

# HOME INSPECTION REPORT



107 Perry Cres  
Toronto

Prepared for: Kevin Alvarez

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Inspection Date: March 28 2018



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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: South*

**ROOFING** Main roof with newer high quality asphalt shingles with a typical life expectancy of 25-yrs.  
Lower roof areas are aging.

**EXTERIOR** Overall well maintained.

**STRUCTURE** Overall well built house

**ELECTRICAL** The 200 AMP service size is adequate and the wiring is copper.

**HEATING** 17-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.

**COOLING/  
HEAT PUMPS** 17-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

**INSULATION/  
VENTILATION** Adequate in the roof space. The house includes a Heat Recovery Ventilator for better air  
quality and efficiency.

**PLUMBING** Overall good water pressure with copper supply piping. The washrooms and kitchen are  
in good repair. The master bathroom has recently been renovated.

**INTERIOR** Overall well maintained. The foundation has been damp-proofed which will minimize risk  
of basement leaking.

## 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).*

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## ROOFING/Chimneys



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### Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Main Slope:	Low	Framed Chase/Liner	Central
Asphalt Shingles:	2nd Slope:	Medium		
Modified Bitumen:	Flat:	Low		

### Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars	Height	Height
From Edge	Deck	

### Ref#\* Observations/Recommendations

Tree Branches: [monitor and trim as required](#)

Sloped Surface: [newer surface in good repair](#)

Chimney(s): [in good repair](#)



2nd Slope: [lower roof areas including garage, aging shingles, budget to replace within 5-yrs](#)



[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: Synthetic Stucco
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**Limitations**

Exterior Inspection from Ground Level

Underside of Deck(s) Inspected from Access Door

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires general maintenance, extend 6-ft away from house

WALL SURFACES: overall in good repair, minor cracks/damage in some areas - repair as required

DOORS/WINDOWS: overall in good repair



DECK provide handrail for steps

PORCH minor maintenance to column/steps

**\*\*Walk(s):** uneven surfaces, budget for repairs



DETACHED GARAGE: one car door opener button requires replacement - minor

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:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Stucco Finish) Wood Frame(Stucco Finish)	Roof/Ceiling Framing: Wood Trusses
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house, original house structure that has been significantly extended

ROOF: overall in good repair



**Description**

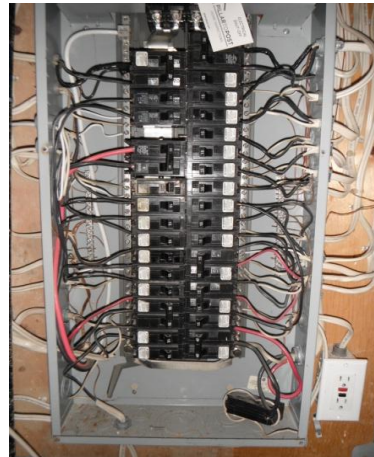
Service Size: <b>200</b>	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP		Type of material: <b>Not Visible</b>	
Description: <b>Breakers</b>			
Location: <b>Basement</b>			
Distribution Panel	System Grounding:		
Rating: <b>200</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>	<b>Panel</b>	
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:	
Location:		Location:	

**Limitations**

**Main Disconnect Cover Not Removed**

**Ref#\* Observations/Recommendations**

SERVICE PANEL: **overall in good repair**



GFCI: **exterior front - test faulty - replace**

Miswired Outlet(s): **basement bedroom**

**overall minor repairs**

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

Note 2: Please ensure accurate labeling on panels.



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## HEATING



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### Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel: Shut Off at:  
Forced Air Furnace: High 100 x1000BTU/hr 17 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

### Furnace Performance

Supply Temp F: 100  
Return Temp F: 70

Ref#\*

### Observations/Recommendations

FORCED AIR FURNACE: service annually  
continue servicing until replacement becomes necessary



ELECTRIC HEATERS(s): upper room in garage: older unit, functional presently



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## COOLING/Heat Pumps



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### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	17 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  
aging unit, continue servicing until replacement becomes necessary  
Outdoor Coil: cabinet not level - repair





Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Plastic	Roof Roof Soffit Heat Recovery Ventilator

Limitations

Roof Space Inspected from Access Hatch      Basement Walls Spot Checked Only

Access Not Gained To Wall Space

Ref#\*

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate

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



Heat Recover Ventilator: service annually

somewhat restricted access for servicing



Exhaust Fan Vents: kitchen and laundry dryer vent under side of rear deck, poor arrangement  
though presently no concerns, improve if required

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

**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	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 50 Gal Age Yrs.: 5 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

Ref#\*

**Observations/Recommendations**

WATERMAIN: some what restricted access - should have quick access to main shut off valve if required

**WASTE PIPING:**

Basement Floor Drain: not visible -likely under finished floor, also not visible in lower basement area, generally floor drain should be near water heater and furnace rooms

Laundry Floor Drain: as above

Washroom(s): overall in good repair  
master bathroom recently renovated

Kitchen(s) overall in good repair, faucet leak -minor repair

**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Carpet			Fixed	French
Ceramic Tile				Sliding Glass
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Wood			
Zero Clearance	Gas			

**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	

Ref#\*

**Observations/Recommendations**

Ceilings: **minor cracks around crown moulding - cosmetic**  
Floors/Walls/Ceilings: **overall in good repair**  
Trim/Cabinets/Counters: **overall in good repair**

Windows/Doors: **overall in good repair**  
Window(s): **rear bedroom unit- hardware repair - minor**

Zero Clearance: **recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca) for wood fired unit**

**\*\*Basement Leakage: the basement has been damp-proofed which will minimize moisture and includes a sump pump with a back up battery**



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**

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

<http://www.peo.on.ca/>

<http://www.oahi.com/>

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