

HOME INSPECTION REPORT



116 Peterborough Ave
Toronto

Prepared for: Kevin Alvarez

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Inspection Date: Jan 10 2017



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Please Read: 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	The main roof surface is newer and in good repair. The flat roof is older and will require ongoing repairs or replacement. The rear roof surface is old and should be replaced within 1-yr.
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EXTERIOR	Overall well maintained.
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STRUCTURE	Overall well built house
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ELECTRICAL	The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.
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HEATING	6-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
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COOLING/ HEAT PUMPS	6-yr-old air-conditioner with a typical life expectancy of 15-yrs.
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INSULATION/ VENTILATION	The insulation in the main roof space has been upgraded which will improve comfort and efficiency. Ventilation improvements required in the roof space.
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PLUMBING	Overall good water pressure with copper supply piping. The washrooms and kitchen have been renovated and in good repair.
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INTERIOR	Overall well maintained. The windows have been upgraded.
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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.

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Main Slope:	Low	Brick:	North
Built Up(tar&gravel):	Flat:	High		
Asphalt Shingles:	North Slope:	High		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Edge	Height Snow	Height

Ref#* Observations/Recommendations

Main Slope: overall surface in good repair



North Slope: old, repalce within 1-yr



Flat Surface: old, continue servicing until repalcment becomes necessary



Chimney(s): overall well maintained

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Metal Siding
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Limitations

Exterior Inspection from Ground Level
No Access Under Porch(es)

Observations/Recommendations

** Downspouts: extend 6-ft away from house

WALL SURFACES: overall well maintained



DOORS/WINDOWS: overall well maintained

PORCH restored finishes, requires safety/hand rails



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 (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists No Party Wall
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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 crack at rear extension, repair and monitor



ROOF: overall in good repair, staining due to moisture though no signs of damage - see Ventilation

Party Walls: none in roof space between attached neighbour - recommend installing



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: Breakers		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	Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: None

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: overall in good repair



BRANCH WIRING:

Knob & Tube: based on random sampling observed in basement furnace room, master bedroom, roof space, may require upgrading for insurance for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

GFCI: provide to exterior outlet

Ungrounded Outlet(s): various units -provide GFCI's (ground fault circuit interrupters)

Light(s): exposed wired under basement steps - minor repair

Receptacle(s): rear bedroom - should be flush with wall/cover plate



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	7 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

Limitations

Furnace Performance

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

Supply Temp F: [120](#)
Return Temp F: [70](#)

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	7 yrs. old	15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

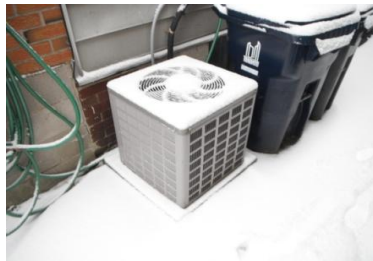
Cooling Performance

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:
Cellulose:	Main Roof:	50	Not Visible	Roof

Limitations

Access Not Gained To Wall Space	Roof Space Inspected from Access Hatch
Access Not Gained To Flat Roof	

Ref#* Observations/Recommendations

ROOF SPACE: insulation has been upgraded



Ventilation: sloped roof: evidence of condensation at underside of sheathing, typically due to inadequate ventilation, provide soffit vents to improve and monitor,

long term moisture problems may result in mould though presently no evidence in the roof space

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



Description

Service Piping into House: Not Visible	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron Copper Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 11 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: [older clay drain, possibly older main drain, recommend video-scan](#)

Basement Washroom: [overall in good repair](#)

2nd Level Washroom: [overall in good repair](#)

Kitchen(s) [overall in good repair](#)

Description

Floor Finishes: Wood	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Casement Fixed	Exterior Doors: French Sliding Glass
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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/Walls/Ceilings: overall in good repair
 Trim/Cabinets/Counters: overall in good repair

Windows/Doors: upgraded units
 Door(s): cold room: should be replaced with solid/insulated/weather-strip door

STAIRS: provide rails to basement

**Basement Leakage: staining/dampness observed on west central area, surfaces should be treated to avoid mould growth, as well staining on block foundation should be treated, overall conditions not unusual for older foundation, see steps below

CO/Smoke detectors: test annually

** 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 18 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
- Certified Environmental Site Assessor Phase 1

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

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