

HOME INSPECTION REPORT



33 Methuen Ave
Toronto

Prepared for: [Kristofer Lawson](#)

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

Inspection Date: [May 22 2024](#)



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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: North*

ROOFING The roof surfaces through-out are overall in good repair. The garage shingles are older.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring is copper grounded.

HEATING 1-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 1-yr-old air-conditioner with a typical life expectancy of 15-yrs. 1-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 Overall good water pressure with copper supply piping. The washrooms and kitchen have been renovated and in good repair.

INTERIOR 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.




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		
33 Methuen Ave		ROOFING/Chimneys		May 22 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Modified Bitumen:	Flat:	Low	deck	
Asphalt Shingles:	Garage:	High		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade From Edge	Height			
Observations/Recommendations				
Sloped Surface: overall surface in good repair, some cupping/curling				
				
Flat Surface: limited access due to deck though where visible in good repair, loose along edges - monitor/repair as required				
Porch(s): overall surface in good repair, install decking to avoid eroding surface				
				
Garage: aging surface, budget to replace within 3 yrs.				
				
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: Stone Synthetic Stucco
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

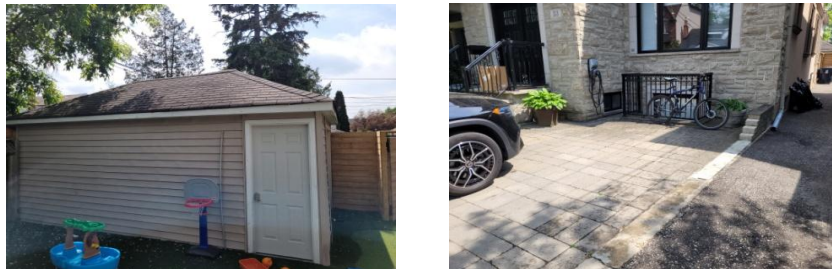
** Downspouts: extend 6-ft away from house

WALL SURFACES: overall in good repair, stucco repair noted on northeast side
DOORS/WINDOWS: overall in good repair



PORCH minor railing repairs required
DECK overall in good repair

DETACHED GARAGE: older, typically ongoing repairs, some repairs noted
bottom perimeter prone to rot - repair as required, budget to repair perimeter
**Walk(s)/Driveway(s): 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

33 Methuen Ave

STRUCTURE

May 22 2024

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Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame(Stucco Finish)	Roof/Ceiling Framing: No Access
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Limitations

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

overall well built house

WALLS:

Stone Veneer: minor cracks at front - monitor/repair mortar as required



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:
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

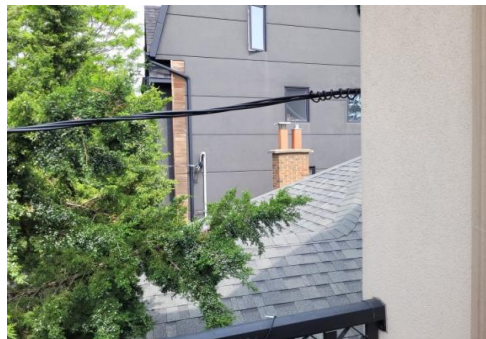
Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:

Clearance: **wires close to porch - safety concern**

SERVICE PANEL: overall in good repair
panel obstructed - cover not removed



GFCI: provide to exterior outlet

Comments: house includes electric car charger

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 80 x1000BTU/hr 1 yrs. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

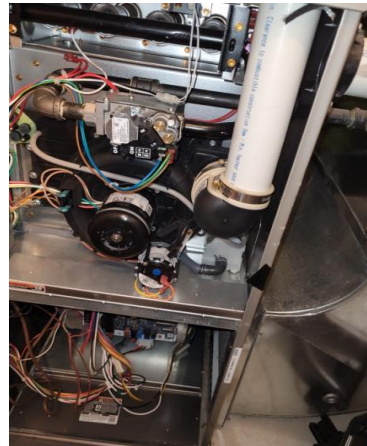
Heat Loss Calculations Not Done A/C Presently Operating
Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 months](#)



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

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	1 yrs. old	10 to 15 yrs.
Ductless (air-cooled)	12 x1,000 BTU/hr	1 yrs. old	

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: [service annually](#)

DUCTLESS A/C: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

33 Methuen Ave

INSULATION/VENTILATION

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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting: Roof
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Limitations

[Access Not Gained To Wall Space](#)

[Access Not Gained To Roof Space](#)

Observations/Recommendations

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

R-values are estimated

REFERENCE LINK

http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf

33 Methuen Ave

PLUMBING

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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	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 60 Gal Age Yrs.: 12 Life Expectancy: 20

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](#)

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

Kitchen(s) [overall in good repair](#)

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Sliders Fixed Double Glazing	Exterior Doors: Metal
Fireplaces: Wall Mounted	Fireplace Fuel: Electrical			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Absence of Historical Clues due to New Finishes/Paint

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair
 screens required in upper levels for safety

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 appears exterior foundation damp-proofed to minimize leaking risk
 not determined if sump pump present- none found



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



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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