

HOME INSPECTION REPORT



130 Springhurst Ave
Toronto

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

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

Inspection Date: Nov 12 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 10-yr-old surfaces with a typical life expectancy of over 30-yrs.

EXTERIOR Overall well maintained. Basement walkout and grading repairs required.

STRUCTURE Overall well built house.

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

HEATING 2-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS none

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

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchens have been renovated and in good repair.

INTERIOR Extensively renovated. Overall well maintained. The north foundation has been damp-proofed which will minimize risk of basement leaking.

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

130 Springhurst Ave **ROOFING/Chimneys** Nov 12 2021

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Northwest
Modified Bitumen:	Flat:	Low		

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](#)
Chimney(s): [top portion rebuilt, overall in good repair](#)



Flat Surface: [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	Walls & Wall Structures: Brick Concrete Retaining Wall
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Limitations

Exterior Inspection from Ground Level
Restricted Access Under Porch(es)

Observations/Recommendations

****Gutters/Downspouts:** requires maintenance/cleaning, internal flat roof drains- service/clean prior to winter

WALL SURFACES: overall in good repair, trim vines as required

DOORS/WINDOWS: overall in good repair, basement walkout incomplete finishes- minor repair



PORCH requires general repairs and maintenance



****BASEMENT WALKOUT:** wall repairs required, grading repairs around wall provide handrails to steps

RETAINING WALL: front yard: budget to 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 Page

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

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STRUCTURE

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Description

Configuration: Basement:	Foundations: Masonry Block Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame(Brick Veneer)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Flat Roof Space Roof Space	Foundation Wall Not Visible: <u>80</u> %
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Observations/Recommendations

overall well built house

WALLS:

Masonry Arch: typical settlement cracks/loose brick - monitor/repair
general mortar repairs on south side



Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: AMP	Type of material: Not Visible	Grounded
Description:		
Location:		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:
Location: 1st Level 2nd Level		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: upgraded to 200 amp divided into three 100 amp panels (each unit)



SERVICE PANEL:

Main Disconnect: fuse box in good repair

Auxiliary Panel: overall in good repair



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

Comments: washroom outlets miswired, missing wall plates, loose lights, exposed junction boxes, overall general repairs in various areas

basement kitchen: poor location (on floor) for stove top outlet- 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

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HEATING

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Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Hot Water Boiler:	Mid	110 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

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

Limitations

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

Boiler Performance

Pressure lbs/in2: 12
Temp Deg F: 80

Observations/Recommendations

HOT WATER BOILER: [service annually](#)



Radiator(s): [minor fin damage to some convector units though functional](#)
[door entrance: provide proper cover, newer rads in good repair](#)
[recommend installing in basement apartment east wall](#)



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 : 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

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INSULATION/VENTILATION

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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Wood-Frame Walls:	20	Plastic	

Limitations

Access Not Gained To Wall Space	Access Not Gained To Roof Space
Access Not Gained To Flat Roof	Walls Spot Checked Only

Observations/Recommendations

WALLS: [exposed wall/ceiling frame/insulation - repair](#)
Exhaust Fan Vents: [loose dryer vent- repair](#)
[washroom missing cover](#)
[recommend kitchen vents to exterior](#)



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: 60 Gal Age Yrs.: 2 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

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

WASTE PIPING: [all piping examined was in good repair](#)
[recommend installing backflow valve to main waste drain](#)

Washroom(s): [renovated, overall in good repair, doors should have locks](#)
[missing door in basement unit, main level -loose bath faucet -repair](#)

Kitchen(s) [renovated, overall in good repair](#)
[basement: somewhat unconventional - improve if required](#)
[main level- loose faucet](#)

Description

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

Limitations

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	

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair, main level kitchen - counter damage

Door(s): overall in good repair, interior doors betwixt units should be fire rated with auto closers

Window(s): older units, upgrade as required to improve efficiency

STAIRS: provide hand rails to third level steps

**Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below
north foundation damp-proofed to minimize leaking risk
service sump pump annually, recommend back up battery for sump pump

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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