

HOME INSPECTION REPORT



85 Rayne Ave
Oakville

Prepared for: [Kevin Alvarez](#)

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

Inspection Date: Sept 28 2023



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

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.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 New high quality asphalt shingles with a typical life expectancy of over 30-yrs.

EXTERIOR The deck requires replacement. Front requires landscaping.

STRUCTURE Overall well built house.

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

HEATING 16-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 16-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

INSULATION/
VENTILATION Prior animal in roof space. Insulation may require removal/replacement.

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

INTERIOR Overall well maintained. The basement requires repairs.

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

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

85 Rayne Ave **ROOFING/Chimneys** Sept 28 2023

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	West
Asphalt Shingles:	2nd Slope:	Low		

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

Observations/Recommendations

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



2nd Slope: [overall surface in good repair](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Synthetic Stucco
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Limitations

Exterior Inspection from Ground Level

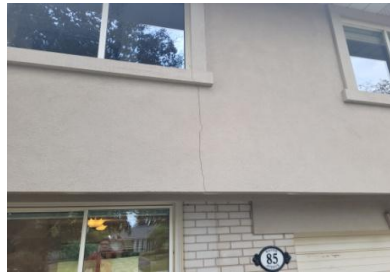
Observations/Recommendations

****Gutters/Downspouts:** requires maintenance/cleaning

Soffit & Facia: requires general repairs and maintenance
risk of animals



WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair
Synthetic Stucco: minor crack - repair



DECK unsafe- requires replacement

****Landscaping:** settlement, steps settlement unsafe, requires repairs

PORCH step structure loose - repair

****Driveway(s):** old, re-surface



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 Page**

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

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STRUCTURE

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Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Masonry Block	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
Crawl Space:	Masonry Block		Wood Frame (Siding)	

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

overall in good repair

ROOF: lower roof



upper roof



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	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: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:

Clearance: **might be too low to deck - contact utility to adjust if required**



SERVICE PANEL: overall in good repair



BRANCH WIRING: basement - requires repairs

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 Type:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	16 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:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [not tested: should be serviced before using](#)



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	16 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: [aging unit, continue servicing until replacement becomes necessary](#)
Outdoor Coil: [adjust to be level](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	24	Plastic	Roof
Fiberglass:	Main Roof:	24		

Limitations

Observations/Recommendations

ROOF SPACE: both spaces - prior animal damage/soiled likely requires removal/replacement spaces might require specialist cleaning/treatment recommend further evaluation by specialist



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Copper	Water Heater Type: Tank-less Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 9 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
suspect older main drain, recommend video-scan, risk of tree roots
may require repairs/replacement
recommend installing backflow valve to main waste drain

Washroom(s): overall in good repair
Whirlpool Tub: not tested - service before use

Kitchen(s) overall in good repair

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed	Exterior Doors: Metal Sliding Glass
Fireplaces: Insert	Fireplace Fuel: Gas			

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

Floors/Walls/Ceilings: requires repairs in basement

Windows/Doors: overall in good repair
 repair/provide screens

FIREPLACE: inoperative when tested - service unit, trim shrubs away from
 exhaust vent on wall

**Basement Leakage: portion -prior damp-proofed foundation to minimize leaking risk
 presently no leaking detected with moisture meter random sampling
 to finished areas

**Crawlspace Leakage: typical efflorescence, staining and dampness for older foundation
 see steps below
 recommend damp-proofing remainder if renovating basement
 sump pump requires repairs/cover required



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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