

# HOME INSPECTION REPORT



151 Cowan Ave

Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: [Feb 6 2024](#)



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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: West*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained. See details for general repairs and maintenance. Newer well built detached garage.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 14-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. Electric radiant floor heat in some areas.

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

INSULATION/  
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined. See details regarding crawlspaces.

PLUMBING The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. Further evaluation to main waste drain. The washrooms and kitchen have been renovated and 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	<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>			
151 Cowan Ave	<b>ROOFING/Chimneys</b>			Feb 6 2024
<b>Description</b>				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Asphalt Shingles:	Porch(s):	Low		
Asphalt Shingles:	Garage:	Low		
<b>Limitations</b>				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height			
<b>Observations/Recommendations</b>				
Ice Dams: heating cables in some areas - monitor performance				
Vulnerable Areas: around south central copula, presently appears flashing details along wall in good repair - monitor/maintain as required				
				
Sloped Surface: overall surface in good repair				
Porch(s): overall surface in good repair				
				
				
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: Stucco Brick Metal Siding
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**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

\*\*Walk(s)/Driveway(s): overall in good repair  
DETACHED GARAGE: newer well built  
WALL SURFACES: overall in good repair  
Soffit & Fascia: overall in good repair  
DOORS/WINDOWS: overall in good repair



PORCH floor boards in some areas require repairs/replacement, resurfaced steps  
DECK floor boards in some areas require repairs/replacement  
supports for columns prone to settlement/heaving - presently none- monitor



\*\*BASEMENT WALKOUT: not in use, budget to install drain at bottom landing (if renovating basement), damp-proofing material installed as cover- monitor performance



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:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	No Access
Crawl Space:	Masonry Block		Wood Frame(Stucco Finish)	
Basement:	Brick		Masonry (Stucco Finish)	

**Limitations**

Restricted Access to:	Foundation Wall Not Visible: <u>60</u> %
Wall Space	Crawlspace Inspected From Access Hatch
Roof Space	

**Observations/Recommendations**

overall well built house

FLOORS: minor sagging in some areas though typical for older house

FLOORS:

Wood Column: basement, older, minor rot in at base where in contact with concrete floor, typical for older house, monitor, budget to replace or when renovating

Wood Beam: older units, minor splitting/dry rot is typical for older house, no signs of distress



Wood Beam: rear basement hall: timber has been notched though older condition and no signs of distress, monitor, budget to replace with metal lintel or if renovating



**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</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>200</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>Outside</b> <b>Kitchen</b>
		<b>Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: <b>100</b> AMP	Description: <b>Grounded</b>	
Description: <b>Breakers</b>	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:
Location: <b>Garage</b>		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

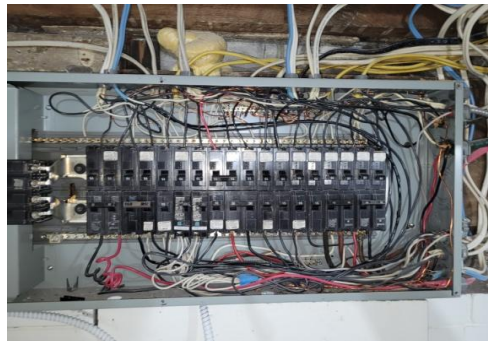
**Observations/Recommendations**

SERVICE ENTRANCE: overall in good repair

SERVICE PANEL: overall in good repair

one double tap breaker (two wires connect to one breaker) - not critical

Auxiliary Panel: in garage: cover not removed do to shelf/storage



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](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 14 yrs. 20 yrs. Gas Meter-Exterior  
Electric Radiant Heat:

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](#)  
[recommend obtaining replacement parts/servicing contract](#)  
Filter: [replace 1-per-6 to 12 months](#)



Gas Piping: [basement - abandoned - remove if required by contractor](#)



Electric Radiant Heat: [main floor foyer and washroom areas](#)

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:
<a href="#">Air Conditioner (air-cooled):</a>	30 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:	SE Crawl Space Floor:	12	Not Visible	Roof

**Limitations**

**Observations/Recommendations**

ROOF SPACE: no access, further evaluation to determine presence of insulation/vapour barrier, improve if required

**East Main CrawlSpace**

CrawlSpace Floor: budget to spray foam floors to improve comfort/efficiency

CrawlSpace Walls: budget to spray foam floors to improve comfort/efficiency

Comments: recommend installing moisture barrier over open ground



**Southeast crawlspace**

overall in good repair, floor/wall insulated and moisture barrier installed on ground



**Description**

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Cast Iron Clay Floor Drain	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 3 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: suspect older main drain, recommend video-scan to city sewer  
 recommend installing backflow valve to main waste drain  
 note: home owner indicates no problems with drain (5 year residency)

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Laundry Tub: old, cracked, replace if required

**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient			Fixed	Metal
Ceramic Tile				
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 60 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection  
 Absence of Historical Clues due to New Finishes/Paint

**Observations/Recommendations**

Floors: main level south central room: older tile suspect to contain asbestos  
 encapsulating is often the best approach  
 Environmental Consultants can assist if this is a concern

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair  
 older units, improve/upgrade as required

FIREPLACE: service annually

\*\*Basement Leakage: presently no leaking observed  
 recommend damp-proofing if renovating basement  
 see steps below  
 note: home owner indicates no leaking observed (5 year residency)

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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