

HOME INSPECTION REPORT



456 Pape Ave

Toronto

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

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

Inspection Date: July 14 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: West*

ROOFING Flat roof not accessible. Reported flat roof surface is approx. 5-yrs old. Typical life expectancy of over 20-yrs. Approx. 5-yr-old high quality asphalt shingles with a typical life expectancy of over 30-yrs.

EXTERIOR Overall well maintained. Newer wall surfaces/windows/doors. Good quality decks.

STRUCTURE Overall well built house. The house is located in a neighbourhood with a termite history-please see details

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

HEATING 12-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**COOLING/
HEAT PUMPS** 7-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. 5-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs.

**INSULATION/
VENTILATION** Extensive renovation typically includes upgrading insulation

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

INTERIOR Renovated throughout.

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		
456 Pape Ave		ROOFING/Chimneys		July 14 2022
Description				
Roofing Material: Modified Bitumen: Asphalt Shingles:	Location: Flat:	Leakage Probability: Low	Chimney(s) Type: Metal: Brick Shared:	Location: Southwest Central
Limitations				
Roof Inspected By:	Access Limited By: Height	Chimney Access Limited By:		
Observations/Recommendations				
<p>Flat Surface: roof not accessible due to height reported to be approx. 5-yrs old with typical life expectancy of over 20-yrs</p> <p>Sloped Surface: approx. 5-yrs old with typical life expectancy of over 20-yrs</p>				
				
Chimney(s): overall in good repair				
Porch(s): approx. 5-yrs old with typical life expectancy of over 20-yrs				
				
<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 Metal Siding Concrete Retaining Wall
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Limitations

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

Observations/Recommendations

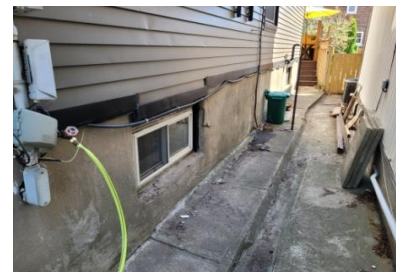
WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



**Walk(s): require general repairs and maintenance
RETAINING WALL: front garden: movement, budget to replace
DECK overall well built



**Walk(s): 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

Description

Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding)	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>95</u> %
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Observations/Recommendations

overall in good repair, newer additions

Termites: the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs.
presently no evidence of termite damage observed

FOUNDATIONS: under deck - repair foundation spalling as required



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: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:
Location: Basement		Location: Bedroom

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

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

Auxiliary Panel: panel obstructed by cabinet - cover not removed, further evaluation



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:
Forced Air Furnace:	High	70 x1000BTU/hr	12 yrs.	20 yrs.	Gas	Meter-Exterior
Electric Radiant Heat:						

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

Limitations

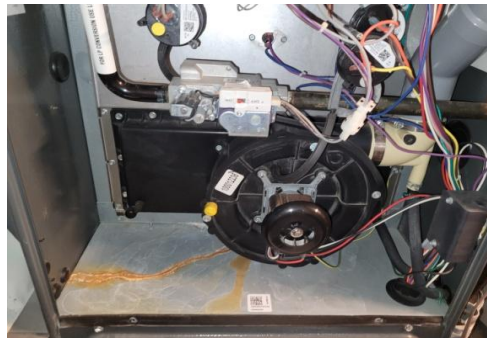
[Heat Loss Calculations Not Done](#) [A/C Presently Operating](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
[typical rusting for age](#)
[recommend obtaining replacement parts/servicing contract](#)
Filter: [replace 1-per-6 to 12 months](#)



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	7 yrs. old	10 to 15 yrs.
Air Conditioner (air-cooled):	12 x1,000 BTU/hr	5 yrs. old	

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: [service annually](#)



DUCTLESS A/C: [service annually](#)



INSULATION/VENTILATION

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:

Limitations

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Observations/Recommendations

Extensive renovation typically includes upgrading insulation

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 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

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

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

Basement Floor Drain: [main drain under carpet: recommend video-scan to city sewer](#)
[recommend installing backflow valve to main waste drain](#)

Washroom(s): [recently renovated](#)
Whirlpool Tub: [tested functional](#)
[recommend installing a GFCI - not found](#)

Kitchen(s) [overall in good repair](#)

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Sliding Glass
Ceramic Tile			Fixed	Wood
Carpet			Skylight(s)	
			Casement	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			

Limitations	
Restricted/No Access To: basement storage	Foundation Not Visible <u>95</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Storage/Furnishings in Some Areas Limited Inspection	
Absence of Historical Clues due to New Finishes/Paint	

Observations/Recommendations

Floors/Walls/Ceilings: [renovated, in good repair](#)

Trim/Cabinets/Counters: [renovated, in good repair](#)

Windows/Doors: [upgraded double glazed units](#)

FIREPLACE: [service annually](#)

****Basement Leakage:** [presently no leaking detected with moisture meter random sampling](#)

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

- gutters, downspouts, grading, driveways: [ongoing maintenance and repair/see Exterior](#)
- cracks/form ties on foundation: [monitor/repair as required](#)
- 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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