

HOME INSPECTION REPORT



6245 Prarie Circle
Mississauga

Prepared for: Kevin Alvarez

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

Inspection Date: April 23 2015



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* please see credentials at end of report

Description				
1.0 Roofing Material: Asphalt Shingles:	Location: Slope:	4.0 Leakage Probability: Medium	3.0 Chimney(s) Type: Metal:	Location: North

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

Ref#*	Observations/Recommendations
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1.0 Roofing:
Sloped Surface: overall surface in good repair



3.0 Chimney(s): overall in good repair, one rusting unit though typical



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	2.0 Lot Topography: Flat	3.0 Walls & 9.0 Wall Structures: Brick

Limitations

Exterior Inspection from Ground Level
Garage Not Accessible

Ref#* Observations/Recommendations

**1.0 Gutters/Downspouts: [require maintenance](#)

**2.0 Lot Grading:
**North Grading: [re-grade and slope way from house](#)



3.0 WALL SURFACES:
Brick: [overall in good repair, window sills require repairs on south side](#)



4.0 DOORS/WINDOWS: [require general maintenance](#)

5.0 DECK [minor settlement - monitor, could not determine time of support system](#)

5.0 PORCH [column is loose rotted at base - requires repair, step settlement, overall requires repairs](#)

**7.0 Driveway(s): [old, cracking, settlement, budget to re-surface](#)



Comments: [fence repairs required](#)

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				
2.0 Configuration: Basement:	4.0 Foundations: Poured Concrete	5.0 Floor : Wood Joists	6.0 Walls : Wood Frame(Brick Veneer)	7.0 Roof/Ceiling Framing: Wood Trusses

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

Ref#*	Observations/Recommendations
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4.0 FOUNDATIONS: typical settlement cracks



7.0 ROOF: overall in good repair



Description			
2.3 Service Size: 100 AMP (240volts)	2.2 Service Entrance Cable:	4.0 Distribution Wire:	
2.4 Main Disconnect/Service Box	Location: Underground	Copper	
Rating: 100 AMP	Type of material: Not Visible		
Description: Breakers			
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: Panel	
Auxiliary Panel(s):	5.1 Outlets	Bathroom(s)	
Rating: AMP	Description: Grounded	Kitchen	
Description:	Number of Outlets: Typical	3.5 Arc Fault Circuit Interrupter:	
Location:		Location:	

Limitations

Main Disconnect Cover Not Removed

Ref#* Observations/Recommendations

3.0 SERVICE PANEL: overall in good repair



5.0 ELECTRICAL DEVICES

GFCI: provide to exterior outlet
provide to washroom outlet

Wiring: loose wire at rear exterior - should be capped and secured or remove if not rated for exterior use

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

Note 2: Please ensure accurate labeling on panels.

Description			
1.0 Description:	1.4 Cooling Capacity:	1.5 Approx. Age:	Typical Life Expectancy:
1.0 Air Conditioner (air-cooled):	24 x1,000 BTU/hr	24 yrs. old	15 yrs.

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

Ref#*	Observations/Recommendations
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1.0 AIR CONDITIONER: not tested: should be serviced before using



Description				
2.0 Material:	3.0 Location	R-Value	5.0 Air/Vapour Barrier:	6.1 Venting:
Cellulose:	Main Roof:	32	Plastic	Roof
Fiberglass:	Basement Walls:	12		Roof Soffit

Limitations

Roof Space Inspected from Access Hatch Basement Walls Spot Checked Only
Access Not Gained To Wall Space

Ref#*	Observations/Recommendations
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3.0 ROOF SPACE: insulation and ventilation is adequate



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

Description		
1.0 Service Piping into House: Copper	1.3 Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
1.4 Supply Piping&Pump(s): Copper	2.0 Waste Piping&Pump(s): Plastic	1.6 Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 7 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
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2.0 WASTE PIPING:
Basement Floor Drain: near toilet, odour noted when toilet flushed, typically floor drain should not be located this close to toilet



Description				
1.0 Floor Finishes: Wood Carpet Resilient	2.0 Wall Finishes: Drywall	3.0 Ceiling Finishes: Drywall	6.0 Windows: Sliders Fixed Single/Double Hung	7.0 Exterior Doors: Metal Sliding Glass
8.0 Fireplaces: Zero Clearance	9.0 Fireplace Fuel: Wood			

Limitations	
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Foundation Not Visible <u>90</u> % Drainage Tile Not Visible

Ref#*	Observations/Recommendations
	1.0 Floors: presently under renovation in some areas Sliding Door: screen missing
	9.0 FIREPLACE: missing screen - required recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)
	**10.0 Basement Leakage: typical efflorescence, staining and dampness for older foundation some evidence of past leaking on north side 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
 2. cracks/form ties on foundation: monitor/repair as required
 3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort



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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