HOME INSPECTION REPORT

161 Glendale Ave

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: April 1 2016

REDBRICK INSPECTIONS LTD.

www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

*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	The majority of the roof surfaces through-out are overall in good repair. The east sloped surface will require replacement in the short term.
EXTERIOR	The wall surfaces are in good repair. The retaining walls and front steps are in good repair. See details for repairs and maintenance.
STRUCTURE	Overall well built house
ELECTRICAL	The 100 AMP service size is adequate and the wiring has been upgraded.
HEATING	8-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	Approx. 10-yr-old air-conditioner with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Restricted access to roof and wall spaces therefore insulation not determined.
PLUMBING	The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. The main waste drain has been upgraded. 6-yr-old on demand water heater.
INTERIOR	Overall well maintained. The 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.

Description

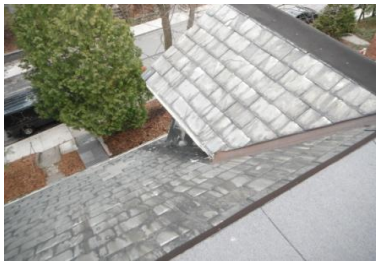
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Slate	West Slope:	Low	Brick:	North
Modified Bitumen:	Flat:	Low	Brick Abandoned:	East
Asphalt Shingles:	East Slope:	High		
Plastic/Rubber:	Porch(s):	Low		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Walking On		

Ref#* | Observations/Recommendations

West Slope: slates overall in good repair, require ongoing monitoring and maintenance




Flat Surface: newer surfaces in good repair


East Slope: aging, damaged shingles surface, budget to replace within 1-yr

Porch(s): newer plastic imitation slate surface in good repair

Chimney(s): overall well maintained

Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

Description

Gutters & Downspouts:	Downspout(s) Discharge:	Lot Topography:	Walls & Wall Structures:
Aluminum:	Above Grade	Flat	Brick
		Away From House	Wood siding
			Masonry Retaining Wall

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

**Gutters/Downspouts: requires general repairs and maintenance

Soffit & Facia: requires general repairs and maintenance

WALL SURFACES: overall well maintained

DOORS/WINDOWS: overall well maintained

PORCH requires general repairs and maintenance

Step(s): should provide hand rails for safety

**Walk(s): cracked concrete surfaces, step repairs, budget to replace

seal gaps at wall around perimeter to minimize moisture in basement,

new drain at rear though portion of pipe is older as observed

form the basement floor drain at rear window- drain may require repair

RETAING WALL(s): overall in good repair

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:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
Crawl Space:	Not Visible		Wood Frame (Siding)	

Limitations

Restricted Access to:
Wall Space
Roof Space
Crawl Space

Foundation Wall Not Visible: 60 %

Observations/Recommendations

FOUNDATIONS: basement: spalling damaged parging - repair as required or if renovating basement, overall not critical as long as mortar is in good repair

FLOORS/WALLS rear extension: wood sill/joists are below grade and prone to damage, overall this is an older condition, digging around perimeter and repairing and sealing recommended

FLOORS: sagging floors not usual for older house, basement at front - joist cracked- minor repair

WALLS:

Masonry Arch: at rear of house requires repair though this is an older condition

Stair Opening: basement: loose joists at header connection though older condition: can be provided with hanger

Description

Service Size: 100 AMP (240volts)
Service Entrance Cable:
Distribution Wire: Copper

Main Disconnect/Service Box
Location: Overhead
Rating: 100 AMP
Type of material: Not Visible
Description: Breakers
Location: Basement

Distribution Panel
System Grounding:
Rating: 100 AMP
Description: Copper
Description: Breakers
Location: Water Pipe
Location: Basement

Ground Fault Circuit Interrupter:
Location: Outside Bathroom(s)

Auxiliary Panel(s):
Rating: AMP
Description:
Location:

Outlets
Description: Grounded
Number of Outlets: Typical

Arc Fault Circuit Interrupter:
Location: Panel-Bedrooms

Limitations

Main Disconnect Cover Not Removed

Ref#* **Observations/Recommendations**

SERVICE PANEL: upgraded panel in good repair

BRANCH WIRING: based on random sampling 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.

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	75 x1000BTU/hr	8 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:	120
Return Temp F:	70

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: service annually

Induced Draft Fan: noisy - may require replacement in short term

Ducts: older duct arrangement in some areas though typical for age of house

Registers: rusting at front underside

master bedroom register: could not find

basement: loose connection behind furnace

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	10 yrs. old	15 yrs.

Limitations	Cooling Performance
Cannot Test With Low Outdoor Temp	Supply Temp F: Return Temp F:

Ref#* **Observations/Recommendations**

AIR CONDITIONER: not tested: should be serviced before using
capacity possibly lower for size of house, may require additional cooling unit for 3rd level, monitor performance

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				Roof

Limitations

Access Not Gained To Wall Space
Access Not Gained To Crawl Space
Access Not Gained To Roof Space

Ref#*

Observations/Recommendations

cannot determine if insulation is present, typically installed during renovations for homes of this age

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

Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement-Front	Adequate
Supply Piping & Pump(s):	**Waste Piping & Pump(s):**	**Water Heater**
Copper	Plastic	
Plastic	Cast Iron	Type: Tankless
		Fuel Type: Gas
		Capacity: N/A
		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

Observations/Recommendations

Ref#*

SUPPLY PIPING:

WATERMAIN: upgraded to copper

Piping: plastic supply piping is connected with brass fittings- some brands have been know to leak - should be monitored

WASTE PIPING:

Basement Floor Drain: upgraded with new main waste drain however no backflow valve observed- recommended especially if renovating basement

basement rear floor under window: older drain that services exterior walk drain - may require replacement
older drain in basement washroom is older as well

Piping: older waste drains in basement - replace if required or if renovating

WATER HEATER: missing drip tube for safety valve

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Carpet			Fixed	
Resilient				

Fireplaces: Non-Functional

Fireplace Fuel:

Limitations

Restricted/No Access To: CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected

Foundation Not Visible 60 %

Drainage Tile Not Visible

Observations/Recommendations

Ref#*

Ceilings: repair in some areas, damaged in kitchen - possibly from older leaking

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

*Evidence of Basement Leakage: typical efflorescence, staining and dampness for older foundation
see steps below
recommend damp-proofing foundation if finishing/renovating basement

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 should leaking persist

Bob Papadopoulos P.Eng, RHI

- **Over 14 years of building inspecting experience in Toronto and the GTA**
- **Over 4,000 residential and commercial buildings inspected**

Bob has inspected over 4,000 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/
- Certified Energy Auditor