

HOME INSPECTION REPORT



17 High Park Blvd
Toronto

Prepared for: [Squire Apartments Inc](#)

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

Inspection Date: [Jan 7 2025](#)



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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.

EXTERIOR Overall well maintained. Master deck is older.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 9-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs-services Two air handlers with hydronic heat exchangers and in floor hydronic heating. See details concerning Kitec related piping.

COOLING/
HEAT PUMPS Two 9-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Extensive renovation with spray foam insulation throughout which is above average. The house includes an HRV (heat recovery ventilator) to improve air quality and efficiency.

PLUMBING The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. A backflow valve has been installed to the main waste drain. The washrooms and kitchen have recently been renovated and in good repair- overall good quality installations.

INTERIOR Extensively renovated. Overall good quality renovations. The foundation has been damp-proofed (reported interior and exterior which is above average) that 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


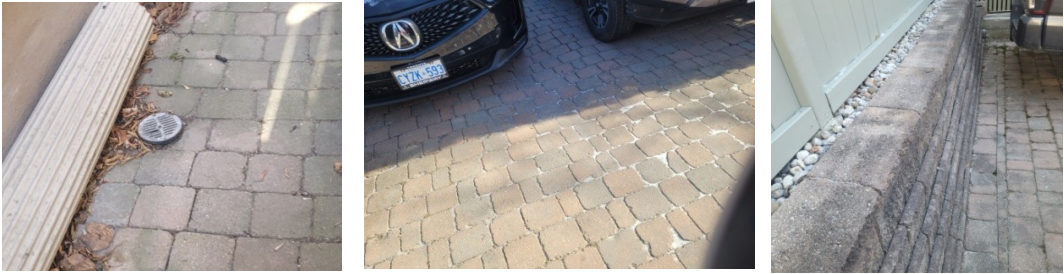
Typical



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	
17 High Park Blvd		ROOFING/Chimneys <div>Jan 7 2025</div>	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type: Location:
Asphalt Shingles:	Slope:	Low	
Asphalt Shingles:	Porch(s):	Low	
Modified Bitumen:	Main Flat:	Low master deck	
Modified Bitumen:	2nd Flat:	Low 2nd deck	
Limitations			
Roof Inspected By:	Access Limited By:		Chimney Access Limited By:
From Grade From Edge	Height		
Walking On	Deck		
Observations/Recommendations			
<p>Sloped Surface: overall surface in good repair</p> <p>Skylight(s): overall in good repair</p> <div>    </div> <p>Porch(s): overall in good repair</p> <p>Flat Surface: overall in good repair where visible</p> <div>    </div>			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
17 High Park Blvd		<div>EXTERIOR</div> <div>Jan 7 2025</div>	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Stucco Masonry Retaining Wall Wood Shingles
Limitations			
Exterior Inspection from Ground Level		Restricted Access Under Porch(es)	
Restricted Access Under Deck(s)			
Observations/Recommendations			
<p>WALL SURFACES: overall in good repair</p> <p>Soffit & Facia: overall in good repair, some wood components require maintenance</p> <p>DOORS/WINDOWS: overall in good repair, some wood components require maintenance</p>			
			
<p>PORCH(es): overall in good repair, ideally should provide hand railings for safety</p> <p>DECK(s): 2nd level in good repair, 3rd level older, repair/replace</p>			
			
<p>**Walk(s): east: drain ideally should be flush with surface</p> <p>**Driveway(s): overall in good repair, minor settlement of pavers - typical/monitor</p> <p>RETAINING WALL: overall in good repair, minor movement- typical/monitor</p>			
			
<p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to Basement Leakage. Please see Interior Page</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
17 High Park Blvd		STRUCTURE		Jan 7 2025
Description				
Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch			
Observations/Recommendations				
<p>overall well built house</p> <p>FLOORS: rebuilt/reinforced as observed from basement</p> <div></div> <p>ROOF: rebuilt structure and reported hurricane resistant</p> <div><div></div><div></div></div>				

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: Outside	Kitchen
Auxiliary Panel(s):	Outlets		Bathroom(s)
Rating: 100 AMP	Description: Grounded		Laundry Area
Description: Breakers	Number of Outlets: Minimal	Arc Fault Circuit Interrupter:	
Location: Basement		Location:	

Limitations

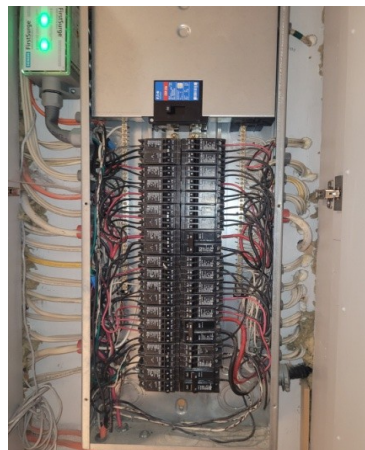
Main Disconnect Cover Not Removed

Observations/Recommendations
<p>1. The student has a good understanding of the concept of a function and can identify functions in various forms.</p> <p>2. The student has a good understanding of the concept of a limit and can calculate limits using various techniques.</p> <p>3. The student has a good understanding of the concept of a derivative and can calculate derivatives using various techniques.</p> <p>4. The student has a good understanding of the concept of an integral and can calculate integrals using various techniques.</p> <p>5. The student has a good understanding of the concept of a vector and can calculate vector operations.</p> <p>6. The student has a good understanding of the concept of a matrix and can calculate matrix operations.</p> <p>7. The student has a good understanding of the concept of a differential equation and can solve differential equations using various techniques.</p> <p>8. The student has a good understanding of the concept of a probability distribution and can calculate probabilities using various techniques.</p> <p>9. The student has a good understanding of the concept of a statistical inference and can calculate statistical inferences using various techniques.</p> <p>10. The student has a good understanding of the concept of a mathematical proof and can write mathematical proofs using various techniques.</p>

SERVICE ENTRANCE: overall in good repair

SERVICE PANEL: overall in good repair, crowded, double taps (two wires connect to one breaker) though typical and not critical






Auxiliary Panel: overall in good repair




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

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			
17 High Park Blvd		HEATING		Jan 7 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Hot Water Boiler:	High	? x1000BTU/hr	9 yrs.	20 yrs.	Gas Meter-Exterior
Hot Water Radiant Heat:					
Combination System:					
Two Air Handlers					
Exhaust Vent Arrangement:					
Limitations				Air Handlers	
Heat Loss Calculations Not Done				Supply Temp F: 70	
Data Plate Not Found				Return Temp F: 120	
Observations/Recommendations					
				Boiler Performance	
				Pressure lbs/in2: 10	
<p>THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency</p> <p>COMBINATION SYSTEM: boiler provides house heating and domestic hot water (tank)</p> <p>HOT WATER BOILER: service annually</p> <p>recommend obtaining replacement parts/servicing contract</p>					
					
<p>Filter: basement and 3rd level air-handler -replace 1-per-6 to 12 months</p> <p>Humidifier: high quality unit: presently not in use - service before use</p>					
  					
<p>Piping: some in basement: identified as Warmrite Brand related to Kitec which has a history of leaking connections, presently no signs of leaking and was inspected by qualified technician to confirm</p>					
					

REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
17 High Park Blvd		COOLING/Heat Pumps	
		Jan 7 2025	
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	9 yrs. old	15 to 20 yrs.
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	9 yrs. old	
Limitations			Cooling Performance
Cannot Test With Low Outdoor Temp			Supply Temp F:
Outdoor Coil Covered			Return Temp F:
Observations/Recommendations			
<p>AIR CONDITIONER: two units: not tested: should be serviced before using connected to basement and 3rd level air handlers</p>			
			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
17 High Park Blvd		INSULATION/VENTILATION		Jan 7 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	40		Roof Soffit
Spray foam:	Basement Walls:	24		Fascia
Spray foam:	Wood-Frame Walls:	24		Heat Recovery Ventilator
Spray foam:	Masonry Walls:	24		
Limitations				
Roof Space Inspected from Access Hatch		Walls Spot Checked Only		
Basement Walls Spot Checked Only				
Observations/Recommendations				
<p>wall insulation R-values estimated</p> <p>extensively renovated with spray foam through out which is above average</p> <p>ROOF SPACE: insulation and ventilation is adequate</p> <div></div> <p>Heat Recover Ventilator: provides house with better air quality and efficiency see owners manual for proper use and maintenance located in basement: could not access due to storage</p> <div></div>				
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 Plastic	Waste Piping & Pump(s): Plastic Plastic Floor Drain	Water Heater see Heating Type: Combination Fuel Type: Capacity: 75 Gal Age Yrs.: 9 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

WATERMAIN: [upgraded to copper](#)

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

WASTE PIPING: [all piping examined was in good repair](#)
[a back flow valve has been installed to the main waste drain](#)



Washroom(s): [overall in good repair](#)
[steam generator tested functional](#)

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

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
17 High Park Blvd		INTERIOR		Jan 7 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Wood
Ceramic Tile			Sliders	French
			Single/Double Hung	Sliding Glass
			Skylight(s)	Metal
Fireplaces:	Fireplace Fuel:		Double Glazing	
Zero Clearance 2 units	Gas			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>90</u> %		
excessive storage in closets		Drainage Tile Not Visible		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected				
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: extensively renovated, overall good quality installations</p> <p>Trim/Cabinets/Counters: extensively renovated, overall good quality installations</p> <p>Windows/Doors: upgraded double glazed units</p> <p>Fireplaces: tested functional, service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling interior/exterior foundation walls damp-proofed to minimize leaking risk, no sump pump- reported weeping tile drains into city sewer</p>				
<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p>				
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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