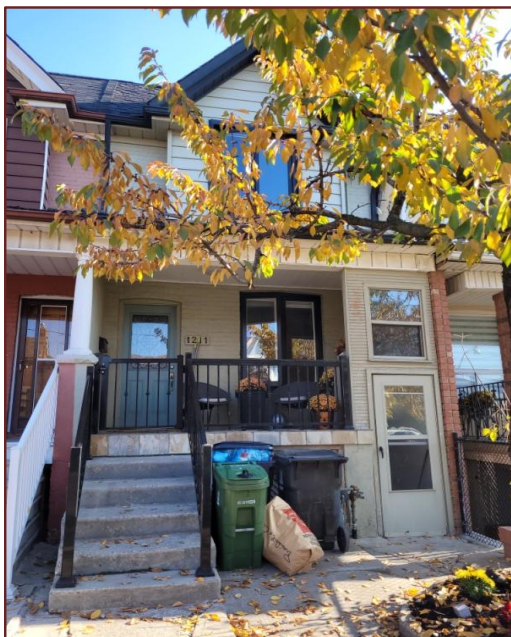


HOME INSPECTION REPORT



1211 Dovercourt Rd

Toronto

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

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

Inspection Date: Nov 2 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 New high quality asphalt shingles with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained. See details for general repairs and maintenance. Detached garage overall well built.

STRUCTURE Overall well built house.

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 12-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

INSULATION/
VENTILATION Restricted access to roof and wall spaces. It was reported the flat roof was insulated during the flat roof replacement and that there is insulation in the slope roof.

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

INTERIOR Renovated. Overall well maintained. Double glaze windows

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>

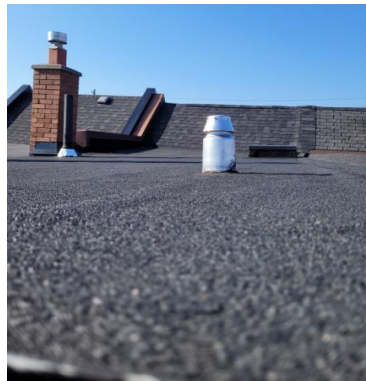
REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
1211 Dovercourt Rd		ROOFING/Chimneys		Nov 2 2022
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Modified Bitumen:	Flat:	Low		
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		

Observations/Recommendations

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



Flat Surface: [new surface in good repair](#)



Masonry: [rebuilt and 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	Walls & Wall Structures: Brick Metal Siding
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Limitations

Exterior Inspection from Ground Level
Inaccessible Wall

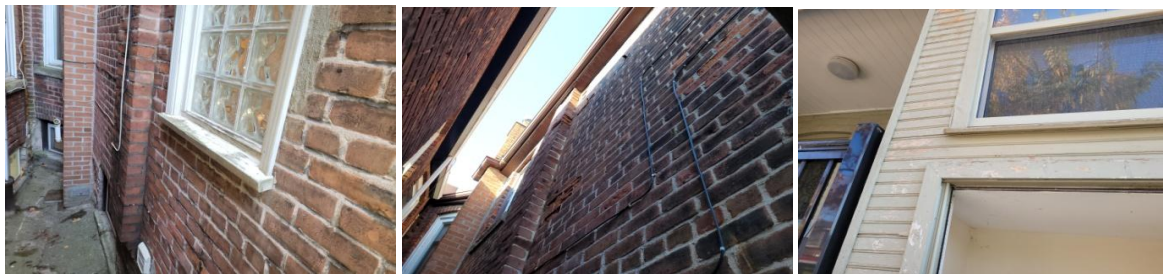
Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair, repair some damaged units as required

Wood siding: general painting maintenance

DOORS/WINDOWS: general painting maintenance to wood components



PORCH minor step repairs, overall in good repair

DECK overall in good repair

DETACHED GARAGE: overall well built, minor settlement crack
recommend installing fascia/soffit/gutters/downspouts

****Walk(s):** rear southeast, service drain annually in this area

****BASEMENT WALKOUT:** front: install handrails, service landing drain annually
rear: wall movement cracks, budget to 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

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

1211 Dovercourt Rd

STRUCTURE

Nov 2 2022

page 4

Description

Configuration: Basement:	Foundations: Stone Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
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Limitations

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

overall well built house

FOOTINGS/FOUNDATIONS basement floor has been lowered



Description

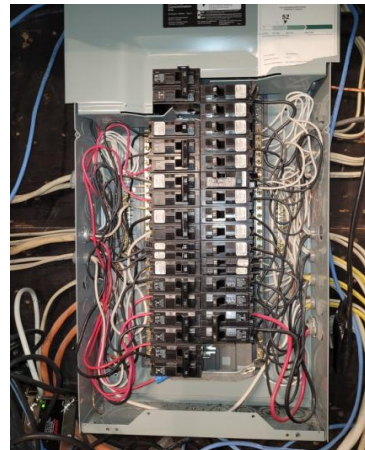
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Panel
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 PANEL: overall in good repair



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout
 Comments: rear walkout: wire/conduit poor location - prone to damage



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

1211 Dovercourt Rd

HEATING

Nov 2 2022

page 6

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

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

Limitations

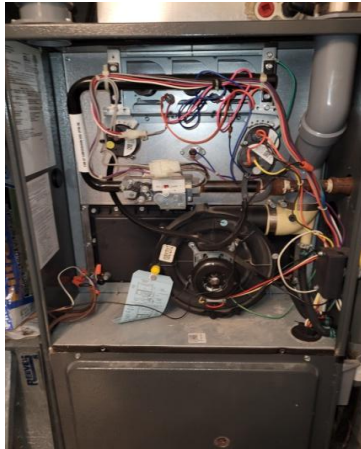
[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

Supply Temp F:	120
Return Temp F:	70

Observations/Recommendations

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



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

1211 Dovercourt Rd

COOLING/Heat Pumps

Nov 2 2022

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	12 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

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



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

1211 Dovercourt Rd

INSULATION/VENTILATION

Nov 2 2022

page 8

Description

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

Main Flat Roof: [reported that insulation installed when re-roofing](#)

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	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 12 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: trap not visible, cannot determined if main waste drain has been replaced, typically main drain is upgraded with lowered basement floor new plastic cleanout pipe(s) at rear basement door indicates drain upgrades



Washroom(s): overall in good repair
spout/shower diverter requires repair or replace



Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Metal
Ceramic Tile			Casement	
			Sliders	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:		Double Glazing	

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

Window(s): one rear window lost seal

**Basement Leakage: presently no leaking detected with moisture meter random sampling along dry walled areas
 front exterior storage room: typical efflorescence, staining and dampness, some mouldy areas can be cleaned and treated



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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