

# HOME INSPECTION REPORT



2475B Dundas St W  
Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: Dec 19 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 23-yr-old flat roof surface with a typical life expectancy of over 25-30-yrs.

EXTERIOR See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper grounded.

HEATING The forced-air gas furnace is older. Requires servicing. Possibly requires replacement.

COOLING/  
HEAT PUMPS 17-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

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

PLUMBING Overall good water pressure with copper supply piping. The washrooms and kitchen are overall in good repair.

INTERIOR The doors and windows are older.

## 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.





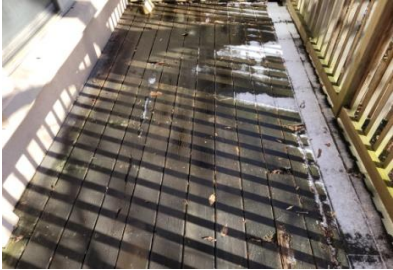
Below Typical

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		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
2475B Dundas St W		<b>ROOFING/Chimneys</b>		Dec 19 2023
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Modified Bitumen:	Flat:	Medium		
Asphalt Shingles:	Slope:	Medium		
Not Determined	2nd Flat:			
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Edge From Grade	Deck			
Observations/Recommendations				
<p>Flat Surface: <a href="#">minor surface cracking/worn surface, minor pooling, budget to replace within 5-yr</a>            Skylight: <a href="#">overall in good repair</a></p>				
				
<p>Sloped Surface: <a href="#">front and rear dormers, aging surface, budget to replace within 5 yrs.</a></p>				
				
<p>2nd Flat: <a href="#">lower deck: not visible, further evaluation - replace when repairing deck</a></p>				
				
<p><a href="#">Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</a></p>				

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Synthetic Stucco Metal Siding
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires maintenance/cleaning  
extend 6-ft away from house

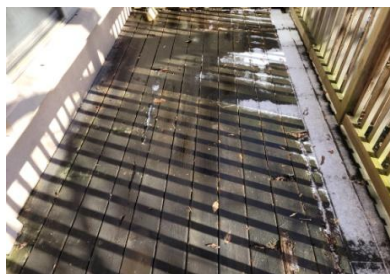
**WALL SURFACES:**

Synthetic Stucco: various cracks, minor damage, minor repairs

**DOORS/WINDOWS:** caulking repairs required, to reduce risk of moisture penetration into wall system that can lead to mould/frame damage in the long term  
also see Interior Doors/Windows



**DECK(s):** older, various repairs required to floorboards/railings, monitor joists/beams



**ATTACHED GARAGE:** car door opener older, switch requires servicing

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](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

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# STRUCTURE

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## Description

Configuration: Slab-on-Grade:	Foundations: Not Visible	Floor : Wood Joists Concrete	Walls : Wood Frame(Stucco Finish)	Roof/Ceiling Framing: Not Visible
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## Limitations

Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible: <u>99</u> %
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## Observations/Recommendations

overall well built house

**Description**

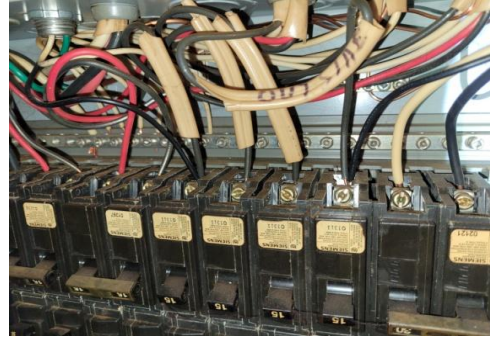
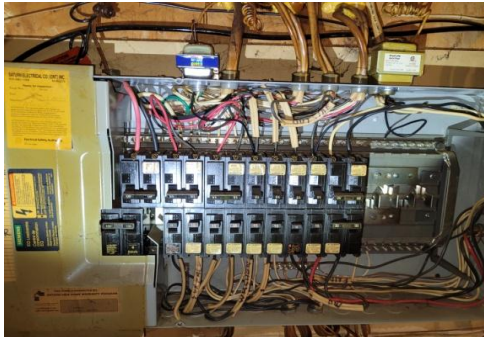
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Garage</b>		
Distribution Panel	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>Garage</b>		Location: <b>Outside</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 PANEL: **overall in good repair**  
**double taps (two wires connect to one breaker), install additional breakers**



GFCI: **test faulty unit at exterior - 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](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	50 x1000BTU/hr	22 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement:

## Limitations

Heat Loss Calculations Not Done  
Heat Exchanger- Inaccessible

## Furnace Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

FORCED AIR FURNACE: requires servicing, burner further evaluation-erratic flame,  
might be more cost effective to replace

Filter: replace 1-per-3 months



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	7 yrs. old	10 to 15 yrs.

### Limitations

Cannot Test With Low Outdoor Temp  
Outdoor Coil Covered

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using  
aging unit, continue servicing until replacement becomes necessary



Comments: 3rd level typically more difficult to cool- may require supplemental unit



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](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 Flat Roof](#)  
[Access Not Gained To Wall Space](#)

### 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: Utility Room	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 2 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:** exterior valve prone to vehicle damage/trip hazard  
**SUPPLY PIPING:** all piping examined was in good repair

**WASTE PIPING:** all piping examined was in good repair  
**Basement Floor Drain:** recommend servicing/cleaning  
 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  
 older stove/dishwasher

**Comments:** staining on ceiling under 3rd level washroom, test dry with moisture meter, continue to monitor



**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Carpet			Sliders	French
Ceramic Tile			Fixed	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 99 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

**Observations/Recommendations**

Floors/Walls/Ceilings: [general cosmetic repairs in some areas, older carpets](#)

Trim/Cabinets/Counters: [older, overall in good repair](#)  
 Comments: [older washer/dryer](#)

Windows/Doors: [older, lost seals, kitchen crank requires repair, overall budget for replacement, contact Energy Auditor for rebates](#)

CO/Smoke detectors: [missing- provide, see below](#)

Comments: [main level perimeter: typical efflorescence, staining from rising damp](#)



CO/Smoke detectors: [please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law](#)



## **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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