

HOME INSPECTION REPORT



128 Angier Cres

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: July 31 2015



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

* 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: South*

ROOFING 9-yr-old asphalt shingles with a typical life expectancy of 20-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

ELECTRICAL The 100 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 none

INSULATION/
VENTILATION Adequate where observed.

PLUMBING Overall good water pressure. 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: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: None:	Location:

Limitations		
Roof Inspected By: Binoculars Walking On From Edge	Access Limited By: Height Deck	Chimney Access Limited By:

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



Flat Surface: overall surface in good repair

Flashings: upper front porch - seams and nail heads should be properly sealed



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: Stone
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

**Gutters/Downspouts: requires general maintenance

WALL SURFACES: overall well maintained



DOORS/WINDOWS: overall well maintained

**Driveway(s): minor settlement at garage entrance

PORCH wood column requires general repairs

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: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Masonry Party Wall	Roof/Ceiling Framing: Wood Trusses Masonry Party Wall

Limitations	
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch

Observations/Recommendations

FOUNDATIONS: overall in good repair

ROOF: overall in good repair



Description

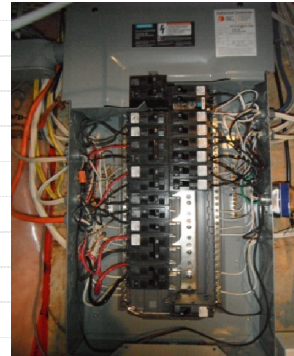
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	Kitchen
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

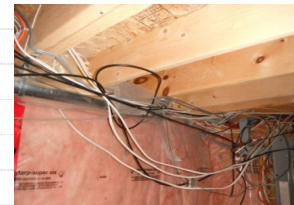
Main Disconnect Cover Not Removed

Ref#* Observations/Recommendations

SERVICE PANEL: **overall in good repair**
 Double-Taps: **some units - not critical- add more breakers if required**



BRANCH WIRING: **loose wires and extension chords in some areas - require general 'clean-up'**



GFCI: **front exterior unit - test faulty - minor 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	66 x1000BTU/hr	9 yrs.	20 yrs.	Gas	Meter-Exterior

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

Limitations

[Heat Loss Calculations Not Done](#)

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



[power switch for unit should be properly secured](#)



Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Plastic	Roof
Fiberglass:	Basement Walls:	8		Roof Soffit

Limitations

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

Ref#*	Observations/Recommendations
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ROOF SPACE: insulation and ventilation is adequate



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



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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