

HOME INSPECTION REPORT



12 Melbourne Ave

Toronto

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

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

Inspection Date: [April 23 2025](#)



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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.

STRUCTURE Overall well built house.

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

HEATING 15-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ysr.

COOLING/
HEAT PUMPS 15-yr-old air-conditioner with a typical life expectancy of 15-ysr.

INSULATION/
VENTILATION Restricted access to roof and wall spaces. House was extensively renovated and reported walls and roof insulated.

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen are in good repair.

INTERIOR Renovated. Overall well maintained. The foundation has 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.

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Below Typical



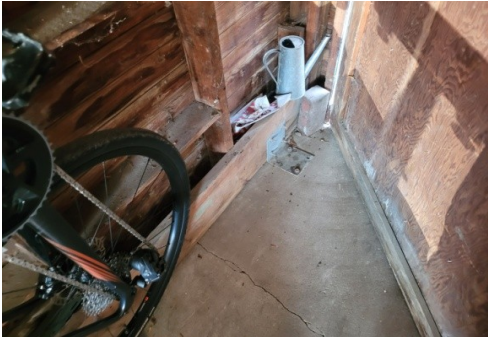

Typical

Above Typical

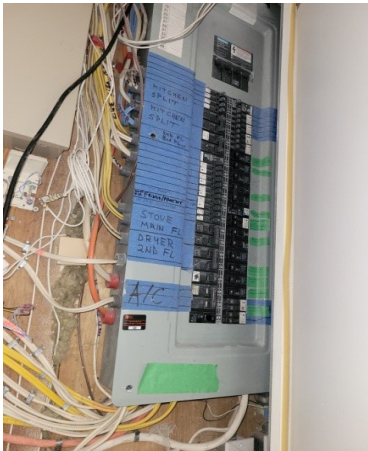

Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:

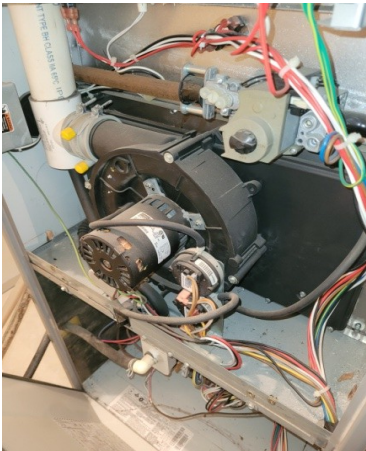

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REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
12 Melbourne Ave		ROOFING/Chimneys		April 23 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Masonry:	East
Modified Bitumen:	Upper Flat:	Low		
Modified Bitumen:	Lower Flat:	Low		
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Walking On From Grade				
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair loose shingles at front- minor repair</p> <p>Chimney: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Upper Flat: overall surface in good repair Lower Flat: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Garage: overall surface in good repair</p> 				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
12 Melbourne Ave		EXTERIOR	
		April 23 2025	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
Limitations			
Exterior Inspection from Ground Level Storage in Garage			
Observations/Recommendations			
<p>**Gutters/Downspouts: requires maintenance/cleaning</p> <p>WALL SURFACES: overall in good repair</p> <p>DOORS/WINDOWS: overall in good repair, rear door: requires repairs at threshold general maintenance to wood components as required</p> <div style="display: flex; justify-content: space-around;">   </div> <p>**Driveway(s): concrete cracks: budget to repair</p> <p>PORCH overall in good repair</p> <p>DETACHED GARAGE: overall in good repair, older structure that has had structural repairs and improvements around base perimeter</p> <p>**BASEMENT WALKOUT: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div>			
<p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to Basement Leakage. Please see Interior Page</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
12 Melbourne Ave		STRUCTURE		April 23 2025
Description				
Configuration: Basement:	Foundations: Stone Brick	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: No Access
Limitations				
Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>90</u> %			
Observations/Recommendations				
<p>overall well built house</p> <p>FLOORS: Stair Opening: minor sagging around stair areas though typical for older house</p>  <p>FOOTINGS/FOUNDATIONS basement floor has been lowered</p>				

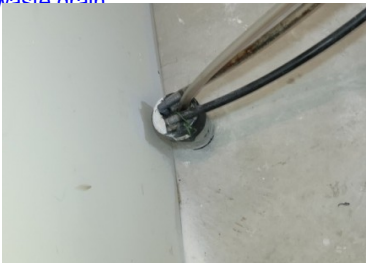
REFERENCE LINK	http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf		
12 Melbourne Ave	ELECTRICAL		April 23 2025
Description			
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:	
Main Disconnect/Service Box	Location: Overhead	Copper	
Rating: 200 AMP	Type of material: 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 Kitchen	
Auxiliary Panel(s):	Outlets	Bathroom(s)	
Rating: AMP	Description: Grounded	Laundry Area	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:	
Location:		Location: Panel	
Limitations			
Main Disconnect Cover Not Removed			
Observations/Recommendations			
SERVICE ENTRANCE: overall in good repair			
SERVICE PANEL: overall in good repair			
panel obstructed by cabinet - cover not removed			
<div></div>			
BRANCH WIRING: random sampling determined the wiring has been upgraded throughout			
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			
12 Melbourne Ave		HEATING		April 23 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	15 yrs.	20 yrs.	Gas Meter-Exterior
Electric Radiant Heat:					
Exhaust Vent Arrangement: Plastic Through-Wall Vent					
Limitations					
Heat Loss Calculations Not Done					
Observations/Recommendations					
<p>FORCED AIR FURNACE: service annually recommend obtaining replacement parts/servicing contract</p> <p>Filter: replace 1-per-6 to 12 months</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Electric Radiant Heat: basement bedroom: functional</p>					

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
12 Melbourne Ave	COOLING/Heat Pumps		April 23 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	15 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F:
			Return Temp F:
Observations/Recommendations			
<p>AIR CONDITIONER: not tested: should be serviced before using</p> <p>Outdoor Coil: minor corrosion along bottom</p> <div></div>			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
12 Melbourne Ave		INSULATION/VENTILATION		April 23 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Basement Walls:	24		
Limitations				
Access Not Gained To Wall Space		Access Not Gained To Attic		
Access Not Gained To Flat Roof		Basement Walls Spot Checked Only		
Observations/Recommendations				
<p>Comments: house extensively renovated and reported insulated spray foam insulation - basement walls</p>				
<p>Note: adding insulation is considered an improvement rather than a repair</p> <p>R-values are estimated</p>				

REFERENCE LINK		http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf	
12 Melbourne Ave		PLUMBING	
		April 23 2025	
Description			
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):	
Copper	Basement-Front	Good	
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater	
Copper	Plastic		
Plastic	Galvanized Steel	Type: Tank-less	
		Fuel Type: Gas	
		Capacity:	
		Age Yrs.: <5	
		Life Expectancy: 15	
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			
<p>WATERMAIN: not determined if replaced to city service</p> <p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair basement floor lowered - typically main drain replaced as well, main drain to city sewer: recommend video-scan, risk of tree roots recommend installing backflow valve to main waste drain</p> <p>Basement Floor Drain: should be cut to floor level - minor</p> <p>Washroom(s): overall in good repair</p> <p>Kitchen(s) overall in good repair</p>			



REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
12 Melbourne Ave		INTERIOR		April 23 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Metal
Ceramic Tile			Casement	
			Sliders	
			Fixed	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Insert	Gas			
Limitations				
Restricted/No Access To:		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>STAIRS: upper steps: missing spindle - repair</p> <p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: overall in good repair</p> <p>FIREPLACE: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling foundation damp-proofed to minimize leaking risk service sump pump annually recommend back up battery for sump pump</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		
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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