

HOME INSPECTION REPORT



155 Rhodes Ave

Toronto

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

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

Inspection Date: [April 24 2025](#)



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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 and the wiring has been upgraded to copper grounded.

HEATING

20-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-ys.

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

Overall good water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchen are in good repair.

INTERIOR

Overall well maintained. The rear 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.






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

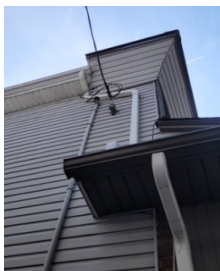
REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
155 Rhodes Ave		ROOFING/Chimneys		April 24 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Southeast
Modified Bitumen:	Flat:	Medium		
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Edge Walking On	Height			
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair</p> <p>Porch(s): overall surface in good repair</p> <p>Flat Surface: overall surface in good repair, patched in some areas - continue to service</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Chimney: overall in good repair</p> <p>Flashings: chimney/stack - patched- monitor/service</p> <div style="text-align: center;">  </div>				
<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	
155 Rhodes Ave		EXTERIOR	
		April 24 2025	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Asphalt Shingles Wood siding
Limitations			
Exterior Inspection from Ground Level		Restricted Access Under Porch(es)	
Restricted Access Under Deck(s)		Storage in Garage	
Observations/Recommendations			
<p>**Gutters/Downspouts: requires maintenance/cleaning</p> <p>WALL SURFACES:</p> <p>Brick: overall in good repair</p> <p>Vinyl Siding: overall in good repair</p> <p>Wood Shingles: aging - monitor/repair as required</p> <p>PORCH overall in good repair</p> <p>DECK overall in good repair</p>			
			
<p>**Walk(s): rear: low areas - re-grade if water pooling</p> <p>DETACHED GARAGE: overall well built</p>			
			
<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		
155 Rhodes Ave		STRUCTURE		April 24 2025
Description				
Configuration: Basement:	Foundations: Brick Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding)	Roof/Ceiling Framing: Not Visible
Limitations				
Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>80</u> %			
Observations/Recommendations				
<p>overall well built house</p> <p>Termites: the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs. presently no evidence of termite damage observed</p>				

Description

Service Size: 100	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating: 100 AMP		Type of material: Not Visible	Grounded
Description: Breakers			
Location: Basement			
Distribution Panel	System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location: Outside	
Auxiliary Panel(s):	Outlets		Bathroom(s)
Rating: AMP	Description: Grounded		
Description:	Number of Outlets: Upgraded	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**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			
155 Rhodes Ave		HEATING		April 24 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	Mid	70 x1000BTU/hr	20 yrs.	20+ yrs.	Gas Meter-Interior
Exhaust Vent Arrangement: Metal Through Masonry Chimney					
Limitations					
Heat Loss Calculations Not Done					
Heat Exchanger- Inaccessible					
Observations/Recommendations					
<p>FORCED AIR FURNACE: service annually continue servicing until replacement becomes necessary</p> <p>Filter: replace 1-per-3 months</p>					
					


REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
155 Rhodes Ave	COOLING/Heat Pumps		April 24 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	20 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 old unit, continue servicing until replacement becomes necessary</p> 			

[illegible]

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

R-values are estimated

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
155 Rhodes Ave		
PLUMBING		
April 24 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	
	Cast Iron	Type: Induced Draft
		Fuel Type: Gas
		Capacity: 50 Gal
		Age Yrs.: new
		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>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair new plastic cleanout pipe(s) at front yard indicates drain upgrades requires video scan of main waste drain to confirm, risk of tree roots recommend installing backflow valve to main waste drain</p> <p>Basement Floor Drain: not found - likely under finished floor, further evaluation</p> <div data-bbox="583 1150 873 1354"> </div> <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		
155 Rhodes Ave		INTERIOR		April 24 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Ceramic Tile			Fixed	
Resilient				
Fireplaces:	Fireplace Fuel:			
Limitations				
Restricted/No Access To: _____		Foundation Not Visible <u>80</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>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Window(s): older units, upgrade as required or if renovating</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling the rear foundation damp-proofed to minimize leaking risk service sump pump annually, discharge pipe - point of discharge not found 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		
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/>
-