

# HOME INSPECTION REPORT



8 Marksbury Rd  
Aurora

Prepared for: [High Park Realty](#)

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

Inspection Date: [July 31 2024](#)



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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 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 200 AMP service size is adequate and the wiring is copper grounded.

HEATING 10-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 15-20-yrs.

INSULATION/  
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING Overall good water pressure with copper supply piping. The washrooms and kitchen have been renovated and in good repair.

INTERIOR Overall well maintained. Older windows and sliding door.

## 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.

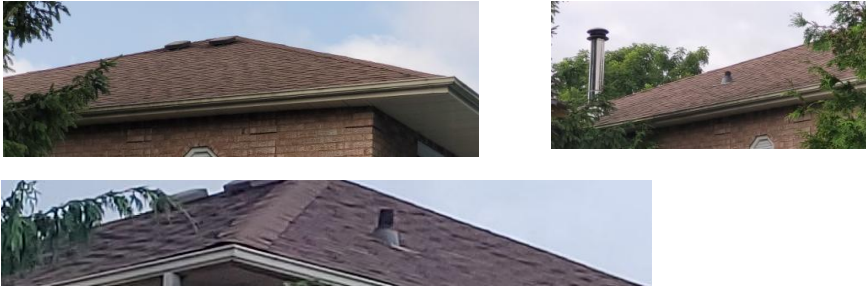


Below Typical

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)

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
8 Marksbury Rd		<b>ROOFING/Chimneys</b>		July 31 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Metal:	West
Asphalt Shingles:	Garage:	Low	Metal:	East
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height Tree	Height		
Observations/Recommendations				
Tree Branches: <a href="#">retain arbourist for annual monitoring/trimming</a>				
Sloped Surface: <a href="#">overall surface in good repair</a>				
				
Garage: <a href="#">overall surface in good repair</a>				
				
Chimney(s):				
Metal: <a href="#">rusting, can be removed when replacing water heater</a>				
Brick: <a href="#">overall in good repair</a>				
				
<a href="#">Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</a>				

**Description**

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

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

\*\* Downspouts: extend 6-ft away from house

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair, see Interior  
newer front door



PORCH spalling brick - budget to repair  
provide hand railings for safety



\*\*Patio(s): settlement towards house, re-grade and slope away from house  
lower grade below brick to avoid brick damage



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: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Trusses
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## Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch
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## Observations/Recommendations

overall well built house

ROOF: overall in good repair



FOUNDATIONS: typical shrinkage/settlement cracks



**Description**

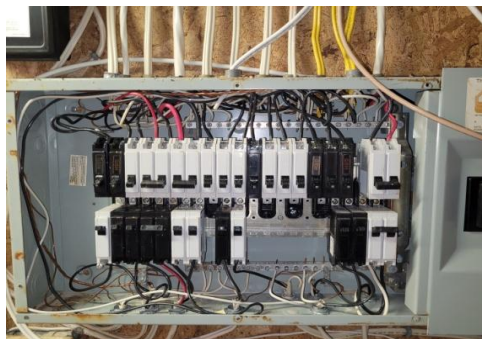
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution 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:
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>70</b> AMP	Description: <b>Grounded</b>	
Description: <b>Fuses</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: overall in good repair  
 Auxiliary Panel: overall in good repair, cover not removed



GFCI: provide GFCI's (ground fault circuit interrupters) to washroom and exterior

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: High 70 x1000BTU/hr 10 yrs. 20 yrs. Gas Meter-Exterior  
Electric Radiant Heat:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

## Limitations

Heat Loss Calculations Not Done A/C Presently Operating  
Heat Exchanger- Inaccessible

## Furnace Performance

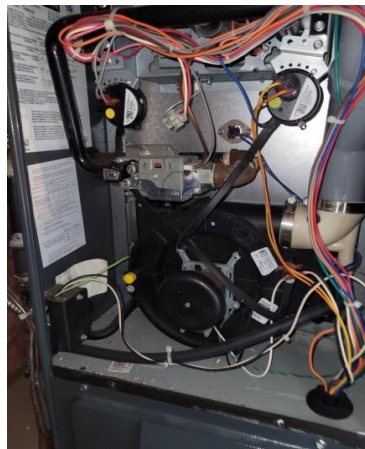
Supply Temp F:  
Return Temp F:

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)

Filter: [replace 1-per-3 months](#)

[recommend obtaining replacement parts/servicing contract](#)



Electric Radiant Heat: [main washroom](#)

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:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:	60
Return Temp F:	75

### Observations/Recommendations

AIR CONDITIONER: [service annually](#)





REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](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:
Fiberglass:	Main Roof:	32	Plastic	Roof
Fiberglass:	Basement Walls:	12		Roof Soffit

## Limitations

Roof Space Inspected from Access Hatch      Basement Walls Spot Checked Only  
Access Not Gained To Wall Space

## Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate  
can upgrade insulation to improve comfort and efficiency



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

REFERENCE LINK

[http://redbrickinspections.ca/docs/9\\_Plumbing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf)

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# PLUMBING

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## Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 16 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

WASTE PIPING: all piping examined was in good repair

WATER HEATER: aging, contact utility to replace

Washroom(s): renovated, in good repair

Kitchen(s) renovated, in good repair

**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Metal
Carpet		Paneling	Sliders	Sliding Glass
Resilient			Fixed	
Laminate				
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Wood			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 80 %  
 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: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: older units, upgrade as required or if renovating

Windows/Doors: hardware repairs to some units

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician  
 ([www.wettinc.ca](http://www.wettinc.ca))

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling  
 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

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](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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