HOME INSPECTION REPORT



128 Angier Cres Toronto

Prepared for: Kevin Alvarez

Prepared by: Bob Papadopoulos P.Eng., RHI

Inspection Date: July 31 2015



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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: South

ROOFING	9-yr-old as	phalt shingles with	a typical life	expectancy	of 20-yrs.		
EXTERIOR	Overall wel	II maintained.					
STRUCTURE	Overall wel	Il built house.					
ELECTRICAL	TI 100.44						
ELECTRICAL	The 100 Af	MP service size is a	adequate and	the wiring i	s copper.		
HEATING	0 vr old bio	gh-efficiency forced	l air gae furn	acc with a t	mical life o	vnootanov	of 20 yrs
	9-yr-old file	Jil-emclency forcec	J-ali yas lulli	ace with a ty	/picai ille e	хрестапсу	7 01 20-y15.
COOLING/	none						
HEAT PUMPS							
INSULATION/	Adequate v	where observed.					
VENTILATION	·						
PLUMBING	Overall god	od water pressure.	The washroo	ms and kito	hen are in	good repa	air.
INTERIOR	Overall wel	II maintained.					
	Overall we	ii mamamod.					
		27.0					
			ERALL RA				
The following ra	ating reflects I	both the original qu				l current o	condition of the
		home, based on a	a comparison ✓	to <i>similar</i> n	omes.		
Below Typical			Typical			Above Typ	oical

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.

ROOFING/Chimneys 128 Angier Cres July 31 2015 Description Roofing Material: Location: Leakage Probability: Chimney(s) Type: Location: Asphalt Shingles: Slope: Low None: Limitations Access Limited By: Roof Inspected By: Chimney Access Limited By: Walking On Binoculars Height From Edge Deck Observations/Recommendations Ref#* 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)

128 Angier Cres	EXTERIO	REDBRICK MARKETINGS LTD.	July 31 2015
	Description		
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Stone
	Limitations		
Exterior Inspection from Ground	Level		
Storage in Garage	Observations/Reco	mmondations	
	Observations/neco	illileiluations	
**Gutters/Downspouts:	requires general maintena	ance	
WALL SURFACES:	overall well maintained		Ш
DOORS/WINDOWS:	overall well maintained		
**Driveway(s):	minor settlement at garage e	ntrance	
PORCH	wood column requires gener	al 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

128 Angier Cres		S	TRUCTU	REDBRICK MERCENDING ATD.	July 31 2015
			Description	1	
Configuration: Basement:	Foundation Poured Cor		Floor: Wood Joists	Walls: Wood Frame(Brick Veneer) Masonry Party Wall	Roof/Ceiling Framing: Wood Trusses Masonry Party Wall
			Limitations	<u> </u>	
Restricted Access	s to:	Foundation	Wall Not Visible		
Wall Space		Roof Space	e Inspected Fror	n Access Hatch	
		Obser	vations/Reco	ommendations	
FO	UNDATIONS:	overall in	good repair		
	ROOF:	overall in	good repair		
		15			

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ELECTRICAL REDBRICK REPORTED TO THE PROPERTY OF THE PROPERTY O 128 Angier Cres July 31 2015 Description 100 Service Size: AMP (240volts) Service Entrance Cable: Distribution Wire: Main Disconnect/Service Box Location: Overhead Copper Type of material: Not Visible Rating: 100 AMP Description: Breakers Location: Basement Distribution Panel System Grounding: Rating: 100 AMP Description: Copper Description: Breakers Location: Water Pipe Ground Fault Circuit Interrupter: Location: **Basement** Outside Location: 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 Observations/Recommendations Ref#* 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.

128 Angier Cres	COOLING/Heat Pumps	REDBRICK INSPECTIONS LTD.	July 31 2015
	Description : none		
Description:		x. Age: yrs. old	Typical Life Expectancy: yrs.
	Limitations		Cooling Performance
			Supply Temp F: Return Temp F:
Ref#*	Observations/Recommendations	S	Tictum Forigit.

INSULATION/VENTILATION PROBLEM 128 Angier Cres July 31 2015 Description Material: R-Value Air/Vapour Barrier: Location Venting: Fiberglass: Main Roof: 40 **Plastic** Roof Fiberglass: Roof Soffit Basement Walls: 8 Limitations Roof Space Inspected from Access Hatch Access Not Gained To Wall Space Ref#* Observations/Recommendations ROOF SPACE: insulation and ventilation is adequate

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

Service Piping into House: Main Shut Off Valve at: Water Flow (Pressure): Copper Basement Good Supply Piping & Pump(s): Waste Piping & Pump(s): Water Heater Plastic Plastic 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 Tub/Sink Overflows Not Tested Observations/Recommendations Washroom(s): overall in good repair Kitchen(s) overall in good repair	128 Ar	ngier Cres	PLUMBING ©	July 31	2015
Copper Basement Good Supply Piping & Pump(s): Waste Piping & Pump(s): Water Heater Plastic Plastic Copper 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 Washroom(s): overall in good repair Washroom(s): overall in good repair			Description		
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Vood Drywall Drywall Casement Metal Carpet Fixed Storm  Ceramic Tile  Limitations  Restricted/No Access To: Foundation Not Visible 80 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible Storage/Furnishings in Some Areas Limited Inspection	128 Angier Cres	11	NTERIOR REDBRIG	K .	July 31 2015
Nood Drywall Drywall Casement Metal Fixed Storm  Ceramic Tile    Limitations		[	Description		
Limitations  Restricted/No Access To: Observations/Recommendations  Window(s): mildew in some areas should be properly cleaned/treated  Floors/Walls/Ceilings: overall in good repair  Trim/Cabinets/Counters: overall in good repair  **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	Floor Finishes:		Ceiling Finishes:	Windows:	Exterior Doors:
Coverable   Cove	Vood	Drywall	Drywall	Casement	Metal
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				Fixed	Storm
Restricted/No Access To:  CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visit Storage/Furnishings in Some Areas Limited Inspection  Observations/Recommendations  Window(s): mildew in some areas should be properly cleaned/treated  Floors/Walls/Ceilings: overall in good repair  Trim/Cabinets/Counters: overall in good repair  **Basement Leakage: presently no concerns, see Steps below  **Coi/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	Ceramic Tile				
Restricted/No Access To:  CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visit Storage/Furnishings in Some Areas Limited Inspection  Observations/Recommendations  Window(s): mildew in some areas should be properly cleaned/treated  Floors/Walls/Ceilings: overall in good repair  Trim/Cabinets/Counters: overall in good repair  **Basement Leakage: presently no concerns, see Steps below  **Coi/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					
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Steps recommended in order to minimize basement leakage					-,
1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior	** Steps recommer				
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#### **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

http://www.peo.on.ca/ http://www.oahi.com/