

HOME INSPECTION REPORT



17 Indian Road Cres

Toronto

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

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

Inspection Date: [March 27 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: **West**

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

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

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate. Although the majority of the wiring has been upgraded there is some knob and tube wiring-please see details.

HEATING 24-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.

COOLING/
HEAT PUMPS Could not access under porch. Air-conditioner 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 and plastic supply piping. The washrooms and main kitchen have been renovated and in good repair.

INTERIOR Renovated. 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

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
17 Indian Road Cres		ROOFING/Chimneys		March 27 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Southwest
Modified Bitumen:	Upper Flat:	Low		
Modified Bitumen:	Lower Flat:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Walking On				

Observations/Recommendations

Sloped Surface: [overall surface in good repair](#)
 Porch(s): [mostly not visible due to deck, overall surface in good repair where visible rear extension shingles in good repair](#)



Chimney: [overall in good repair](#)
[install rain/screen cap to clay liner](#)



Upper Flat: [overall surface in good repair](#)
 Lower Flat: [overall surface in good repair, unsafe access - requires rail at door, extend plumbing stack above upper roof line](#)



[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 Away From House	Walls & Wall Structures: Brick
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Limitations

Exterior Inspection from Ground Level

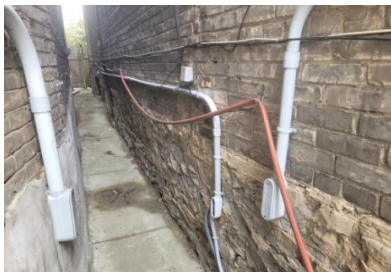
Observations/Recommendations

**Gutters/Downspouts: extend 6-ft away from house

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair

**Walk(s): loose at rear corner - repair, seal gaps/cracks along wall



DECK overall in good repair

PORCH rebuilt/restored in good repair

**Landscaping: retaining wall/walkway movement - repair, also consider safety rails



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

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STRUCTURE

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Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Not Visible
Crawl Space:	Masonry Block		Masonry	

Limitations

Restricted Access to:	Foundation Wall Not Visible: <u>90</u> %
Wall Space	Crawlspace Inspected From Access Hatch under rear steps - access limited due to storage
Roof Space	
Flat Roof Space	

Observations/Recommendations

overall well built house

FLOORS: minor sagging around stair areas though typical for older house

WALLS:

Masonry Arches: cracks above arch typical, repair mortar



Description

Service Size: 100 AMP (240volts)	Service Entrance Cable: Location: Overhead	Distribution Wire: Copper
Main Disconnect/Service Box Rating: 100 AMP	Type of material: Not Visible	Grounded & Ungrounded Knob-and-Tube-Copper
Description: Breakers		
Location: Basement		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter: Location: Outside Kitchen Bathroom(s)
Location: Basement		
Auxiliary Panel(s): Rating: 60 AMP	Outlets Description: Grounded/Ungrounded	
Description: Breakers	Number of Outlets: Upgraded Typical	Arc Fault Circuit Interrupter: Location:
Location: Basement		

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair, clearance from wires- safety concern

SERVICE PANEL: crowded, overall in good repair



BRANCH WIRING: majority upgraded

Knob & Tube: based on random sampling observed in 2nd and 3rd level front rooms, estimate 10% of total wiring, may require upgrading for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

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:	Mid	80 x1000BTU/hr	24 yrs.	20+ yrs.	Gas	Meter-Exterior

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

Limitations

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

Furnace Performance

Supply Temp F:	120
Return Temp F:	70

Observations/Recommendations

FORCED AIR FURNACE: [aging, continue servicing until replacement becomes necessary](#)



Comments: [no heating at rear entrance: provide if required](#)

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

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: [under porch, could not access](#)
[not tested: should be serviced before using](#)



Comments: [3rd level typically more difficult to cool- may require supplemental unit](#)

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: Not Visible	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.: ? 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

WATERMAIN: somewhat difficult to access valve in floor



SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: not found, likely under finished floor, further evaluation
main drain to city sewer- recommend video-scan
recommend installing backflow valve to main waste drain

Washroom(s): overall in good repair
upper level renovated

Kitchen(s) overall in good repair
basement: requires stove top venting

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Ceramic Tile			Sliders	Metal
			Fixed	
Fireplaces:	Fireplace Fuel:			
Non-Functional	Wood	x2		
Zero Clearance	Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 90 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

STAIRS: provide hand rails to basement steps

Floors/Walls/Ceilings: renovated, overall in good repair

Trim/Cabinets/Counters: renovated, overall in good repair

Windows/Doors: various upgraded units, upgrade older units as required

Fireplaces:
 Zero Clearance:
 Masonry: main level: inadequate clearance (wood hearth) therefore non-functional further evaluation to determine options and/or
 Non-Functional: 2nd level: seal unit for safety



****Basement:** some moisture in washroom northeast wall, overall minor/typical for older foundation, remove lower part of drywall and monitor, see below
 remainder: no leaking detected with moisture meter random sampling
 rear steps: typical efflorescence, staining/dampness for older foundation see steps below

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



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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