

HOME INSPECTION REPORT



14 Melbourne Ave

Toronto

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

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

Inspection Date: Aug 28 2023






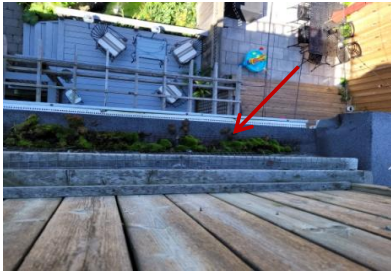

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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

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

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
14 Melbourne Ave		ROOFING/Chimneys		Aug 28 2023
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Medium	Brick:	Southeast
Modified Bitumen:	Upper Flat:	Low	Brick Abandoned:	North
Modified Bitumen:	Lower Flat:	Medium		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Walking On	Deck			
Observations/Recommendations				
Tree Branches: retain arbourist for annual monitoring/trimming				
Sloped Surface: overall surface in good repair				
Skylight(s): older though overall in good repair				
				
Upper Flat: overall in good repair				
Lower Flat: overall in good repair (deck), requires cleaning/maintenance				
				
Chimney: overall in good repair				
install rain/screen cap to clay liner				
				

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
Restricted Access Under Deck(s)
Restricted Access Under Deck(s)

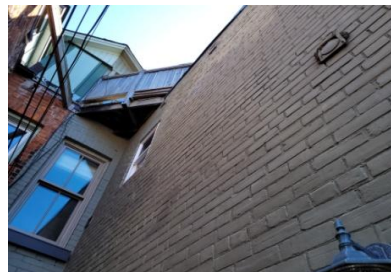
Observations/Recommendations

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

WALL SURFACES:

Brick: overall in good repair

DOORS/WINDOWS: overall in good repair



DECK upper deck: older, continue to monitor and repair, some floor boards at exit require replacement, extend railings at sloped roof for safety



****BASEMENT WALKOUT:** overall in good repair, provide hand rails for safety



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) Masonry Party Wall	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>50</u> %
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Observations/Recommendations

overall well built house

FLOORS:

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



FOUNDATIONS: anticipate mortar repairs if renovating basement



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 & Ungrounded
Description: Breakers		Knob-and-Tube-Copper
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: AMP	Description: Grounded/Ungrounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

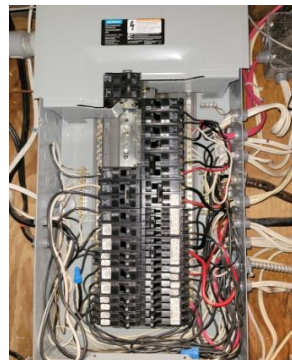
Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:

Mast: **loose, disconnected at top - contact utility to repair**

SERVICE PANEL: **overall in good repair**



BRANCH WIRING: **2nd level - some wires exposed on walls - minor repair**

Knob & Tube: **based on random sampling observed in basement ceiling, some switches and outlets 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 exterior outlet for pond and 3rd level washroom**

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 80 x1000BTU/hr 5 yrs. 20 yrs. Gas Meter-Exterior
Electric Radiant Heat:

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](#)
[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	9 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: [service annually](#)

Ductwork: [none in 2nd level washroom - provide if required](#)



DUCTLESS HEAT PUMP: [3rd level, service annually](#)

[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:
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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 Plastic	Waste Piping & Pump(s): Plastic Cast Iron Copper	Water Heater Type: Induced Draft 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: appears upgraded to plastic
 main drain: recommend video-scan, risk of tree roots
 recommend installing backflow valve to main waste drain

Washroom(s): renovated, overall in good repair

Kitchen(s) renovated, overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Fixed Skylight(s)	French
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 50 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

Floors: **basement floor repairs/replacement if renovating**

Floors/Walls/Ceilings: **overall in good repair**

Trim/Cabinets/Counters: **overall in good repair**

Windows/Doors: **overall in good repair**
 office: window requires repair
 upper level windows - install screens for safety

STAIRS: **provide hand rails to basement steps**
 STAIRS: **north: provide hand rails to second level steps**

FIREPLACE: **recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)**

****Basement Leakage: typical efflorescence, staining and dampness for older foundation see steps below, some mouldy should be cleaned/treated recommend damp-proofing if renovating basement continue to use dehumidifier**

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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