

# HOME INSPECTION REPORT



46 Seaforth Ave

Toronto

Prepared for: Kevin Alvarez

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Inspection Date: Feb 21 2017



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.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: South*

**ROOFING** Newer flat roof surface with a typical life expectancy of over 20-yrs. The porch shingles require replacement.

**EXTERIOR** See details for general repairs and maintenance.

**STRUCTURE** Overall well built house.

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

**HEATING** 20-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs. The 2nd level is heated with electric baseboard heaters.

**COOLING/  
HEAT PUMPS** none

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

**PLUMBING** Overall good water pressure with copper supply piping. The washrooms and kitchen are in good repair.

**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 Canadian Association of Home and Property Inspectors available online at [www.redbrickinspections.ca](http://www.redbrickinspections.ca).*

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## ROOFING/Chimneys



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### Description

Roofing Material:

Location:

Leakage Probability:

Chimney(s) Type:

Location:

Asphalt Shingles:

Porch(s):

High

Brick:

East

### Limitations

Roof Inspected By:

Access Limited By:

Chimney Access Limited By:

Ref#\*

### Observations/Recommendations

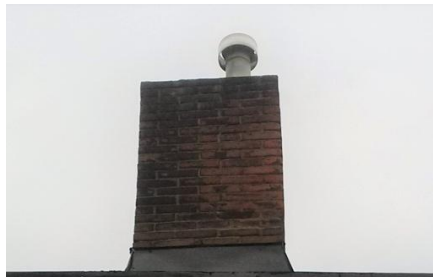
Porch(s): old shingles require replacement



Flat Surface: newer surface in good repair



Chimney(s): some leaning observed - monitor and rebuild if required



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

**Description**

Gutters & Downspouts: Aluminum: Galvanized Steel:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Stone Asphalt Shingles
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires general repairs and maintenance, older units should be replaced

**WALL SURFACES:**

Brick: overall in good repair, requires general mortar repairs on east side, vent cap missing on east side

Soffit & Fascia: requires repairs and maintenance



**PORCH** sagging floor, column requires proper support, overall repairs required though it might be more cost effective to replace, rails require spindles

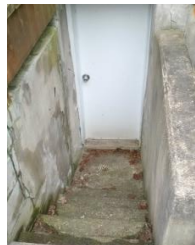


**DECK** overall in good repair, requires safety spindles on rails

**\*\*Driveway(s):** seal gaps along driveway to minimize basement leaking

**\*\*Walk(s):** front walk is newer and in good repair

**\*\*BASEMENT WALKOUT:** wall cracks- monitor for further movement - repair if required, steps require hand rails



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: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Not Visible
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**Limitations**

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>95</u> %
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**Observations/Recommendations**

FOUNDATIONS: surface spalling of parging in basement areas - this is only cosmetic repair as required, settlement crack observed at front wall below window - possible due to foundation settlement though appears older-repair mortar and monitor



**WALLS:**

Metal Lintel: front main level window: some sagging and cracks in brick above, lintel is possibly undersized - should be repaired/replaced though overall this is an older condition



FLOORS: typical/minor sagging floors for older house, joists can be reinforced and/or leveled if renovating

**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>Garage</b>			
Distribution Panel	System Grounding:		
Rating: <b>100</b> AMP	Description: <b>Copper</b>		
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:	
Location:		Location: <b>Kitchen</b>	
Auxiliary Panel(s):	Outlets		<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded/Ungrounded</b>		
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:	
Location:		Location:	

**Limitations****Main Disconnect Cover Not Removed**

Ref#\*

**Observations/Recommendations**SERVICE PANEL: **crowded, double taps, install sub-panel if required**BRANCH WIRING: **majority appears to be upgraded**Knob & Tube: **based on random sampling observed in front bedroom light switch though may not be limited to this area, overall appears that knob & tube is minimal in house**

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

Note 2: Please ensure accurate labeling on panels.

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## HEATING



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### Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel: Shut Off at:  
Forced Air Furnace: Mid 75 x1000BTU/hr 20 yrs. 20+ yrs. Gas Meter-Exterior  
Electric Heater(s):

Exhaust Vent Arrangement:

### Limitations

### Furnace Performance

Heat Loss Calculations Not Done

Supply Temp F: 140

Heat Exchanger- Inaccessible

Return Temp F: 70

Ref#\*

### Observations/Recommendations

FORCED AIR FURNACE: continue servicing until replacement becomes necessary



Ducts: appears that ducts service basement and main level only, none found in service for 2nd level - should consider adding if renovating and/or if the intent is to add an air-conditioner

ELECTRIC HEATERS(s): servicing 2nd level, units were functional

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## COOLING/Heat Pumps



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### Description : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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### Limitations

### Cooling Performance

Supply Temp F:  
Return Temp F:

Ref#\*

### Observations/Recommendations

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## INSULATION/VENTILATION



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### Description

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

### Limitations

Access Not Gained To Wall Space

Access Not Gained To Flat Roof

Ref#\*

### Observations/Recommendations

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

**Description**

Service Piping into House: Galvanized Steel	Main Shut Off Valve at: Basement-Front	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.: 10 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****SUPPLY PIPING:**

WATERMAIN: appears to be older - contact city to upgrade

**WASTE PIPING:**Basement Floor Drain: older main drain, recommend video-scan  
trap was dry - should be primed, may require repairs/replacement

some drain repairs observed at rear of basement



Kitchen Sink: drain trap arrangement prone to back-up - repair if required



Washroom(s): overall in good repair

Kitchen(s) overall in good repair

**WATER HEATER:**

Exhaust Flue: connection appears to be leaking -safety concern- contact utility for repair



**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Carpet	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Resilient			Fixed	French
Wood			Single/Double Hung	

**Limitations**

Restricted/No Access To: _____	Foundation Not Visible <u>95</u> %
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: older/loose carpet, typical cracks in ceiling  
Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

STAIRS: provide rails to basement

\*\*Basement Leakage: typical efflorescence, staining and dampness for older foundation  
see steps below

recommend damp-proofing if renovating basement

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](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **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

<http://www.peo.on.ca/>

<http://www.oahi.com/>

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