

HOME INSPECTION REPORT



3420 Grand Forks Rd

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: June 14 2016



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*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: East*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house. Newer structural elements in some areas.

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

HEATING 9-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 2-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION The insulation in the attic has been upgraded which will improve comfort and efficiency.

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have recently been renovated and in good repair.

INTERIOR Overall well maintained. The 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: Brick:	Location: West
Limitations				
Roof Inspected By: Walking On	Access Limited By:	Chimney Access Limited By:		

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



Chimney(s): overall well maintained, requires minor repair at top cap



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

Description

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

Exterior Inspection from Ground Level

Observations/Recommendations

** Downspouts: extend 6-ft away from house

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



ATTACHED GARAGE: car door opener- provide outlet in ceiling for direct connection

DECK new deck



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)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>60</u> % Roof Space Inspected From Access Hatch
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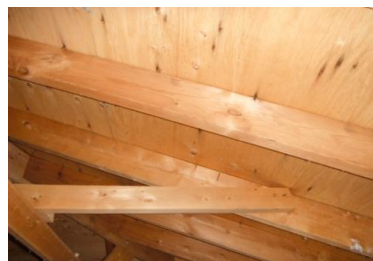
Observations/Recommendations

FOUNDATIONS: typical settlement cracks



FLOORS: basement area- newer joists/beams

ROOF: newer structure approx. 2005



Description			
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:	
Main Disconnect/Service Box	Location: Underground	Copper	
Rating: 200 AMP	Type of material: Not Visible		
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	
Auxiliary Panel(s):	Outlets	Bathroom(s)	
Rating: AMP	Description: Grounded		
Description:	Number of Outlets: Minimal	Arc Fault Circuit Interrupter:	
Location:		Location: Panel-Bedrooms	

Limitations

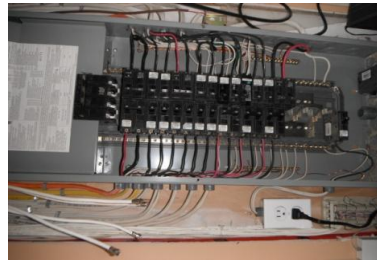
Main Disconnect Cover Not Removed

Ref#* Observations/Recommendations

SERVICE ENTRANCE:
Mast: **rusting, replace if required**



SERVICE PANEL: **overall in good repair**



BRANCH WIRING: **based on random sampling the wiring has been upgraded**

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	80 x1000BTU/hr	9 yrs.	20 yrs.	Gas	Meter-Exterior
Exhaust Vent Arrangement:		Plastic Through-Wall Vent				
Limitations						
Heat Loss Calculations Not Done			Summer Test Procedure			
Heat Exchanger- Inaccessible						

Ref#*	Observations/Recommendations
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FORCED AIR FURNACE: [service annually](#)
[rusting noted inside of cabinet](#)



Ducts: [newer where observed from basement](#)

Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	2 yrs. old	15 yrs.
Limitations			Cooling Performance
			Supply Temp F: 55
			Return Temp F: 70
Ref#*	Observations/Recommendations		

AIR CONDITIONER: [service annually](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	32	Plastic	Roof
Fiberglass:	2nd Roof:	32		Roof Soffit
Fiberglass:	Crawl Space Floor:	12		

Limitations

Roof Space Inspected from Access Hatch Crawlspace Entered But Access was Limited
 Access Not Gained To Wall Space

Ref#*

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate

Roof Access Hatch: insulate and weather-strip access hatch to roof space



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 Plastic	Waste Piping & Pump(s): Plastic Copper Clay Floor Drain	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 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	
Ref#*	Observations/Recommendations	
	<p>WASTE PIPING: Floor Drain/Trap: older main drain, recommend video-scan</p> <p>Washroom Shower: newly installed</p>	

Description

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

Limitations

Restricted/No Access To: _____ Foundation Not Visible 60 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected
 Storage/Furnishings in Some Areas Limited Inspection
 Drainage Tile Not Visible

Ref#*

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair
 Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

**Basement Leakage: presently no concerns, see Steps below

**Crawlspace Leakage: presently no concerns, 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 should leaking persist



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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