

HOME INSPECTION REPORT



79 Beaconsfield Ave
Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: June 16 2020



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Please Read: 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 asphalt shingles are aging - budget to replace within 5-yrs. The flat roof is in good repair.

EXTERIOR

Overall well maintained. Newer soffit/fascia/gutters/downspouts. Newer doors and windows. Well maintained decks driveways.

STRUCTURE

Overall well built house

ELECTRICAL

The 200 AMP service size is adequate and the wiring is copper grounded.

HEATING

2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS

15-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

INSULATION/
VENTILATION

Restricted access to roof and wall spaces therefore insulation not determined. Basement walls insulated with spray foam which is above average.

PLUMBING

Overall good water pressure with copper and plastic supply piping. The main drain includes a backflow valve. The washrooms and kitchen have recently been renovated and in good repair.

INTERIOR

Overall high quality renovation throughout. 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.







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Below Typical


Typical


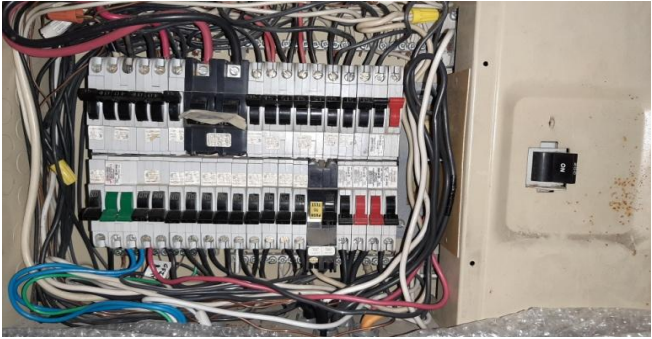
Above Typical

Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at [www.redbrickinspections.ca](http://redbrickinspections.ca) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf	
79 Beaconsfield Ave		ROOFING/Chimneys 	
		June 16 2020	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:
Asphalt Shingles:	Slope:	Medium	Brick:
Modified Bitumen:	Flat:	Low	Metal:
Modified Bitumen:	2nd Flat:	?	
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
Binoculars	Deck	Height	
From Edge	Height		
Observations/Recommendations			
<p>Sloped Surface: curling, aging surface, budget to replace within 5-yr front overhang more worn shingles - replace as required</p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around;">  </div> <p>Flat Surface: overall surface in good repair 2nd Flat: 3rd level: not visible due to deck Chimney(s): in good repair</p> <div style="display: flex; justify-content: space-around;">   </div>			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
79 Beaconsfield Ave		<div> <div>EXTERIOR</div> <div>  </div> </div>	
		June 16 2020	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Away From House	Walls & Wall Structures: Brick Vinyl Siding
Limitations			
Exterior Inspection from Ground Level		Storage in Garage	
Restricted Access Under Deck(s)			
Observations/Recommendations			
<p>**Gutters/Downspouts: newly installed in good repair</p> <p>Soffit & Facia: newly installed in good repair</p> <p>WALL SURFACES: overall in good repair</p> <p>DOORS/WINDOWS: newly installed in good repair</p> <div>   </div> <p>DECK(s): overall in good repair, recommend safety rails at edges and steps</p> <p>PORCH overall in good repair, recommend safety rails to steps</p> <div>   </div>			
<p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to Basement Leakage. Please see Interior Form</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
79 Beaconsfield Ave		STRUCTURE		
		June 16 2020		
Description				
Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: No Access
Limitations				
Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>95</u> %			
Observations/Recommendations				
<p>overall well built house</p>				

REFERENCE LINK		http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf	
79 Beaconsfield Ave		<div> <div>ELECTRICAL</div> <div>  <div>REDBRICK INSPECTIONS LTD.</div> </div> </div>	
		June 16 2020	
Description			
Service Size:	200	AMP (240volts)	Service Entrance Cable:
Main Disconnect/Service Box			Distribution Wire:
Rating:	200	AMP	Location: Underground
Description:	Breakers	Type of material:	Copper
Location:	Garage		Grounded
Distribution Panel		System Grounding:	
Rating:	100	AMP	Description: Copper
Description:	Breakers	Location:	Water Pipe
Location:	Garage		Ground Fault Circuit Interrupter:
Auxiliary Panel(s):		Outlets	Location: Outside Panel
Rating:	60	AMP	Bathroom(s)
Description:	Breakers	Description:	Kitchen
Location:	Garage	Number of Outlets:	Arc Fault Circuit Interrupter:
		Typical	Location:
Limitations			
Main Disconnect Cover Not Removed			
Ref#*	Observations/Recommendations		
<p>SERVICE PANEL: crowded though overall in good repair</p> 			
<p>Note 1: All recommendations are safety issues - Treat them as high priority.</p> <p>Note 2: Please ensure accurate labelling on panels.</p>			

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

79 Beaconsfield Ave

HEATING



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Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	50 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

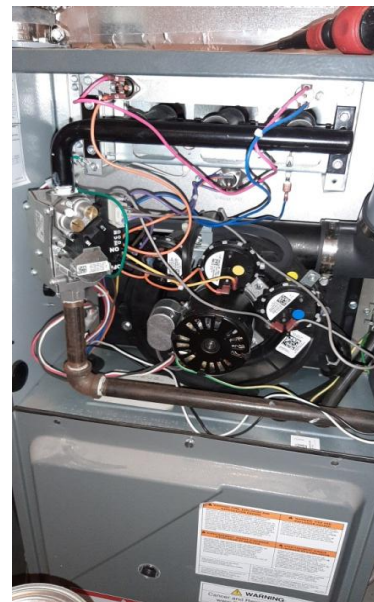
Heat Loss Calculations Not Done	A/C Presently Operating
Heat Exchanger- Inaccessible	



Ref#*


Observations/Recommendations


FORCED AIR FURNACE: [service annually](#)

Filter: [replace 1-per-6 to 12 months](#)



REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
79 Beaconsfield Ave		COOLING/Heat Pumps 	
		June 16 2020	
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	15 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F: 55
			Return Temp F: 70
Ref#*	Observations/Recommendations		
<p>AIR CONDITIONER: aging unit, continue servicing until replacement becomes necessary</p>  <p>3rd level typically more difficult to cool- may require supplemental unit</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Guide.pdf		
79 Beaconsfield Ave		INSULATION/VENTILATION		June 16 2020
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Basement Walls:	24	Not Visible	Roof Roof Ridge Roof Ridge
Limitations				
Access Not Gained To Wall Space		Access Not Gained To Flat Roof		
Access Not Gained To Roof Space		Basement Walls Spot Checked Only		
Ref#*	Observations/Recommendations			
<p>Basement Walls: spray foamed walls which is above average</p> 				
<p>Note: adding insulation is considered an improvement rather than a repair</p> <p>R-values are estimated</p>				

REFERENCE LINK		http://redbrickinspections.ca/docs/9 Plumbing Guide.pdf	
79 Beaconsfield Ave		PLUMBING 	
		June 16 2020	
Description			
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):	
Copper	Basement-Front	Good	
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater	
Copper	Plastic		
Plastic		Type: Induced Draft	
		Fuel Type: Gas	
		Capacity: 50 Gal	
		Age Yrs.: 2	
		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		
	<p>SUPPLY PIPING: all piping examined was in good repair (newly installed)</p> <p>WASTE PIPING: all piping examined was in good repair (newly installed) main drain includes a backflow valve</p> <p>Washroom(s): newly renovated in good repair</p> <p>Kitchen(s) newly renovated in good repair</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf		
79 Beaconsfield Ave		INTERIOR		June 16 2020
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Ceramic Tile			Fixed	French
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Wood			
Masonry	Wood			
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	
Absence of Historical Clues due to New Finishes/Paint				
Storage/Furnishings in Some Areas Limited Inspection				
Ref#*	Observations/Recommendations			
	<p>Floors/Walls/Ceilings: extensively renovated throughout</p> <p>Trim/Cabinets/Counters: extensively renovated throughout</p> <p>Windows/Doors: newly installed units throughout</p> <p>STAIRS: provide hand rails also provide safety rails in living room half wall</p> <p>Fireplaces: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling the basement has been damp-proofed which will minimize moisture monitor sump pump (includes back up battery), service annually discharges under deck- should be visible on lawn</p> <div style="display: flex; justify-content: space-around;">   </div> <p>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</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p> <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>			



Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 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) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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