

HOME INSPECTION REPORT



901 College Ave
Toronto

Prepared for: Kevin Alvarez

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Inspection Date: June 28 2017



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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: North*

ROOFING New high quality asphalt shingles with a typical life expectancy of over 30-yrs. New flat roof surfaces with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained. Newly built decks.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring has been upgraded. 3 units equipped with 100 AMP service and individual meters.

HEATING Three forced-air units supplied by 2-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

**COOLING/
HEAT PUMPS** Three 2-yr-old air-conditioner with a typical life expectancy of 15-yrs.

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

PLUMBING The watermain has been upgraded and the supply piping in the house is plastic with good water pressure overall. New waste drains including a backflow valve. Three new kitchens and washrooms.

INTERIOR Recently renovated through-out. Many 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.

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Shared Masonry:	Northwest
Modified Bitumen:	Flat:	Low		
Modified Bitumen:	Garage:	Low		

Limitations

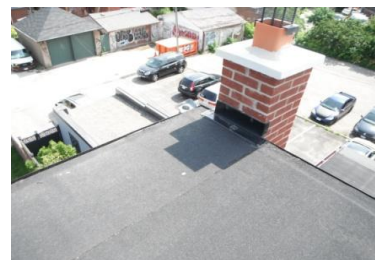
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Walking On		

Ref#* Observations/Recommendations

Sloped Surface: **new surface in good repair**



Flat Surface: **new surface in good repair, may require additional scupper drain at rear upper flat area**



Garage: **new surface in good repair**



Chimney(s): **overall well maintained**
should provide proper liners and cap/screen at top



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: Flat	Walls & Wall Structures: Brick
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Limitations

Exterior Inspection from Ground Level
Garage Not Accessible

Observations/Recommendations

WALL SURFACES: overall in good repair
Soffit & Facia: newer and in good repair
**Gutters/Downspouts: newer and in good repair
DOORS/WINDOWS: overall in good repair



DETACHED GARAGE: overall appears to be well built



PORCH overall in good repair
DECK newly built

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

overall well built house

FOOTINGS/FOUNDATIONS rear basement under steps, portion of foundation at bottom is missing, requires repair to avoid risk of settlement



Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: AMP	Type of material: Not Visible	
Description:		
Location:		
Distribution Panel x3	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement 1st Level 2nd Level		Location: Outside
Auxiliary Panel(s):	Outlets	Kitchen
Rating: AMP	Description: Grounded	Bathroom(s)
Description:	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:
Location:		Location: Panel-Bedrooms

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **three new panels for each unit**



BRANCH WIRING: **upgraded through-out**

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:	High	? x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: **Plastic Through-Wall Vent**

Limitations

Heat Loss Calculations Not Done	Summer Test Procedure
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Ref#*

Observations/Recommendations

HOT WATER BOILER: unit provides hot water to three forced air-handlers (heat exchangers)
service annually
replace filters every 3 months for air-handlers (service annually)
1st level: should make unit more accessible (i.e. hinged door)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	x3 18 x1,000 BTU/hr	2 yrs. old	15 yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Ref#*

Observations/Recommendations

AIR CONDITIONER: [three units - service annually](#)





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

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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): Plastic	Waste Piping & Pump(s): Plastic	Water Heater x3 Type: Induced Draft Fuel Type: Gas Capacity: 40 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: **replaced through-out**
WATERMAIN: **upgraded to copper**

WASTE PIPING:
Basement Floor Drain: **new drains includes back flow valve**

Washroom(s): **recently renovated**
Kitchen(s) **recently renovated**

shower handle repair to one unit - minor

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Sliders Fixed	Exterior Doors: Metal French
Fireplaces: Non-Functional	Fireplace Fuel: Wood			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Absence of Historical Clues due to New Finishes/Paint

Ref#*

Observations/Recommendations

Floors/Walls/Ceilings: **recently renovated**
 Trim/Cabinets/Counters: **recently renovated**

Windows/Doors: **many newer units, overall in good repair**

FIREPLACE: assume as non-functional, contact specialist for restoration options or gas insert

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

no sump pump: it was reported by the home owner that the house passed city inspection

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



Bob Papadopoulos P.Eng, RHI

- **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/>
