

HOME INSPECTION REPORT



279 Margueretta St
Toronto

Prepared for: High Park Realty

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

Inspection Date: July 19 2023



[www.redbrickinspections.ca](http://redbrickinspections.ca)
bob@redbrickinspections.ca
416-829-6655

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

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. See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.

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

COOLING/
HEAT PUMPS none

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING Overall good water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchens are older.

INTERIOR Overall anticipate general maintenance.

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

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	Southwest
Modified Bitumen:	Flat:	Low	Brick Abandoned:	Southeast
Modified Bitumen:	Deck:	Low		
Asphalt Shingles:	Garage:	Low		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height Tree	
From Edge	Deck	

Observations/Recommendations

Sloped Surface: overall surface in good repair
 Flat Surface: overall surface in good repair
 Porch(s): overall surface in good repair



Garage: overall in good repair
 Deck: overall in good repair where visible



Chimney(s): requires repairs at top, loose brick, safety repair
 install rain/screen cap to clay liner



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

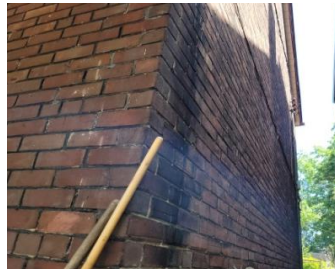
Observations/Recommendations

****Gutters/Downspouts:** requires maintenance/cleaning

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair

Soffit & Fascia: some requires general maintenance



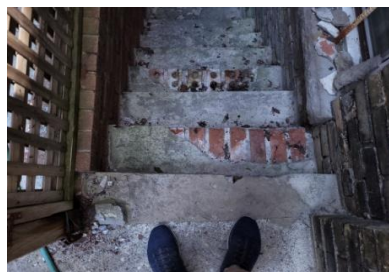
DECK overall in good repair, general maintenance as required

PORCH overall well built

DETACHED GARAGE: overall well built, minor roof sag though no signs of distress, minor door damage- recommend auto reverse with sensor

****Walk(s):** general crack repairs and maintenance in some areas

****BASEMENT WALKOUT:** requires hand rails, step repairs required, service drain



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

Limitations

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

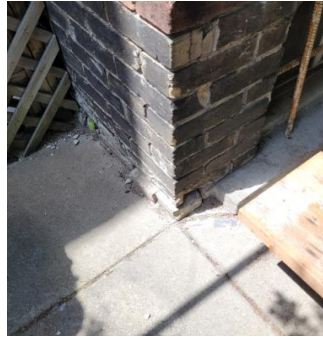
overall well built house

FLOORS:

Stair Opening: minor sagging around stair areas though typical for older house

WALLS:

Masonry: overall in good repair, general repairs in some areas



FLOORS: rear extension under steps, frame/sill near/below grade prone to moisture damage, presently no signs of damage though limited access, older wood post rot at base - replace



Description

Service Size: 100 AMP (240volts)	Service Entrance Cable: Location: Overhead	Distribution Wire: Copper
Main Disconnect/Service Box Rating: 100 AMP	Type of material: Not Visible	Grounded & Ungrounded Knob-and-Tube-Copper
Description: Breakers		
Location: Basement		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter: Location:
Location: Basement		
Auxiliary Panel(s): Rating: AMP	Outlets Description: Grounded/Ungrounded	Bathroom(s)
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter: Location:
Location: 1st Level under kitchen sink		

Limitations

Main Disconnect Cover Not Removed

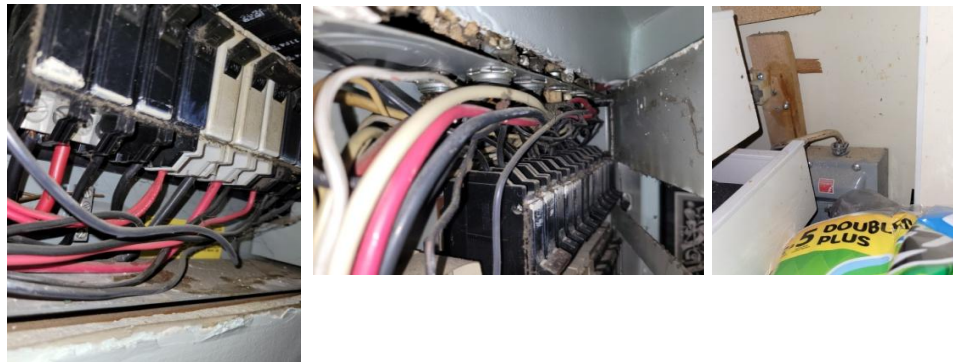
Observations/Recommendations

SERVICE ENTRANCE:

Mast: **older mast: upgrade as required/renovating**

SERVICE PANEL: **crowded, install larger panel if required/when renovating**

Auxiliary Panel: **under kitchen sink**



BRANCH WIRING: **some loose/exposed wires - general clean up**

Knob & Tube: **based on random sampling observed in some hall switches and suspect to various ungrounded outlets, roughly 25% may require upgrading for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.**

GFCI: **provide to washroom outlet**

Switch(es): **near bath should be relocated**
main front bedroom: switch - wire wrong gauge - replace

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 ? x1000BTU/hr 5 yrs. approx. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
[restricted access due to storage](#)



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 : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Window A/C Units Not Tested

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

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: Roof
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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

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.: 6 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: [limited access, appears small diameter, improve if renovating, suspect older main drain, recommend video-scan, risk of tree roots may require repairs/replacement recommend installing backflow valve to main waste drain](#)

Washroom(s): [general maintenance to some faucets/toilets/bath, rusting sink](#)

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

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Resilient			Fixed	
Ceramic Tile				
Fireplaces:	Fireplace Fuel:			
Non-Functional				

Limitations

Restricted/No Access To: excessive storage in some areas 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
 Ceilings: some repairs
 Floors: some cracks
 Trim/Cabinets/Counters: overall in good repair

Windows/Doors: general maintenance to some

STAIRS: provide hand rails to third level steps
 provide hand rails to basement steps

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

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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