

HOME INSPECTION REPORT



16 Langemark Ave

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: March 16 2020



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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 asphalt shingles are aging and presently require repairs. The flat roof is older-see details. The rear lower slope requires maintenance - see details. Front porch shingles require replacement.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 6-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**COOLING/
HEAT PUMPS** 6-yr-old air-conditioner with a typical life expectancy of 15-yrs.

**INSULATION/
VENTILATION** The sloped roof has been insulated with spray foam which is above average.

PLUMBING Overall good water pressure with copper and plastic supply piping. The drains appear to be upgraded to plastic. The washrooms and kitchen have been renovated and in good repair.

INTERIOR The house has been renovated through out.

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://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
16 Langemark Ave		ROOFING/Chimneys		REDBRICK INSPECTIONS LTD. March 16 2020
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Main Slope:	High	Brick:	West
Roll Roofing:	Flat:	High	Brick Abandoned:	North
Asphalt Shingles:	2nd Slope:	High		
Asphalt Shingles:	Porch(s):	High		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars Walking On				
Observations/Recommendations				
<p>Tree Branches: monitor and trim branches as required</p> <p>Porch(s): old shingles - replace</p> <p>Main Slope: aging surface, budget to replace within 5-yrs, presently missing shingle - requires repairs skylight patched/older - monitor/replace when replacing shingles</p>				
				
<p>Flat Surface: low quality materials/installation, presently requires maintenance, recommend replacing with modified bitumen (rubber)</p>				
				
<p>2nd Slope: lower north: low slope roof therefore replace with modified bitumen requires maintenance against wall</p>				
				
<p>Chimney(s): can be removed when replacing roof surfaces and/or replacing water heater with wall vented unit</p>				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description

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

Exterior Inspection from Ground Level

Observations/Recommendations

**Gutters/Downspouts: [requires maintenance](#)

WALL SURFACES:

Brick: [overall in good repair](#)

Metal Siding: [overall in good repair](#)

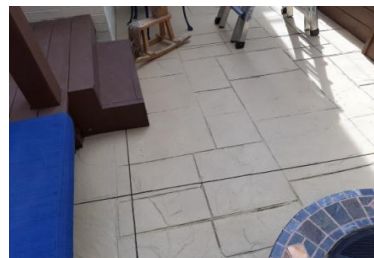
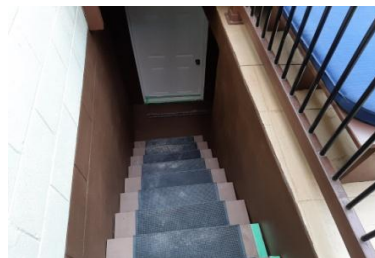


DOORS/WINDOWS: [overall in good repair](#)

PORCH [overall in good repair](#)

**Patio(s): [overall in good repair](#)

**BASEMENT WALKOUT: [overall in good repair, steps require hand railings](#)



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: Brick Masonry Block	Floor : Wood Joists Concrete	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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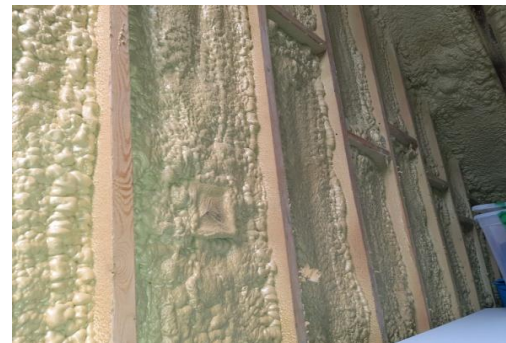
Observations/Recommendations

overall well built house
 FOOTINGS/FOUNDATIONS front basement floor has been lowered

FLOORS:
 Concrete Floors: basement rear extension: reinforced concrete suspended slab,
 overall in good repair, continue to treat patio floor area above with
 water sealant (1-per-3-5-yrs) to protect reinforcing steel bars in concrete



ROOF: main slope rafters in good repair
 Party Walls: east side attached to neighbours should be covered with fire rated drywall



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
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Not Visible	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP 60 AMPs	Description: Grounded	Kitchen
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location: Basement		Location:

Limitations

Main Disconnect Cover Not Removed

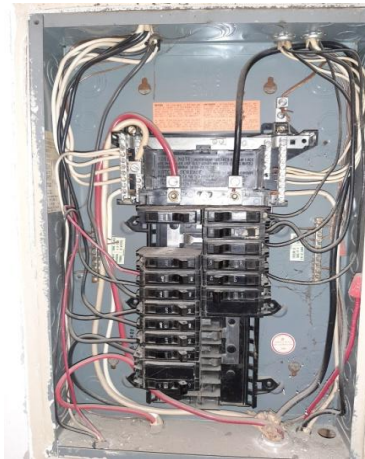
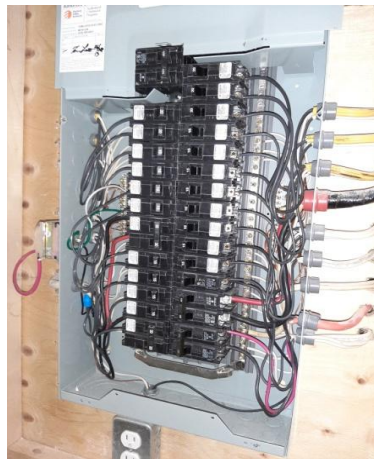
Ref#*

Observations/Recommendations

Grounding: **panel grounding wire not verified - further evaluation**

SERVICE PANEL: **overall in good repair**

Auxiliary Panel: **overall in good repair**



BRANCH WIRING: **the wiring has been upgraded**

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

Note 2: Please ensure accurate labeling on panels.

REFERENCE LINK

http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

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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	60 x1000BTU/hr	6 yrs.	20 yrs.	Gas	Meter-Exterior

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

Limitations

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

Furnace Performance

Supply Temp F:	110
Return Temp F:	70

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



REFERENCE LINK http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

16 Langemark Ave **COOLING/Heat Pumps**  March 16 2020

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	6 yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp Outdoor Coil Covered	Cooling Performance Supply Temp F: Return Temp F:
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Ref#* **Observations/Recommendations**

AIR CONDITIONER: not tested: should be serviced before using



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

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INSULATION/VENTILATION



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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	30	Plastic	Roof

Limitations

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

Ref#*

Observations/Recommendations

ROOF SPACE: main slope rafters have been insulated with spray foam which is above average



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

R-values are estimated

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Plastic Floor Drain	Water Heater Type: Conventional 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

WATERMAIN: meter has been buried in concrete floor - should be above accessible



WATER HEATER: upgrade to wall vented unit if removing west chimney

WASTE PIPING: overall in good repair

Basement Floor Drain: upgraded to plastic, drain not visible in lower part of basement floor, recommend installing backflow valve to main waste drain

Kitchen(s)

Washroom(s): overall in good repair


2nd level: shower diverter - component missing - minor repair



WASTE PIPING:

Stack: exterior rear: generally should be extended above roof line for better venting



REFERENCE LINK	http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf			
16 Langemark Ave	INTERIOR			March 16 2020
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Metal
Laminate			Casement	French
Ceramic Tile			Fixed	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:			
Wall Mounted	Electrical			
Limitations				
Restricted/No Access To: _____		Foundation Not Visible <u>90</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			
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Window(s): some units require adjustment and/or screens</p> <p>STAIRS: 2nd level: spindle spacing too wide (max 4 inches)-improve for safety</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling see steps below</p>				
<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <ol style="list-style-type: none"> gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior cracks/form ties on foundation: monitor/repair as required excavation/damp-proofing: monitor basement, consider step 3 as a last resort <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>				



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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