

HOME INSPECTION REPORT



6 Sherin Crt

Toronto

Prepared for: Kevin Alvarez

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Inspection Date: Apr 1 2021



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read Terms and Conditions:
<http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.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 Approx. 5-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.

EXTERIOR Overall well maintained. Deck replacement anticipated.

STRUCTURE Overall well built house. Underside of roof sheathing shows signs of mould -see details.

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

HEATING 2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/
VENTILATION Roof space insulation has been upgraded. Roof space requires ventilation improvements.

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

INTERIOR Overall well maintained. Upgraded windows.

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

6 Sherin Crt **ROOFING/Chimneys** Apr 1 2021

Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick: Brick:	Location: East West

Limitations		
Roof Inspected By: Binoculars Walking On	Access Limited By: Slope	Chimney Access Limited By: Height

Observations/Recommendations

Sloped Surface: [overall surface in good repair](#)



Chimney(s): [overall in good repair](#)



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

Description

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

Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

DOORS/WINDOWS: overall in good repair



PORCH: minor column maintenance

DECK: settlement, sloping floor, overall complete replacement is likely more cost effective



**Driveway(s): requires maintenance

ATTACHED GARAGE: overall in good repair, ceiling stains were tested dry with moisture meter

Comments: retain arbourist for tree maintenance, loose branch safety concern

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)	Roof/Ceiling Framing: Wood Rafters/Joists
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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

overall well built house

FOUNDATIONS: typical settlement crack on east side - minor



ROOF: underside shows signs of mould though no damage observed
recommend further evaluation by specialist and remediation/mould treatment



Description

Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Underground	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: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location:
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: overall in good repair
likely requires larger panel or sub panel if renovating



GFCI: provide to exterior outlet at deck

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

Note 2: Please ensure accurate labelling 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	80 x1000BTU/hr	2 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](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)

Electronic Filter: [not in use, recommend using larger thickness filter for cabinet](#)



REFERENCE LINK

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

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COOLING/Heat Pumps

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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	29 yrs. old	15 to 20 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using old unit, continue servicing until replacement becomes necessary recommend replacing with new unit for improved efficiency



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	50	Plastic	Roof Ridge

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: insulation has been upgraded which will improve comfort and efficiency
 Roof Access Hatch: insulate and weather-strip access hatch to roof space
 Ventilation: recommend installing soffit vents



Exhaust Fan Vents: roof space: further evaluation to ensure vented to exterior

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Copper Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 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

Observations/Recommendations

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: older main drain, recommend video-scan to city sewer



Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Double Glazing	Metal
Ceramic Tile			Casement	French
			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			

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

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: upgraded double glazed units

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician
(www.wettinc.ca)

**Basement Leakage: presently no leaking detected with moisture meter random sampling
typical/minor dampness
see steps below

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 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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