

HOME INSPECTION REPORT



123 Curzon St

Toronto

Prepared for: Kevin Alvarez

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Inspection Date: April 25 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: West*

ROOFING Approx. 5-yr-old high quality asphalt shingles with a typical life expectancy of over 30-yrs.
Approx. 5-yr-old flat roof surface with a typical life expectancy of over 20-yrs.

EXTERIOR See details for general repairs and maintenance.

STRUCTURE Overall well built house. The house is located in a neighbourhood with a termite history-
please see details.

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

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

**COOLING/
HEAT PUMPS** 6-yr-old air-conditioner with a typical life expectancy of 15-yrs.

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

PLUMBING The watermain will require upgrading if better water pressure is desired. The supply
piping in the house is copper. Drain repairs observed in the basement and exterior. The
washroom and kitchen is older.

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: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick Abandoned:	Location: South
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Limitations

Roof Inspected By: Binoculars	Access Limited By:	Chimney Access Limited By:
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Ref#* Observations/Recommendations

Sloped Surface: overall surface in good repair



Flat Surface: overall surface in good repair



Chimney(s): abandoned, leaning and spalling, should be lowered/removed



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

Description

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

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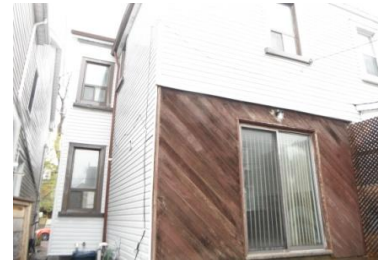
Observations/Recommendations

**Gutters/Downspouts: requires maintenance, extend 6-ft away from house

WALL SURFACES:

Brick: overall in good repair, minor surface spalling ion some areas not critical

Wood siding: requires general repairs and maintenance



Windows: some units: suspect sill damage through gaps in flashing

PORCH recently built

DECK overall in good repair, provide rails for safety



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: Brick	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding) Wood Party Wall	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

ROOF: overall in good repair

Party Walls: seal opening in wall on northeast side of roof



Termites: the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs.

presently no evidence of termite damage observed to visible structure

Description

Service Size: 100 AMP (240volts)	Service Entrance Cable: Location: Overhead	Distribution Wire: Copper
Main Disconnect/Service Box Rating: 100 AMP	Type of material: Copper	Grounded & Ungrounded
Description: Fuses		
Location: Basement		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Copper	
Description: Fuses	Location: Copper	Ground Fault Circuit Interrupter: Location: Outside
Location: Basement		Bathroom(s)
Auxiliary Panel(s): Rating: AMP	Outlets Description: Grounded/Ungrounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter: Location:
Location:		

Limitations

Main Disconnect Cover Not Removed

Ref#*

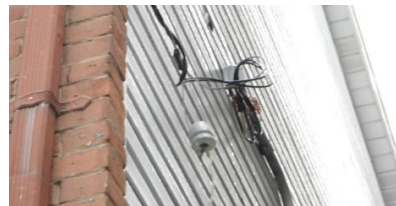
Observations/Recommendations

Main Disconnect: **older, upgrade if renovating**
SERVICE PANEL: **older, upgrade if renovating**
some overfused units - provide proper fuse size



Ungrounded Outlet(s): **living room some units: provide GFCI's (ground fault circuit interrupters) or upgrade wiring if renovating**
in-operative unit in kitchen

SERVICE ENTRANCE: **wire support has been disconnected - contact utility for repair**



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	8 yrs.	20 yrs.	Gas	Meter-Exterior

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

Limitations

Furnace Performance

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

Supply Temp F:	100
Return Temp F:	70

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Humidifier: [service unit](#)



Registers: [main level front - rusted elbow - minor repair](#)

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	6 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/Cellulose:	Main Roof:	32	None Found	Roof

Limitations

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

Access Not Gained To Flat Roof

Ref#* Observations/Recommendations

ROOF SPACE: [insulation has been upgraded](#)



Basement Walls: [the headers have been insulated to reduce heat loss](#)



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

Description

Service Piping into House: Not Visible	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper	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

SUPPLY PIPING:

WATERMAIN: upgrade if better water pressure is desired

WASTE PIPING:

Piping: portion of drains in basement floor have been replaced, new cleanout at front under porch suggests upgraded waste drain to city sewer

Basement Floor Drain: unit has been replaced as noted above



Kitchen(s) older, upgrade as required

Washroom(s): older though overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Sliders	Wood
Carpet			Fixed	Sliding Glass
Ceramic Tile				

Limitations

Restricted/No Access To: _____ Foundation Not Visible 0 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

Ref#*

Observations/Recommendations

Floors: older carpets, wood and ceramic in good repair

Trim/Cabinets/Counters: older in kitchen

Window(s): some units have lost seal, repair or upgrade units as required

STAIRS: provide rails 1st to 2nd level

**Basement Leakage: typical efflorescence, staining and dampness for older foundation
 see steps below
 long term moisture may result in visible or concealed mould growth.
 Environmental Consultants can assist if this is a concern
 recommend damp-proofing if renovating basement

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/>
