

HOME INSPECTION REPORT



13 Delaney Crescent
Toronto

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

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

Inspection Date: [Feb 13 2024](#)



www.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: North*

ROOFING Reported the roof surfaces are approximately 7-yrs-old with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 3-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 3-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Roof space and crawlspace insulation is adequate

PLUMBING The watermain has been upgraded and the supply piping in the house is copper with good water pressure overall. A backflow valve has been installed to the main waste drain. The washrooms and kitchen have been renovated and in good repair.

INTERIOR Overall well maintained. The north foundation has been damp-proofed which will minimize risk of basement leaking.

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

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
13 Delaney Crescent		ROOFING/Chimneys		Feb 13 2024
Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: West
Limitations				
Roof Inspected By: From Grade	Access Limited By: Height Tree	Chimney Access Limited By: Height		
Observations/Recommendations				
<p>Sloped Surface: reported the roof surfaces are approximately 7-yrs-old with a typical life expectancy of over 20-yrs.</p> <p>Chimney: rebuilt and in good repair</p>				
				
<p>Flat Surface: reported the roof surfaces are approximately 7-yrs-old with a typical life expectancy of over 20-yrs.</p>				
<p>Tree Branches: contact Toronto hydro for annual monitoring/trimming</p>				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Vinyl Siding
------------------------------------	--	-------------------------	---

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

** Downspouts: extend 6-ft away from house

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair



**Window Well: rear basement: provide window well cover



**Walk(s): uneven, somewhat slopes towards house, repair and budget to replace seal gaps along foundation wall



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

13 Delaney Crescent

STRUCTURE

Feb 13 2024

page 4

Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Wood Frame(Brick Veneer)	Wood Rafters/Joists
Crawl Space:	Not Visible		Wood Frame (Siding) Frame/Drywall Party Wall	

Limitations

Restricted Access to:	Foundation Wall Not Visible: <u>75</u> %
Wall Space	Roof Space Inspected From Access Hatch limited access due to shelves

Observations/Recommendations

overall in good repair

ROOF: rebuilt, overall in good repair,

Party (Fire) Walls: installed on east side between neighbour



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
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location:
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:
Location:		Location:

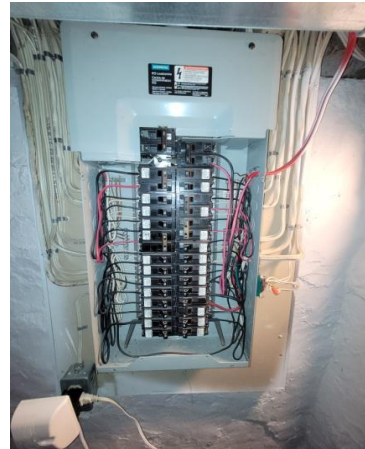
Limitations

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 throughout**

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

13 Delaney Crescent

HEATING

Feb 13 2024

page 6

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Forced Air Furnace: High 60 x1000BTU/hr 3 yrs. 20 yrs. Gas Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F: 130
Return Temp F: 70

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 months](#)



REFERENCE LINK

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

13 Delaney Crescent

COOLING/Heat Pumps

Feb 13 2024

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	3 yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Not Visible	Roof
Fiberglass:	Crawl Space Walls:	12	Plastic	

Limitations

Roof Space Inspected from Access Hatch : limited access due to shelving
 Crawlspace Entered But Access was Limited

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate
 Roof Access Hatch: insulate and weather-strip access hatch to roof space



Crawlspace Walls: insulation is adequate



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 Plastic Floor Drain	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 14 Life Expectancy: 15

Limitations

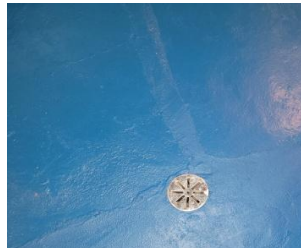
Isolating/Relief Valves & Main Shut Off Valves Not Tested	Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected	Tub/Sink Overflows Not Tested

Observations/Recommendations

WATERMAIN: upgraded to copper

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair
 Basement Floor Drain: upgraded to plastic including under floors
 a back flow valve has been installed to the main waste drain
 new plastic cleanout pipe(s) at front yard indicates drain upgrades



Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster	Windows: Casement Fixed	Exterior Doors: Wood
Fireplaces:	Fireplace Fuel:			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 75 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Quality of Chimney Draw Cannot be Determined

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair, basement: older window - replace

STAIRS: provide hand rails to basement steps

**Basement Leakage: presently no leaking observed,
 north foundation damp-proofed to minimize leaking risk
 service sump pump annually
 recommend back up battery for sump pump



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/>
-