

HOME INSPECTION REPORT



11 Mountview Ave

Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: Oct 25 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

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 condition (requires minor repair).

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

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 2-yr-old combination (provides heating and domestic hot water) high-efficiency gas-fired hot-water boiler with a typical life expectancy of 15-20-yrs.

COOLING/
HEAT PUMPS Inoperative ductless air-conditioner.

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

PLUMBING See details regarding watermain. Overall good water pressure with copper supply piping. The washrooms and kitchen are older though overall in good repair.

INTERIOR Overall well maintained. Older doors /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

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Medium	Brick Abandoned:	South
Asphalt Shingles:	Porch(s):	Low		
Modified Bitumen:	Flat:	Low		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade Walking On		

Observations/Recommendations

Sloped Surface: overall surface in good repair
requires minor repair at northwest hip



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



Chimney: can be abandoned/removed below roof line

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: Towards House Away From House	Walls & Wall Structures: Brick Asphalt Shingles Wood Retaining Wall Stone Retaining Wall
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

Asphalt Shingles: cupping/curling/aging, replace as required

DOORS/WINDOWS: older, service/upgrade as required



DETACHED GARAGE: older, typically ongoing repairs

PORCH column repairs required, railings required on south side for safety

DECK step maintenance



RETAINING WALL(s): overall in good repair

Wood Unit: older - monitor and repair units as required

**Driveway(s): old, damaged, budget to replace/re-surface
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: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

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

overall well built house

Comments: house is located adjacent to subway line (north side), expect vibrations though typical for neighbourhood, no adverse affects observed to structure

FOUNDATIONS: requires mortar repairs under deck



ROOF: overall in good repair

Roof Sheathing: staining at underside appears to be from prior leaking



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: Minimal	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:

SERVICE PANEL: **crowded, double taps (two wires connect to one breaker), install sub-panel if required/renovating**



BRANCH WIRING:

Knob & Tube: **based on random sampling observed in basement above panel, mostly second level and halls, typically requires 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 south**

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:
Hot Water Boiler: High 74 x1000BTU/hr 2 yrs. 15 to 20 yrs. Gas Meter-Exterior
Combination System:
Electric Heater(s):

Exhaust Vent Arrangement:

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Observations/Recommendations

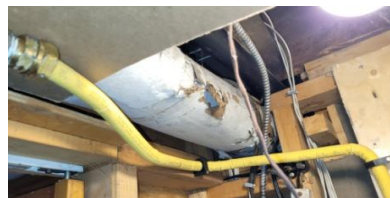
HOT WATER BOILER: [service annually](#)
COMBINATION SYSTEM: [provides house heating and domestic hot water](#)
[refer to warranty for repair/replacement parts](#)
Exhaust Pipes: [driveway: prone to damage - provide barrier](#)



Radiator(s): [monitor/repair valves as required](#)

ELECTRIC HEATERS(s): [rear extension knob missing - could not test](#)

Piping: [insulation on heating pipes may contain asbestos](#)
[encapsulating the insulation is often the best approach](#)
[Environmental Consultants can assist if this is a concern](#)



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

11 Mountview Ave **COOLING/Heat Pumps** Oct 25 2023

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	15+ yrs. old	yrs.

Limitations

System Inoperative	
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Observations/Recommendations

AIR CONDITIONER:
DUCTLESS A/C: reported old/inoperative, replace



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:	Main Roof:	24	None Found	Roof
Mineral Wool:				

Limitations

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

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency
 Roof Access Hatch: insulate and weather-strip access hatch to roof space



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

Description

Service Piping into House: Galvanized Steel	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Cast Iron Clay Floor Drain	Water Heater see Heating Type: Combination Fuel Type: Capacity: Age Yrs.: Life Expectancy:

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: older, roughed copper pipe, contact city to upgrade gray pipe not identified - further evaluation

SUPPLY PIPING: all piping examined was in good repair



WASTE PIPING: all piping examined was in good repair
main drain to city sewer- recommend video-scan
recommend installing backflow valve to main waste drain
new plastic cleanout pipe(s) at front cold room and driveway indicates some drain upgrades



Washroom(s): older, overall in good repair

Kitchen(s) older, overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Carpet	Paneling	Paneling	Primary Plus Storm	Sliding Glass
Resilient			Sliders	
Ceramic Tile				
Fireplaces:	Fireplace Fuel:			
Non-Functional				

Limitations

Restricted/No Access To: _____ Foundation Not Visible 90 %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair
Walls: living room wall panel damaged due to prior exterior downspout leak-
presently dry
Trim/Cabinets/Counters: overall in good repair

Windows/Doors: older units, upgrade as required or if renovating

**Basement Leakage: presently no leaking detected with moisture meter random sampling
typical efflorescence, staining and dampness for older foundation
see steps below
recommend damp-proofing if renovating basement

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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