

# HOME INSPECTION REPORT



159 Dunn Ave

Toronto

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

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

Inspection Date: March 31 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 The roof surfaces through-out are overall in good repair.

EXTERIOR See details for repairs/replacements and maintenance. Older detached garage.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate. In addition to copper wiring there is aluminum wiring - see details.

HEATING 4-yr-old mid-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 supply piping. Further evaluation to main waste drain. The washrooms and kitchen have are older throughout. Budget for renovations.

INTERIOR Tenanted five units. Older finishes. Overall requires ongoing maintenance. Budget for renovations. There is evidence of basement leaking - see details.

## 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.

to

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>*

# ROOFING/Chimneys

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	Southwest
Modified Bitumen:	Flat:	Low deck	Brick Abandoned:	Southeast

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Edge	Height Deck	Height
Walking On	Slope	

## Observations/Recommendations

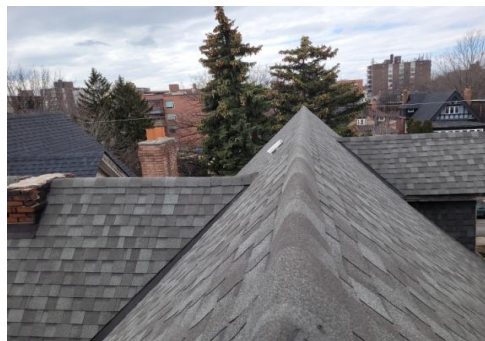
Sloped Surface: **overall surface in good repair**  
 Dormer(s): **south side central -old surface -replace**  
 Parapet Wall: **north side- recommend installing flashing/cap flashing**



Flat Surface: **overall surface in good repair**



Chimney: **overall in good repair**



Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

**Description**

Gutters & Downspouts: Aluminum: Galvanized Steel:	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

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires general repairs and maintenance, replacement likely more cost effective

Soffit & Facia: damaged, requires general repairs and maintenance, replacement likely more cost effective

**WALL SURFACES:**

Wood Shingles: requires general repairs and maintenance

Brick: typical surface spalling, see Structure



**\*\*Walk(s):** step repairs at front yard required



**DETACHED GARAGE:** older, typically ongoing repairs

may become more cost effective to replace

bottom perimeter wood damage - repair as required, budget to repair perimeter

**DECK(s):** older, budget to replace, repair as required, recommend reinforcing with cross bracing of columns



**\*\*BASEMENT WALKOUT:** wall repairs required,

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)	Roof/Ceiling Framing: No Access
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**Limitations**

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

overall well built house

FLOORS: minor sagging floor at central areas though typical for older house  
 Stair Opening: minor sagging around stair areas though typical for older house

WALLS:  
 Masonry: typical surface spalling- repair as required  
 Masonry Arches: cracks above arch typical, repair mortar



FOUNDATIONS: expect foundation mortar repairs/maintenance when renovating basement





**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>60</b> AMP x5	Type of material: <b>Not Visible</b>	<b>Aluminum</b>
Description: <b>Breakers</b>		<b>Grounded</b>
Location: <b>Basement</b> <b>1st Level</b> <b>2nd Level</b> <b>3rd Level</b>		
Distribution Panel	System Grounding:	
Rating: <b>100</b> AMP x5	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b> <b>1st Level</b> <b>2nd Level</b> <b>3rd Level</b>		Location:
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating:        AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location:

**Limitations**

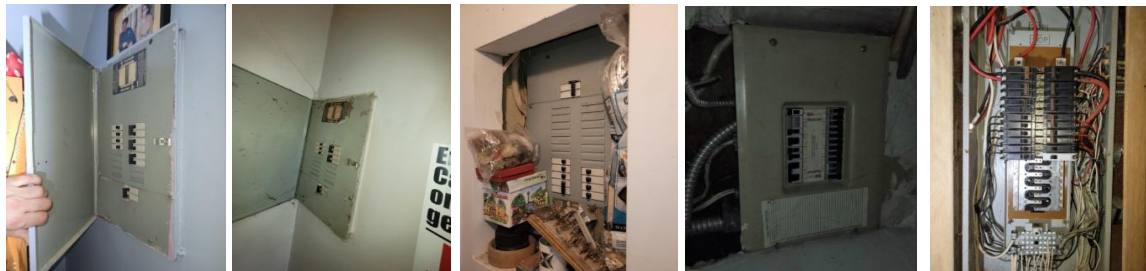
**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE ENTRANCE: **upgraded mast, 5 meter base**



SERVICE PANEL: **5 units in good repair**



**BRANCH WIRING:**

Aluminum: **recommend inspection by qualified electrician for maintenance of connections and installation of aluminum rated outlets typically requires ESA (Electrical Safety Authority) certificate for insurance**

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:
Hot Water Boiler:	Mid	167 x1000BTU/hr	4 yrs.	20 yrs.	Gas	Meter-Exterior
Electric Heater(s):						

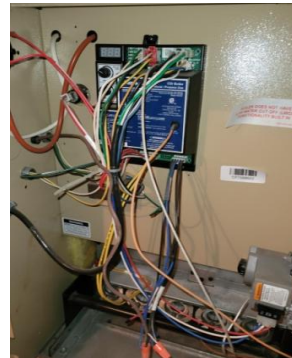
Exhaust Vent Arrangement: [Metal Through-Wall Vent](#)

## Limitations

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

## Observations/Recommendations

HOT WATER BOILER: [service annually](#)



Radiator(s): [older, monitor/repair valves as required](#)



Piping: [insulation on heating pipes 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](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
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## Limitations

Access Not Gained To Wall Space                      Access Not Gained To Roof Space  
Access Not Gained To Flat Roof

## 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	Waste Piping & Pump(s): Plastic Cast Iron Clay Floor Drain Copper	Water Heater x2 Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 4 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 inch copper

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  
 may require repairs/replacement  
 recommend installing backflow valve to main waste drain

Washroom(s): repair as required/budget to renovate

Kitchen(s) repair as required/budget to renovate

**Description**

Floor Finishes: Wood Resilient 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: excessive storage in some areas 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**

Ceilings: some mouldy areas - remove and remediate- see below  
 Floors/Walls/Ceilings: repair as required/budget to renovate  
 Trim/Cabinets/Counters: repair as required/budget to renovate  
 Windows/Doors: older units, upgrade as required or if renovating  
 \*\*Evidence of Basement Leakage: mouldy drywall/materials, etc. remove and remediate areas  
 long term moisture may result in visible or concealed mould growth.  
 Environmental Consultants can assist if this is a concern  
 recommend damp-proofing if renovating basement



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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