

# **PROPERTY CONDITION ASSESSMENT**

## 247 & 249 High Park Ave





Prepared by: Bob Papadopoulos P.Eng Oct 2, 2024

Dear Kristofer Lawson,

The enclosed report has been prepared to provide pertinent technical information about the property at **247 & 249 High Park Ave, Toronto**. As such, the report is not technically exhaustive and should be considered preliminary.

The entire report must be considered in order to rely on the findings contained within. Sampling information in the report may put it out of context.

The report will not be released to anyone without your permission.

Thank you for giving us the opportunity to be of service. Should you have any questions regarding this report, please do not hesitate to call us.

Sincerely,

Biland

Bob Papadopoulos P.Eng

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416-829-6655

# **PROPERTY CONDITION ASSESSMENT**

## 247 & 249 High Park Ave, Toronto

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Oct 2, 2024 Ref#:C020924

# **Property Condition Assessment Report**

## Property: 247 & 249 High Park Ave, Toronto

## 1.0 SUMMARY

This is a Property Condition Assessment report (PCR) of the property at 247 & 249 High Park Ave, Toronto, Ontario.

This property is one- two- storey, multi-unit (6) residential building covering approximately 5000 square feet.

The visible evidence suggests that the building was constructed in circa 1950's.

The building is presently used as residential apartments.

This report has been prepared by Redbrick Inspections Ltd on behalf of our client, Mr. Kristofer Lawson of Babiak Team Real Estate Brokerage Ltd.

Our client is real estate agent representing the owner of the property.

This report has been prepared to provide general information on the condition of the property.

The site inspection was carried out on Oct 2, 2024.

Our inspection was limited to components that were readily visible and not obstructed by storage, finishes, vegetation, etc.

### **GENERAL CONDITION and LEVEL OF MAINTENANCE:**

#### Structure

No major deficiencies were noted.

#### Electrical

No major deficiencies were noted. The fuse boxes are older. General repairs to the outlets is required.

#### Heating

Further evaluation is required to determine if two buried oil tanks are present. The two boilers are older.

#### Air Conditioning

none

#### Insulation/Ventilation

Further evaluation is required to determine if asbestos is present in the roof vermiculite insulation.

#### Plumbing

The washrooms and kitchens of various units are older. Further evaluation is required to each main waste drain.

#### Roofing

No major deficiencies were noted to the main building. The garage roof requires replacement.

#### Exterior

No major deficiencies were noted.

#### Interior

Various areas older finishes- anticipate repairs/maintenance. Older floor tile may contain asbestos.

### **1.1** Five Year Summary of Recommended Repairs

Recommendations	Costs	Time Frame
Two boilers	\$5,000 to \$7,000 each	unpredictable
Vermiculite Insulation-further evaluation	depends	immediate
247: 2 washroom and 2 kitchen replacement	\$10,000 to \$20,000 each	immediate
Garage roof replacement	\$10,000 and up	immediate
246: Interior – repairs maintenance	Depends on approach	immediate
Roof Insulation may contain asbestos	Depends	immediate
Main waste drains evaluation /repairs	Depends	immediate
Potential Asbestos Tile – further evaluation	depends	if required

## 2.0 INTRODUCTION

#### 2.1 Inspection Authorization and Scope

As per the request of Mr. Kristofer Lawson of Babiak Team Real Estate Brokerage Ltd.

A visual inspection was performed to identify the existing conditions of the following building components:

- Structure
- Heating system
- Plumbing system
- Ventilation system
- Insulation

- Electrical system
- Air-conditioning system
- Roofing system
- Exterior components
- Interior components

This report is based on ASTM Standard E2018-01. A five-year time frame for major repairs or replacements of building components has been considered.

- Fire safety systems were not reviewed.
- A building code and fire code violation inquiry was not undertaken.

This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

This report is considered to be preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed condition survey and develop a plan of action.

The site inspection was carried out on Oct 2, 2024. Our inspection was limited to components that were readily visible and not obstructed by storage, finishes, vegetation, etc.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

#### Ref#:C020924

The weather at the time of the inspection was sunny with an approximate outdoor temperature of 20°C.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating aging major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs are provided for recommendations expected to exceed \$3,000. The costs are only intended to provide an order of magnitude, and do not include any engineering design or construction management fees. Contractors should be contacted for exact quotations.

## 2.2 Building Description

This is a two-storey structure with basement, covering approximately 5000 square feet.

The visible evidence suggests that the building was constructed in circa 1950's and is presently used as a residential apartment.

There is a detached double garage at the rear of the property.

For the purpose of this report, the front of the building is considered to be facing west.

### 2.3 Plans

No documentation was available at the time of this inspection.

# **3.0 ELECTRICAL**

## 3.1 Description

247: The electrical supply to the building comes via a overhead service drop, located at the south-west of the property and is equipped with a 200 AMP 120/240-volt, single phase, three-wire electrical service

249: The electrical supply to the building comes via a overhead service drop, located at the north-west of the property and is equipped with a 200 AMP 120/240-volt, single phase, three-wire electrical service.

The service was estimated based o the wire/mast size and should be verified by contacting the electric utility provider.

Location	Description	Amperage
Basement (common)	Fuses	60 AMPS
Basement Apt. Unit	Fuses	60 AMPS
Apt Unit 2	Fuses	60 AMPS
Apt Unit 3	Fuses	60 AMPS

247: The main service is divided into the following sub-services:

The distribution panels employ fuses with a main fuse disconnect for each panel.

All wiring examined is copper grounded and ungrounded.

The outlets are grounded, ungrounded.

The lighting fixtures are described as incandescent and fluorescent type.

247 and 249 each have four meters located in the basement.

## **3.2 Observations and Discussion**

It is impossible on an inspection such as this to determine adequacy for commercial demands. Based on the intended use as described by the client the service size is considered adequate.

The general maintenance of the electrical system is required. Deficiencies noted at the distribution equipment are as follows:

- Ungrounded outlets should have GFCI (ground fault circuit interuptors)
- Trim vines away form exterior service drop/masts
- Panels require properly sized fuses
- Ground-fault Interrupters should be provided to washroom and kitchen outlets where none.

### **3.3** Recommendations, Costs and Priorities

Recommendations	Costs	Time Frame
Electrical distribution equipment repairs	\$1,500 to \$3,000	Immediate

## 3.4 Limitations

This was a non invasive, visual inspection of the electrical system.

## 4.0 HEATING

### 4.1 Description

247 and 249 are each equipped with a gas-fired low efficiency (natural draft) boiler with an input capacity of 75,000 BTU's/hr.

247: At the time of the inspection the approximate pressure was 10 psi and the temperature was approximately 140  $^{\rm O}$  F.

249: At the time of the inspection the approximate pressure was 12 psi and the temperature was approximately 0  $^{\circ}$  F.

The distribution system is arranged by pipes/radiators.

It appears the laundry area floors are hot water radiant floor heating though this could not be verified.

Both boilers employ an indoor/outdoor automatically set thermostats.

The exhaust system is metal liner through the masonry double chimney located n the west side.

Heating Description	Efficiency	Input BTU/hr	Approx. Age	Location
247: Boiler	Low	75,000	20	basement
249: Boiler	Low	75,000	20	basement

There is a single gas meter for 247 located on the exterior south west wall.

There is a single gas meter for 249 located on the exterior north west wall.

The natural gas supplier to the building is Enbridge Gas.

## 4.2 Observations and Discussion

247 and 249:

The boiler is approximately 20-yrs-old with a life expectancy of 20 to 25 years.

Overall recommend budgeting for replacement within 5-yrs.

A serviceperson should be consulted.

The boilers require servicing before the next heating season.

It appears a maintenance contract is in effect for the heating equipment based on the service tags.

The overall condition of the pipes and radiators examined were in good repair. These require annual inspection and maintenance as is typical.

## 4.3 **Recommendations, Costs and Priorities**

Recommendations	Costs	Time Frame
Replacement	\$5,000 to \$7,000 each	Within 5-yrs
Two Buried oil tanks- further evaluation	depends	Immediate

## 4.4 Limitations

This was a non invasive, visual inspection of the heating system.

# 5.0 AIR-CONDITIONING

## 5.1 Description

none

## 5.2 Observations and Discussion

n/a.

#### 5.3 Recommendations, Costs and Priorities

Recommendations	Costs	Time Frame
n/a		

### 5.4 Limitations

Window and portable units are inspected.

## 6.0 VENTILATION

## 6.1 Description

The roof is ventilated with static box vents and soffit vents.

Various washrooms and kitchens have exhaust vents though these are older and some not functional.

Overall washrooms and kitchens mainly rely on natural ventilation through windows which is typical for a building of this age.

## 6.2 **Observations and Discussion**

The roof vents are overall adequate.

Exhaust fans should be replaced/provided when renovating the washrooms and kitchens.

#### 6.3 **Recommendations, Costs and Priorities**

Recommendation	Cost	Time Frame
Ventilation Improvements	Depends on approach	when renovating

## 6.4 Limitations

This was a non invasive, visual inspection of the ventilation systems.

## 7.0 PLUMBING

## 7.1 Description

#### 247 & 249

There is a 3/4-inch-diameter (estimated) copper, water supply line to the building.

The main shutoff valve is located under the front steps.

All supply plumbing examined is copper and plastic.

The visible waste piping is primarily ABS plastic, copper and cast iron.

The basement floor drains were identified as clay.

Each apartment unit is equipped with electric water heaters located in the basements.

24 / Water Heater	247	Water Heater
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Unit	Capacity L	Туре	Age	Life Expectancy
Basement	170	Electric	13	20
Unit 2	184	Electric	17	20
Unit 3	144	Electric	14	20

249 Water Heater

Unit	Capacity L	Туре	Age	Life Expectancy
Basement	178	Electric	new	20
Unit 2	178	Electric	new	20
Unit 3	178	Electric	new	20

The supplier of domestic water to the building is the City of Toronto.

## 7.2 Observations and Discussion

Further evaluation with a video scan is required for both sides (247 & 249). The main waste drain to the city sewer is likely older and prone to tree roots.

Recommend budgeting to repair/replace and install a back flow valve.

The washrooms and kitchens 247: Basement and Unit 2 are older. Some are in poor repair. AS such repairs and/or renovations required. Unit 3 kitchen and washroom are in good repair.

The washrooms and kitchens 249: Basement, Unit 2 and Unit 3 are in good repair overall.

### 7.3 **Recommendations, Costs and Priorities**

Recommendations	Costs	Time Frame
Main waste drains (247 & 249)- further evaluation and potential repairs with back flow valves	Depends	immediate
247 Washrooms/Kitchens: Basement, Unit 2	\$10,000 to \$20,000 each	immediate

## 7.4 Limitations

This was a non invasive, visual inspection of the plumbing system.

# 8.0 ROOFING

## 8.1 Description

The building is covered by asphalt shingles.

The roof drainage is via metal gutters and downspouts.

There is a shared brick chimney located on the central east side of the building.

The garage roof is covered by asphalt shingles.

The front (west) overhang is covered by metal.

## 8.2 Observations and Discussion

The building shingles are overall in good repair.

The chimney is in good repair overall.

Recommend retaining arborist for monitoring and maintenance of tree branches.

Overall the garage shingles are in poor condition and require replacement including some repairs to the roof structure.

#### 8.3 **Recommendations, Costs and Priorities**

Recommendations	Costs	Time Frame
Garage roof replacement	\$10,000 and up	immediate

### 8.4 Limitations

The main building roof surfaces were examined from grade level and limited by height and tree obstructions.

The garage shingles were inspected by walking on the roof.

## 9.0 INTERIOR COMPONENTS

### 9.1 Description

The wall and ceiling finishes consist of a lathe/plaster and/or drywall.

The floor coverings consist of wood, ceramic and resilient tile.

The doors are wood.

The windows are wood frame hung with metal storms.

#### 9.2 Observations and Discussion

Since interior components are subjective to some degree, our comments here will be general, except where functional concerns are noted.

Several areas in 247 will require maintenance and repairs. The cost will depend on the approach.

249 are overall in good repair.

The resilient tile is older and may contain asbestos which is typical for building of this age. This requires further evaluation with lab testing to determine. Leaving the tile undisturbed and/or covering is often the best approach. Consult with environmental specialist for best approach.

The doors are older though overall in good repair.

The windows are older. Continue servicing and budget for replacements to improve functionality and for improved comfort and efficiency.

The foundations were tested for leaking with a moisture meter. Overall typical staining, efflorescence, dampness and paint peeling was observed. Overall recommend budgeting for damp-proofing of foundation if renovating.

### 9.3 **Recommendations, Costs and Priorities**

Recommendations	Costs	Time Frame
Potential Asbestos Tile – further evaluation	depends	if required
Budget for window replacements	depends	if required
Budget for foundation damp-proofing	depends	if required

#### 9.4 Limitations

This was a non invasive, visual inspection of the interior systems.

# **10.0 INSULATION**

### 10.1 Description

Both roof spaces (247 and 249) contain Vermiculite insulation as well as cellulose insulation with an approximate R-24 valve.

## 10.2 Observations and Discussion

Overall additional insulation should be provided to the roof spaces to improve comfort and efficiency.

The Vermiculite insulation in the roof spaces requires further evaluation to determine if asbestos is present.

Typically leaving the insulation undisturbed is the best approach. Contact environmental remediation specialist for best approach.

Due to age of the building there is likely little or no insulation in the walls. This can be improved when renovating.

## **10.3** Recommendations, Cost and Priorities

Recommendations	Costs	Time Frame
Vermiculite Insulation-further evaluation	depends	immediate

## 10.4 Limitations

The roof space was inspected from the access hatch. Since access could not be gained to the wall area, no comment can be offered on the presence of insulation here.

# **11.0 STRUCTURE**

## 11.1 Description

The foundations are concrete block.

The exterior walls are double brick construction.

The floors and ceilings are wood joists.

The roof spaces are wood rafters.

## **11.2 Observations and Discussion**

No major deficiencies were noted.

## **11.3** Recommendations, Costs and Priorities

Recommendations	Costs	Time Frame
none		

## 11.4 Limitations

The examination of the structural components was visual only; a design review was not undertaken.

The roof space was inspected form the access hatch and approximately 80% of the foundation was not visible.

# **12.0 EXTERIOR COMPONENTS**

### 12.1 Description

The lot is approximately 10,000 square-feet and overall flat.

The exterior walls are clad with double brick

The doors and windows are wood frame with metal storms.

The soffits/fascia are wood clad and the downspouts/gutters are aluminum. The downspouts discharge above grade.

There are two iron fire escape steps located on the southeast and northeast of the building.

There are concrete walkways located along the front and on the south wall of the building.

There are two basement walkouts located on the central east of the building.

There is a concrete/grass driveway on the south side of the property that leads to an concrete parking lot and detached garage.

The detached garage is of masonry wall and wood roof rafter construction. There is a poured concrete floor and has two metal spring-loaded doors each space separated by a masonry wall.

### 12.2 Observations and Discussion

No major deficiencies were noted.

The general maintenance of the exterior wall cladding system appears to be satisfactory.

Recommend budgeting for painting of the soffit/fascia.

Recommend budgeting for re-surfacing of the parking lot. Ideally parking spaces should be identified for each apartment unit.

Gutters and downspouts should be serviced two to three times per year and downspouts should be extended 6-ft away from the building.

The fire escape steps are overall in good repair. Repairs are required to the concrete supports in some spots. A collision barrier should be installed the southeast corner of the south fir escape. Annual inspection by specialist is recommended.

The front walkway is uneven and potentially a trip hazard which should be repaired.

The concrete southeast walkways and parking areas are cracked/damaged in some areas and should be repaired. Overall recommend budgeting to replace/re-surface.

The basement walkouts are overall in good repair. Recommend servicing the landing drains.

An arborist should be retained for annual maintenance of the trees and wall vines should be trimmed as required.

The detached garage requires general maintenance.

## **12.3** Recommendations, Costs and Priorities

Recommendations	Costs	Time Frame
Soffit/fascia painting/maintenance	\$3,000 to \$5,000	Within 5 yrs
Fire escape maintenance/repairs	\$2,000 and up	Immediate
Budge to replace/re-surface parking lot	depends	If required

## 12.4 Limitations

The inspection was conducted from the ground level and limited by flora.

The garage south interior was not accessible and the north interior was limited by storage.

## **13.0 INQUIRIES**

#### 13.1 Municipal Inquiries

We recommend the local building department be contacted for any outstanding building code violations and to ensure a certificate of occupancy was issued for the building. As well the local fire department should be contacted for fire code violations.

## 14.0 CLOSING COMMENTS

This report provides you with an overview of the condition of the major components in the building. Should you have any questions, please do not hesitate to contact us.

The Appendix contains photographs documenting several conditions noted in our report.

Sincerely,

Biland

Bob Papadopoulos P.Eng

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416-829-6655

#### Ref#:C020924

#### APPENDIX

#### Pic 1 Concrete Walkway



Pic 2 Garage roof





Pic 3 Vermiculite

#### Pic 4 Sample Oil pipes/buried oil tank



Pic 5 Sample panel



Pic 6 Sample old floor tile



#### Resume



#### Bob Papadopoulos P.Eng, RHI

- Over 24 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)
  <u>http://www.peo.on.ca/</u>
- RHI Registered Home Inspector
  <u>http://www.oahi.com/</u>