

# HOME INSPECTION REPORT



79 Beaconsfield Ave  
Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: June 16 2020



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

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 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.

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://www.redbrickinspections.ca) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>*

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
79 Beaconsfield Ave		<b>ROOFING/Chimneys</b>		REDBRICK INSPECTIONS LTD. June 16 2020
<b>Description</b>				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Medium	Brick:	Northeast
Modified Bitumen:	Flat:	Low	Metal:	Southeast
Modified Bitumen:	2nd Flat:	?		
<b>Limitations</b>				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars From Edge	Deck Height	Height		

**Observations/Recommendations**

Sloped Surface: [curling, aging surface, budget to replace within 5-yrs](#)  
[front overhang more worn shingles - replace as required](#)



Flat Surface: [overall surface in good repair](#)  
 2nd Flat: [3rd level: not visible due to deck](#)  
 Chimney(s): [in good repair](#)



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

**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)	

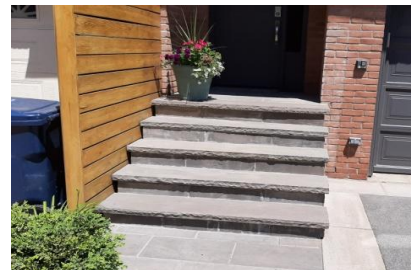
**Observations/Recommendations**

\*\*Gutters/Downspouts: newly installed in good repair  
Soffit & Fascia: newly installed in good repair

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: newly installed in good repair



DECK(s): overall in good repair, recommend safety rails at edges and steps  
PORCH overall in good repair, recommend safety rails to steps



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: 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

overall well built house

**Description**

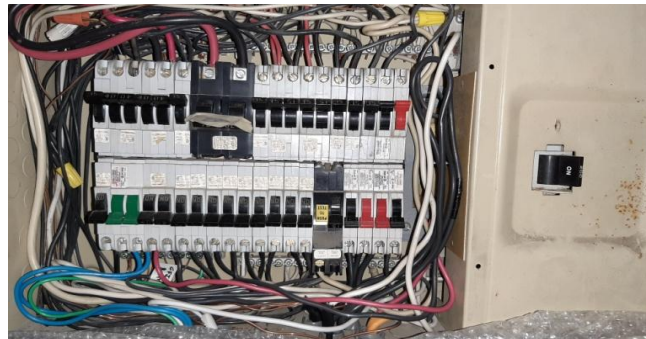
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Garage</b>		
Distribution Panel	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: <b>Garage</b>		Location: <b>Outside Panel</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>60</b> AMP	Description: <b>Grounded</b>	<b>Kitchen</b>
Description: <b>Breakers</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>Garage</b>		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **crowded though overall in good repair**



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

Note 2: Please ensure accurate labelling on panels.

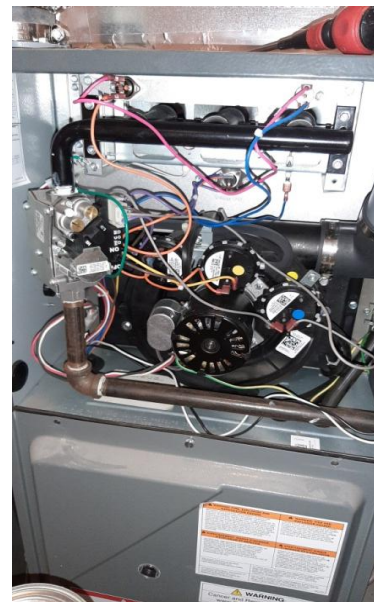
Description						
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	50 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

Limitations	
<a href="#">Heat Loss Calculations Not Done</a>	<a href="#">A/C Presently Operating</a>
<a href="#">Heat Exchanger- Inaccessible</a>	

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](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

79 Beaconsfield Ave

## COOLING/Heat Pumps



June 16 2020

page 7

### 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

AIR CONDITIONER: aging unit, continue servicing until replacement becomes necessary



3rd level typically more difficult to cool- may require supplemental unit



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Guide.pdf)



79 Beaconsfield Ave

# INSULATION/VENTILATION

June 16 2020

page 8

## 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

Basement Walls: spray foamed walls which is above average



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

R-values are estimated



**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: 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**

SUPPLY PIPING: all piping examined was in good repair (newly installed)

WASTE PIPING: all piping examined was in good repair (newly installed)  
main drain includes a backflow valve

Washroom(s): newly renovated in good repair

Kitchen(s) newly renovated in good repair

REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>			
79 Beaconsfield Ave	<b>INTERIOR</b>			June 16 2020
<b>Description</b>				
Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed Double Glazing	Exterior Doors: Metal French
Fireplaces: Zero Clearance Masonry	Fireplace Fuel: Wood Wood			
<b>Limitations</b>				
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#*	<b>Observations/Recommendations</b>			
<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 (<a href="http://www.wettinc.ca">www.wettinc.ca</a>)</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>				
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: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>				



---

### **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/>
-