

HOME INSPECTION REPORT



9 Cowan St
Toronto

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

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

Inspection Date: Oct 3 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 The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 5-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 10-yr-old air-conditioner with a typical life expectancy of 15-yrs. Approx. 10-15-yr-old ductless heat pumps (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 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://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

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

| Limitations | | |
|--------------------------|--------------------|----------------------------|
| Roof Inspected By: | Access Limited By: | Chimney Access Limited By: |
| Binoculars Walking On | | |

Observations/Recommendations

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

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

Chimney(s): [overall in good repair](#)



Flat Surface: [overall in good repair](#)



Porch(s): [overall in good repair, provide railings for safety](#)



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

Description

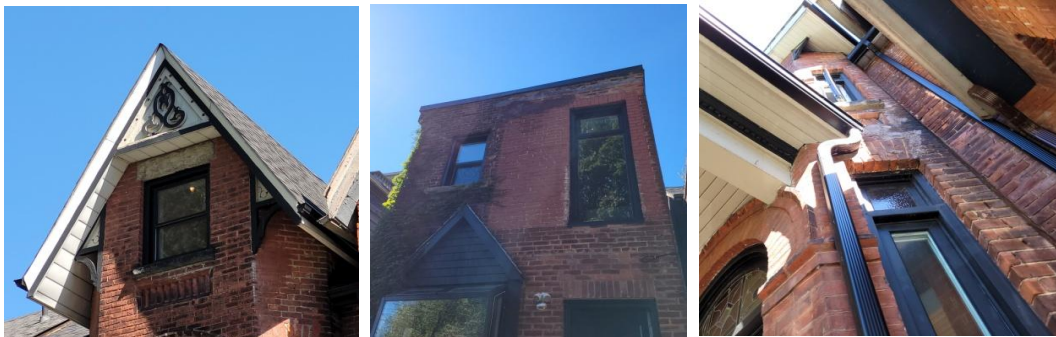
| | | | |
|------------------------------------|--|-------------------------|-----------------------------------|
| Gutters & Downspouts: Aluminum: | Downspout(s) Discharge: Various Above Grade | Lot Topography: Flat | Walls & Wall Structures: Brick |
|------------------------------------|--|-------------------------|-----------------------------------|

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES: overall in good repair, trim vines as required
 Soffit & Fascia: overall in good repair
 DOORS/WINDOWS: overall in good repair



PORCH in good repair, column minor leaning typical
 DECK recently repaired



**Walk(s)/Driveway(s): overall in good repair

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 Brick | Floor : Wood Joists | Walls : Masonry (Double-Brick) | Roof/Ceiling Framing: No Access |
|-----------------------------|--------------------------------|------------------------|-----------------------------------|------------------------------------|

Limitations

| | |
|---|--|
| Restricted Access to: Wall Space Roof Space | Foundation Wall Not Visible: <u>99</u> % |
|---|--|

Observations/Recommendations

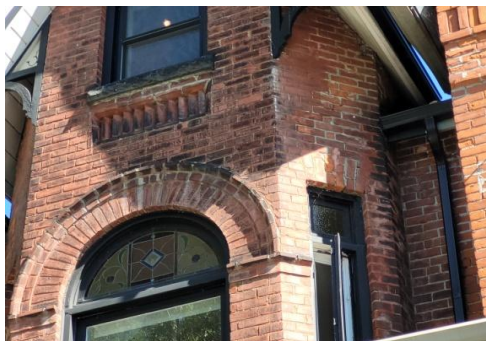
overall well built house

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



WALLS:

Masonry: cracks above arch typical, monitor/repair mortar as required
typical surface spalling - repair as required



Description

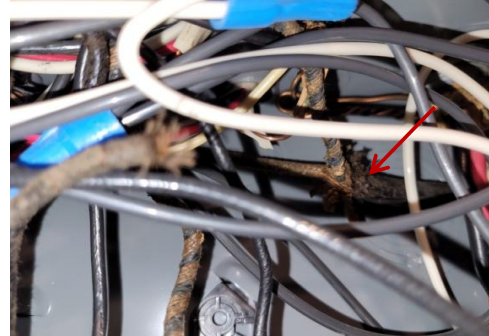
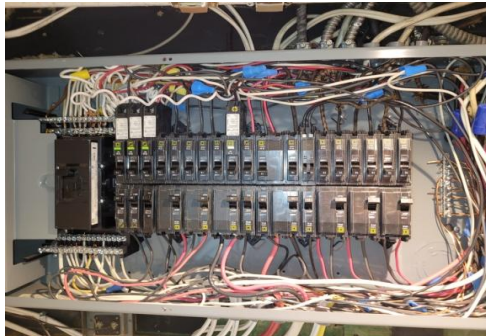
| | | |
|---|--------------------------------------|-----------------------------------|
| Service Size: 200 AMP (240volts) | Service Entrance Cable: | Distribution Wire: |
| Main Disconnect/Service Box | Location: Overhead | Copper |
| Rating: 200 AMP | Type of material: Not Visible | Grounded & Ungrounded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

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE PANEL: overall in good repair
 BRANCH WIRING: panel: some ungrounded wiring typical, no knob and tube observed during random sampling



GFCI: provide to basement washroom outlet
 provide to kitchen island 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

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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 | 60 x1000BTU/hr | 5 yrs. | 20 yrs. | Gas | Meter-Exterior |

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

Limitations

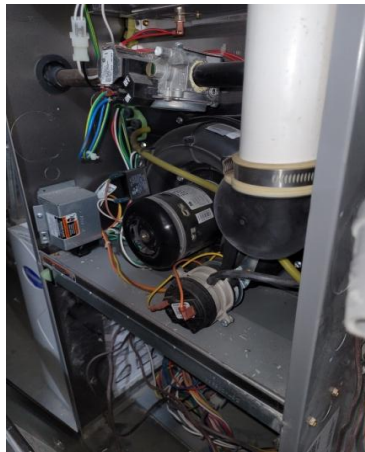
[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

Supply Temp F: [120](#)
Return Temp F: [70](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
[recommend obtaining replacement parts/servicing contract](#)



| Description | | | |
|-------------------------------|-------------------|-------------------|--------------------------|
| Description: | Cooling Capacity: | Approx. Age: | Typical Life Expectancy: |
| Air Conditioner (air-cooled): | 30 x1,000 BTU/hr | 10 yrs. old | 15 to 20 yrs. |
| Air Conditioner (air-cooled): | 20 x1,000 BTU/hr | 10 to 15 yrs. old | |

| Limitations | Cooling Performance |
|-------------|---------------------|
| | Supply Temp F: 60 |
| | Return Temp F: 70 |

Observations/Recommendations

AIR CONDITIONER: [service annually](#)
[recommend obtaining replacement parts/servicing contract](#)



DUCTLESS HEAT PUMP: [service annually, repair/replace insulation on refrigerant lines](#)
[recommend obtaining replacement parts/servicing contract](#)
 unit provides cooling and supplemental heating



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: |
|-----------|----------|---------|---------------------|----------|
|-----------|----------|---------|---------------------|----------|

Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Flat Roof

Observations/Recommendations

Exhaust Fan Vents: [basement kitchen - inoperative](#)

Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

Description

| | | |
|----------------------------|--------------------------------|-------------------------------------|
| Service Piping into House: | Main Shut Off Valve at: | Water Flow (Pressure): |
| Copper | Basement-Front | Good |
| Supply Piping & Pump(s): | Waste Piping & Pump(s): | Water Heater |
| Copper | Plastic | Type: Conventional |
| Plastic | | Fuel Type: Gas |
| | | Capacity: 50 Gal |
| | | Age Yrs.: 5 |
| | | 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](#)
[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 | Casement | Wood |
| Ceramic Tile | | | Fixed Skylight(s) | French |
| Fireplaces: | Fireplace Fuel: | | | |
| Insert | Wood | | | |

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

STAIRS: provide hand rails to basement steps

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair, some lost seals

Skylight(s): overall in good repair, northeast unit - improve weather-stripping



**Basement Leakage: presently no leaking detected with moisture meter random sampling
 typical efflorescence, staining and dampness for older foundation
 see steps below

FIREPLACE: assume none functional - further evaluation
 recommend chimney sweep/inspection by W.E.T.T. Certified technician
 (www.wettinc.ca)

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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