

HOME INSPECTION REPORT



265 Ontario St
Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: March 18 2020



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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: West*

ROOFING 8-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs. 8-yr-old flat roof surface with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 200 AMP service size is adequate and the wiring is copper grounded.

HEATING 8-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**COOLING/
HEAT PUMPS** 3-yr-old air-conditioner with a typical life expectancy of 15-yrs.

**INSULATION/
VENTILATION** Restricted access to roof and wall spaces therefore insulation not determined. House built in 2012 therefore insulation expected to be code compliant.

PLUMBING Overall good water pressure with copper and plastic supply piping. The main waste drain includes a backflow valve. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained. The foundation has been damp-proofed which will minimize risk of basement leaking.

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>

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Modified Bitumen:	Flat:	Low		
Modified Bitumen:	Porch(s):	Low		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars	Height	

Observations/Recommendations

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



Flat Surface: [not visible due to height](#)
[Google Map appears roof is 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 Stucco Concrete Retaining Wall
------------------------------------	--	-------------------------	--

Limitations

Exterior Inspection from Ground Level
Restricted Access Under Deck(s)
Restricted Access Under Porch(es)

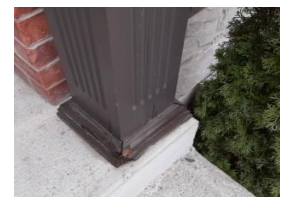
Observations/Recommendations

**Walk(s)/Driveway(s): overall in good repair
RETAINING WALL: overall in good repair

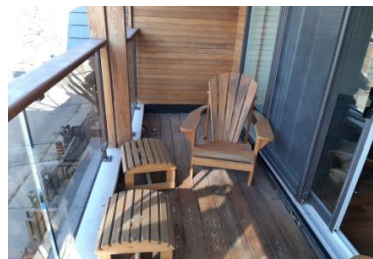
WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair, repair caulking along bottom of rear door



PORCH overall in good repair, minor column repairs at base



DECK overall in good repair
BALCONY: overall in good repair
scupper drain requires cleaning



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 : Wood Frame(Brick Veneer) Wood Frame(Stucco Finish)	Roof/Ceiling Framing: No Access
-----------------------------	-------------------------------	------------------------	--	------------------------------------

Limitations

Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>99</u> %
--	--

Observations/Recommendations

overall well built house

Termites: the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs.
overall since house is newer risk is low
presently no signs of termites or damage observed

Description

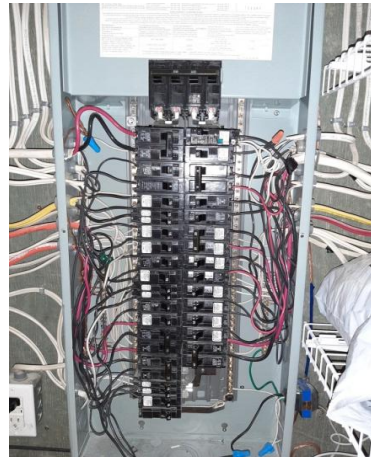
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside Laundry Area
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	Whirlpool Kitchen
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **overall in good repair**



GFCI: **provide to some washroom outlets**

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

Note 2: Please ensure accurate labeling on panels.

REFERENCE LINK

http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

265 Ontario St

HEATING



March 18 2020

page 6

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	8 yrs.	20 yrs.	Gas	Meter-Exterior
Electric Radiant Heat:						

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

Limitations

[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Furnace Performance

Supply Temp F: [110](#)
Return Temp F: [70](#)

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 months](#)



Electric Radiant Heat: [present in some washrooms](#)

REFERENCE LINK

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

265 Ontario St

COOLING/Heat Pumps



March 18 2020

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	3 yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Ref#*

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Comments: 3rd level typically more difficult to cool- may require supplemental unit

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 8 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

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Comments: 3rd level: odour from washroom and/or laundry area usually due to debris in drains - recommend plumber service/clean drains

WASTE PIPING: a back flow valve has been installed to the main waste drain

Comments: basement steamer was functional should install drip pan and drip tube to safety valve - minor



REFERENCE LINK

http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf

265 Ontario St

INTERIOR



March 18 2020

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Double Glazing Casement Fixed Skylight(s)	Exterior Doors: Wood Sliding Glass
Fireplaces: Zero Clearance	Fireplace Fuel: Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 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

Windows/Doors: overall in good repair
 Door(s): 2nd level rear bedroom door: door latch installed backwards-repair

FIREPLACE: service annually

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 the basement has been damp-proofed which will minimize moisture

sump pump: service annually, recommend lower float to minimize
 standing water in sump pit, sump pump includes a back up battery



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

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/>
-