

HOME INSPECTION REPORT



89 - 1280 Bridletowne Circle
Scarborough

Prepared for: Kevin Alvarez

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

Inspection Date: Aug 30 2018



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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 Limited visibility though appears to be newer high quality shingles- see details.

EXTERIOR Overall well maintained. See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate. The majority of the wiring is aluminum typical for neighbourhood- see details.

HEATING 11-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 The insulation in the roof space has been upgraded which will improve comfort and efficiency.

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

INTERIOR Overall well maintained. Many windows have been upgraded.

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: Slope:	Leakage Probability: Low	Chimney(s) Type: Metal: Metal:	Location: South North
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Limitations

Roof Inspected By:	Access Limited By: Height	Chimney Access Limited By: Height
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Ref#*

Observations/Recommendations

height of roof limited visibility

surface was assessed with Google Map 2015

overall shingles appear to be high quality consistent with north and south upper wall shingles and 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	Walls & Wall Structures: Brick Asphalt Shingles
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Limitations

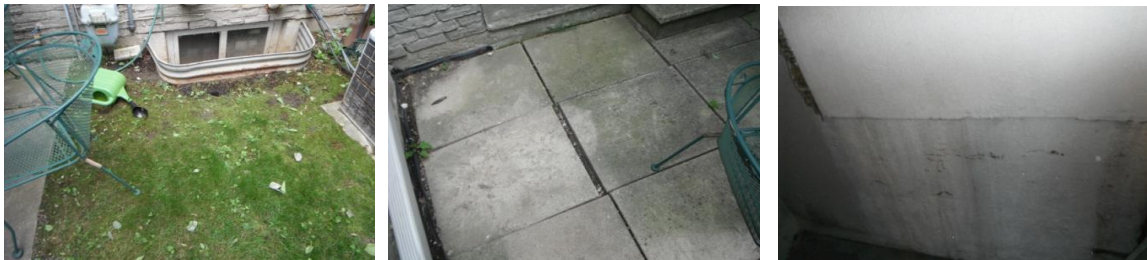
Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES: overall in good repair, gap in flashing at southeast - minor repair
DOORS/WINDOWS: overall in good repair



**Lot Grading: rear yard - low areas require re-grading away from house
**Window Well: provide cover, re-grade away from window well, evidence of straining on interior foundation



ATTACHED GARAGE: older car door, difficult to open, repair or replace if more cost effective

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: Crawl Space:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Masonry (Siding) Masonry Party Wall	Roof/Ceiling Framing: Wood Trusses
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Limitations

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

overall well built house

FOUNDATIONS: crawl space: typical settlement cracks



ROOF: overall in good repair

mildew observed on underside of sheathing - overall minor though professional treatment should be considered to avoid mould growth



Description

Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Underground	Aluminum
Rating: 100 AMP	Type of material: Not Visible	Aluminum to Major Appliances
Description: Breakers		Copper
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Kitchen
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

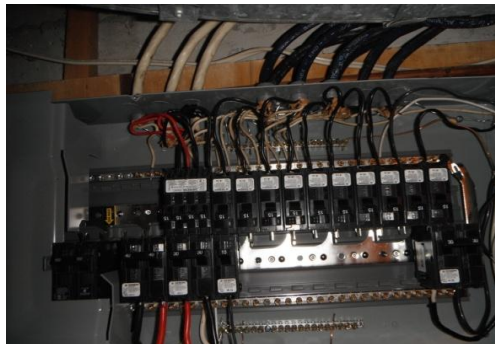
Limitations

Main Disconnect Cover Not Removed

Ref#*

Observations/Recommendations

SERVICE PANEL: overall in good repair, aluminum wire connection should be treated with antioxidant -see below



BRANCH WIRING: majority is aluminum as is typical age of neighbourhood, recommend electrician to audit connections in panel and outlets,

typically insurance requires ESA report as well, overall cost approx \$1000 to \$1500

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:	High	75 x1000BTU/hr	11 yrs.	20 yrs.	Gas	Meter-Exterior

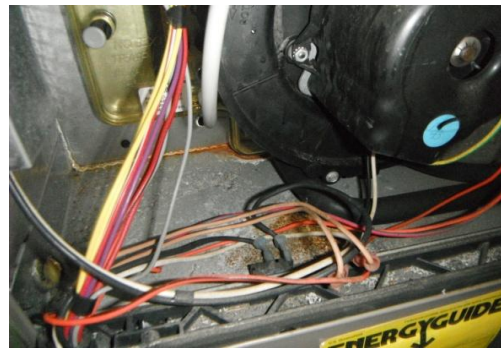
Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

Limitations

Heat Loss Calculations Not Done	A/C Presently Operating
Heat Exchanger- Inaccessible	

Ref#* **Observations/Recommendations**

FORCED AIR FURNACE: [service annually](#)
[minor rusting observed in cabinet and burners, budge tot replace components,](#)
[the fan limit switch requires repair or replacement](#)



Description

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

Limitations

Cooling Performance

Supply Temp F:	60
Return Temp F:	70

Ref#*

Observations/Recommendations

AIR CONDITIONER: old unit, continue servicing until replacement becomes necessary
replacing will reduce energy cost
Outdoor Coil: requires service/cleaning



Description

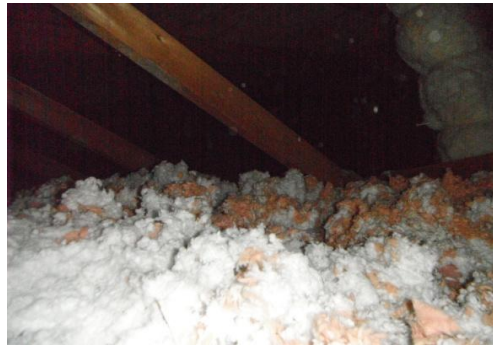
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	32	Plastic	Roof
Fiberglass:	Basement Walls:	8	Kraft Paper	

Limitations

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

Ref#* **Observations/Recommendations**

ROOF SPACE: insulation has been upgraded



Exhaust Fan Vents: kitchen exhaust on exterior wall appears to be 'greasy', recommend service or replace



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

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	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 11 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

WASTE PIPING:

Stack: **crawlspace: access cap - minor leak- minor repair**



Basement Floor Drain: **corroded strainer - replace**



Washroom(s): **overall in good repair**

Kitchen(s) **overall in good repair**

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Sliders Fixed	Exterior Doors: Metal Sliding Glass
Fireplaces: Zero Clearance	Fireplace Fuel: Wood			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 90 %
 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: overall in good repair
 Trim/Cabinets/Counters: overall in good repair, kitchen cabinet requires minor repairs

Windows/Doors: overall in good repair
 one closet door requires repairs

STAIRS: provide hand rails to basement

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

**Basement Leakage: typical efflorescence, staining and dampness for older foundation
 see steps below
 evidence of prior excavation and damp-proofing at northeast foundation



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 17 years of building inspecting experience in Toronto and the GTA**
- **Over 5,000 residential and commercial buildings inspected**

Bob has inspected over 5,000 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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<http://www.oahi.com/>
