

HOME INSPECTION REPORT



42 Springhurst Ave
Toronto

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

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

Inspection Date: July 7 2022



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

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<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: South*

ROOFING West side older asphalt shingles, replace within 1-yrs. Should consider replacing throughout.

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 1-yr-old high-efficiency gas-fired hot-water boiler (combination) with a typical life expectancy of 20-yrs. Unit is rented. Electrical baseboard heating in basement.

COOLING/
HEAT PUMPS 1-yr-old air-conditioner (ductless - two zone) with a typical life expectancy of 15-yrs.

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 are in good repair.

INTERIOR Overall well maintained. Basement moisture in some areas - 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.

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>

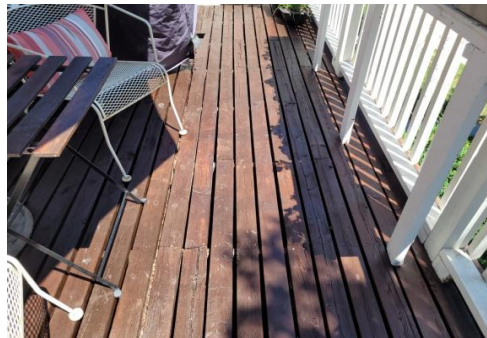
REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
42 Springhurst Ave		ROOFING/Chimneys		July 7 2022
Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: High	Chimney(s) Type: Brick Abandoned: Brick:	Location: West West
Limitations				
Roof Inspected By: Binoculars	Access Limited By: Height	Chimney Access Limited By: Height		

Observations/Recommendations

Sloped Surface: [aging surface, budget to replace within 1 yrs.](#)
[west side more worn, multi-layered therefore will cost extra to dispose](#)



Main Flat: [front deck - not visible](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Vinyl Siding
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Limitations

Exterior Inspection from Ground Level	Inaccessible Wall
Restricted Access Under Deck(s)	

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

Vinyl Siding: overall in good repair

DOORS/WINDOWS: overall in good repair



DECK overall in good repair, minor framing rot at edge - monitor
PORCH restored , in good repair



****Walk(s):** seal gaps along foundation wall
****Window Well:** provide cover



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

42 Springhurst Ave

STRUCTURE

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Description

Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Masonry Party Wall
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>95</u> %
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Observations/Recommendations

overall in good repair

FLOORS: minor sagging around stair areas though typical for older house

Description

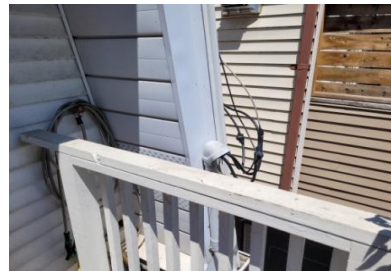
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description:		
Location:		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Fuses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

Limitations

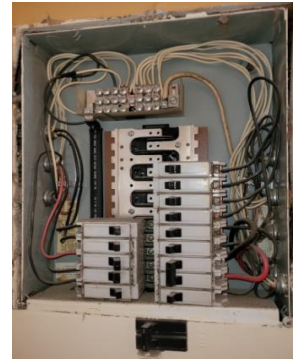
Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **two meter base: overall in good repair**
 Clearance: **2nd level deck - provide barrier**



Main Disconnect: **overall in good repair**
 SERVICE PANEL: **overall in good repair, double tap electric heaters - add breakers if required**
 Auxiliary Panel: **overall in good repair**



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

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:	High	180 x1000BTU/hr	1 yrs.	15 to 20 yrs.	Gas	Meter-Exterior
Electric Heater(s):						

Exhaust Vent Arrangement:

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Observations/Recommendations

HOT WATER BOILER: [rented: service annually](#)
COMBINATION SYSTEM: [provides house heating and domestic hot water](#)



Radiator(s): [monitor/repair valves as required](#)
[various newer units](#)

ELECTRIC HEATERS(s): [basement - functional](#)

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	1 yrs. old	10 to 15 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER:

DUCTLESS A/C: two zone - main level/2nd level, service annually



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:
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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: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Cast Iron Copper Clay Floor Drain	Water Heater see Heating Type: Fuel Type: Capacity: Age Yrs.: Life Expectancy:

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
recommend installing backflow valve to main waste drain

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
Ceramic Tile			Casement	Metal
Carpet			Skylight(s)	
			Double Glazing	
Fireplaces:	Fireplace Fuel:		Primary Plus Storm	
Masonry				
Insert				

Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
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: various upgraded units, upgrade older units as required

FIREPLACE: not in use- further evaluation to determine options and/or restoring
recommend chimney sweep/inspection by W.E.T.T. Certified technician
(www.wettinc.ca)

STAIRS: provide hand rails to basement steps

**Basement Leakage: reported a portion of foundation at kitchen was damp-proofed internally
typical efflorescence, staining and dampness for older foundation
see steps below

**Evidence of Basement Leakage: leaking detected with moisture meter random sampling at kitchen
east wall, laundry east wall and rear under steps, remove drywall and
monitor, budget to damp-proof,
long term moisture may result in visible or concealed mould growth.



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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