

# HOME INSPECTION REPORT



6245 Prarie Circle  
Mississauga

Prepared for: Kevin Alvarez

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Inspection Date: April 23 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 and appropriate Reference#  
in the Home Reference Book.*

*For the purposes of this report,  
the front of the house is considered  
to be facing: West*

ROOFING Approx 10-yr-old asphalt shingles with a typical life expectancy of 15-20-yrs.

EXTERIOR See details for general repairs and maintenance.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper.

HEATING 2-yr-old high-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 Limited access though where visible appears to be adequate.

PLUMBING Overall good water pressure with copper supply piping. The washrooms have recently been renovated.

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.

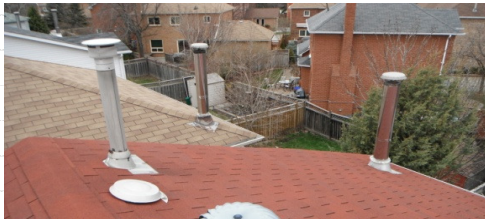
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Below Typical

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).*

Description				
1.0 Roofing Material: Asphalt Shingles:	Location: Slope:	4.0 Leakage Probability: Medium	3.0 Chimney(s) Type: Metal:	Location: North
Limitations				
Roof Inspected By: Walking On	Access Limited By:		Chimney Access Limited By:	
Ref#*	Observations/Recommendations			
	1.0 Roofing:			
	Sloped Surface: overall surface in good repair			
				
	3.0 Chimney(s): overall in good repair, one rusting unit though typical			
				
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

### Limitations

Exterior Inspection from Ground Level

Garage Not Accessible

### Ref# Observations/Recommendations

\*\*1.0 Gutters/Downspouts: require maintenance

\*\*2.0 Lot Grading:

\*\*North Grading: re-grade and slope way from house



3.0 WALL SURFACES:

Brick: overall in good repair, window sills require repairs on south side



4.0 DOORS/WINDOWS: require general maintenance

5.0 DECK minor settlement - monitor, could not determine time of support system

5.0 PORCH column is loose rotted at base - requires repair, step settlement, overall requires repairs



\*\*7.0 Driveway(s): old, cracking, settlement, budget to re-surface



Comments: fence repairs required

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: Poured Concrete	5.0 Floor : Wood Joists	6.0 Walls : Wood Frame(Brick Veneer)	7.0 Roof/Ceiling Framing: Wood Trusses
Limitations				
Restricted Access to: Wall Space		Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch		
Observations/Recommendations				
<div> <div>4.0 FOUNDATIONS: typical settlement cracks</div>  </div>				
<div> <div>7.0 ROOF: overall in good repair</div>  </div>				

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

### Limitations

Main Disconnect Cover Not Removed

Ref#*	Observations/Recommendations
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3.0 SERVICE PANEL: overall in good repair



### 5.0 ELECTRICAL DEVICES

GFCI: provide to exterior outlet  
provide to washroom outlet

Wiring: loose wire at rear exterior - should be capped and secured or remove if  
not rated for exterior use

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

Note 2: Please ensure accurate labeling on panels.

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Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	2.0 Fuel:	Shut Off at:
Forced Air Furnace:	High	69 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

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Exhaust Vent Arrangement:	Plastic Through-Wall Vent
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## 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):	24 x1,000 BTU/hr	24 yrs. old	15 yrs.
Limitations			Cooling Performance
Cannot Test With Low Outdoor Temp			Supply Temp F:
			Return Temp F:
Ref#*	Observations/Recommendations		
	1.0 AIR CONDITIONER: not tested: should be serviced before using		
			




Description				
2.0 Material:	3.0 Location	R-Value	5.0 Air/Vapour Barrier:	6.1 Venting:
Cellulose:	Main Roof:	32	Plastic	Roof
Fiberglass:	Basement Walls:	12		Roof Soffit

## Limitations

### Roof Space Inspected from Access Hatch

Basement Walls Spot Checked Only

### Access Not Gained To Wall Space

Ref#*	Observations/Recommendations
	<p>3.0 ROOF SPACE: insulation and ventilation is adequate</p>  <p>Note: adding insulation is considered an improvement rather than a repair</p>

## Description

1.0 Service Piping into House: Copper	1.3 Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
1.4 Supply Piping&Pump(s): Copper	2.0 Waste Piping&Pump(s): Plastic	1.6 Water Heater  Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 7 Life Expectancy: 15

## Limitations

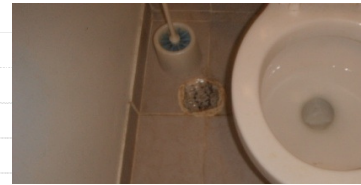
Isolating/Relief Valves & Main Shut Off Valves Not Tested	Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected	Tub/Sink Overflows Not Tested

Ref#\*

## Observations/Recommendations

## 2.0 WASTE PIPING:

Basement Floor Drain: near toilet, odour noted when toilet flushed, typically floor  
drain should not be located this close to toilet



Description				
1.0 Floor Finishes: Wood Carpet Resilient	2.0 Wall Finishes: Drywall	3.0 Ceiling Finishes: Drywall	6.0 Windows: Sliders Fixed Single/Double Hung	7.0 Exterior Doors: Metal Sliding Glass
8.0 Fireplaces: Zero Clearance	9.0 Fireplace Fuel: Wood			
Limitations				
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected			Foundation Not Visible <u>90</u> % Drainage Tile Not Visible	
Ref#*	Observations/Recommendations			
	<p>1.0 Floors: presently under renovation in some areas Sliding Door: screen missing</p> <p>9.0 FIREPLACE: missing screen - required recommend chimney sweep/inspection by W.E.T.T. Certified technician (<a href="http://www.wettinc.ca">www.wettinc.ca</a>)</p> <p>**10.0 Basement Leakage: typical efflorescence, staining and dampness for older foundation some evidence of past leaking on north side  see steps below</p> <p>11. CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage (read Section 10):</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p> <p>2. cracks/form ties on foundation: monitor/repair as required</p> <p>3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort</p>			



## **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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