

HOME INSPECTION REPORT



20 Beaconsfield Ave

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: June 27 2014






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* please see credentials at end of report

Description				
1.0 Roofing Material: Asphalt Shingles:	Location: Slope:	4.0 Leakage Probability: Low	3.0 Chimney(s) Type: Brick Abandoned: Metal Abandoned: Brick Abandoned:	Location: North North South

Limitations		
Roof Inspected By: From Edge	Access Limited By: Height	Chimney Access Limited By: Height

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


3.0 Chimney(s):

Metal: can be removed and sealed at wall where leaking into basement has occurred recently

Brick: appears to be abandoned as fireplaces none functional and not used for furnace or water heaters

south unit can eventually be removed

Vulnerable Areas: at north east valley and parapet wall



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

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

Limitations

Exterior Inspection from Ground Level

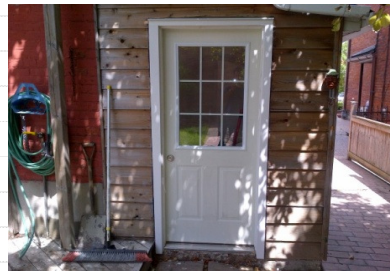
Car and Storage in Garage

Ref#* Observations/Recommendations

**1.0 Gutters: requires general repairs and maintenance

3.0 WALL SURFACES: overall well maintained

4.0 DOORS/WINDOWS: overall in good repair



Door: 2nd level rear - missing rail - unsafe condition

6.0 DETACHED GARAGE: (coach house): older structure, access was limited for inspection, overall older structure that will require repairs and/or restoration depending on intended use

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: Stone	5.0 Floor : Wood Joists	6.0 Exterior Wall : Masonry Wood Frame,Siding	7.0 Roof/Ceiling Framing: Wood Rafters/Joists

Limitations	
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>60</u> % Roof Space Entered but access was limited Crawlspace Inspected From Access Hatch

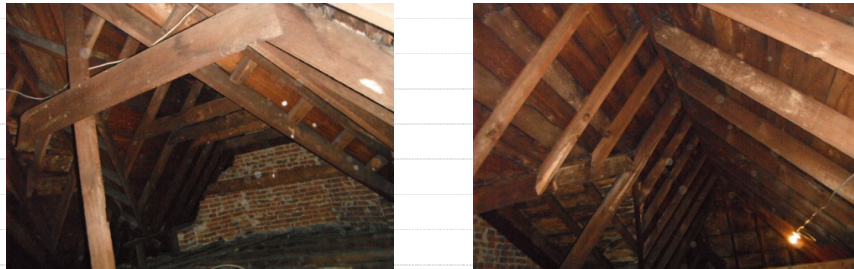
Ref#*	Observations/Recommendations
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4.0 FOUNDATIONS: older stone foundation, ongoing monitoring and repair of mortar as required

5.0 FLOORS: basement: has been shored up in some areas of basement, these are older repairs and will require improvements if renovating basement



7.0 ROOF: overall in good repair



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: 200 AMP	Type of material: Not Visible	Metallic Sheathed	
Description: Breakers			
Location: Basement			
3.0 Distribution Panel	2.5 System Grounding:		
Rating: 200 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	2.5 Ground Fault Circuit Interrupter:	
Location: Basement		Location: Bathroom(s)	
Auxiliary Panel(s):	5.1 Outlets		
Rating: AMP	Description: Grounded		
Description:	Number of Outlets: Typical	3.5 Arc Fault Circuit Interrupter:	
Location:		Location:	

Limitations

Main Disribect Cover Not Removed

Ref#* **Observations/Recommendations**

3.0 SERVICE PANEL: overall in good repair



4.0 BRANCH WIRING: based on random sampling the wiring has been upgraded

loose, somewhat 'messy' installation in basement/crawlspace and roof space, general 'clean-up' and repairs required in some areas



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:
Forced Air Furnace: High 105 x1000BTU/hr 12 yrs. 20 yrs. Gas Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Ref#* **Observations/Recommendations**

5.0 FORCED AIR FURNACE: [service annually](#)



Description

1.0 Description:	1.4 Cooling Capacity:	1.5 Approx. Age:	Typical Life Expectancy:
1.0 Air Conditioner (air-cooled):	? x1,000 BTU/hr	20 yrs. old	15 yrs.

Limitations

Ref#*	Observations/Recommendations
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1.0 AIR CONDITIONER: [old unit, continue servicing until replacement becomes necessary](#)



Description				
2.0 Material:	3.0 Location	R-Value	5.0 Air/Vapour Barrier:	6.1 Venting:
Fiberglass:	Main Roof:	12	None Found	Roof
Fiberglass:	Crawl Space Floor:	12		Gable

Limitations

Ref#*	Observations/Recommendations
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3.0 ROOF SPACE: upgrading insulation will improve comfort and efficiency



3.4 Crawlspace Walls: installing spray foam insulation would improve comfort and efficiency

3.5 FLOORS:

Crawlspace Floor: falling/damaged in some areas, missing around some ducts, also should insulate around water supply pipes to avoid freezing, install moisture barrier on open ground to minimize moisture



5.0 Air/Vapour Barrier: gable vents at front require minor repairs



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

Description		
1.0 Service Piping into House: Copper	1.3 Main Shut Off Valve at: Basement	Water Flow (Pressure): Adequate
1.4 Supply Piping&Pump(s): Copper	2.0 Waste Piping&Pump(s): Plastic Cast Iron	1.6 Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 12 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

Ref#*	Observations/Recommendations
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1.0 SUPPLY PIPING: some older galvanized steel piping in basement should be replaced

2.0 WASTE PIPING:

Basement Floor Drain: none found - further evaluation required -install if required, if present recommend video-scan to determine condition

Piping: drain pipe directed to rear stack - typically should be directed towards front of house towards main sewer, not critical - improve if renovating basement



Washroom(s): various incomplete at time of Inspection

Whirlpool Tub: not tested

Description				
1.0 Floor Finishes: Wood	2.0 Wall Finishes: Plaster/Drywall	3.0 Ceiling Finishes: Plaster/Drywall	6.0 Windows: Single/Double Hung Fixed Sliders	7.0 Exterior Doors: Wood French
8.0 Fireplaces: Non-Functional	9.0 Fireplace Fuel:			

Limitations	
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Foundation Not Visible <u>60</u> % Drainage Tile Not Visible

Ref#*	Observations/Recommendations
	1.0 Floors/2.0 Walls/3.0 Ceilings: overall in good repair 4/5.0 Trim/Cabinets/Counters: overall in good repair
	6.0 Windows/7.0 Doors: overall in good repair one cracked window unit at front washroom
	**Evidence of Basement Leakage: typical efflorescence for older foundation, see steps below see steps below recommend damp-proofing foundation if finishing/renovating basement
	**10.0 Crawlspace Leakage: typical efflorescence, staining and dampness for older foundation see steps below long term moisture may result in visible or concealed mould growth. Environmental Consultants can assist if this is a concern
	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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