

# HOME INSPECTION REPORT



723 St Clarens Ave  
Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: March 23 2018



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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: **West**

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

EXTERIOR Newer wall surfaces and finishes. Newer deck and porches. Newly built detached garage. Overall good quality installations and upgrades.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded.

HEATING The gas-fired hot-water-boiler is older and requires further evaluation/servicing by specialist. The system includes radiant floor heating and zone thermostats for better control of heating distribution.

COOLING/  
HEAT PUMPS none

INSULATION/  
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined. Likely added when renovated.

PLUMBING Overall good water pressure with copper and plastic supply piping. The main waste drain has been upgraded. The washrooms and kitchen have been renovated and overall in good repair.

INTERIOR Renovated through out. Upgraded windows and doors. The foundation has been damp-proofed which will minimize risk of basement leaking.

## 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).

Description

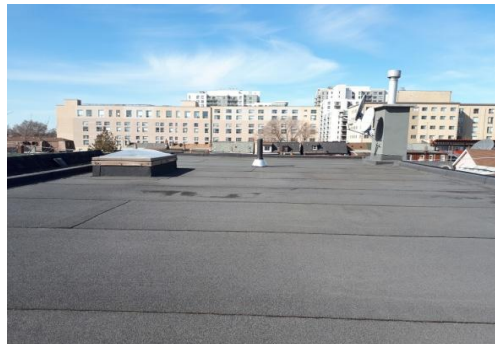
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Stucco/Masonry	North
Modified Bitumen:	Flat:	Low		

Limitations

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

Ref#\* Observations/Recommendations

Sloped Surface: [surfaces in good repair](#)



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



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

**Description**

Gutters & Downspouts: Aluminum: Integral/Built-in:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Synthetic Stucco
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**Limitations**

Exterior Inspection from Ground Level Restricted Access Under Deck(s)	Inaccessible Wall
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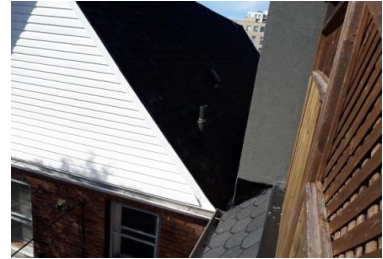
**Observations/Recommendations**

\*\*Gutters: east side upper flat roof: trim shingles around drain to avoid back up



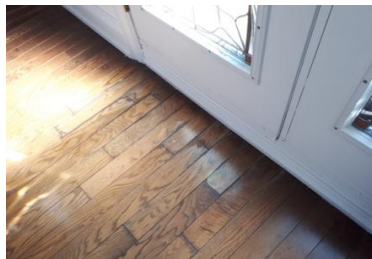
WALL SURFACES: surfaces overall in good condition, south side: neighbours roof drains towards wall- prone to water damage though presently none observed- monitor

DOORS/WINDOWS: overall in good repair



PORCH newer well built  
 DECK newer well built  
 DETACHED GARAGE: newer well built  
 \*\*BASEMENT WALKOUT: newer well built

Comments: 3rd level rear door: staining observed on floor, area prone to water due to low threshold- monitor and repair if 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**

Configuration: Basement:	Foundations: Not Visible	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
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**Limitations**

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>100</u> %
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**Observations/Recommendations**

overall well built house

FLOORS: new engineered joists observed from basement ceiling

**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>	
Description: <b>Breakers</b>		
Location: <b>Basement</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: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>60</b> AMP	Description: <b>Grounded</b>	<b>Whirlpool</b>
Description: <b>Breakers</b>	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:
Location: <b>Garage</b>		Location:

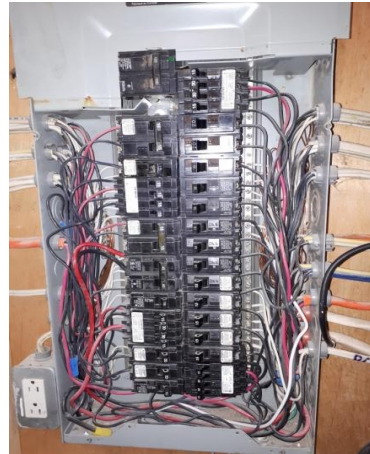
**Limitations**

**Main Disconnect Cover Not Removed**

Ref#\*

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**



BRANCH WIRING: **the wiring has been upgraded**

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:	Fuel:	Shut Off at:
Hot Water Boiler:	Low	150 x1000BTU/hr	24 yrs.	20+ yrs.	Gas	Meter-Exterior
Hot Water Radiant Heat:						

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

**Limitations**

**Boiler Performance**

[Heat Loss Calculations Not Done](#)  
[Heat Exchanger- Limited Access](#)

Pressure lbs/in2: 15  
Temp Deg F: 150

Ref#\*

**Observations/Recommendations**

THERMOSTAT: [various units serving zones](#)

HOT WATER BOILER: [requires servicing, front cabinet damage](#)  
[continue servicing until replacement becomes necessary](#)  
[annual CO test mandatory for this type of unit](#)

[boiler room requires opening for combustion air: recommend opening through wall to exterior](#)



Radiator(s): [overall in good repair, some units require servicing](#)  
[none in 3rd level rear - provide](#)



**Description : none**

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

**Limitations**

**Cooling Performance**

Supply Temp F:  
Return Temp F:

Ref#\*

**Observations/Recommendations**

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**Description**

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

**Limitations**

Access Not Gained To Wall Space    Access Not Gained To Roof Space  
 Access Not Gained To Flat Roof

**Ref#\*    Observations/Recommendations**

insulation likely present since house has been renovated throughout

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



### Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 24 Life Expectancy: 20

### 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

WATERMAIN: upgraded to copper

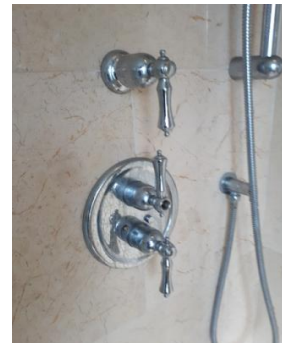
SUPPLY PIPING: upgraded

WASTE PIPING: upgraded

WATER HEATER: old, contact utility to replace

2nd Level Washroom Faucet: some missing components - minor

2nd Level Toilet: minor repair to handle



Whirlpool Tub: units require timer switch

**Description**

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed Skylight(s)	Exterior Doors: Metal French Sliding Glass
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**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 100 %  
 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: overall in good repair  
 Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair  
 provide screens to second level windows for safety

\*\*Basement Leakage: the basement has been damp-proofed which will minimize moisture



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

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 17 years of building inspecting experience in Toronto and the GTA**
- **Over 5,000 residential and commercial buildings inspected**

Bob has inspected over 5,000 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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