

# HOME INSPECTION REPORT



11 Delaware Ave  
Toronto

Prepared for: [Kevin Alvarez](#)

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Inspection Date: [April 8 2026](#)



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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



REFERENCE LINK

[http://redbrickinspections.ca/docs/2\\_Roofing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf)

11 Delaware Ave

# ROOFING/Chimneys

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## Description

|                   |           |                      |                  |           |
|-------------------|-----------|----------------------|------------------|-----------|
| Roofing Material: | Location: | Leakage Probability: | Chimney(s) Type: | Location: |
| Asphalt Shingles: | Slope:    | Low                  | Brick:           | West      |
| Modified Bitumen: | Flat:     | Medium               | Brick:           | East      |
| Modified Bitumen: | 2nd Flat: | Medium deck          |                  |           |

## Limitations

|                    |                    |                            |
|--------------------|--------------------|----------------------------|
| Roof Inspected By: | Access Limited By: | Chimney Access Limited By: |
| Walking On         | Deck               |                            |

## Observations/Recommendations

Sloped Surface: overall surface in good repair



Flat Surface: overall surface in good repair, repaired along northeast - monitor/repair

2nd Flat: deck: northeast edge - loose shingles - repair



Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

**Description**

|                                    |  |                         |  |
|------------------------------------|--|-------------------------|--|
| Gutters & Downspouts:<br>Aluminum: | Downspout(s) Discharge:<br>Below Grade | Lot Topography:<br>Flat | Walls & Wall Structures:<br>Brick<br>Wood siding |
|------------------------------------|--|-------------------------|--|

**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

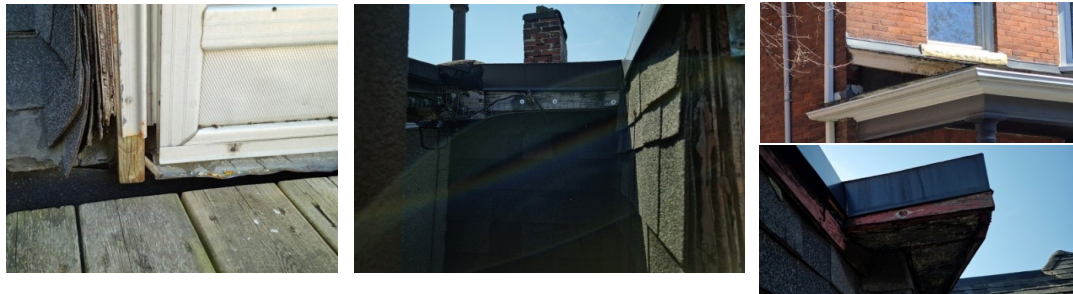
**\*\*Gutters/Downspouts:** requires maintenance/cleaning

**WALL SURFACES:** overall in good repair, brick mortar as required

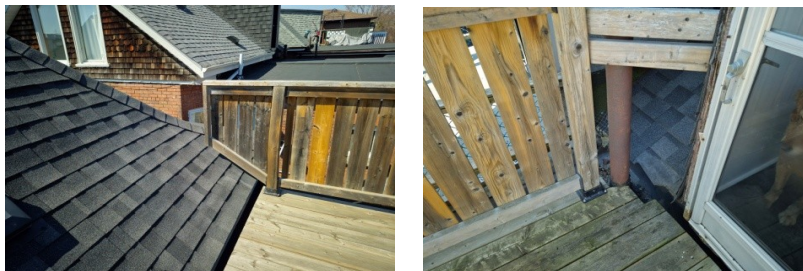
**DOORS/WINDOWS:** overall in good repair, general repairs/flashing details required to some areas

Soffit & Fascia: overall in good repair, general repairs/flashing details required to some areas

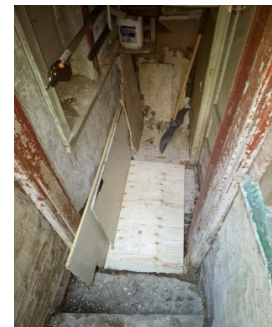
Doors: deck door: threshold - monitor/repair as required



**DECK** openings at corners- safety concern - repair



**\*\*BASEMENT WALKOUT:** limited access, requires repairs, improvements, service drain



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:<br>Basement: | Foundations:<br>Stone<br>Masonry Block | Floor :<br>Wood Joists | Walls :<br>Masonry (Double-Brick)<br>Wood Frame (Siding) | Roof/Ceiling Framing:<br>No Access |
|-----------------------------|--|------------------------|--|------------------------------------|

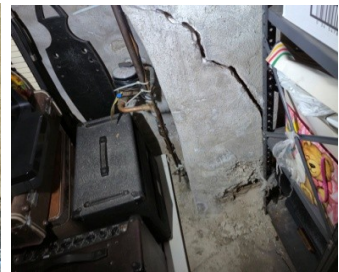
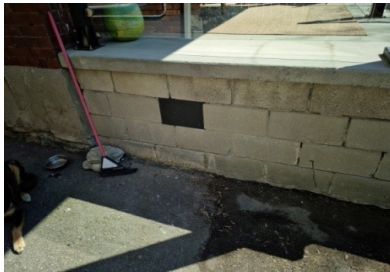
**Limitations**

|  |  |
|--|--|
| Restricted Access to:<br>Wall Space<br>Roof Space<br>Flat Roof Space | Foundation Wall Not Visible: <u>90</u> % |
|--|--|

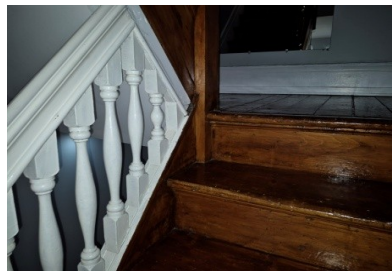
**Observations/Recommendations**

overall well built house

FOUNDATIONS: exterior/basement: will require general mortar repairs, typical for older house



FLOORS: minor sagging around stair areas though typical for older house



**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 &amp; Ungrounded</b>  |
| Description: <b>Breakers</b>            |   | <b>Knob-and-Tube-Copper</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:                         |
| Auxiliary Panel(s):                     | Outlets                                 |                                   |
| Rating: AMP                             | Description: <b>Grounded/Ungrounded</b> |                                   |
| Description:                            | Number of Outlets: <b>Typical</b>       | Arc Fault Circuit Interrupter:    |
| Location:                               |   | Location:                         |

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

**SERVICE ENTRANCE:**

Mast: **loose at top of mast**

SERVICE PANEL: **overall in good repair**  
**cover not removed**



**BRANCH WIRING:**

Knob & Tube: **based on random sampling observed in various light switches, suspect in various ungrounded outlets, observed in basement panel and basement ceiling, house: overall suspect 10 to 20% in use though requires qualified electrician to confirm**

Ungrounded Outlet(s): **provide GFCI's (ground fault circuit interrupters)**

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 15 yrs. 20+ yrs. Gas Meter-Exterior

Exhaust Vent Arrangement: Metal Through Masonry Chimney

**Limitations**

Heat Loss Calculations Not Done  
 Heat Exchanger- Inaccessible

**Boiler Performance**

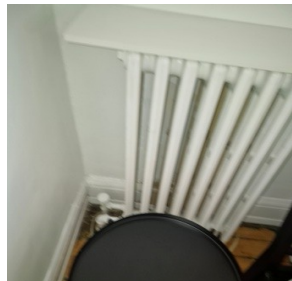
Pressure lbs/in2: 10  
 Temp Deg F: 80

**Observations/Recommendations**

HOT WATER BOILER: service annually  
 annual CO test mandatory for this type of unit  
 recommend obtaining replacement parts/servicing contract



Radiator(s): monitor/repair valves as required  
 Piping: insulation on heating pipes may contain asbestos  
 encapsulating the insulation is often the best approach  
 Environmental Consultants can assist if this is a concern



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: |
| Heat Pump (air-cooled) | 36 x1,000 BTU/hr  | 3 yrs. old   | 10 to 15 yrs.            |

### Limitations

### Observations/Recommendations

DUCTLESS HEAT PUMP: 4 zone wall mount units  
unit provides cooling and supplemental heating  
not tested in cooling mode



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

11 Delaware Ave

# INSULATION/VENTILATION

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## Description

|           |          |         |                     |                  |
|-----------|----------|---------|---------------------|------------------|
| Material: | Location | R-Value | Air/Vapour Barrier: | Venting:<br>Roof |
|-----------|----------|---------|---------------------|------------------|

## Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Wall Space

## Observations/Recommendations

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

R-values are estimated

**Description**

|                                      |   |  |
|--------------------------------------|---|--|
| Service Piping into House:<br>Copper | Main Shut Off Valve at:<br>Basement-Front       | Water Flow (Pressure):<br>Adequate   |
| Supply Piping & Pump(s):<br>Copper   | Waste Piping & Pump(s):<br>Plastic<br>Cast Iron | Water Heater<br>Type: Conventional<br>Fuel Type: Gas<br>Capacity: 40 Gal<br>Age Yrs.: 3<br>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**

WATERMAIN: upgrade to larger pipe for better water pressure if desired

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: basement: older piping corrosion - repair

Stack: basement south central: older piping corrosion - repair

Piping: main drain to city sewer- recommend video-scan

recommend installing backflow valve to main waste drain

new plastic cleanout pipe(s) at front yard indicates drain upgrades

Basement Floor Drain: not visible due to storage



Washroom(s): overall in good repair

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    |                 |                   | Casement           | French          |
| Carpet          |                 |                   | Sliders            |                 |
|                 |                 |                   | Fixed              |                 |
| Fireplaces:     | Fireplace Fuel: |                   |                    |                 |

**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  
 some older wood floors

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: many double glazed units

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling  
 typical efflorescence, staining and dampness for older foundation  
 see steps below  
 se Exterior Basement Walkout

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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