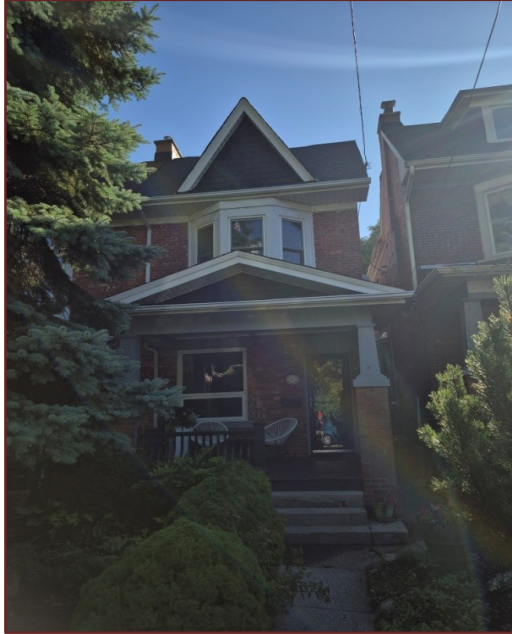


HOME INSPECTION REPORT



187 Indian Grove
Toronto

Prepared for: [High Park Realty Group](#)

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

Inspection Date: [Aug 27 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. In addition to upgraded wiring there is knob and tube wiring-please see details.

HEATING The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.

COOLING/
HEAT PUMPS none

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

PLUMBING Overall good water pressure with copper supply piping. Some drain upgrades noted - see details. The washrooms and kitchen are 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

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Northwest
Modified Bitumen:	Flat:	Low		

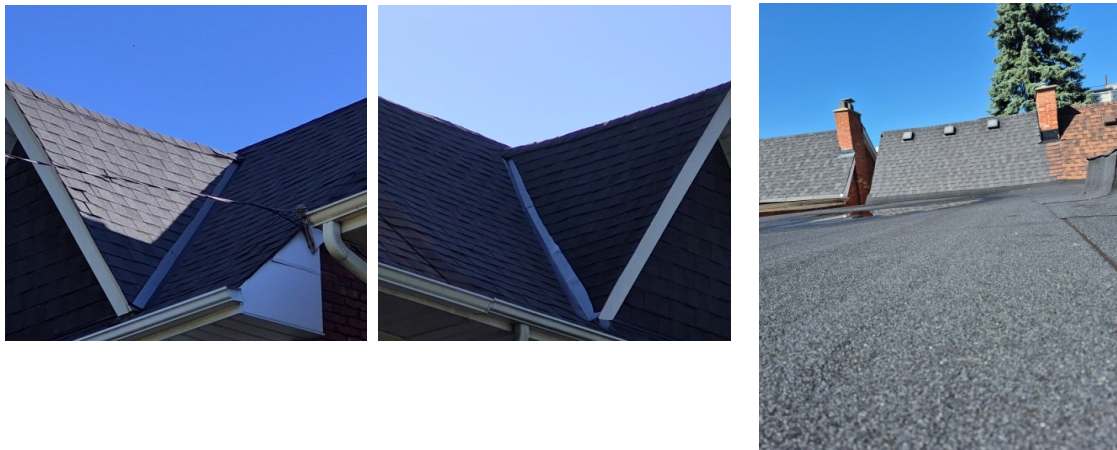
Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Edge From Grade	Height	Height

Observations/Recommendations

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

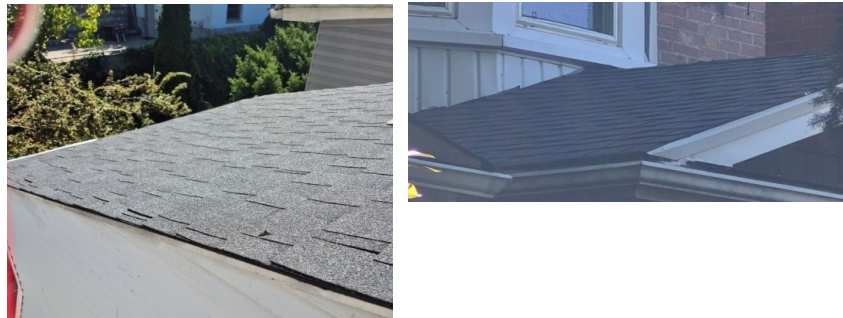
Sloped Surface: [overall surface in good repair](#)

Flat Surface: [overall surface in good repair, some water pooling noted though typical](#)



Sloped Surface: [overall surface in good repair](#)

Porch(s): [overall surface 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 Vinyl Siding
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Limitations

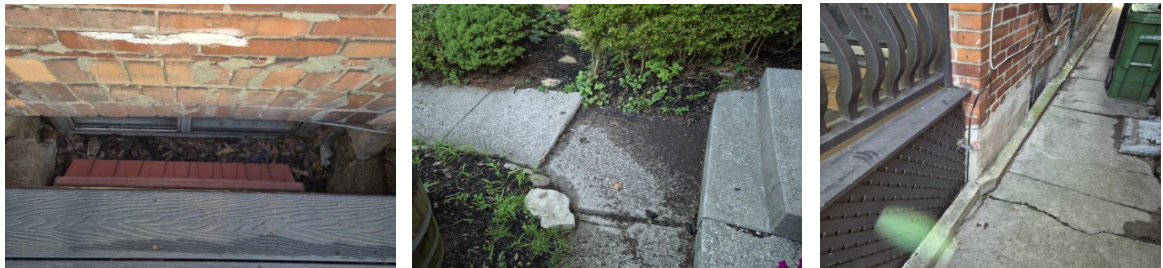
Exterior Inspection from Ground Level
Restricted Access Under Deck(s)
Restricted Access Under Porch(es)

Observations/Recommendations

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



DECK overall in good repair
PORCH overall in good repair
**Window wells: provide window well covers
**Walk(s): uneven trip hazard - repair
repair cracks



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

Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Masonry Party Wall
Slab-on-Grade:	Poured Concrete		Wood Frame (Siding)	

Limitations

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

Observations/Recommendations

overall well built house

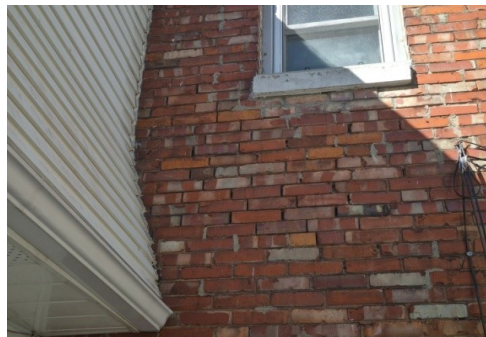
FLOORS:

Stair Opening: minor sagging around stair areas though typical for older house



WALLS:

Masonry: repair mortar as required



Description

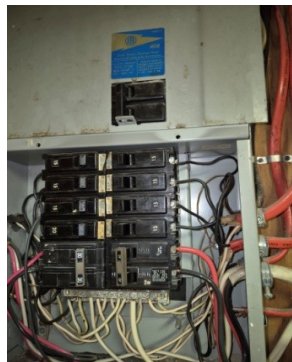
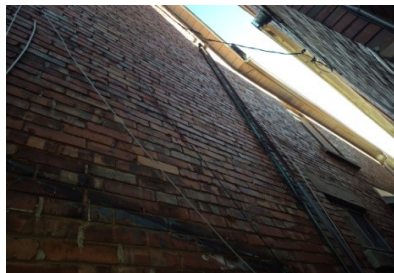
Service Size: 100 AMP (240volts)	Service Entrance Cable: Location: Overhead	Distribution Wire: Copper
Main Disconnect/Service Box Rating: 100 AMP	Type of material: Not Visible	Knob-and-Tube-Copper
Description: Breakers		Grounded & Ungrounded
Location: Basement		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter: Location: Outside
Location: Basement		Bathroom(s)
Auxiliary Panel(s): Rating: 100 AMP	Outlets Description: Ungrounded	
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter: Location:
Location: Basement		

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: older, overall in good repair, upgrade if renovating or upgrading wiring
 SERVICE PANEL: older, overall in good repair, upgrade if renovating or upgrading wiring
 Auxiliary Panel: overall in good repair



BRANCH WIRING:

Knob & Tube: based on random sampling observed in main bedroom switch and suspect in various 2nd level outlets, roughly 10% to 20% but requires confirmation upgrade if required by insurance

Ungrounded Outlet(s): provide GFCI's (ground fault circuit interrupters) or upgrade wiring as above
 GFCI: replace 2nd level washroom

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:	Mid	88 x1000BTU/hr	23 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

Limitations

[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [service annually, not tested - service before use](#)
[older, continue servicing until replacement becomes necessary](#)

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



Registers: [insulation around some registers may contain asbestos](#)
[encapsulating the insulation is often the best approach](#)
[Environmental Consultants can assist if this is a concern](#)

Ducts: [2nd level: older arrangement -typical for age of house](#)
[improve/upgrade if renovating](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

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COOLING/Heat Pumps

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Description : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

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 Cast Iron Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 2 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

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Floor Drain/Trap: requires service/cleaning/further evaluation

Piping: exterior front garden: old cleanout, cap missing - further evaluation - repair and suspect older main drain, recommend video-scan, risk of tree roots
basement front floor: appears back flow valve has been installed to main waste drain- requires confirmation



Washroom(s): overall in good repair

Kitchen(s) overall in good repair
stove hood - inoperative - repair

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Metal
Resilient			Sliders	
Ceramic Tile			Fixed	
			Casement	
Fireplaces:	Fireplace Fuel:			

Limitations	
Restricted/No Access To: _____	Foundation Not Visible <u>99</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Absence of Historical Clues due to New Finishes/Paint	
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
 older units, upgrade as required or if renovating
 2nd level rear cracked glass

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

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
- cracks/form ties on foundation: monitor/repair as required
- 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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