### HOME INSPECTION REPORT



## 178 Madison Ave Toronto

Prepared for: Kevin Alvarez

Prepared by: Bob Papadopoulos P.Eng., RHI

Inspection Date: June 29 2015



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<sup>\*</sup>please see credentials at end of report

June 29 2015

178 Madison Ave Toronto SUMMARY Calculation

#### SIGNIFICANT ITEMS

This page should not be considered as the complete report. Please read all other forms and appropriate Reference# in the Home Reference Book.

For the purposes of this report, the front of the house is considered to be facing: East

ROOFING	The roof s	urfaces thro	ough-out	are overall	in good rep	air.		
EXTERIOR		oorch has b pairs and m			deck will re	equire repl	acement.	See details for
STRUCTURE	Overall we	ell built hous	se.					
ELECTRICAL	The 200 A	MP service	size is a	dequate an	d the wiring	has been	upgradeo	i.
HEATING	8-yr-old ga	as-fired hot-	water bo	iler with a t	ypical life e	xpectancy	of 20-yrs	
COOLING/ HEAT PUMPS	Approx. 5-	yr-old ductl	ess air-co	onditioner	vith a typica	al life expe	ctancy of	15-yrs.
INSULATION/ VENTILATION	Restricted	access to r	oof and v	wall spaces	therefore in	nsulation r	not determ	nined.
PLUMBING		od water pr good repair.		ith copper	supply pipir	ng. The wa	shrooms	and kitchen are
INTERIOR	Overall we	ell maintaine	ed.					
OVERALL RATING								
The following rating reflects both the original quality of construction and the <i>overall</i> current condition of the home, based on a comparison to <i>similar</i> homes.								
					✓			
Below Typical				Typical			Above 7	ГурісаІ

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.

# ROOFING/Chimneys 178 Madison Ave June 29 2015 Description 1.0 Roofing Material: Location: 4.0 Leakage Probability: 3.0 Chimney(s) Type: Location: Asphalt Shingles: Slope: Low **Brick Shared:** North Modified Bitumen: Flat: Low Limitations Roof Inspected By: Access Limited By: Chimney Access Limited By: Walking On Deck Observations/Recommendations Ref#\* 1.0 Roofing: Sloped Surface: overall surface in good repair Flat Surface: mostly not visible due to deck, remove debris, etc. behind deck 3.0 Chimney(s): rebuilt and in good repair

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

# Description 1.0 Gutters & Downspouts: Aluminum: Downspout(s) Discharge: Various Above Grade Downspout(s) Discharge: Flat Sinck Wood siding

#### Limitations

Exterior Inspection from Ground Level Restricted Access Under Deck(s)

Ref#\*

#### Observations/Recommendations

\*\*1.0 Gutters/Downspouts: require general maintenance

\*\*2.1 Window Well: at rear - provide window well cover

3.0 WALL SURFACES: overall in good repair

Wood siding: requires general repairs and maintenance



5.0 PORCH overall in good repair

5.0 DECK old, could repair though replacement likely more cost effective



\*\*7.0 Driveway(s): uneven -pavers can be reinstalled and driveway should slope away form house



\*\*7.0 Walk(s): seal gaps at wall around perimeter to minimize moisture in basement

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

STRUCTURE REDBRICK 178 Madison Ave June 29 2015 Description 6.0 Walls: 7.0 Roof/Ceiling Framing: 2.0 Configuration: 4.0 Foundations: 5.0 Floor : Basement: **Brick** Wood Joists Masonry (Double-Brick) Not Visible Limitations Restricted Access to: Foundation Wall Not Visible: 99 % Wall Space **Roof Space** Ref#\* **Observations/Recommendations** 5.0 FLOORS: main level- sagging/sloping around kitchen area, appears that floor framing has been modified with beam and posts, due to drywall and floor finishes limited visibility to determine if properly supported in basement, hover this appears to be an older conduit and no signs of distress observed, should be monitored 6.0 WALLS: Masonry Arches: typical settlement cracks and mortar repairs, continue to monitor, repair mortar as required 7.0 ROOF: sagging noted at front dormer as observed from on top of roof, overall not unusual

#### ELECTRICAL REDBRICK REPORTED TO THE PROPERTY OF THE PROPERTY O 178 Madison Ave June 29 2015

#### Description

200 2.3 Service Size: AMP (240volts) 2.2 Service Entrance Cable: 4.0 Distribution Wire:

2.4 Main Disconnect/Service Box Location: Overhead Copper

Rating: 100 AMP 100 AMP Type of material: Not Visible

Description: Breakers Fuses

Location: Basement

3.0 Distribution Panel 2.5 System Grounding: Rating: 100 AMP Description: Copper

Description: Breakers Location: Water Pipe 2.5 Ground Fault Circuit Interrupter:

Location: **Basement** Location: Outside

Auxiliary Panel(s): 5.1 Outlets Bathroom(s)

Rating: 100 AMP Description: Grounded

Description: Breakers Number of Outlets: **Typical** 3.5 Arc Fault Circuit Interrupter:

Location: 2nd Level Location:

#### Limitations

#### Main Disconnect Cover Not Removed

#### Observations/Recommendations

#### 2.0 SERVICE ENTRANCE:

Ref#\*

Service Size: assumed to be 200 AMP based on wire and conduit size as observed from exterior

Mast: exterior wall - loose connection



3.0 SERVICE PANEL: overall in good repair, double wires used for some dedicated circuits

i.e. Electric baseboard heaters, provide sub panel if required





Auxiliary Panel: overall in good repair



Light(s): 3rd level washroom: inoperative GFCI: provide to 2nd level washroom outlet

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

Note 2: Please ensure accurate labeling on panels.

178 Madison Ave	COOLING/Heat Pu	mps REDBRICK	June 29 2015
	Description		
1.0 Description: 1.3 Ductless (air-cooled)	1.4 Cooling Capacity: 15 x1,000 BTU/hr	1.5 Approx. Age: 5 yrs. old	Typical Life Expectancy: 15 yrs.
	Limitations		
Ref#*	Observations/Recommend	dations	
1.0 AIR CONDITIONEI	R: service annually		

178 Madison Ave	INSULAT	TION/VEN	TILATION REDBRICK	June 29 2015	
		Description			
2.0 Material:	3.0 Location	R-Value	5.0 Air/Vapour Barrier:	6.1 Venting: Roof	
		Limitations			
Access Not Gained To Wall Space Access Not Gained To Roof Space					
Ref#*	Observa	ations/Recom	mendations		
Note: adding insulation	ı is considered an im	provement rather	than a repair		

178 N	ladison Ave	PLUMBING 🗈	REDBRICK ASSECTIONS UD.	June 29 2015
		Description		
1.0 S	ervice Piping into House:	1.3 Main Shut Off Valve at:	Water F	Flow (Pressure):
	Copper	Basement-Front	Good	
1.4 Sı	upply Piping&Pump(s):	2.0 Waste Piping&Pump(s):	1.6 Water Heater	x2
	Copper	Plastic		
			Type: Conven	tional
			Fuel Type: Gas	
			Capacity: 40 Gal	
			Age Yrs.: 5	
		Limitations	Life Expectancy: 15	
loolati	ng/Relief Valves & Main Shu		Concealed Plumbing not I	nanaatad
	en and Laundry Appliances \		Tub/Sink Overflows Not T	
Mitorio	#II driu Eduriury Applianous i	Wele not inspected	TUD/OHIN OVERHOWS INC. I	esteu
Ref#*		Observations/Recommend	lations	
	1.0 SUPPLY PIPING:			
*************	WATERMAIN: U	ipgraded to copper		
	2.0 WASTE PIPING:			
	Basement Floor Drain: n	ot located		
	Mashroom(o), c	······································		
		overall in good repair overall in good repair		
	Micheli(s) U	verali ili good repaii		
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INTERIOR REDBRICK INSPECTIONS LTD. 178 Madison Ave June 29 2015 Description 2.0 Wall Finishes: 3.0 Ceiling Finishes: 7.0 Exterior Doors: 1.0 Floor Finishes: 6.0 Windows: Wood Drywall Drywall Single/Double Hung Wood Carpet Casement Metal Sliders Ceramic Tile Skylight(s) 8.0 Fireplaces: 9.0 Fireplace Fuel: Masonry Wood Limitations Restricted/No Access To: Foundation Not Visible 99 % CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible Storage/Furnishings in Some Areas Limited Inspection Observations/Recommendations Ref#\* 1.0 Floors: older carpet 4/5.0 Trim/Cabinets/Counters: overall in good repair 6.0 Window(s): some units lost seals, missing screens 9.0 FIREPLACE: sealed at dampers, assume as none-functional, contact specialist to determine if restoration possible recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca) \*\*10.0 Basement Leakage: typical dampness for older house, overall no unusual moisture detected, see Steps below 11. 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 (read Section 10): 1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior

monitor/repair as required

monitor basement, consider step 3 as a last resort

2. cracks/form ties on foundation:3. excavation/damp-proofing:

#### **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)
- RHI Registered Home Inspector
- Certified Energy Auditor

http://www.peo.on.ca/ http://www.oahi.com/