

HOME INSPECTION REPORT



58 Springhurst Ave
Toronto

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

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

Inspection Date: [Aug 8 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: South*

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

EXTERIOR Overall well maintained. Restored brick walls and replaced windows/doors. New decks.

STRUCTURE Overall well built house. Older house with reinforced/level floors and lowered basement floor.

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

HEATING New high-efficiency gas-fired hot-water boiler (combination) with a typical life expectancy of 20-yrs. Boiler provides hot water radiant floor and radiator heating.

COOLING/
HEAT PUMPS Three new ductless air-conditioners (one per floor) with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION The insulation throughout is spray foam (above average) which will improve comfort and efficiency.

PLUMBING Overall good water pressure with copper and plastic supply piping. A backflow valve has been installed to the main waste drain. The washrooms and kitchen have recently been renovated and in good repair.

INTERIOR Overall new good quality installations throughout. The foundation has internally 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:

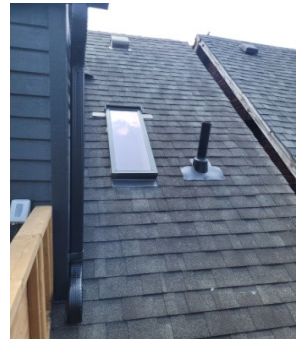
www.redbrickinspections.ca

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
58 Springhurst Ave		ROOFING/Chimneys		Aug 8 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Northeast
Modified Bitumen:	Upper Flat:	Low		
Modified Bitumen:		deck		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Walking On	Deck			

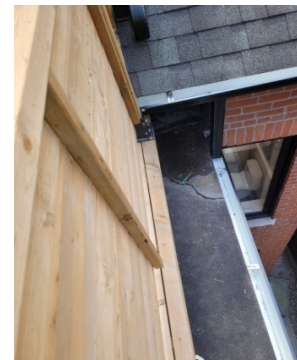
Observations/Recommendations

Tree Branches: [retain arbourist for annual monitoring/trimming](#)

Sloped Surface: [overall surface in good repair, skylights in good repair](#)
[ridges shingles to be replaced](#)



Upper Flat: [overall surface in good repair](#)
 Lower Flat: [overall in good repair where visible](#)



Chimney: [rebuilt and in good repair](#)

Flashings: [patched in some areas - continue to monitor and patch as required](#)

[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 siding
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Limitations

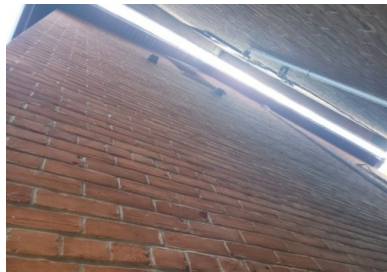
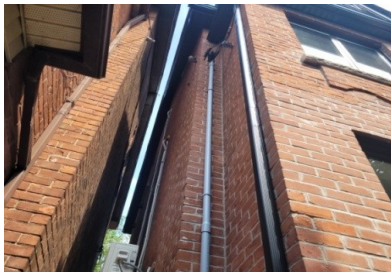
Exterior Inspection from Ground Level
Restricted Access Under Deck(s)

Observations/Recommendations

WALL SURFACES: west central: missing vent cap - provide
Brick: restored, overall in good repair
Wood siding: newer, overall in good repair
DOORS/WINDOWS: newly installed



**Gutters/Downspouts: newly installed
Soffit & Fascia: newly installed



**Window wells: provide proper window well covers
**Grading: monitor grading around window wells- re-grade away from house if water pooling



PORCH newly installed
DECK(s): newly installed

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) Frame/Drywall Party Wall	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Flat Roof Space Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

FOUNDATIONS: basement floor has been lowered with underpinning and bench footing

FLOORS: floors were reinforced/levelled when house renovated

ROOF: covered with spray foam, overall in good repair

Party (Fire) Walls: installed in slope roof space and spray foamed- some gaps should be sealed



WALLS:

Masonry: bricks/mortar restored, west lower side: minor surface spalling



Description

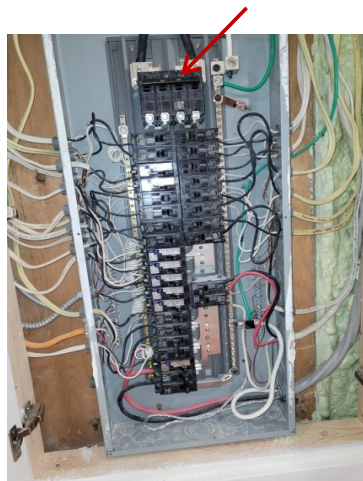
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:
Location: 3rd Level		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

- SERVICE ENTRANCE: newly installed
- SERVICE PANEL: newly installed, one breaker tripping- further evaluation
- Main Disconnect: missing cover inside of panel
- Auxiliary Panel: newly installed



BRANCH WIRING: the wiring has been upgraded throughout
 roof space: ideally should secure wires/junction boxes properly



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:
Hot Water Boiler: High 175 x1000BTU/hr new yrs. 20 yrs. Gas Meter-Exterior
Combination System:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

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

Boiler Performance

Pressure lbs/in2: 21
Temp Deg F: 72

Observations/Recommendations

THERMOSTAT: multi thermostats for FOUR zone control provides better comfort/efficiency

HOT WATER BOILER: service annually

COMBINATION SYSTEM: provides house heating and domestic hot water

Hot Water Radiant Heat: basement/1st/2nd radiant floor heating and 3rd level radiator heating



Radiator(s): 3rd level south bedroom: exposed pipes prone to damage: should be boxed in ideally



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

58 Springhurst Ave

COOLING/Heat Pumps

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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	9 x1,000 BTU/hr	new yrs. old	10 to 15 yrs.
Ductless (air-cooled)	9 x1,000 BTU/hr		
Ductless (air-cooled)	9 x1,000 BTU/hr		

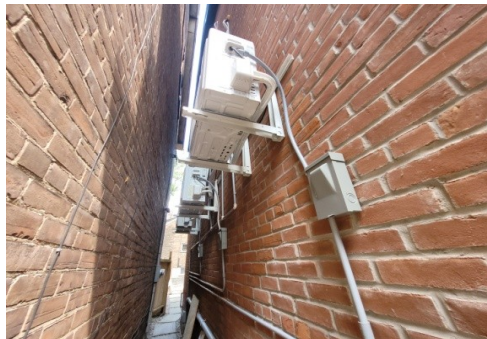
Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

DUCTLESS A/C: **three units:**
1st/2nd and 3rd level
service annually



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	40		
Spray foam:	Walls	24		

Limitations

Roof Space Inspected from Access Hatch

Walls Spot Checked Only

Observations/Recommendations

ROOF SPACE: spray foam insulation installed which is above average



WALLS: spray foam insulation installed which is above average



Exhaust Fan Vents: roof: vent to exterior



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic Hot Water Pump	Waste Piping & Pump(s): Plastic	Water Heater see Heating Type: Combination Fuel Type: Capacity: 40 Gal Age Yrs.: new 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: **upgraded to copper**

SUPPLY PIPING: **newly installed, all piping examined was in good repair**
faucets were engaged for approx. 10 min, no leaks observed

WATER HEATER: **combination: tank connected to boiler**



WASTE PIPING: **all piping examined was in good repair**
a back flow valve has been installed to the main waste drain

Washroom(s): **newly installed**
2nd Level Shower Stall: **presently inoperative**

Kitchen(s) **newly installed**

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	French
Ceramic Tile			Fixed	Metal
			Skylight(s)	
Fireplaces:	Fireplace Fuel:			

Limitations	
Restricted/No Access To: _____	Foundation Not Visible <u>0</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Absence of Historical Clues due to New Finishes/Paint	Storage/Furnishings in Some Areas Limited Inspection

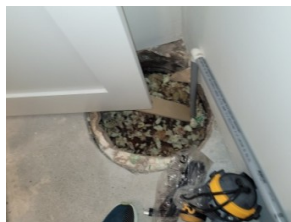
Observations/Recommendations

Floors/Walls/Ceilings: **recently renovated, overall good quality installations**

Trim/Cabinets/Counters: **recently renovated, overall good quality installations**

Windows/Doors: **newly installed, overall good quality installations**
 some screens missing

****Basement Leakage:** **presently no leaking detected with moisture meter random sampling**
foundation has been damp-proofed to minimize leaking risk
sump pit to be cleaned and pump installed



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**



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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