

HOME INSPECTION REPORT



618 Ossington Ave

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: May 2 2017



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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: East*

ROOFING Newer high quality asphalt shingles with a typical life expectancy of over 30-yrs. The porch and west side of the garage shingles are older.

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

STRUCTURE Overall well built house. See details for various repairs.

ELECTRICAL The 100 AMP service size is adequate. In addition to upgraded wiring there is some knob and tube wiring-please see details.

HEATING 11-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**COOLING/
HEAT PUMPS** 5-yr-old air-conditioner with a typical life expectancy of 15-yrs.

**INSULATION/
VENTILATION** The roof space insulation should be upgraded to improve comfort and efficiency.

PLUMBING The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. It was reported the main waste drain to the city sewer has been upgraded. The washrooms and kitchen are in good repair.

INTERIOR 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 Canadian Association of Home and Property Inspectors available online at www.redbrickinspections.ca.

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Southeast
Asphalt Shingles:	Porch(s):	High		
Asphalt Shingles:	Garage:	Medium		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars Walking On	Height	Height

Ref#* Observations/Recommendations

Sloped Surface: newer surface in good repair



Porch(s): older shingles should be replaced within 1-yr

Garage: west side are aging and should be replaced within 1-yr

Skylight(s): garage: flashing repairs/improvements recommended



Ice Dams: prone at front between neighbors - monitor



Chimney(s): rebuilt and overall in good repair



Description

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

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

Observations/Recommendations

**Gutters/Downspouts: requires maintenance

WALL SURFACES:

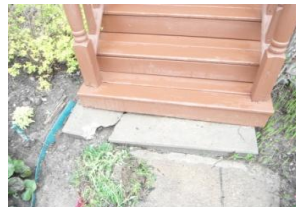
Brick: overall in good repair, requires general repairs at rear second level

DOORS/WINDOWS: rear main level window sill requires repairs, general flashing repairs.
exposed spray foam should be trimmed and flashing installed



PORCH general column repairs required

Step(s): bottom lading repairs



DETACHED GARAGE: overall well built, minor mortar repairs to masonry block

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: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space Crawl Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

FOUNDATIONS: general repairs required on south side



FLOORS: minor and typical sagging for older house

WALLS:

Masonry Arches: settlement cracks require repairs above some units



ROOF: roof was viewed from south neighbors access hatch, overall in good repair, appears that portion on east side has been shored up with metal rods, staining at underside is older since roof shingles are newer

Party Walls: recommended installing in roof space between neighbors



Description

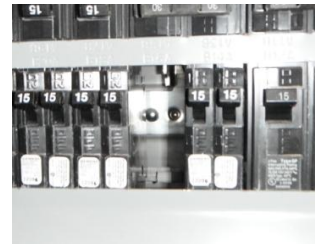
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Knob-and-Tube-Copper
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Kitchen
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded	
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, provide cap to opening on panel cover



BRANCH WIRING:

Loose: exposed wiring in some areas requires general clean-up

Knob & Tube: observed in main hall switches and suspect in some ungrounded outlets in second level front bedroom, might require replacement for insurance for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

Switch(es): basement washroom; poor location near bathtub

Junction Box(es): various missing covers

Ungrounded Outlet(s): provide GFCI's (ground fault circuit interrupters) or upgrade wiring as noted above

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:	Mid	100 x1000BTU/hr	11 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

Limitations

Furnace Performance

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

Supply Temp F:	140
Return Temp F:	70

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Comments: [main level extension: no source of heating found, provide if required, i.e. electric baseboard heating](#)

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	5 yrs. old	15 yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Ref#*

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	8	None Found	Roof
Fiberglass:	Basement Walls:	12		

Limitations

Roof Space Inspected from Access Hatch Access Not Gained To Crawl Space

Access Not Gained To Wall Space

Ref#*

Observations/Recommendations

ROOF SPACE: viewed from neighbors access hatch, should consider installing access hatch
mostly no insulation, recommend installing for comfort and efficiency



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



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 22 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

SUPPLY PIPING:

WATERMAIN: upgraded to copper

WASTE PIPING:

Basement Floor Drain: not visible, it was reported that the main drain has been upgraded to the city sewer

WATER HEATER: old, recommend replacing, restricted access to tank due to drywall

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Single/Double Hung Fixed Casement	Exterior Doors: Wood Metal Sliding Glass
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Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
 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

Window(s): front bedroom units require repairs

STAIRS: main level to basement rails required, spindle spacing too wide
 at top of steps

**Basement 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

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

<http://www.peo.on.ca/>

<http://www.oahi.com/>
