

HOME INSPECTION REPORT



178 Madison Ave

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: June 29 2015



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

* please see credentials at end of report

Description				
1.0 Roofing Material:	Location:	4.0 Leakage Probability:	3.0 Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	North
Modified Bitumen:	Flat:	Low		

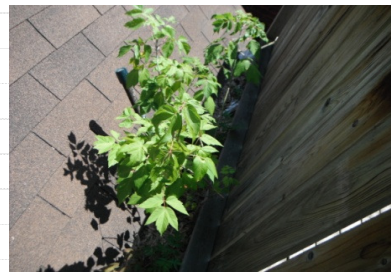
Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Walking On	Deck	

Ref#*	Observations/Recommendations
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1.0 Roofing:
 Sloped Surface: [overall surface in good repair](#)



Flat Surface: [mostly not visible due to deck, remove debris, etc. behind deck](#)



3.0 Chimney(s): [rebuilt and in good repair](#)



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

Description			
1.0 Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	2.0 Lot Topography: Flat	3.0 Walls & 9.0 Wall Structures: Brick Wood siding

Limitations

Exterior Inspection from Ground Level
 Restricted Access Under Deck(s)

Ref#*	Observations/Recommendations
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**1.0 Gutters/Downspouts:	require general maintenance
**2.1 Window Well:	at rear - provide window well cover
3.0 WALL SURFACES:	overall in good repair
Wood siding:	requires general repairs and maintenance



5.0 PORCH overall in good repair

5.0 DECK old, could repair though replacement likely more cost effective



**7.0 Driveway(s): uneven -pavers can be reinstalled and driveway should slope away form house



**7.0 Walk(s): seal gaps at wall around perimeter to minimize moisture in basement

Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

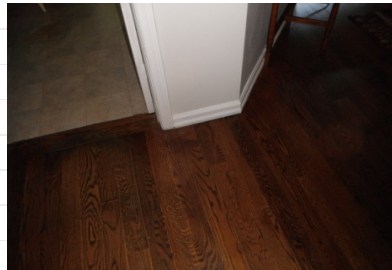
** Any or all these items may contribute to **Basement Leakage**. Please see Interior Form

Description				
2.0 Configuration: Basement:	4.0 Foundations: Brick	5.0 Floor : Wood Joists	6.0 Walls : Masonry (Double-Brick)	7.0 Roof/Ceiling Framing: Not Visible

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

Ref#*	Observations/Recommendations
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5.0 FLOORS: main level- sagging/sloping around kitchen area, appears that floor framing has been modified with beam and posts, due to drywall and floor finishes limited visibility to determine if properly supported in basement, hover this appears to be an older conduit and no signs of distress observed, should be monitored



6.0 WALLS:
Masonry Arches: typical settlement cracks and mortar repairs, continue to monitor, repair mortar as required



7.0 ROOF: sagging noted at front dormer as observed from on top of roof, overall not unusual



Description			
2.3 Service Size: 200 AMP (240volts)	2.2 Service Entrance Cable:	4.0 Distribution Wire:	
2.4 Main Disconnect/Service Box	Location: Overhead	Copper	
Rating: 100 AMP 100 AMP	Type of material: Not Visible		
Description: Breakers Fuses			
Location: Basement			
3.0 Distribution Panel	2.5 System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	2.5 Ground Fault Circuit Interrupter:	
Location: Basement		Location: Outside	
Auxiliary Panel(s):	5.1 Outlets	Bathroom(s)	
Rating: 100 AMP	Description: Grounded		
Description: Breakers	Number of Outlets: Typical	3.5 Arc Fault Circuit Interrupter:	
Location: 2nd Level		Location:	

Limitations

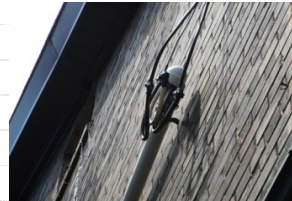
Main Disconnect Cover Not Removed

Ref#* Observations/Recommendations

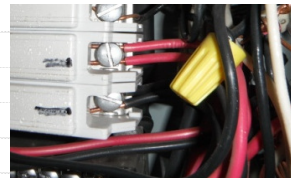
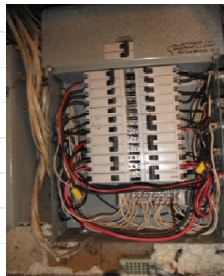
2.0 SERVICE ENTRANCE:

Service Size: **assumed to be 200 AMP based on wire and conduit size as observed from exterior**

Mast: **exterior wall - loose connection**



3.0 SERVICE PANEL: **overall in good repair, double wires used for some dedicated circuits i.e. Electric baseboard heaters, provide sub panel if required**



Auxiliary Panel: **overall in good repair**



Light(s): **3rd level washroom: inoperative**

GFCI: **provide to 2nd level washroom outlet**

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:	2.0 Fuel:	Shut Off at:
Hot Water Boiler:	Mid	100 x1000BTU/hr	8 yrs.	20+ yrs.	Gas	Meter-Exterior
Electric Heater(s):						

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

Limitations	Boiler Performance
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Heat Loss Calculations Not Done Heat Exchanger- Inaccessible	Pressure lbs/in2: 18
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Ref#* **Observations/Recommendations**

6.0 HOT WATER BOILER: [service annually](#)
[annual CO test mandatory for this type of unit](#)



8.0 ELECTRIC HEATERS(s): [provide at 2nd level laundry area](#)

Description

1.0 Description:	1.4 Cooling Capacity:	1.5 Approx. Age:	Typical Life Expectancy:
1.3 Ductless (air-cooled)	15 x1,000 BTU/hr	5 yrs. old	15 yrs.

Limitations

Ref#*	Observations/Recommendations
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1.0 AIR CONDITIONER: [service annually](#)



Description				
1.0 Floor Finishes: Wood Carpet Ceramic Tile	2.0 Wall Finishes: Drywall	3.0 Ceiling Finishes: Drywall	6.0 Windows: Single/Double Hung Casement Sliders Skylight(s)	7.0 Exterior Doors: Wood Metal
8.0 Fireplaces: Masonry	9.0 Fireplace Fuel: Wood			

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

Ref#*	Observations/Recommendations
	1.0 Floors: older carpet
	4/5.0 Trim/Cabinets/Counters: overall in good repair
	6.0 Window(s): some units lost seals, missing screens
	9.0 FIREPLACE: sealed at dampers, assume as none-functional, contact specialist to determine if restoration possible recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)
	**10.0 Basement Leakage: typical dampness for older house, overall no unusual moisture detected, see Steps below
	11. 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 (read Section 10):
	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



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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