

# HOME INSPECTION REPORT



16 Norwood Terrace

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: Nov 19 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	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained. See details for general repairs and maintenance.
STRUCTURE	There is evidence of past foundation settlement - see details for repairs. The house is located in a neighbourhood with a termite history-please see details
ELECTRICAL	The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.
HEATING	Approx. 15-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Restricted access to roof and wall spaces therefore insulation not determined. Recommend insulation basement rim joist perimeter.
PLUMBING	Overall good water pressure with copper supply piping. Older main drain.
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.



*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](http://www.redbrickinspections.ca).*

### Description

Roofing Material: Modified Bitumen: Asphalt Shingles:	Location: Flat: Slope:	Leakage Probability: Low Low	Chimney(s) Type: Brick Shared:	Location: North
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### Limitations

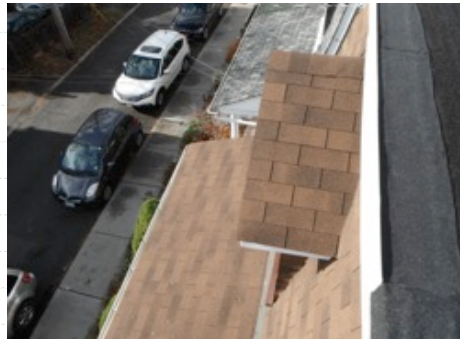
Roof Inspected By: Walking On	Access Limited By:	Chimney Access Limited By:
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### Reff#\* Observations/Recommendations

Flat Surface: [overall surface in good repair](#)  
 Upper Flat: [ponding against wall - monitor and re-grade if required](#)



Sloped Surface: [overall surface in good repair](#)



Chimney(s): [overall in good repair](#)



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

Description

<p>Gutters &amp; Downspouts: Aluminum:</p>	<p>Downspout(s) Discharge: Above Grade</p>	<p>Lot Topography: Flat</p>	<p>Walls &amp; Wall Structures: Metal Siding Vinyl Siding</p>
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Limitations

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

Observations/Recommendations

\*\*Gutters/Downspouts: at rear - should be redirected to drain in yard area  
extend 6-ft away from house  
presently downspout is causing erosion at  
foundation



\*\*Window wells: low threshold of windows at foundation - prone to damage and leaking  
should install sill

WALL SURFACES: top of foundation requires cap with drip edge to reduce moisture on foundation  
exposed framing at rear corner requires repair



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

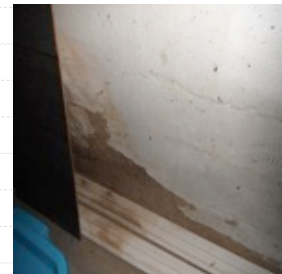
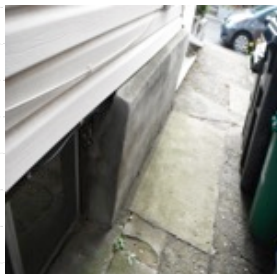
Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Poured Concrete	Wood Joists	Wood Frame (Siding)	Not Visible
Crawl Space:	Piers			

## Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>70</u> % Crawlspace Inspected From Access Hatch
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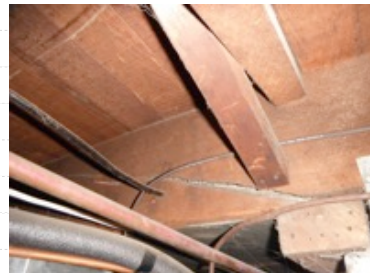
## Observations/Recommendations

FOUNDATIONS: settlement/ cracks, leaning at south west exterior, spalling surfaces on interior bulging/cracks on interior west side  
overall this type of older poured concrete foundation typically requires ongoing monitoring and repairs, typically keeping moisture form exterior to minimum and repairing areas with handrail cement is adequate, contact qualified technician for best approach



## FLOORS:

Joists: split unit in basement central - should be reinforced, minor splitting noted on other joists though not critical



Termites: the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs.  
removal of wood soil contact at rear crawlspace will reduce risk



**Description**

Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Knob-and-Tube-Copper</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>100</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Not Visible</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Various Areas</b>
Rating: AMP	Description: <b>Grounded/Ungrounded</b>	<b>Bathroom(s)</b>
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Ref#\* Observations/Recommendations**

Grounding: **not visible at watermain**

SERVICE PANEL: **overall in good repair**



**BRANCH WIRING:**

Knob & Tube: **based on random sampling observed in main hall switch, wall lights, suspect also in some ungrounded outlets, for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd., cost to replace if required approx. \$1,000 to 1,500 per room/hall**

Junction Box(es): **2nd level wall - lights - appear to be missing - provide**

Light(s): **exterior rear - missing - provide**

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	80 x1000BTU/hr	15 yrs.	20 yrs.	Gas	Meter-Exterior
Electric Heater(s):						

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

### Limitations

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

### Furnace Performance

Supply Temp F: 120  
Return Temp F: 70

Ref#\*

### Observations/Recommendations

FORCED AIR FURNACE: [continue servicing until replacement becomes necessary](#)  
Humidifier: [remove and/or replace](#)



### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
1.0 Air Conditioner (air-cooled):	24 x1,000 BTU/hr	25 yrs. old	15 yrs.

### Limitations

Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:

Return Temp F:

Ref#\*

### Observations/Recommendations

AIR CONDITIONER: [old unit, continue servicing until replacement becomes necessary](#)



Ductwork: [none in washroom](#)



## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				None Found

## Limitations

Access Not Gained To Wall Space  
Access Not Gained To Roof Space

Ref#\*

## Observations/Recommendations

Rim Joists: basement top perimeter- recommend insulation and covering with drywall, this to reduce heat loss and to suppress fire spread



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

### Description

Service Piping into House: <b>Not found</b>	Main Shut Off Valve at: <b>Basement-Front</b>	Water Flow (Pressure): <b>Good</b>
Supply Piping & Pump(s): <input type="checkbox"/> <b>Copper</b>	Waste Piping & Pump(s): <b>Plastic</b> <b>Cast Iron</b> <b>Galvanized Steel</b> <input type="checkbox"/> <b>Copper</b> <b>Clay Floor Drain</b>	Water Heater  Type: <b>Conventional</b> Fuel Type: <b>Gas</b> Capacity: <b>40 Gal</b> Age Yrs.: <b>8</b> Life Expectancy: <b>15</b>

### Limitations

<b>Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</b>	<b>Concealed Plumbing not Inspected</b>
<b>Kitchen and Laundry Appliances Were Not Inspected</b>	<b>Tub/Sink Overflows Not Tested</b>

Ref#\*

### Observations/Recommendations

WASTE PIPING:  
Basement Floor Drain: **older main drain, recommend video-scan, may requires repairs**

Washroom(s): **toilet should be replaced, sink rusting**



**Description**

Floor Finishes: Wood Carpet Resilient	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Sliders Fixed	Exterior Doors: Metal
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**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 70 %  
 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  
 Ceilings: old ceiling stain at front

STAIRS: provide rails to basement

\*\*Basement Leakage: typical efflorescence, staining and dampness for older foundation  
 see steps below, also see Structure - Foundation  
 recommend damp-proofing foundation if finishing/renovating basement -  
 should be done by excavating on exterior

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 should leaking persist



## **Bob Papadopoulos P.Eng, RHI**

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- **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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