

HOME INSPECTION REPORT



163 Shanly St

Toronto

Prepared for: [Kevin Alvarez](#)

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

Inspection Date: May 27 2022



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

Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read Terms and Conditions:
<http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.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: North*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING 12-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yr.

COOLING/
HEAT PUMPS 12-yr-old air-conditioner with a typical life expectancy of 15-yr.

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING The watermain will require upgrading if better water pressure is desired. The supply piping in the house is copper.

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 Ontario Association of Home and Property Inspectors available online at [www.redbrickinspections.ca](http://redbrickinspections.ca) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	Northwest
Modified Bitumen:	Flat:	Low		
Asphalt Shingles:	2nd Slope:	Medium		
Asphalt Shingles:	Garage:	Low		

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

Observations/Recommendations

Sloped Surface: overall surface in good repair
aging surface, budget to replace within 5yrs.



Flat Surface: overall in good repair
rebuilt and in good repair



2nd Slope: aging surface, budget to replace within 3 yrs.
Garage: overall surface in good repair



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

Description

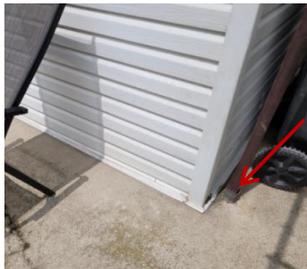
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Vinyl Siding
------------------------------------	--	-------------------------	---

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

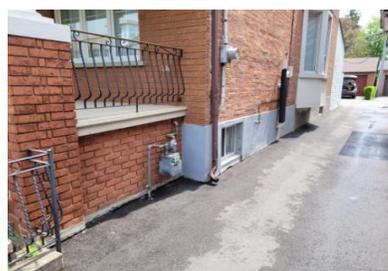
** Downspouts: extend 6-ft away from house
 WALL SURFACES: overall in good repair, minor brick surface spalling
 DOORS/WINDOWS: overall in good repair



PORCH overall in good repair

DETACHED GARAGE: overall well built, minor settlement

**Walk(s)/Driveway(s): overall in good 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 Page

Description

Configuration: Basement:	Foundations: Brick	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
-----------------------------	-----------------------	------------------------	--	------------------------------------

Limitations

Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>99</u> %
--	--

Observations/Recommendations

overall well built house

FLOORS: rear extension - framing at/below grade prone to moisture damage, not visible due to finishes, monitor area



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	Grounded & Ungrounded
Description: Breakers		Knob-and-Tube-Copper
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location:
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

Observations/Recommendations

SERVICE PANEL: overall in good repair



BRANCH WIRING:

Knob & Tube: based on random sampling observed in various switches and suspect in various ungrounded outlets may require upgrading for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

GFCI: provide to exterior outlet
provide to washroom outlet

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

163 Shanly St

HEATING

May 27 2022

page 6

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	90 x1000BTU/hr	12 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement:

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Summer Test Procedure

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

163 Shanly St

COOLING/Heat Pumps

May 27 2022

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	12 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	70
Return Temp F:	55

Observations/Recommendations

AIR CONDITIONER: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

163 Shanly St

INSULATION/VENTILATION

May 27 2022

page 8

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting: Roof
-----------	----------	---------	---------------------	------------------

Limitations

Observations/Recommendations

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

R-values are estimated

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 11 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

Observations/Recommendations

WATERMAIN: [contact city to arrange replacement](#)

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)
[main drain to city sewer- recommend video-scan](#)
[recommend installing backflow valve to main waste drain](#)

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

Kitchen(s) [overall in good repair](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Ceramic Tile			Fixed	
Laminate			Casement	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

****Basement Leakage:** some dampness noted around rear of basement extension, overall minor, continue to monitor and budget to damp-proof foundation, recommend damp-proofing if renovating basement long term moisture may result in visible or concealed mould growth. Environmental Consultants can assist if this is a concern



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 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 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) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
-