

HOME INSPECTION REPORT



46 Seaforth Ave

Toronto

Prepared for: Kevin Alvarez

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Inspection Date: Feb 21 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 Newer flat roof surface with a typical life expectancy of over 20-yrs. The porch shingles require replacement.

EXTERIOR See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate. In addition to upgraded wiring there is some knob and tube wiring-please see details.

HEATING 20-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs. The 2nd level is heated with electric baseboard heaters.

**COOLING/
HEAT PUMPS** none

**INSULATION/
VENTILATION** Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING Overall good water pressure with copper supply piping. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained.

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: Asphalt Shingles:	Location: Porch(s):	Leakage Probability: High	Chimney(s) Type: Brick:	Location: East
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Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
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Ref#* Observations/Recommendations

Porch(s): **old shingles require replacement**



Flat Surface: **newer surface in good repair**



Chimney(s): **some leaning observed - monitor and rebuild if required**



Description

Gutters & Downspouts: Aluminum: Galvanized Steel:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Stone Asphalt Shingles
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

****Gutters/Downspouts:** requires general repairs and maintenance, older units should be replaced

WALL SURFACES:

Brick: overall in good repair, requires general mortar repairs on east side, vent cap missing on east side

Soffit & Fascia: requires repairs and maintenance



PORCH sagging floor, column requires proper support, overall repairs required though it might be more cost effective to replace, rails require spindles



DECK overall in good repair, requires safety spindles on rails

****Driveway(s):** seal gaps along driveway to minimize basement leaking

****Walk(s):** front walk is newer and in good repair

****BASEMENT WALKOUT:** wall cracks- monitor for further movement - repair if required, steps require 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: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Not Visible
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Limitations

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

FOUNDATIONS: surface spalling of parging in basement areas - this is only cosmetic repair as required, settlement crack observed at front wall below window - possible due to foundation settlement though appears older-repair mortar and monitor



WALLS:
Metal Lintel: front main level window: some sagging and cracks in brick above, lintel is possibly undersized - should be repaired/replaced though overall this is an older condition



FLOORS: typical/minor sagging floors for older house, joists can be reinforced and/or leveled if renovating

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		
Location: Garage		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location:		Location: Kitchen
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Ref#*

Observations/Recommendations

SERVICE PANEL: **crowded, double taps, install sub-panel if required**



BRANCH WIRING: **majority appears to be upgraded**

Knob & Tube: **based on random sampling observed in front bedroom light switch though may not be limited to this area, overall appears that knob & tube is minimal in house**

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:	Mid	75 x1000BTU/hr	20 yrs.	20+ yrs.	Gas	Meter-Exterior
Electric Heater(s):						

Exhaust Vent Arrangement:

Limitations

Furnace Performance

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Supply Temp F:	140
Return Temp F:	70

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: continue servicing until replacement becomes necessary



Ducts: appears that ducts service basement and main level only, none found in service for 2nd level - should consider adding if renovating and/or if the intent is to add an air-conditioner

ELECTRIC HEATERS(s): servicing 2nd level, units were functional



Description : none

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
	x1,000 BTU/hr	yrs. old	yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Ref#*

Observations/Recommendations

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Description

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

Limitations

Access Not Gained To Wall Space

Access Not Gained To Flat Roof

Ref#*

Observations/Recommendations

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

Description

Service Piping into House: Galvanized Steel	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 10 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

SUPPLY PIPING:

WATERMAIN: appears to be older - contact city to upgrade

WASTE PIPING:

Basement Floor Drain: older main drain, recommend video-scan
trap was dry - should be primed, may require repairs/replacement

some drain repairs observed at rear of basement



Kitchen Sink: drain trap arrangement prone to back-up - repair if required



Washroom(s): overall in good repair

Kitchen(s) overall in good repair

WATER HEATER:

Exhaust Flue: connection appears to be leaking -safety concern- contact utility for repair



Description

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

Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
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: older/loose carpet, typical cracks in ceiling
Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

STAIRS: provide rails to basement

**Basement Leakage: typical efflorescence, staining and dampness for older foundation
see steps below

recommend damp-proofing if 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

Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf



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

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