

# HOME INSPECTION REPORT



292 Heslop Rd

Milton

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

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

Inspection Date: May 5 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: North*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper grounded and ungrounded -see details.

HEATING 11-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ysr.

COOLING/  
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/  
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING Overall good water pressure with copper supply piping. The washrooms and kitchen have been renovated and 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://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:	East
Asphalt Shingles:	2nd Slope:	Medium		
Asphalt Shingles:	Garage:	Low		

## Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Walking On		

## Observations/Recommendations

Tree Branches: [retain arbourist for annual monitoring/trimming](#)

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



2nd Slope: [overall surface in good repair, lower slope more prone to ice dams seal along edges](#)



Garage: [overall surface in good repair](#)



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	Walls & Wall Structures: Brick Vinyl Siding
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**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair  
DECK provide hand railings for safety



PORCH overall in good repair

DETACHED GARAGE: overall well built  
old door - replace



\*\*Walk(s)/Driveway(s): overall in good repair  
seal gaps along foundation wall

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: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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## Limitations

Restricted Access to: Wall Space Crawl Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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## Observations/Recommendations

overall well built house

ROOF: overall in good repair



**Description**

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

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **panel obstructed by cabinet - cover not removed, further evaluation**



Ungrounded Outlet(s): **provide GFCI's (ground fault circuit interrupters)**  
**provide to exterior outlet**  
**provide to washroom outlet**

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:
Forced Air Furnace:	High	66 x1000BTU/hr	11 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement:

## Limitations

Heat Loss Calculations Not Done

## Furnace Performance

Supply Temp F:	120
Return Temp F:	70

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Registers: [insulation around some registers may contain asbestos but has been encapsulated to avoid disturbing](#)

Comments: [sun room: supplemental heat likely required](#)

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

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	19 yrs. old	15 to 20 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: **not tested: should be serviced before using**  
**aging unit, continue servicing until replacement becomes necessary**





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:
Fiberglass:	Main Roof:	32	Kraft Paper	Roof
Fiberglass:	Basement Walls:	12		Roof Ridge

## Limitations

Access Not Gained To Wall Space

Access Not Gained To Crawl Space

Roof Space Inspected from Access Hatch

## Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate  
uneven- improve

Exhaust Fan Vents: vent 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	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Clay Floor Drain Copper	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 11 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

Basement Floor Drain: main drain to city sewer- recommend video-scan

Washroom(s): 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	Single/Double Hung	Wood
Carpet			Casement	French
Ceramic Tile			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			

**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

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair  
older units, upgrade as required or if renovating

\*\*Basement Leakage: typical efflorescence, staining and dampness for older foundation  
see steps below

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician  
([www.wettinc.ca](http://www.wettinc.ca)), inadequate fire clearance at basement cleanout



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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