

HOME INSPECTION REPORT



96 Roncesvalles

Toronto

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

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

Inspection Date: Feb 15 2024



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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: East*

ROOFING Limited visibility due to snow. Where visible in good repair.

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

STRUCTURE Overall well built house.

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

HEATING 2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 10-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.

PLUMBING Overall good water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained. A portion of the 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

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	Northeast
Asphalt Shingles:	2nd Slope:	Low		
Modified Bitumen:	Lower Flat:			
Not Determined	Upper Flat:			

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height Snow/Ice	Height

Observations/Recommendations

Tree Branches: [retain arbourist for annual monitoring/trimming](#)
[presently requires tree branch cleaning](#)

Sloped Surface: [overall surface in good repair](#)
 2nd Slope: [not visible due to snow](#)



Porch(s): [not visible due to snow](#)

Lower Flat: [not visible due to snow](#)

Upper Flat: [did not access due to snow](#)

Chimney: [appears to be in good repair](#)

EXTERIOR

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Composite Boards:
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Limitations

Exterior Inspection from Ground Level	Snow over Decks/Porches
Underside of Deck(s) Inspected from Access Door	

Observations/Recommendations

**Gutters/Downspouts: [requires maintenance/cleaning](#)

WALL SURFACES:

Brick: [overall in good repair, typical surface spalling for older house](#)

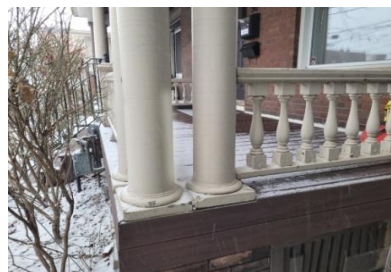
Soffit & Facia: [overall in good repair](#)

DOORS/WINDOWS: [overall in good repair](#)



DECK [overall in good repair](#)

PORCH [column repairs required, wood component maintenance, floor is composite material in good repair](#)



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: No Access
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Limitations

Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>75</u> %
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Observations/Recommendations

overall well built house

WALLS:

Masonry: minor, typical settlement cracks, repair mortar as required
replace bricks as required



FLOORS:

Stair Opening: minor sagging around stair areas though typical for older house

Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 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	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE PANEL: overall in good repair
 cover not removed due to cabinet



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout

Miswired Outlet(s): one unit 2nd level north wall - minor repair

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:
Forced Air Furnace: High 85 x1000BTU/hr 2 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

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Electric Radiant Heat: [2nd level washroom](#)

REFERENCE LINK

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):	30 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.

Limitations

Cannot Test With Low Outdoor Temp
Window A/C Units Not Tested

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Comments: window unit in use 3rd level
3rd level typically more difficult to cool

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:
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Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Flat Roof

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: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 2 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
loose pipes in some areas - secure properly

WASTE PIPING: all piping examined was in good repair
Basement Floor Drain: not found- further evaluation
main drain: recommend video-scan, risk of tree roots
recommend installing backflow valve to main waste drain

Washroom(s): overall in good repair
2nd Level Washroom Faucet: bath diverter - repair/replace

Washroom(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	Metal
Laminate			Skylight(s)	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Insert	Gas			

Limitations

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

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

FIREPLACE: inoperative, service before use

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 typical efflorescence, staining and dampness for older foundation
 see steps below
 majority of north foundation damp-proofed to minimize leaking risk

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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