

# HOME INSPECTION REPORT



15 Fern Ave  
Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: Aug 30 2023



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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: North*

**ROOFING** North slope/rear lower slope and garage are high quality asphalt shingles with a typical life expectancy of over 20-yrs. South east shingles are aging - budget to replace within 5-yrs

**EXTERIOR** Overall well maintained. See details for general repairs and maintenance.

**STRUCTURE** Overall well built house. See details regarding installing roof space fire wall.

**ELECTRICAL** The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

**HEATING** 10-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**COOLING/  
HEAT PUMPS** 15-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

**INSULATION/  
VENTILATION** Recommend additional insulation in the roof space to improve comfort and efficiency.

**PLUMBING** Overall adequate water pressure with copper supply piping. Older floor drain. The washrooms and kitchen are 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://www.redbrickinspections.ca)

REFERENCE LINK

[http://redbrickinspections.ca/docs/2\\_Roofing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf)

15 Fern Ave

# ROOFING/Chimneys

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## Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	North Slope:	Low	Brick Abandoned:	West
Asphalt Shingles:	South Slope:	Medium east		
Asphalt Shingles:	Garage:	Low		
Asphalt Shingles:	2nd Slope:	Low south lower		

## Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height	Height

## Observations/Recommendations

Ice Dams: more prone on northeast - clean/service gutter/valley annually to minimize risk, also see Insulation page

Sloped Surface: north/lower south and garage, in good repair



Sloped Surface: southeast shingles aging, budget to replace within 5 yrs.



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 Vinyl Siding Asphalt Shingles
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**Limitations**

Exterior Inspection from Ground Level  
Restricted Access Under Porch(es)

**Observations/Recommendations**

**WALL SURFACES:**

Soffit & Facia: wood components- repair/maintain as required

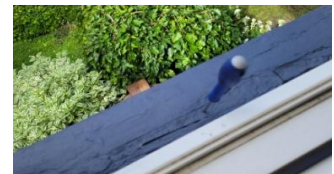
Brick: appears prior abrasive cleaning - typical for age of house, minor surface spalling, monitor and repair/replace as required, gaps filled with spray foam - should use proper mortar,

Vinyl Siding: overall in good repair

Asphalt Shingles: minor lifting - monitor, budget to replace with siding



Windows: wood sills - some rot noted, budget to replace rear unit: wood component require repairs



DECK replace floor boards as required

PORCH overall in good repair, replace floor boards as required

DETACHED GARAGE: overall well built, exterior wood component maintenance bottom perimeter near grade prone to rot - lower grade around perimeter to reduce risk, grade yard away from structure



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 : Wood Frame(Brick Veneer) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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**Limitations**

Restricted Access to: Wall Space South Roof Space Crawl Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

FOUNDATIONS: south part of basement (limited access due to drywall), appears minor spalling, anticipate repairs if renovating/lowering basement floor



FLOORS:

Joists: basement- some notched joists - not critical

Stair Opening: basement: shored up with metal post, somewhat low quality installation, secure post top/bottom plate and monitor



ROOF: overall in good repair, typical staining for older house

Party (Fire) Walls: recommend installing in roof space between attached neighbours



**Description**

Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>100</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Kitchen</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location:

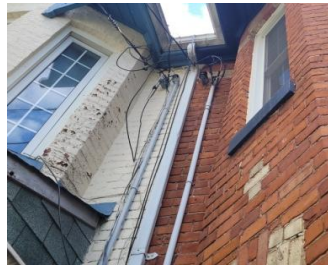
**Limitations**

**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**

Knob & Tube: **none found during random sampling**

GFCI: **provide to exterior outlet**

Ungrounded Outlet(s): **one unit at rear bedroom -**

**provide GFCI's (ground fault circuit interrupters)**

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](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	60 x1000BTU/hr	10 yrs.	20 yrs.	Gas	Meter-Exterior

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

## Limitations

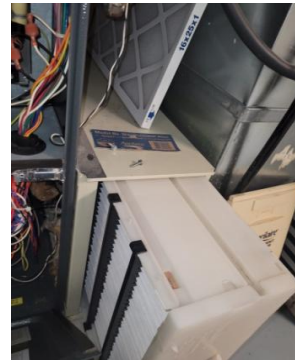
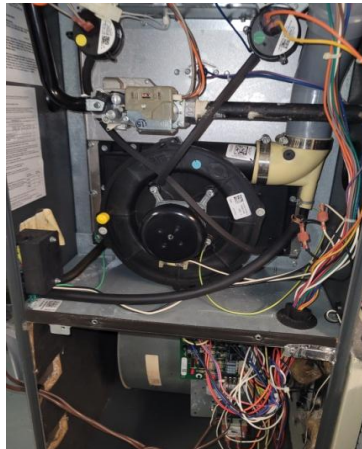
<a href="#">Heat Loss Calculations Not Done</a>	<a href="#">Summer Test Procedure</a>
<a href="#">Heat Exchanger- Inaccessible</a>	

## 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 months](#)



Ducts: [some older arrangement \(shared registers between rooms\) typical for age of house](#)

REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](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	15 yrs. old	15 to 20 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:	55
Return Temp F:	70

### Observations/Recommendations

AIR CONDITIONER: aging unit, continue servicing until replacement becomes necessary





**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	12	None Found	Roof

**Limitations**

Access Not Gained To Wall Space  
 Roof Space Inspected from Access Hatch

**Observations/Recommendations**

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency  
 recommend installing vapour barrier to minimize risk of heat loss which may contribute to ice dams at front of house  
 recommend improving ventilation with soffit vents

Roof Access Hatch: insulate and weather-strip access hatch to roof space



**Description**

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 10 Life Expectancy: 20

**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: older, requires cleaning/servicing, budget to replace 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	Single/Double Hung	Wood
Ceramic Tile			Fixed	French
Carpet			Sliders	
Fireplaces:	Fireplace Fuel:			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 95 %  
 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

STAIRS: provide hand rails to basement steps

\*\*Basement Leakage: typical efflorescence, staining and dampness for older foundation  
 see steps below  
 recommend damp-proofing if renovating basement  
 rear basement foundation - appears some 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](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **Bob Papadopoulos P.Eng, RHI**

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- **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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