

# HOME INSPECTION REPORT



260 Windermere Ave

Toronto

Prepared for: The Motria Group

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

Inspection Date: March 6 2025



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

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

## 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: East*

## ROOFING

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

## EXTERIOR

Overall well maintained.

## STRUCTURE

Overall well built house with additions.

## ELECTRICAL

The 100 AMP service size is adequate. Anticipate older panel upgrades. In addition to upgraded wiring there is knob and tube wiring-please see details.

## HEATING

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

COOLING/  
HEAT PUMPS

The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/  
VENTILATION

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

## PLUMBING

Overall adequate water pressure with copper supply piping. Further evaluation main waste drain. The washrooms and kitchens are older.

## INTERIOR

Overall anticipate upgrades/renovations.

## 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)

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>	
260 Windermere Ave		<b>ROOFING/Chimneys</b>	
		March 6 2025	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:
Asphalt Shingles:	Slope:	Low	Brick:
Modified Bitumen:	Flat:	Low deck	Location:
Modified Bitumen:	Garage:	Low	North
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
From Grade	Height	Height	
From Edge	Snow		
Observations/Recommendations			
Tree Branches: <a href="#">retain arbourist for annual monitoring/trimming</a>			
Sloped Surface: <a href="#">overall surface in good repair</a>			
			
Deck: <a href="#">not visible due to deck: extend stack above upper roof line</a>			
Porch(s): <a href="#">overall surface in good repair</a>			
Garage: <a href="#">not visible due to snow</a>			
			
Chimney(s): <a href="#">requires clay liner/brick repairs</a>			
			
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)			

**Description**

Gutters & Downspouts:  
Aluminum:

Downspout(s) Discharge:  
Various Above Grade

Lot Topography:  
Flat

Walls & Wall Structures:  
Brick

**Limitations**

Exterior Inspection from Ground Level

Storage in Garage

**Observations/Recommendations**

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

**WALL SURFACES:**

Brick: overall in good repair

**DOORS/WINDOWS:** overall in good repair, general calking repairs





**DECK(s):** older, service/repair as required

**DETACHED GARAGE:** overall well built, maintain as required  
older door



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		<a href="http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf">http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf</a>		
260 Windermere Ave		<b>STRUCTURE</b>		March 6 2025
<b>Description</b>				
Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
<b>Limitations</b>				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch			
<b>Observations/Recommendations</b>				
<p>overall well built house</p> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div>				



### 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	Knob-and-Tube-Copper
Description: Fuses			Grounded & Ungrounded
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	
Rating: 100 AMP		Description: Grounded/Ungrounded	
Description: Breakers		Number of Outlets: Minimal	Arc Fault Circuit Interrupter:
Location: Basement			Location:

## Limitations

**Main Disconnect Cover Not Removed**

### Observations/Recommendations

SERVICE ENTRANCE:

Main Disconnect: could not access, older, upgrade with wiring

SERVICE PANEL: panel obstructed by cabinet - cover not removed, further evaluation anticipate upgrading to larger panel




BRANCH WIRING:


Knob & Tube: based on random sampling observed in basement ceiling, older light switches, suspect ungrounded outlets  
may require upgrading for insurance purposes  
for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.  
overall recommend upgrading when renovating

Switch(es): old units- replace

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf">http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf</a>			
260 Windermere Ave		<b>HEATING</b>		March 6 2025	
<b>Description</b>					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	3 yrs.	20 yrs.	Gas Meter-Exterior
Exhaust Vent Arrangement: Plastic Through-Wall Vent					
<b>Limitations</b>				<b>Furnace Performance</b>	
Heat Loss Calculations Not Done				Supply Temp F: 120	
Heat Exchanger- Inaccessible				Return Temp F: 70	
<b>Observations/Recommendations</b>					
<p>FORCED AIR FURNACE: <a href="#">service annually</a></p> <p>Electronic Filter: <a href="#">not in use, disconnect power to unit, disposable filter in use- replace 1-per-6 to 12 months</a></p>					
					

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf">http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf</a>	
260 Windermere Ave		<b>COOLING/Heat Pumps</b>	
		March 6 2025	
<b>Description</b>			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	20 yrs. old	15 to 20 yrs.
<b>Limitations</b>		<b>Cooling Performance</b>	
Cannot Test With Low Outdoor Temp		Supply Temp F:	
Outdoor Coil Covered		Return Temp F:	
<b>Observations/Recommendations</b>			
<p>AIR CONDITIONER: not tested: should be serviced before using old unit, continue servicing until replacement becomes necessary</p>			
			



REFERENCE LINK

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

260 Windermere Ave

## INSULATION/VENTILATION

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### Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	24	None Found	Roof Roof Soffit

### Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space


### Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency



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

R-values are estimated

REFERENCE LINK <a href="http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf</a>		
260 Windermere Ave		
PLUMBING		
March 6 2025		
Description		
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement	Adequate
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	Type: Induced Draft
	Cast Iron	Fuel Type: Gas
		Capacity: 50 Gal
		Age Yrs.: 2
		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>WATERMAIN: upgrade to larger pipe for better water pressure if desired</p> <p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair new plastic cleanout pipe(s) at front yard indicates drain upgrades</p> <p>Basement Floor Drain: main drain: recommend video-scan, risk of tree roots recommend installing backflow valve to main waste drain</p>  <p>Kitchen(s) older/anticipate renovations</p> <p>Washroom(s): older/anticipate renovations shower leaking/damage</p>		

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>		
260 Windermere Ave		<b>INTERIOR</b>		March 6 2025
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
<a href="#">Wood</a>	<a href="#">Plaster/Drywall</a>	<a href="#">Plaster/Drywall</a>	<a href="#">Sliders</a>	<a href="#">Wood</a>
<a href="#">Ceramic Tile</a>	<a href="#">Paneling</a>		<a href="#">Fixed</a>	
<a href="#">Resilient</a>				
Fireplaces:	Fireplace Fuel:			
<a href="#">Insert</a>	<a href="#">Gas</a>			
<b>Limitations</b>				
Restricted/No Access To:		<a href="#">basement front cold room</a>		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Foundation Not Visible <u>90</u> %		
<a href="#">Absence of Historical Clues due to New Finishes/Paint</a>		<a href="#">Drainage Tile Not Visible</a>		
<a href="#">Storage/Furnishings in Some Areas Limited Inspection</a>				
<b>Observations/Recommendations</b>				
<p>Floors/Walls/Ceilings: <a href="#">overall in good repair</a></p> <p>Trim/Cabinets/Counters: <a href="#">overall in good repair</a></p> <p>Windows/Doors: <a href="#">older units, upgrade as required or if renovating</a></p> <p>FIREPLACE: <a href="#">inoperative, service/repair/replace</a></p> <p><b>**Basement Leakage:</b> <a href="#">typical efflorescence, staining and dampness for older foundation</a>  <a href="#">see steps below</a>  <a href="#">recommend damp-proofing if renovating basement</a></p>				
<p>CO/Smoke detectors: <a href="#">please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</a></p> <p><b>**</b> Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: <a href="#">ongoing maintenance and repair/see Exterior</a></p> <p>2. cracks/form ties on foundation: <a href="#">monitor/repair as required</a></p> <p>3. excavation/damp-proofing: <a href="#">monitor basement, consider step 3 as a last resort</a></p> <p>Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a></p>				



## **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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