

HOME INSPECTION REPORT



87 Rushholme Rd

Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: June 20 2023



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

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

* please see credentials at end of report

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Asphalt Shingles:	Main Slope:	Low		
Asphalt Shingles:	Studio	Low		
Asphalt Shingles:	Porch(s):	Low		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars From Edge	Height	Height

Observations/Recommendations

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

Sloped Surface: [overall surface in good repair](#)
 2nd Slope: [overall surface in good repair](#)



Porch(s): [overall surface in good repair](#)



Garage: Studio: [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	Walls & Wall Structures: Brick
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Limitations

Exterior Inspection from Ground Level
 Underside of Deck(s) Inspected from Access Door

Observations/Recommendations

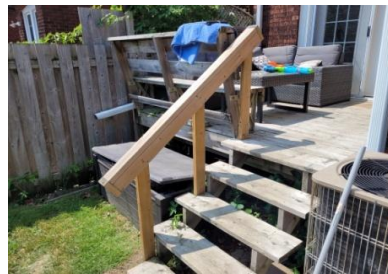
**Walk(s)/Driveway(s): continue to seal gaps along wall
 budget to re-surface driveway

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair



PORCH overall in good repair
 DECK overall in good repair



STRUCTURES overall well built detached Studio, wood components require general maintenance, paint metal lintel



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

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STRUCTURE

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Description

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

Restricted Access to: Wall Space East Roof Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch
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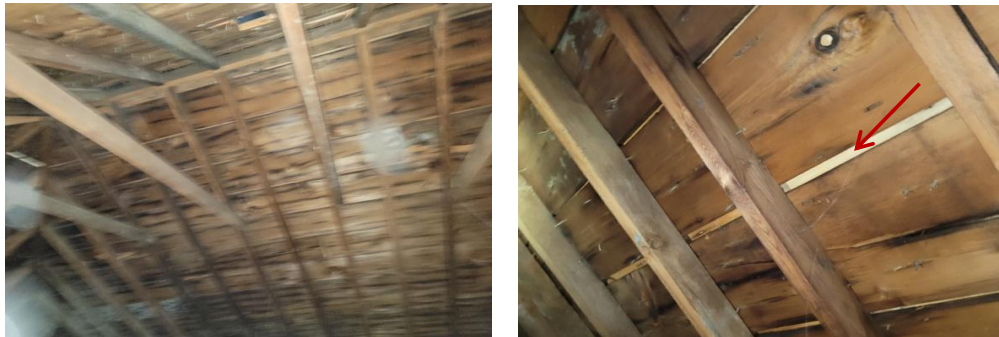
Observations/Recommendations

overall well built house

WALLS: typical settlement cracks and repairs
Masonry Arches: rear door: typical settlement cracks - repair with mortar



ROOF: overall in good repair
Roof Sheathing: new sheathing was installed over older planks which is above average



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: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location:
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 200 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Minimal	Arc Fault Circuit Interrupter:
Location: Garage		Location: Panel

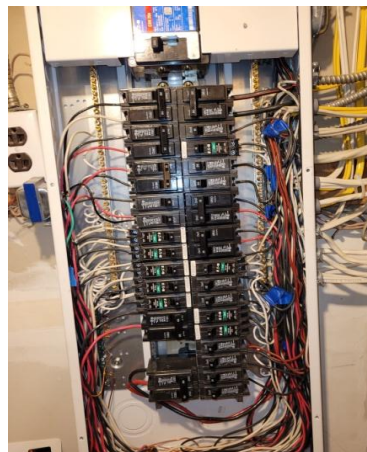
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair

SERVICE 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 Type: Shut Off at:
Forced Air Furnace: High 70 x1000BTU/hr 2 yrs. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done Summer Test Procedure
Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 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	20 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: **old unit, continue servicing until replacement becomes necessary**



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:
Fiberglass/Cellulose:	Main Roof:	24	Kraft Paper	Roof

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency
recommend improving ventilation with soffit vents
insulate and weather-strip access hatch to roof space



Comments: spray foam observed in walls of Detached Studio



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 Plastic	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 4 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

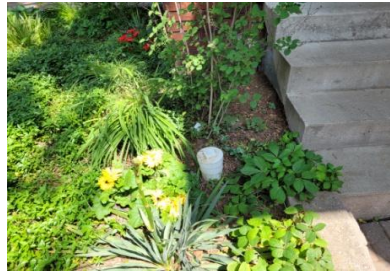
Observations/Recommendations

WATERMAIN: upgraded to copper

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair
 new plastic cleanout pipe(s) at front yard indicates drain upgrades
 a back flow valve has been installed to the main waste drain

Basement Floor Drain: not found, likely under finished floor- further evaluation



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	Metal
Ceramic Tile			Sliders	
Laminate			Fixed	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Insert	Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 80 %
 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

Windows/Doors: upgraded double glazed units

Trim/Cabinets/Counters: overall in good repair

FIREPLACE: service annually

**Basement Leakage: presently no leaking detected with moisture meter random sampling, typical efflorescence, staining and dampness for older foundation see steps below
 sump pump at south west corner - appears installed to reduce risk of ground water infiltration (note: no weeping tile or damp-proofing installed)



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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