

# HOME INSPECTION REPORT



281 Delaware Ave  
Toronto

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

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

Inspection Date: [Jan 22 2025](#)



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

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: West*

ROOFING The roof surfaces where visible overall in good repair. Reported main slope and flat roof are newer surfaces.

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

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 9-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

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

PLUMBING The watermain will require upgrading if better water pressure is desired. Reported main drain has been upgraded and a backflow valve has been installed to the main waste drain. The supply piping in the house is copper.

INTERIOR 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](http://www.redbrickinspections.ca)

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Modified Bitumen:	Flat:	Low		
Asphalt Shingles:	Garage:	Medium		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height                      Snow Tree	

**Observations/Recommendations**

Sloped Surface: overall surface in good repair - reported to be newer  
 Flat Surface: not visible- reported to be newer



Garage: overall surface in good repair  
 monitor/maintain valley flashing on each side - prone to ice dams



**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Below Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Metal Siding
------------------------------------	--	-------------------------	---

**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

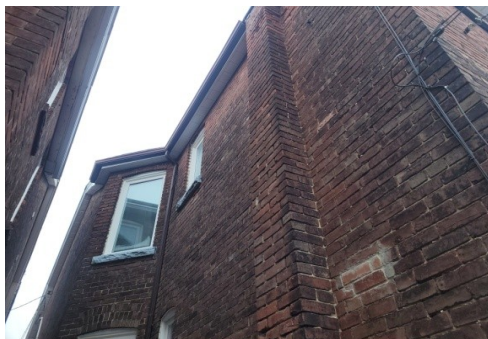
\*\* Downspouts: extend 6-ft away from house

WALL SURFACES:

Brick: overall in good repair, see Structure

Metal Siding: overall in good repair

DOORS/WINDOWS: overall in good repair



PORCH overall in good repair

\*\*BASEMENT WALKOUT: overall in good repair, service drain, should have safety rails

DETACHED GARAGE: 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

REFERENCE LINK

[http://redbrickinspections.ca/docs/4\\_Structure\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

281 Delaware Ave

# STRUCTURE

Jan 22 2025

page 4

## Description

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

## Limitations

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

## Observations/Recommendations

overall well built house

WALLS: typical surface spalling/mortar deterioration, repair as required  
 Masonry Arches: use mortar not spray foam for repairs



**Description**

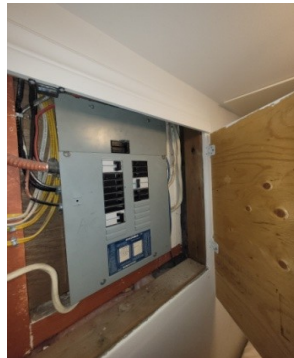
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>100</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Not Visible</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>Upgraded</b>	Arc Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Panel</b>

**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**



BRANCH WIRING: **random sampling determined the wiring has been upgraded throughout**  
 Light(s): **exterior rear wall: repair light**  
 Switch(es): **basement washroom: near shower - safety concern**  
 GFCI: **provide to laundry outlet**

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)

281 Delaware Ave

# HEATING

Jan 22 2025

page 6

## Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:  
Forced Air Furnace: High 60 x1000BTU/hr 9 yrs. 20 yrs. Gas Meter-Exterior

Exhaust Vent Arrangement:

## Limitations

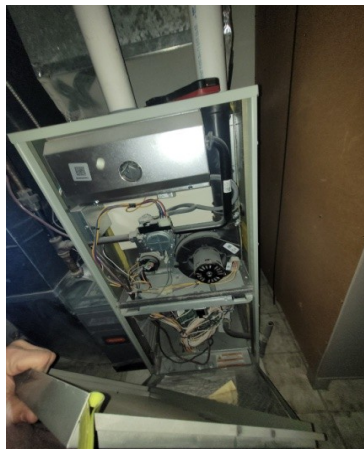
Heat Loss Calculations Not Done

## Furnace Performance

Supply Temp F: 120  
Return Temp F: 70

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)  
[recommend obtaining replacement parts/servicing contract](#)  
Filter: [replace 1-per-6 to 12 months](#)



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

281 Delaware Ave

## COOLING/Heat Pumps

Jan 22 2025

page 7

### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	20+ yrs. old	20 yrs.

### Limitations

Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using old unit, continue servicing until replacement becomes necessary

Refrigerant Lines: repair/replace insulation on refrigerant lines





REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

281 Delaware Ave

# INSULATION/VENTILATION

Jan 22 2025

page 8

## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting: Not Visible
-----------	----------	---------	---------------------	-------------------------

## Limitations

Access Not Gained To Wall Space	Access Not Gained To Roof Space
Access Not Gained To Flat Roof	Access Not Gained To Crawl Space

## Observations/Recommendations

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

R-values are estimated

**Description**

Service Piping into House: <b>Not Visible</b>	Main Shut Off Valve at: <b>Basement</b>	Water Flow (Pressure): <b>Adequate</b>
Supply Piping & Pump(s): <b>Copper</b>	Waste Piping & Pump(s): <b>Plastic</b> <b>Cast Iron</b>	Water Heater Type: <b>Induced Draft</b> Fuel Type: <b>Gas</b> Capacity: <b>40 Gal</b> Age Yrs.: <b>?</b> Life Expectancy: <b>15</b>

**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: **could not access: valve and meter should be more accessible**



SUPPLY PIPING: **all piping examined was in good repair**

WASTE PIPING: **all piping examined was in good repair**

Piping: **reported upgraded main drain to city sewer**  
**a back flow valve has been installed to the main waste drain**

Washroom(s): **overall in good repair**

Kitchen(s) **overall in good repair**  
**basement: minor cabinet maintenance**

**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Metal
Ceramic Tile			Sliders	Sliding Glass
			Fixed	French
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Non-Functional				

**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**

Floors/Walls/Ceilings: overall in good repair

Floors: 2nd level worn floors

Trim/Cabinets/Counters: overall in good repair

Window(s): various upgraded units, upgrade older units as required  
some lost seals, replace as required

STAIRS: provide hand rails to basement steps

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling  
typical efflorescence, staining and 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

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**

---

- **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/>
-