

HOME INSPECTION REPORT



5786 Mersey St
Toronto

Prepared for: [Kevin Alvarez](#)

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

Inspection Date: [June 26 2024](#)



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.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 main shingles are aging on the south and west sides. The lower roof surfaces are newer.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper grounded.

HEATING 3-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 14-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 supply piping. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained.

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://redbrickinspections.ca) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

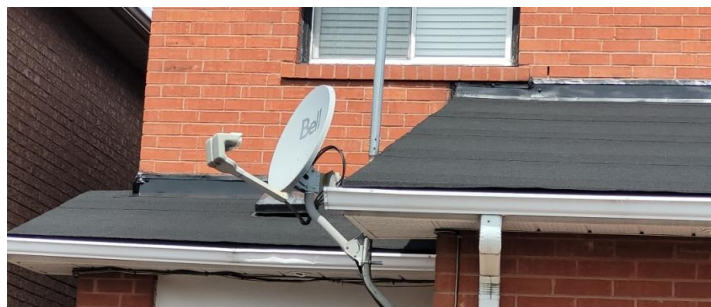
| | | | | |
|--------------------|--------------------|---|------------------|--|
| REFERENCE LINK | | http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf | | |
| 5786 Mersey St | | ROOFING/Chimneys | |  |
| | | June 26 2024 | | |
| Description | | | | |
| Roofing Material: | Location: | Leakage Probability: | Chimney(s) Type: | Location: |
| Asphalt Shingles: | Slope: | Medium | Metal: | Southeast |
| Modified Bitumen: | South Slope: | Low | | |
| Limitations | | | | |
| Roof Inspected By: | Access Limited By: | Chimney Access Limited By: | | |
| From Grade | Height | | | |

Observations/Recommendations

Flat Surface: [west/south aging surface, repair/replace shingles as required, budget to replace within 5 years, likely more cost effective to replace throughout](#)



South Slope: [new surface in good repair](#)



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

Description

| | | | |
|------------------------------------|--|-------------------------|-----------------------------------|
| Gutters & Downspouts: Aluminum: | Downspout(s) Discharge: Below/Above Grade | Lot Topography: Flat | Walls & Wall Structures: Brick |
|------------------------------------|--|-------------------------|-----------------------------------|

Limitations

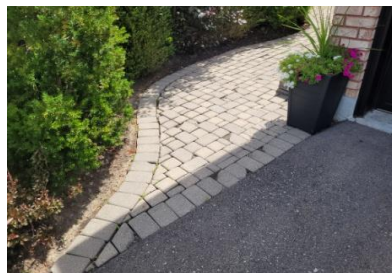
| | |
|---------------------------------------|-------------------|
| Exterior Inspection from Ground Level | Storage in Garage |
| No Access Under Deck(s) | |

Observations/Recommendations

WALL SURFACES: overall in good repair
 DOORS/WINDOWS: overall in good repair
 paint to some wood components



**Walk(s): some damaged/settlement pavers- repair as required



DECK(s): overall in good repair, repair/replace floor boards as required

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

Description

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

Limitations

| | |
|-------------------------------------|--|
| Restricted Access to: Wall Space | Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch |
|-------------------------------------|--|

Observations/Recommendations

overall well built house

FOUNDATIONS: typical settlement/shrinkage cracks
prior repairs on west side- see Interior Basement



ROOF: overall in good repair




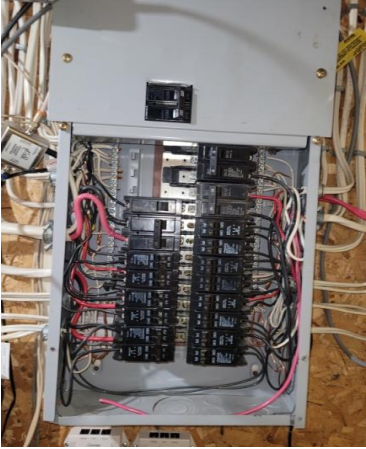

Description

| | | |
|---|--------------------------------------|-----------------------------------|
| Service Size: 100 AMP (240volts) | Service Entrance Cable: | Distribution Wire: |
| Main Disconnect/Service Box | Location: Underground | Copper |
| Rating: 100 AMP | Type of material: Not Visible | Grounded |
| Description: Breakers | | |
| Location: Basement | | |
| Distribution Panel | System Grounding: | |
| Rating: 100 AMP | Description: Copper | |
| Description: Breakers | Location: Water Pipe | Ground Fault Circuit Interrupter: |
| Location: Basement | | Location: Outside |
| Auxiliary Panel(s): | Outlets | Bathroom(s) |
| Rating: AMP | Description: Grounded | |
| Description: | Number of Outlets: Typical | Arc Fault Circuit Interrupter: |
| Location: | | Location: |

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

| | |
|-------|--|
| Ref#* | <p>SERVICE ENTRANCE: overall in good repair</p> <p>SERVICE PANEL: overall in good repair</p> <p>one double tap unit (two wires in one breaker) not critical</p> <div style="display: flex; justify-content: space-around; align-items: center;">    </div> <p>Note 1: All recommendations are safety issues - Treat them as high priority.</p> <p>Note 2: Please ensure accurate labeling on panels.</p> |
|-------|--|

REFERENCE LINK 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 80 x1000BTU/hr 3 yrs. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Furnace Performance

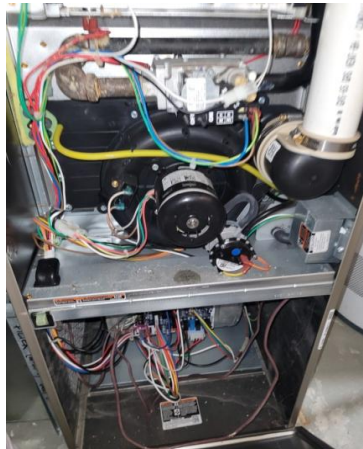
Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Supply Temp F:
Return Temp F:

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 months](#)



REFERENCE LINK

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): | 30 x1,000 BTU/hr | 10 yrs. old | 15 to 20 yrs. |

Limitations

Cooling Performance

| | |
|----------------|----|
| Supply Temp F: | 55 |
| Return Temp F: | 70 |

Ref#*

Observations/Recommendations

AIR CONDITIONER: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Guide.pdf



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INSULATION/VENTILATION

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Description

| Material: | Location | R-Value | Air/Vapour Barrier: | Venting: |
|-------------|-----------------|---------|---------------------|-------------|
| Fiberglass: | Main Roof: | 32 | 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 Access Not Gained To Knee Wall Areas

Ref#*

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate
 various uneven/amount of insulation should be improved



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

R-values are estimated

REFERENCE LINK

[http://redbrickinspections.ca/docs/9 Plumbing_Guide.pdf](http://redbrickinspections.ca/docs/9_Plumbing_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 | Waste Piping & Pump(s): Plastic | Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 17 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 |

Ref#*

Observations/Recommendations

SUPPLY PIPING: all piping examined was in good repair

WATER HEATER: old, monitor, contact utility to replace

WASTE PIPING: all piping examined was in good repair

Kitchen(s) overall in good repair

Washroom(s): overall in good repair
older rusting sink



| Description | | | | |
|-----------------|-----------------|-------------------|----------------|-----------------|
| Floor Finishes: | Wall Finishes: | Ceiling Finishes: | Windows: | Exterior Doors: |
| Wood | Drywall | Drywall | Double Glazing | Metal |
| Ceramic Tile | | | Casement | Sliding Glass |
| Carpet | | | Fixed | |
| | | | Sliders | |
| Fireplaces: | Fireplace Fuel: | | | |
| Zero Clearance | Gas | | | |

| Limitations | |
|---|------------------------------------|
| Restricted/No Access To: _____ | Foundation Not Visible <u>90</u> % |
| CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected | Drainage Tile Not Visible |
| Storage/Furnishings in Some Areas Limited Inspection | |

| Ref#* | Observations/Recommendations |
|-------|------------------------------|
|-------|------------------------------|

FIREPLACE: [service annually](#)

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 exterior west: prior crack repair/damp-proofing on foundation east side furnace room: stains at form holes - monitor, repair/seal by professional crack sealing if required - overall minor cost 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

- gutters, downspouts, grading, driveways: [ongoing maintenance and repair/see Exterior](#)
- cracks/form ties on foundation: [monitor/repair as required](#)
- excavation/damp-proofing: [monitor basement, consider step 3 as a last resort](#)

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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