

HOME INSPECTION REPORT



206 Howard Park Ave
Toronto

Prepared for: [Melissa Emond](#)

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

Inspection Date: [June 17 2025](#)



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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:

South

ROOFING

The roof surfaces through-out are overall in good repair.

EXTERIOR

Overall well maintained.

STRUCTURE

Overall well built house.

ELECTRICAL

The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING

Approx. 5-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs. Basement floor - electric radiant heat.

COOLING/
HEAT PUMPS

Two Units: approx. 5 and 10-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION

Recommend additional insulation in the roof space to improve comfort and efficiency.

PLUMBING

Overall good water pressure with copper supply piping. The washrooms and kitchens have been renovated and 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.

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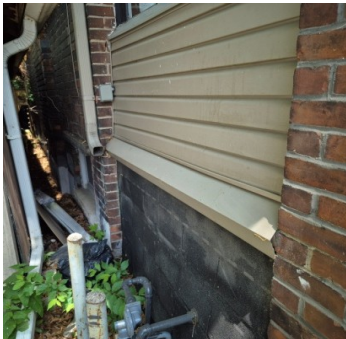
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Below Typical
Typical
Above Typical

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	
206 Howard Park Ave		ROOFING/Chimneys	
		June 17 2025	
Description			
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick: Brick: Location: East West
Limitations			
Roof Inspected By: From Edge From Edge	Access Limited By: Height Tree	Chimney Access Limited By: Height	
Observations/Recommendations			
Tree Branches: retain arbourist for annual monitoring/trimming presently requires trimming at rear Sloped Surface: overall surface in good repair     Chimney(s): overall in good repair			
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)			

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
206 Howard Park Ave		EXTERIOR June 17 2025	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Vinyl Siding
Limitations			
Exterior Inspection from Ground Level Inaccessible Wall			
Observations/Recommendations			
**Gutters/Downspouts: requires maintenance/cleaning, including roof valleys extend 6-ft away from house WALL SURFACES: overall in good repair DOORS/WINDOWS: overall in good repair, general painting to wood components as required			
  			
PORCH overall in good repair DECK overall 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 Page			

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
206 Howard Park Ave		STRUCTURE		June 17 2025
Description				
Configuration: Basement:	Foundations: Brick	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>95</u> % Roof Space Inspected From Access Hatch Crawlspace Inspected From Access Hatch			
Observations/Recommendations				
overall well built house ROOF: overall in good repair prior repairs noted to some planks, staining at underside typical for age of house  				

REFERENCE LINK	http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf		
206 Howard Park Ave	ELECTRICAL		June 17 2025
Description			
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:	
Main Disconnect/Service Box	Location: Overhead	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: Minimal	Arc Fault Circuit Interrupter:	
Location:		Location: Panel	
Limitations			
Main Disconnect Cover Not Removed			
Observations/Recommendations			
SERVICE ENTRANCE: overall in good repair SERVICE PANEL: overall in good repair panel access obstructed by furniture - cover not removed  BRANCH WIRING: random sampling determined the wiring has been upgraded throughout Junction Box(es): basement: exposed wires - provide covers			
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: High 200 x1000BTU/hr 5 yrs. 15 to 20 yrs. Gas Meter-Exterior
Electric Radiant Heat:
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Boiler Performance

Heat Loss Calculations Not Done

Pressure lbs/in2: 19

Heat Exchanger- Inaccessible

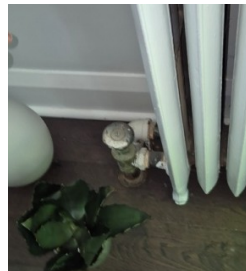
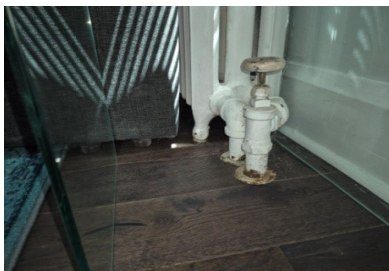
Temp Deg F: 90

Observations/Recommendations

HOT WATER BOILER: service annually
COMBINATION SYSTEM: provides house heating and domestic hot water



Radiator(s): overall in good repair, many newer valves
monitor corroded piping/valves and repair as required



REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
206 Howard Park Ave		COOLING/Heat Pumps	
		June 17 2025	
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.
Ductless (air-cooled)	12 x1,000 BTU/hr	5 yrs. old	
Limitations			
Observations/Recommendations			
DUCTLESS A/C: two units: service annually 			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	12 24	Not Visible	Roof Ridge
Spray foam:	Crawl Space Floor:	24		

Limitations**Observations/Recommendations**

ROOF SPACE: various gaps and low amount of insulation should be improved
remove debris, secure wires properly
appears abandoned ducts in roof space

Roof Access Hatch: insulate and weather-strip access hatch to roof space

Ventilation: recommend improving ventilation with soffit vents



REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
206 Howard Park Ave PLUMBING June 17 2025		
Description		
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater see Heating
Copper Plastic	Plastic	
		Type:
		Fuel Type:
		Capacity:
		Age Yrs.:
		Life Expectancy:
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 appears upgraded to plastic throughout Basement Floor Drain: appears newer plastic unit, main drain: recommend video-scan, risk of tree roots recommend installing backflow valve to main waste drain Washroom(s): overall in good repair Kitchen(s) overall in good repair		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
206 Howard Park Ave		INTERIOR		June 17 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Casement	French
			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>95</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 **Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below Fireplaces: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)				
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				



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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