

# HOME INSPECTION REPORT



110 Marion St  
Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: July 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: South*

**ROOFING** Main slope slate shingles in good repair. Main flat roof, porch flat roof and garage roof in good repair.

**EXTERIOR** Overall well maintained. See details for general repairs and maintenance. 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** 20-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.

**COOLING/  
HEAT PUMPS** The air conditioner (forced air) is inoperative. One new ductless heat pump (provides cooling and heating) and one 17-yr-old ductless heat pump (provides cooling and heating) with a typical life expectancy of 15-20-yrs.

**INSULATION/  
VENTILATION** Roof space insulation is overall adequate

**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 kitchens are overall in good repair.

**INTERIOR** Overall well maintained. Older 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](http://www.redbrickinspections.ca)

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Slate	Slope:	Low	Brick:	East
Modified Bitumen:	Flat:	Low		
Modified Bitumen:	Garage:	Low		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Edge	Height Tree Deck	Height

**Observations/Recommendations**

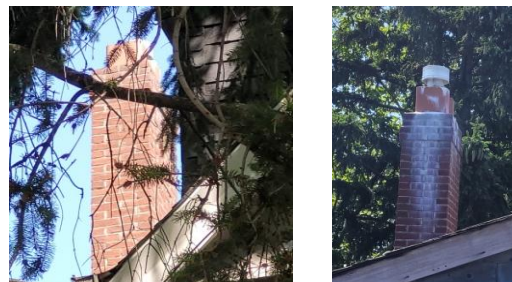
Sloped Surface: slate in good repair, service annually, replace as required



Flat Surface: overall surface in good repair  
 Garage: overall surface in good repair  
 Deck: front deck: overall surface in good repair where visible



Chimney: overall in good repair  
 install rain/screen cap to clay liner



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: Brick Wood Shingles
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**Limitations**

Exterior Inspection from Ground Level	Car and Storage in Garage
Restricted Access Under Deck(s)	Restricted Access Under Porch(es)

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires maintenance/cleaning

**WALL SURFACES:**

Brick: overall in good repair

Soffit & Facia: requires general repairs and maintenance

Wood Shingles: various requires general repairs and maintenance

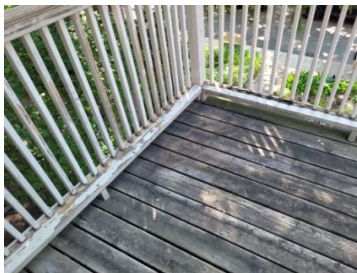
**DOORS/WINDOWS:** various requires general repairs and maintenance



**\*\*Walk(s):** minor settlement/cracks, budget to repair/replace

**\*\*Walk(s)/Driveway(s):** seal gaps along foundation wall

**DECK** requires general repairs and maintenance



**DETACHED GARAGE:** overall well built



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: 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 Knee Wall Areas	Foundation Wall Not Visible: <u>60</u> % Roof Space Inspected From Access Hatch Knee Wall Inspected From Access Hatch west side
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## Observations/Recommendations

overall well built house

### FLOORS:

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

### ROOF: overall in good repair

typical staining for older house



**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 Kitchen Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: <b>100</b> AMP	Description: <b>Grounded</b>	
Description: <b>Breakers</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>Basement</b>		Location:

**Limitations**

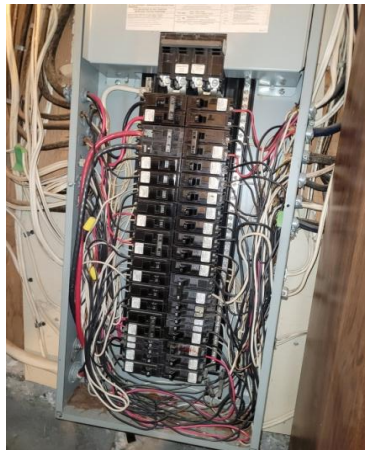
**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE ENTRANCE: overall in good repair

SERVICE PANEL: crowded, double taps (two wires connect to one breaker), overall in good repair

Auxiliary Panel: overall in good repair



Abandoned: 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:	Mid	110 x1000BTU/hr	20 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

## Limitations

[Heat Loss Calculations Not Done](#)      [Summer Test Procedure](#)  
[Heat Exchanger- Inaccessible](#)

## Furnace Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

FORCED AIR FURNACE: [continue servicing until replacement \(to high efficiency\) becomes necessary](#)



Registers: [some older arrangement \(registers on interior walls\)](#)  
[none found in 2nd level washroom - provide or install baseboard heater](#)

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:
Heat Pump (air-cooled)	12 x1,000 BTU/hr	new yrs. old	15 to 20 yrs.
Heat Pump (air-cooled)	12 x1,000 BTU/hr	17 yrs. old	

## Limitations

### Cooling Performance

Supply Temp F:	60
Return Temp F:	75

## Observations/Recommendations

HEAT PUMP: one aging unit, continue servicing until replacement becomes necessary  
 service both annually  
 one unit servicing 3rd level front bedroom  
 one unit servicing 2nd level rear bedroom/washroom (aging unit)



AIR CONDITIONER: inoperative



**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	32	Plastic	Roof Ridge
Fiberglass:	Knee Walls:	12		
Fiberglass:	Masonry Walls:	12		

**Limitations**

Roof Space Inspected from Access Hatch	Knee Wall Viewed From Access Hatch	west
Access Not Gained To Flat Roof	Walls Spot Checked Only	

**Observations/Recommendations**

- ROOF SPACE: [uneven distribution of insulation - improve/add insulation](#)
- Roof Access Hatch: [insulate and weather-strip access hatch to roof space](#)
- Knee Wall Hatch: [insulate and weather-strip access hatch to knee wall space](#)
- Knee Walls: [loose vapour barrier - minor repair](#)



Exhaust Fan Vents: [install to upper kitchen](#)

**Description**

Service Piping into House: <a href="#">Copper</a>	Main Shut Off Valve at: <a href="#">Basement-Front</a>	Water Flow (Pressure): <a href="#">Good</a>
Supply Piping & Pump(s): <a href="#">Copper</a> <a href="#">Plastic</a>	Waste Piping & Pump(s): <a href="#">Plastic</a> <a href="#">Cast Iron</a> <a href="#">Clay Floor Drain</a>	Water Heater Type: <a href="#">Conventional</a> Fuel Type: <a href="#">Gas</a> Capacity: <a href="#">50 Gal</a> Age Yrs.: <a href="#">16</a> Life Expectancy: <a href="#">15</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

WATERMAIN: [upgraded to copper](#)

SUPPLY PIPING: [all piping examined was in good repair](#)

WATER HEATER: [old, contact utility to replace](#)

WASTE PIPING: [all piping examined was in good repair](#)  
 Basement Floor Drain: [trap not visible due to check valve](#)  
[suspect older main drain, recommend video-scan, risk of tree roots](#)  
[may require repairs/replacement](#)  
[recommend installing backflow valve to main waste drain](#)

Washroom(s): [overall in good repair, anticipate general repairs as required](#)

Kitchen(s) [overall in good repair](#)

Laundry Tub: [drains directly in to basement floor drain - poor arrangement - repair](#)



Description				
Floor Finishes: Wood Carpet Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Single/Double Hung Primary Plus Storm	Exterior Doors: Wood French
Fireplaces: Zero Clearance Masonry	Fireplace Fuel: Gas Wood	x2		

Limitations	
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Storage/Furnishings in Some Areas Limited Inspection	Foundation Not Visible <u>60</u> % Drainage Tile Not Visible

**Observations/Recommendations**

Floors: older wood floors, carpet in basement see below

Trim/Cabinets/Counters: overall in good repair

Window(s): general repairs, older units, upgrade as required or if renovating

STAIRS: steep slope at rear - safety concern

Fireplaces:  
Masonry: not in use- further evaluation to determine options and/or restoring  
recommend chimney sweep/inspection by W.E.T.T. Certified technician  
([www.wettinc.ca](http://www.wettinc.ca))

Zero Clearance: gas units: service annually

\*\*Basement Leakage: typical efflorescence, staining and dampness for older foundation  
see steps below ,remove carpet and install subfloor/finished floor  
some mouldy spots require cleaning/treatment



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

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
- cracks/form ties on foundation: monitor/repair as required
- 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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