

# HOME INSPECTION REPORT



73 Riverview Gardens

Toronto

Prepared for: [Stephanie Martin](#)

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

Inspection Date: [March 24 2025](#)



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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



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

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

**Observations/Recommendations**

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

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

Chimney: [rebuilt and in good repair](#)



Flat Surface: [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: Towards House Away From House House Below Ravine	Walls & Wall Structures: Brick Wood siding Stone Retaining Wall
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

\*\*Gutters/Downspouts: [requires maintenance/cleaning](#)

WALL SURFACES:

Brick: [overall in good repair](#)

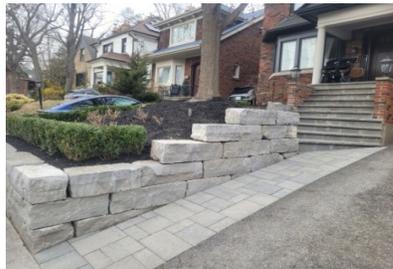
Wood siding: [overall in good repair, ongoing monitoring/maintenance](#)



RETAINING WALL(s): [overall in good repair](#)

PORCH [overall well built](#)

\*\*Landscaping: [ravine: monitor/minimize risk for erosion control](#)



STRUCTURES [shed: overall well built \(storage limited access\)](#)

PORCH [upper flat roof: railings require repairs/replacement](#)

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: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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**Limitations**

Restricted Access to: Wall Space Crawl Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

ROOF: overall in good repair



WALLS:

Masonry: typical settlement crack has been repaired - monitor



**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside Kitchen</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded</b>	<b>Laundry Area</b>
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE ENTRANCE: overall in good repair  
 SERVICE PANEL: overall in good repair  
 cover not removed due to obstruction



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

GFCI: provide to exterior south outlet

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

**Description**

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:  
 Hot Water Boiler: Low 125 x1000BTU/hr 10 yrs. 20+ yrs. Gas Meter-Exterior  
 Electric Heater(s):

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

**Limitations**

**Boiler Performance**

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

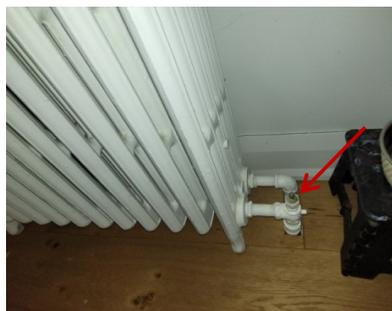
Pressure lbs/in2: 40  
 Temp Deg F: 90

**Observations/Recommendations**

HOT WATER BOILER: [service annually](#)  
[primary temp/pressure valve damaged - replace](#)



Radiator(s): [monitor/repair valves as required](#)



ELECTRIC HEATERS(s): [basement: tested functional](#)

Comments: [no heat source found in 2nd level washroom- install if required](#)

REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](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):	15 x1,000 BTU/hr	10+ yrs. old	15 to 20 yrs.

### Limitations

Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

DUCTLESS A/C: not tested: should be serviced before using  
aging unit, continue servicing until replacement becomes necessary



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](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:
Fiberglass/Cellulose:	Main Roof:	32	None Found	Roof
Fiberglass:	Basement Walls:	12	Plastic	

### Limitations

Roof Space Inspected from Access Hatch

Basement Walls Spot Checked Only

Access Not Gained To Wall Space

### Observations/Recommendations

ROOF SPACE: uneven distribution of insulation - improve/add insulation  
recommend improving ventilation with soffit vents



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

R-values are estimated

**Description**

Service Piping into House: <a href="#">Copper</a>	Main Shut Off Valve at: <a href="#">Basement-Front</a>	Water Flow (Pressure): <a href="#">Good</a>
Supply Piping & Pump(s): <a href="#">Copper</a>	Waste Piping & Pump(s): <a href="#">Plastic</a> <a href="#">Cast Iron</a>	Water Heater Type: <a href="#">Conventional</a> Fuel Type: <a href="#">Gas</a> Capacity: <a href="#">40 Gal</a> Age Yrs.: <a href="#">8</a> Life Expectancy: <a href="#">15</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

WATERMAIN: [upgraded to copper](#)

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)  
[new plastic cleanout pipe\(s\) at front yard indicates drain upgrades](#)  
[recommend installing backflow valve to main waste drain](#)



Washroom(s): [overall in good repair](#)  
[basement washroom is older](#)

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

**Description**

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

**Limitations**

Restricted/No Access To:	<u>excessive storage in some areas</u>	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**

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: various upgraded units, upgrade older units as required

**FIREPLACE:** met liner inserted in masonry chimney flue- not in use  
 further evaluation to determine options and/or restoring  
 recommend chimney sweep/inspection by W.E.T.T. Certified technician  
 ([www.wettinc.ca](http://www.wettinc.ca))

**\*\*Basement Leakage:** presently no leaking detected with moisture meter random sampling  
 typical 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

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](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **Bob Papadopoulos P.Eng, RHI**

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- **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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