

HOME INSPECTION REPORT



4342 Violet Rd
Mississauga

Prepared for: [Kevin Alvarez](#)

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

Inspection Date: [Sept 25 2025](#)



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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: East*

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

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 14-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ys.

COOLING/
HEAT PUMPS 14-yr-old air-conditioner with a typical life expectancy of 15-ys.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate

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

INTERIOR Renovated. Overall well maintained.

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

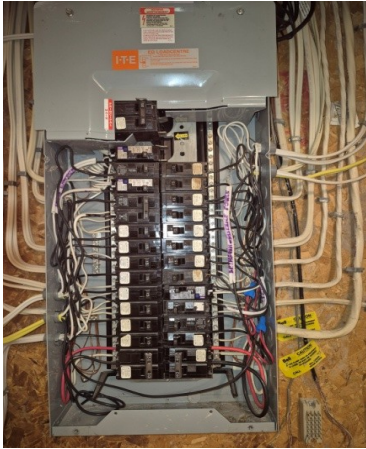
Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:

www.redbrickinspections.ca


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| REFERENCE LINK | | http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf | |
| 4342 Violet Rd | | ROOFING/Chimneys | |
| | | Sept 25 2025 | |
| Description | | | |
| Roofing Material: Asphalt Shingles: | Location: Slope: | Leakage Probability: Low | Chimney(s) Type: Brick: Metal: |
| | | | Location: East West |
| Limitations | | | |
| Roof Inspected By: From Edge From Grade | Access Limited By: | Chimney Access Limited By: | |
| Observations/Recommendations | | | |
| <p>Sloped Surface: overall surface in good repair</p> <p>Garage: overall surface in good repair</p> <p>Chimney(s): overall in good repair</p> <div style="display: flex; flex-wrap: wrap;">     </div> | | | |
| <p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p> | | | |

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| REFERENCE LINK | | http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf | |
| 4342 Violet Rd | | <div>EXTERIOR</div> <div>Sept 25 2025</div> | |
| Description | | | |
| Gutters & Downspouts: Aluminum: | Downspout(s) Discharge: Below/Above Grade | Lot Topography: Flat | Walls & Wall Structures: Brick |
| Limitations | | | |
| Exterior Inspection from Ground Level | | No Access Under Deck(s) | |
| Storage in Garage | | Flora Against Building Restricted Inspection | |
| Observations/Recommendations | | | |
| <p>**Gutters/Downspouts: requires general repairs and maintenance</p> <p>WALL SURFACES: overall in good repair</p> <p>DOORS/WINDOWS: overall in good repair</p> <div>   </div> <p>**Driveway(s): older cracking surface, maintenance as required, budget to re-surface</p> <p>DECK(s): older, ongoing maintenance</p> <p>Doors: side door not in use</p> <p>**Walk(s): side walkway not in use, settlement near edge - trip hazard</p> <div>   </div> | | | |
| <p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to Basement Leakage. Please see Interior Page</p> | | | |

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| REFERENCE LINK | | http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf | | |
| 4342 Violet Rd | | STRUCTURE | | Sept 25 2025 |
| Description | | | | |
| Configuration: Basement: | Foundations: Poured Concrete | Floor : Wood Joists | Walls : Wood Frame(Brick Veneer) | Roof/Ceiling Framing: Wood Trusses |
| Limitations | | | | |
| Restricted Access to: Wall Space | Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch | | | |
| Observations/Recommendations | | | | |
| <p>overall well built house</p> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Comments: some minor staining on north underside of sheathing though does not appear to be mould Environmental Consultants can assist if this is a concern if remediation require typical \$2000 to \$4000</p> <div style="text-align: center;">  </div> | | | | |

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| REFERENCE LINK | | http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf | |
| 4342 Violet Rd | | ELECTRICAL | |
| | | Sept 25 2025 | |
| Description | | | |
| Service Size: 100 AMP (240volts) | | Service Entrance Cable: Distribution Wire: | |
| Main Disconnect/Service Box | | Location: Underground 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 | |
| Location: Basement | | Ground Fault Circuit Interrupter: | |
| | | Location: Outside Kitchen | |
| Auxiliary Panel(s): | | Bathroom(s) | |
| Rating: AMP | | Outlets | |
| Description: | | Description: Grounded | |
| Location: | | Number of Outlets: Typical | |
| | | Combo Arc Fault Circuit Interrupter: | |
| | | Location: Panel | |
| Limitations | | | |
| Main Disconnect Cover Not Removed | | | |
| Observations/Recommendations | | | |
| <div>SERVICE ENTRANCE: overall in good repair</div> <div>SERVICE PANEL: overall in good repair</div> <div></div> | | | |
| Note 1: All recommendations are safety issues - Treat them as high priority. | | | |
| Note 2: Please ensure accurate labelling on panels. | | | |

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| REFERENCE LINK | http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf | | | | | | |
| 4342 Violet Rd | | HEATING | | | | Sept 25 2025 | |
| Description | | | | | | | |
| Description: | Efficiency: | Rated Input: | Approx. Age: | Life Expectancy: | Fuel Type: | Shut Off at: | |
| Forced Air Furnace: | High | 80 x1000BTU/hr | 14 yrs. | 20 yrs. | Gas | Meter-Exterior | |
| Exhaust Vent Arrangement: Plastic Through-Wall Vent | | | | | | | |
| Limitations | | | | | Furnace Performance | | |
| Heat Loss Calculations Not Done | | | | | Supply Temp F: | | |
| Heat Exchanger- Inaccessible | | | | | Return Temp F: | | |
| Observations/Recommendations | | | | | | | |
| <p>FORCED AIR FURNACE: service annually recommend obtaining replacement parts/servicing contract</p> <p>Filter: replace 1-per-3 months</p> <div></div> | | | | | | | |

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| REFERENCE LINK | http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf | | |
| 4342 Violet Rd | COOLING/Heat Pumps | | Sept 25 2025 |
| Description | | | |
| Description: | Cooling Capacity: | Approx. Age: | Typical Life Expectancy: |
| Air Conditioner (air-cooled): | 30 x1,000 BTU/hr | 14 yrs. old | 10 to 15 yrs. |
| Limitations | | | Cooling Performance |
| | | | Supply Temp F: |
| | | | Return Temp F: |
| Observations/Recommendations | | | |
| <p>AIR CONDITIONER: service annually</p> <div></div> | | | |

REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

4342 Violet Rd

INSULATION/VENTILATION

Sept 25 2025

page 8

Description

| Material: | Location | R-Value | Air/Vapour Barrier: | Venting: |
|-------------|-----------------|---------|---------------------|-------------|
| Fiberglass: | Main Roof: | 32 | Not Visible | Roof |
| Fiberglass: | Basement Walls: | 12 | Plastic | Roof Soffit |

Limitations

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

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



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

R-values are estimated

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| REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf | | |
| 4342 Violet Rd | PLUMBING | Sept 25 2025 |
| 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.: 24 Life Expectancy: 20 |
| 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 | | |
| <p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair</p> <p>Washroom(s): recently renovated</p> <p>Kitchen(s) recently renovated</p> <p>WATER HEATER: old, contact utility to replace</p> | | |

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| REFERENCE LINK | | http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf | | |
| 4342 Violet Rd | | INTERIOR | | Sept 25 2025 |
| Description | | | | |
| Floor Finishes: | Wall Finishes: | Ceiling Finishes: | Windows: | Exterior Doors: |
| Laminate | Drywall | Drywall | Casement | Metal |
| Ceramic Tile | | | Fixed | Sliding Glass |
| | | | Sliders | |
| | | | Single Glazing | |
| Fireplaces: | Fireplace Fuel: | | | |
| Masonry | Wood | | | |
| Limitations | | | | |
| Restricted/No Access To: | | Foundation Not Visible <u>95</u> % | | |
| CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected | | Drainage Tile Not Visible | | |
| Storage/Furnishings in Some Areas Limited Inspection | | | | |
| Observations/Recommendations | | | | |
| <p>Floors/Walls/Ceilings: renovated, overall in good repair</p> <p>Trim/Cabinets/Counters: renovated, overall in good repair</p> <p>Windows/Doors: recently installed, basement windows older</p> <p>FIREPLACE: not in use- further evaluation to determine options and/or restoring recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)</p> <p>STAIRS: provide hand rails to basement steps</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling see steps below</p> | | | | |
| <p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p> <p>2. cracks/form ties on foundation: monitor/repair as required</p> <p>3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort</p> <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p> | | | | |



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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