

# HOME INSPECTION REPORT



45 Herne Hill

Toronto

Prepared for: The Motria Group

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

Inspection Date: May 7 2024



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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 Terms and Conditions:  
<http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.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.

STRUCTURE Overall well built house

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

HEATING 7-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS 7-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen are 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](http://www.redbrickinspections.ca) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>*

Description				
Roofing Material: Asphalt Shingles: Not Determined	Location: Slope: Flat:	Leakage Probability:  Low	Chimney(s) Type:	Location:

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

Observations/Recommendations

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



Flat Surface: [could not access](#)

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Stone
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**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair  
Soffit & Facia: overall in good repair



\*\*Landscaping: overall good quality installations/well maintained

STRUCTURES gazebo: bottom of columns show some signs of rotting- monitor roof surface 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 Form

REFERENCE LINK

[http://redbrickinspections.ca/docs/4\\_Structure\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

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# STRUCTURE

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## Description

Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Trusses
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## Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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## Observations/Recommendations

overall well built house

ROOF: overall in good repair



**Description**

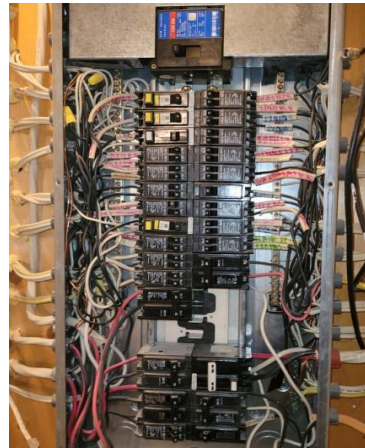
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution 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: <b>Panel</b>

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE ENTRANCE: **overall in good repair**  
 SERVICE PANEL: **overall in good repair**



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](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: Shut Off at:  
Forced Air Furnace: High 90 x1000BTU/hr 7 yrs. 20 yrs. Gas Meter-Exterior  
Electric Radiant Heat:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

## Limitations

Heat Loss Calculations Not Done  
Summer Test Procedure

## Furnace Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)  
[recommend obtaining replacement parts contract](#)  
Filter: [replace 1-per-3 months](#)



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):	48 x1,000 BTU/hr	7 yrs. old	10 to 15 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using





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:	Main Roof:	40	Plastic	Roof
Fiberglass:	Basement Walls:	12		Roof Soffit

## Limitations

Roof Space Inspected from Access Hatch

Basement Walls Spot Checked Only

Access Not Gained To Wall Space

## Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



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](http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf)

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# PLUMBING

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## Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater  Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 4 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

Washroom(s): overall in good repair

Whirlpool Tub: master washroom: inoperative - repair if required

master washroom: shower faucet stiff- requires maintenance

Kitchen(s) overall in good repair

REFERENCE LINK

[http://redbrickinspections.ca/docs/10\\_Interior\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf)

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# INTERIOR

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## Description

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

## Limitations

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 90 %  
 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: overall in good repair

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling the basement has been damp-proofed which will minimize moisture service sump pumps annually



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

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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