering removing soil to wall retaining wall (masonry block) height
 Crawlspace Walls: recommend installing spray foam around perimeter
 Ducts in Crawlspace: recommend insulating ducts in this space to improve efficiency



Description

| | | |
|--|---|---|
| Service Piping into House: Copper | Main Shut Off Valve at: Basement-Front | Water Flow (Pressure): Good |
| Supply Piping & Pump(s): Copper Galvanized Steel | Waste Piping & Pump(s): Plastic Clay Floor Drain Cast Iron Copper | Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 10 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

Galvanized Steel: some observed in crawl space- cannot determine if active - further evaluation - remove/replace if required



WASTE PIPING: all piping examined was in good repair

Piping: main drain to city sewer- recommend video-scan
recommend installing backflow valve to main waste drain

Basement Washroom: older, ongoing maintenance

2nd Level Washroom: overall in good repair

Kitchen(s) overall in good repair

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 60 %
 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: overall in good repair

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

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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