

HOME INSPECTION REPORT



83 Gwynne Ave
Toronto

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

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

Inspection Date: [Aug 6 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: 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. Includes solar power.

HEATING 4-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 4-yr-old air-conditioner with a typical life expectancy of 15-yrs. 4-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs.

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

PLUMBING The water main has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. The washrooms and kitchen are overall in good repair.

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

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

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ROOFING/Chimneys

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Description

Roofing Material: Modified Bitumen:	Location: Flat:	Leakage Probability: Low	Chimney(s) Type: Metal/Abandoned:	Location: South
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Limitations

Roof Inspected By: From Edge	Access Limited By: Solar Panels	Chimney Access Limited By:
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Observations/Recommendations

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

Flat Surface: [overall surface in good repair where visible \(solar panels\)](#)



Skylight(s): [overall in good repair](#)

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 Asphalt Shingles Vinyl Siding

Limitations	
Exterior Inspection from Ground Level Inaccessible Wall	No Access Under Deck(s)

Observations/Recommendations

WALL SURFACES: overall in good repair
 Brick: prior abrasive cleaning - overall in good repair, monitor
 DOORS/WINDOWS: overall in good repair
 Soffit & Facia: wood components: maintain as required
 Asphalt Shingles: minor unevenness: monitor/repair as required



DECK overall in good repair
 PORCH rear upper: overall in good repair, joists - monitor and repair/reinforce if required, minor sagging noted - overall recommend installing columns to support structure, seal around wall penetration to minimize risk of moisture damage to joists



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

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STRUCTURE

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Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Brick	Wood Joists	Wood Frame (Siding)	Masonry Party Wall
Crawl Space:	Not Visible		Wood Frame(Brick Veneer)	

Limitations

Restricted Access to:	Foundation Wall Not Visible: <u>99</u> %
Wall Space	
Roof Space	
Flat Roof Space	
Crawl Space	

Observations/Recommendations

overall well built older house with extensions,
 reported extension foundation/floor is concrete slab on grade

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: Not Visible	Ground Fault Circuit Interrupter:
Location: Basement		Location:
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel

Limitations

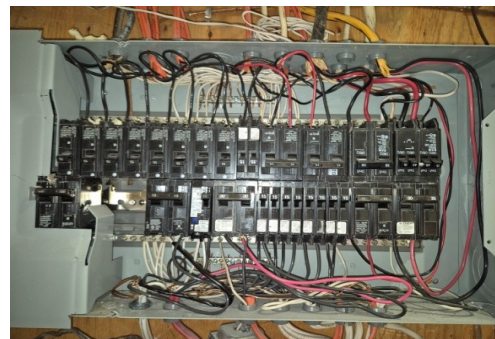
Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **overall in good repair**

Comments: **solar system - not part of inspection, refer to owners manual/installer for maintenance, etc.**

SERVICE PANEL: **overall in good repair**



BRANCH WIRING: **random sampling determined the wiring has been upgraded throughout**

Grounding: **from panel to water main - not visible/not determined further evaluation**

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:
Forced Air Furnace: High 60 x1000BTU/hr 4 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

THERMOSTAT: located in basement - unusual though reported sensors installed in upper floors for improved comfort and efficiency

FORCED AIR FURNACE: service annually
minor rusting inside of cabinet

Filter: replace 1-per-3 months



Electric Radiant Heat: main floor rear
not tested in summer

Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	? x1,000 BTU/hr	4 yrs. old	10 to 15 yrs.
Ductless (air-cooled)	9 x1,000 BTU/hr	4 yrs. old	

Limitations	Cooling Performance
	Supply Temp F: Return Temp F:

Observations/Recommendations

AIR CONDITIONER: [service annually](#)
 DUCTLESS A/C: [service annually](#)
 Outdoor Coil: [could not access at north wall and roof units](#)



REFERENCE LINK

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:
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Limitations

[Access Not Gained To Wall Space](#)

[Access Not Gained To Flat Roof](#)

Observations/Recommendations

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

R-values are estimated

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Copper	Waste Piping & Pump(s): Plastic Clay Floor Drain	Water Heater Type: Tank-less Fuel Type: Gas Capacity: Age Yrs.: 4 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

WATERMAIN: upgraded to copper

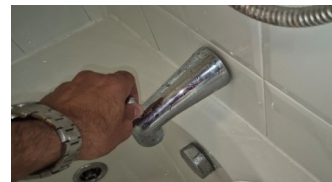
SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair
 Basement Floor Drain: trap not visible due to check valve installed,
 suspect older main drain, recommend video-scan, risk of tree roots
 recommend installing backflow valve to main waste drain



Washroom(s): overall in good repair
 main washroom: faucet: diverter requires repair/loose spout

Whirlpool Tub: not tested: service before use
 Kitchen(s) overall in good repair



Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Metal
Carpet	Metal		Sliders	Sliding Glass
Resilient			Fixed	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:		Double Glazing	

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 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

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

**Basement Leakage: typical efflorescence, staining and dampness for older foundation
 see steps below

**Crawlspace Leakage: could not access

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/>
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