

HOME INSPECTION REPORT



1 Kencliff Cres
Scarborough

Prepared for: Kevin Alvarez

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Inspection Date: May 8 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

See details for general repairs and maintenance. Older wood retaining wall.

STRUCTURE

Overall well built house. The house has been treated for termites - see details.

ELECTRICAL

The 100 AMP service size is adequate and the wiring is copper grounded and ungrounded -see details.

HEATING

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

COOLING/
HEAT PUMPS

2-yr-old air-conditioner with a typical life expectancy of 15-yrs. Ductless air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/
VENTILATION

Restricted access to majority roof and wall spaces therefore insulation not determined. Upper roof insulation present though can be upgraded.

PLUMBING

Overall good water pressure with copper supply piping. The washrooms and kitchen are older.

INTERIOR






Overall anticipate maintenance/repairs/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.

☐
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Below Typical
Typical
Above Typical

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf			
1 Kencliff Cres		ROOFING/Chimneys			May 8 2025
Description					
Roofing Material:	Location:	Leakage Probability:		Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	upper	Stone:	East
Asphalt Shingles:	2nd Slope:	Low	lower	Stone:	
Limitations					
Roof Inspected By:	Access Limited By:		Chimney Access Limited By:		
From Grade	Height Tree		Height		
Observations/Recommendations					
<p>Sloped Surface: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>2nd Slope: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Flashings: loose in some areas along walls - repair</p> <div style="display: flex; justify-content: flex-end;">  </div> <p>Chimney(s): overall in good repair</p>					
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>					

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat Away From House	Walls & Wall Structures: Stone Metal Siding Wood Retaining Wall
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

- ** Downspouts: extend 6-ft away from house
 **Gutters/Downspouts: requires maintenance/cleaning

WALL SURFACES: overall in good repair
 Brick: overall in good repair
 Metal Siding: overall in good repair







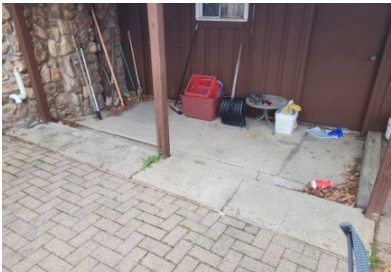
- RETAINING WALL(s): older, repair as required,
 may become more cost effective to replace - budget
 Step(s): south: loose - unsafe - repair
 **Window Well: might be required at basement side window



- **Landscaping: retain arbourist for annual monitoring/trimming
 **Driveway(s): seal surface for longevity

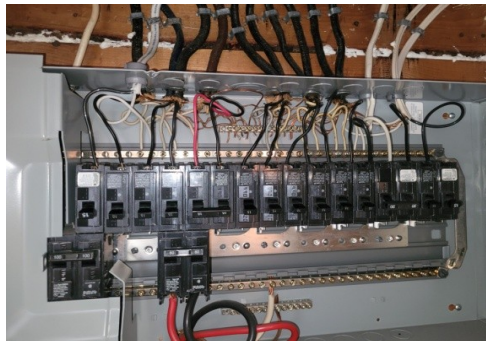
Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

** 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		
1 Kencliff Cres		STRUCTURE		May 8 2025
Description				
Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry Wood Frame (Siding)	Roof/Ceiling Framing: No Access
Limitations				
Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch upper			
Observations/Recommendations				
<p>overall well built house</p> <p>Termites: refer to termite inspection provided by home owner evidence of past termite treatment, contact specialist for ongoing monitoring, re-treatment might be required in future</p> <p>Termite Damage: some noted in basement under steps on sill plate and in north central bedroom floors and baseboards, appears older but recommend further evaluation by specialist</p> <div style="display: flex; justify-content: space-around;">    </div> <p>ROOF: upper: in good repair</p> <p>Wood Post: exterior overhang- monitor- budget to replace and install proper footing</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	Grounded & Ungrounded
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:	
Auxiliary Panel(s):	Outlets		Bathroom(s)
Rating: 60 AMP	Description: Grounded/Ungrounded		
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter:	
Location: Basement		Location:	


Limitations**Main Disconnect Cover Not Removed****Observations/Recommendations**SERVICE ENTRANCE: **overall in good repair**SERVICE PANEL: **overall in good repair**Auxiliary Panel: **overall in good repair**BRANCH WIRING: **loose wire sin some areas- minor repairs**Ungrounded Outlet(s): **some units: provide GFCI's (ground fault circuit interrupters)**GFCI: **provide to exterior outlet**

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			
1 Kencliff Cres		HEATING		May 8 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:		60 x1000BTU/hr	2 yrs.	20 yrs.	Gas Meter-Exterior
Electric Heater(s):					
Exhaust Vent Arrangement:		Plastic Through-Wall Vent			
Limitations					
Heat Loss Calculations Not Done					
Heat Exchanger- Inaccessible					
Observations/Recommendations					
<p>FORCED AIR FURNACE: service annually</p> <p>Filter: replace 1-per-3 months</p>					
					
<p>Registers: insulation around some registers may contain asbestos encapsulating the insulation is often the best approach Environmental Consultants can assist if this is a concern</p>					
					

REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
1 Kencliff Cres		COOLING/Heat Pumps	May 8 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	2 yrs. old	10 to 15 yrs.
Ductless (air-cooled)	9 x1,000 BTU/hr	15+	
Limitations			Cooling Performance
Outdoor Coil Covered			Supply Temp F:
			Return Temp F:
Observations/Recommendations			
<p>AIR CONDITIONER: not tested: should be serviced before using service annually</p>  <p>DUCTLESS A/C: 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		
1 Kencliff Cres		INSULATION/VENTILATION		May 8 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting: Roof
Limitations				
Access Not Gained To Wall Space		Roof Space Inspected from Access Hatch		upper
Access Not Gained To Roof Space				
Observations/Recommendations				
<p>ROOF SPACE: upper, insulation and ventilation is adequate uneven distribution of insulation - improve/add insulation</p> 				
<p>Note: adding insulation is considered an improvement rather than a repair</p> <p>R-values are estimated</p>				

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
<div> <div>1 Kencliff Cres</div> <div>PLUMBING</div> <div>May 8 2025</div> </div>		
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
Copper	Plastic	
	Cast Iron	Type: Conventional
	Copper	Fuel Type: Electricity
		Capacity: 40 Gal
		Age Yrs.: 15
		Life Expectancy: 20
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: requires cleaning/servicing/prime trap new plastic cleanout pipe(s) indicate indicates drain upgrades requires video scan of main waste drain to confirm main drain: recommend video-scan, risk of tree roots</p> <p>Washroom(s): older, anticipate renovations sink repairs/replacement</p> <p>Kitchen(s) older, anticipate renovations</p>		



REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
1 Kenclyff Cres		INTERIOR		May 8 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Double Glazing	Wood
Ceramic Tile	Paneling		Casement	French
Resilient			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:		Primary Plus Storm	
Insert	Gas		Single/Double Hung	
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: basement: some older tile suspect to contain asbestos encapsulating is often the best approach Environmental Consultants can assist if this is a concern				
Floors: see Structure				
Floors/Walls/Ceilings: various requires repairs, past roof leaks - tested dry				
Trim/Cabinets/Counters: older though overall in good repair				
Windows/Doors: various units repair/upgrade, upgrade older units as required				
Fireplaces: service annually				
**Basement Leakage: typical efflorescence, staining and dampness for older foundation see steps below some minor leaking at southeast corner - likely due to downspout at exterior corner of house				
				
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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