

# HOME INSPECTION REPORT



1008 Franconia Dr  
Mississauga

Prepared for: Kevin Alvarez

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

Inspection Date: March 31 2017



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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: West*

ROOFING 4-yr-old high quality asphalt shingles with a typical life expectancy of over 30-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 4-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS 4-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION Recommend upgrading in the attic to improve comfort and efficiency.

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have recently been renovated and in good repair.

INTERIOR Overall well maintained. The doors and windows have been upgraded.

## 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 Canadian Association of Home and Property Inspectors available online at [www.redbrickinspections.ca](http://www.redbrickinspections.ca).*

Description

Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Metal Abandoned:	Location: Central
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Limitations

Roof Inspected By: Walking On	Access Limited By:	Chimney Access Limited By:
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Ref#\* Observations/Recommendations

Sloped Surface: newer surface in good repair



Vulnerable Areas: central area though flashing detail appears to be adequate- monitor



Chimney(s):

Metal: not in use can be removed and capped



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 Vinyl Siding
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

\*\* Downspouts: extend 6-ft away from house

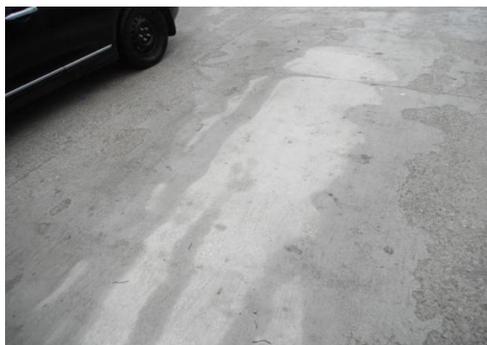
WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair



ATTACHED GARAGE: converted from carport, overall well built, door to interior requires auto closer

\*\*Driveway(s): pitted surface - overall cosmetic, repair if 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: Crawl Space:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Trusses
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

FOUNDATIONS: typical settlement cracks



WALLS:  
Brick Veneer: minor crack at rear above window  
overall not critical



ROOF: overall in good repair, appears that sheathing has been replaced



**Description**

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

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **crowded/double-taps though overall in good repair**



Junction Box(es): **missing for various connection in basement/crawlspace, caps missing for some units, overall minor repairs**



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

Note 2: Please ensure accurate labeling on panels.

**Description**

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	4 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

**Limitations**

**Furnace Performance**

[Heat Loss Calculations Not Done](#)  
[Heat Exchanger- Inaccessible](#)

Supply Temp F: [110](#)  
Return Temp F: [70](#)

Ref#\*

**Observations/Recommendations**

FORCED AIR FURNACE: [service annually](#)



Registers: [none found in laundry area and basement washroom, provide if required](#)

### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	4 yrs. old	20 yrs.

### Limitations

Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:  
Return Temp F:

Ref#\*

### Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass/Cellulose:	Main Roof:	24	Kraft Paper	Roof
Fiberglass/Cellulose:	2nd Roof:	24	Kraft Paper	

## Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Ref#\*

## Observations/Recommendations

Main Slope Roof: [upgrading insulation will improve comfort and efficiency](#)

2nd Slope Roof: [upgrading insulation will improve comfort and efficiency](#)

Roof Access Hatch: [insulate and weather-strip access hatch to roof space](#)



Ventilation: [add soffit vents when insulating](#)

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

### Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Clay Floor Drain	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 6 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

#### WASTE PIPING:

Basement Floor Drain: typical clay water drain to city sewer, recommend video-scan adding a back flow valve would be a good improvement

Washroom(s): recently renovated

Kitchen(s) recently renovated

Isolating Valve: supply pipe to water heater: minor leak - should be repaired



Sink Trap: kitchen: trap arm is above trap, prone to back-up - monitor/repair if required



**Description**

Floor Finishes: Wood Ceramic Tile Resilient	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed	Exterior Doors: Metal
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**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 80 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection

Ref#\*

**Observations/Recommendations**

Floors: older tile around furnace may contain asbestos, leaving undisturbed is often best approach or contact specialist  
 Floors/Walls/Ceilings: overall in good repair  
 Trim/Cabinets/Counters: newer, overall in good repair

Windows/Doors: upgraded units

\*\*Basement Leakage: typical efflorescence, staining and dampness for older foundation 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
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](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **Bob Papadopoulos P.Eng, RHI**

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- **Over 17 years of building inspecting experience in Toronto and the GTA**
- **Over 5,000 residential and commercial buildings inspected**

Bob has inspected over 5,000 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)
- RHI Registered Home Inspector
- Certified Energy Auditor

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