

HOME INSPECTION REPORT



59 Mullock Ave
Toronto

Prepared for: The Motria Group

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

Inspection Date: March 14 2024



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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: West*

ROOFING

The flat roof is aging. Presently requires general repairs - see details. The porch shingles are in god repair.

EXTERIOR

Overall well maintained. See details for general repairs and maintenance.

STRUCTURE

Overall well maintained. See details for general repairs and maintenance.

ELECTRICAL

The 100 AMP service size is adequate. Although the majority of the wiring has been upgraded there is some knob and tube wiring-please see details.

HEATING

The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.

COOLING/
HEAT PUMPS

none

INSULATION/
VENTILATION

Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING

Overall good water pressure with copper supply piping. The washrooms and kitchen have been renovated and overall 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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Below Typical

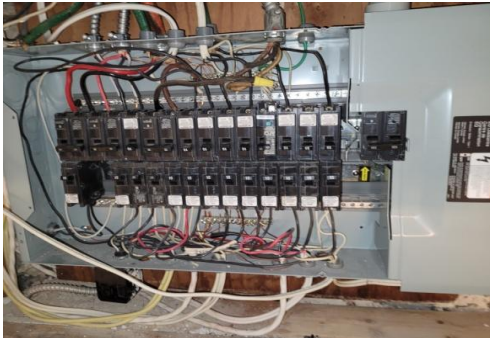
Typical



Above Typical

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
59 Mulock Ave		ROOFING/Chimneys		March 14 2024
Description				
Roofing Material: Modified Bitumen:	Location: Flat:	Leakage Probability: Medium	Chimney(s) Type: Brick:	Location: South
Limitations				
Roof Inspected By: From Edge Walking On	Access Limited By: Height		Chimney Access Limited By:	
Observations/Recommendations				
<p>Flat Surface: aging surface, patched, appears membrane installed over original older surface which has caused unevenness, sagging roof structure at rear edge is causing ponding which increases risk of roof leak (also see Structure), recommend repair rear part of roof</p>				
				
				
<p>Porch(s): overall in good repair</p>				
				
<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	
59 Mulock Ave		<div>EXTERIOR</div> <div>March 14 2024</div>	
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 Restricted Access Under Porch(es)			
Observations/Recommendations			
<p> **Gutters/Downspouts: overall in good repair extend 6-ft away from house </p> <p> WALL SURFACES: Soffit & Facia: requires general repairs and maintenance Brick: overall in good repair, repair mortar as required Vinyl Siding: overall in good repair, front dormer requires caulking/maintenance </p> <p> DOORS/WINDOWS: overall in good repair, repair mortar as required </p> <div>   </div> <p> PORCH columns skewed though not unusual - monitor and budget to repair **Walk(s): repair along foundation wall, seal gaps along foundation wall DECK overall in good repair, provide hand railings for safety </p> <div>    </div>			
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		
59 Mulock Ave		STRUCTURE		March 14 2024
Description				
Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: No Access
Limitations				
Restricted Access to: Wall Space Flat Roof Space		Foundation Wall Not Visible: <u>95</u> %		
Observations/Recommendations				
<p>overall well built house</p> <p>FOUNDATIONS: exterior: stone foundation has been surfaced/reinforced with poured concrete</p>  <p>ROOF:</p> <p>Roof Rafters: sagging at rear of flat roof, likely older condition though budget to repair when repairing/replacing flat roof membrane</p>  <p>FLOORS:</p> <p>Stair Opening: minor sagging around stair areas though typical for older house</p>				

REFERENCE LINK	http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf		
59 Mulock Ave	ELECTRICAL		March 14 2024
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		Knob-and-Tube-Copper	
Location: Basement			
Distribution Panel	System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location:	
Auxiliary Panel(s):	Outlets	Bathroom(s)	
Rating: AMP	Description: Grounded		
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:	
Location:		Location: Panel	
Limitations			
Main Disconnect Cover Not Removed			
Observations/Recommendations			
<p>SERVICE ENTRANCE: overall in good repair</p> <p>SERVICE PANEL: overall in good repair</p> <div></div> <p>BRANCH WIRING: random sampling determined majority wiring has been upgraded throughout</p> <p>Knob & Tube: observed in basement above panel - not determined if in use, further evaluation and recommend removing/replacing</p> <p>BRANCH WIRING: basement: loose wires, ungrounded/reverse polarity outlets</p> <p>overall basement requires general repairs</p>			
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					
59 Mulock Ave		HEATING				March 14 2024	
Description							
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:	
Forced Air Furnace:	Low	90 x1000BTU/hr	36 yrs.	20+ yrs.	Gas	Meter-Exterior	
Exhaust Vent Arrangement:		Metal Through Masonry Chimney					
Limitations					Furnace Performance		
Heat Loss Calculations Not Done					Supply Temp F: 120		
Heat Exchanger- Limited Access					Return Temp F: 70		
Observations/Recommendations							
<p>FORCED AIR FURNACE: old, rusting, continue servicing until replacement becomes necessary annual CO test mandatory for this type of unit recommend upgrading to high efficiency unit</p> <p>Humidifier: old, replace</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;">   </div> <p>Ducts: older arrangement (shared registers between rooms) typical for age of house improve/upgrade if renovating</p>							

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
	x1,000 BTU/hr	yrs. old	yrs.

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
59 Mulock Ave		INSULATION/VENTILATION		March 14 2024
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Limitations				
Access Not Gained To Wall Space				
Access Not Gained To Flat Roof				
Observations/Recommendations				
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		
59 Mulock Ave	PLUMBING	March 14 2024
Description		
Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 1 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		
<p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair</p> <p>Basement Floor Drain: none found- further evaluation, should be installed if none present, may require floor re-grading</p> <p>Washroom(s): overall in good repair</p> <p>Kitchen(s) overall in good repair</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
59 Mulock Ave		INTERIOR		March 14 2024
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Resilient			Single/Double Hung	
Ceramic Tile			Fixed	
Fireplaces:	Fireplace Fuel:			
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				
STAIRS: provide hand rails to basement steps				
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: typical efflorescence, staining and dampness for older foundation see steps below some leaking noted at rear though typical for older stone foundation, remove drywall in this area and monitor long term moisture may result in visible or concealed mould growth. recommend damp-proofing if renovating basement				
STAIRS: 2nd level banister older typical for house of this age spindle spacing too wide (max 4 inches) - safety concern				
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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