

HOME INSPECTION REPORT



15 Cowan Ave
Toronto

Prepared for: [High Park Realty](#)

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

Inspection Date: [Aug 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.

STRUCTURE Overall well built house.

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

HEATING 9-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS none

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING The watermain has been upgraded and the supply piping in the house is copper with good water pressure overall. Drain upgrades observed. The washrooms and kitchen are overall in good repair.

INTERIOR Overall well maintained. There is evidence of basement leaking - see details.

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			
15 Cowan Ave	ROOFING/Chimneys			Aug 27 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	North
Asphalt Shingles:	2nd Slope:	Low		
Asphalt Shingles:	Porch(s):	Medium		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Edge	Height	Height		
From Grade	Deck			
Observations/Recommendations				
Tree Branches: retain arbourist for annual monitoring/trimming				
Sloped Surface: overall surface in good repair				
 				
2nd Slope: overall surface in good repair				
				
Porch(s): upper porch -asphalt shingles used for flat roof - more prone to leaking - monitor				
				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Wood siding
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Limitations

Exterior Inspection from Ground Level
Restricted Access Under Porch(es)

Observations/Recommendations

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

**Window wells: no drains- more prone to leaking- provide cover to north unit

**Walk(s): seal gaps along wall



WALL SURFACES:

Brick: overall in good repair

Wood siding: overall in good repair, paint as required

DOORS/WINDOWS: overall in good repair



PORCH overall 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: Not Visible
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>90</u> %
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Observations/Recommendations

overall well built house

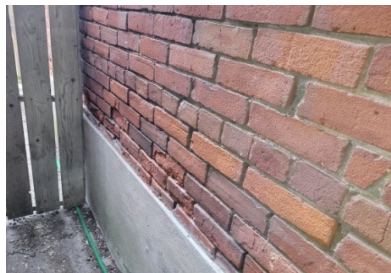
FLOORS: rear extension framing below grade, exterior perimeter concrete bench installed to minimize risk of moisture damage, see Interior Basement Leaking



FLOORS: minor sagging floor typical for older house, basement: some areas 'shored up' with metal posts, monitor

WALLS:

Masonry: typical surface/mortar spalling - repair as required



ROOF: access hatch was sealed- did not access

Description

Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Copper	Grounded & Ungrounded
Description: Fuses Breakers		Knob-and-Tube-Copper
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: Minimal	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

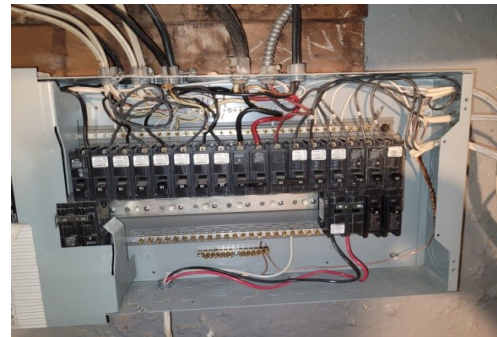
Observations/Recommendations

SERVICE ENTRANCE:

Mast: **older , upgrade if renovating**

Main Disconnect: **older , can be removed when upgrading mast**

SERVICE PANEL: **overall in good repair**



BRANCH WIRING: **based on random sampling appears mostly upgraded**

Knob & Tube: **based on random sampling observed in main hall switches may require upgrading for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.**

Outlet (s): **minimal observed - add more if required/renovating**

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
 Hot Water Boiler: High 80 x1000BTU/hr 9 yrs. 20 yrs. Gas Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done Summer Test Procedure
 Heat Exchanger- Inaccessible

Boiler Performance

Pressure lbs/in2: 14
 Temp Deg F: 82

Observations/Recommendations

HOT WATER BOILER: [service annually](#)
 COMBINATION SYSTEM: [provides house heating and domestic hot water](#)



Radiator(s): [monitor/repair valves as required](#)
[some valves presently missing handles](#)
[no heating source observed in basement](#)



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 : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

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: Roof
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Limitations

[Access Not Gained To Wall Space](#)

[Access Not Gained To Roof Space](#)

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	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Plastic Floor Drain Cast Iron	Water Heater see Heating Type: Combination Fuel Type: Capacity: Age Yrs.: Life Expectancy:

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](#)
[new plastic cleanout pipe\(s\) at front yard indicates drain upgrades](#)

Basement Floor Drain: [new plastic indicates drain upgrades](#)
[recommend installing backflow valve to main waste drain-if none present](#)



Washroom(s): [overall in good repair](#)
[recommend installing stove hood/vent](#)

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

REFERENCE LINK	http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf			
15 Cowan Ave	INTERIOR			Aug 27 2024
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Wood
Resilient			Fixed	
Ceramic Tile				
Carpet				
Fireplaces:	Fireplace Fuel:			
Masonry	x2			
Limitations				
Restricted/No Access To:	excessive storage in basement		Foundation Not Visible <u>90</u> %	
	CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible	
	Storage/Furnishings in Some Areas Limited Inspection			
Observations/Recommendations				
<p style="text-align: center;">Door(s): bedroom: adjust as required</p> <p style="text-align: center;">Floors/Walls/Ceilings: overall in good repair</p> <p style="text-align: center;">Walls: see Basement below</p> <p style="text-align: center;">Trim/Cabinets/Counters: overall in good repair</p> <p style="text-align: center;">Windows/Doors: overall in good repair</p> <p style="text-align: center;">Fireplaces: 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)</p> <p style="text-align: center;">**Basement Leakage: typical efflorescence, staining and dampness for older foundation, damp at rear extension under steps - home owner indicates 'appear to be some water stains under the stairs in the basement, but it's been like that for as long as we've been at the house - no change or water' , recommend monitoring, moisture meter random sampling indicates dampness along south wall, overall recommend removing drywall to avoid mouldy conditions, long term moisture may result in visible or concealed mould growth, Environmental Consultants can assist if this is a concern budget for interior foundation damp-proofing,</p>				
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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