

# HOME INSPECTION REPORT



958 Ninth St

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: Nov 10 2021



[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 Read Terms and Conditions:  
<http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.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 surfaces with a typical life expectancy of over 30-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

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

HEATING 1-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS 1-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION Roof space insulation (above average) and ventilation is adequate. The house is equipped with a Heat Recovery Ventilator (HRV) for improved efficiency and air quality.

PLUMBING Overall good water pressure with plastic supply piping. Newly installed overall good quality installations.

INTERIOR Newly installed overall good quality installations. 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>		
958 Ninth St		<b>ROOFING/Chimneys</b>		Nov 10 2021
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Not Determined	Flat:	Low		
Modified Bitumen:	Porch(s):	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars	Height			

**Observations/Recommendations**

Sloped Surface: [new surface in good repair](#)



Flat Surface: [not accessible, no signs of leaking as observed from under roof space](#)



Porch(s): [new surface in good repair](#)



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

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

overall well built

\*\*Gutters/Downspouts: newly installed

Soffit & Fascia: newly installed

WALL SURFACES: newly installed

DOORS/WINDOWS: newly installed



PORCH newly installed

DECK newly installed

\*\*Walk(s)/Driveway(s): newly installed

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: Wood Trusses
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

ROOF: overall in good repair



**Description**

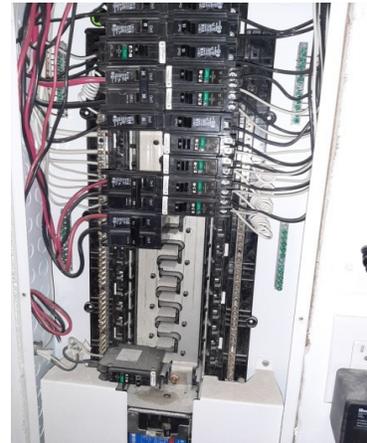
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Ufer (ground)</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>100</b> AMP	Description: <b>Grounded</b>	
Description: <b>Breakers</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Panel</b>

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**



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

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK [http://redbrickinspections.ca/docs/6\\_Heating\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf)

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# HEATING

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## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	1 yrs.	20 yrs.	Gas	Meter-Exterior

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

## Limitations

[Heat Loss Calculations Not Done](#)

## Furnace Performance

Supply Temp F:

Return Temp F:

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

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## COOLING/Heat Pumps

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### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	1 yrs. old	10 to 15 yrs.

### Limitations

Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	60	Plastic	Roof
Fiberglass:	Basement Walls:	20		Roof Soffit

**Limitations**

Roof Space Inspected from Access Hatch                      Basement Walls Spot Checked Only  
 Access Not Gained To Wall Space

**Observations/Recommendations**

ROOF SPACE: insulation (above average) and ventilation is adequate



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

R-values are estimated

**Description**

Service Piping into House: <a href="#">Plastic</a>	Main Shut Off Valve at: <a href="#">Basement</a>	Water Flow (Pressure): <a href="#">Good</a>
Supply Piping & Pump(s): <a href="#">Plastic</a>	Waste Piping & Pump(s): <a href="#">Plastic</a>	Water Heater Type: <a href="#">Tank-less</a> Fuel Type: <a href="#">Gas</a> Capacity: Age Yrs.: <a href="#">new</a> Life Expectancy: <a href="#">15</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)

Comments: [all faucets were engaged for approx. 15 min- no leaking observed](#)

Washroom(s): [new, overall good quality installations](#)

Kitchen(s) [new, overall good quality installations](#)

**Description**

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Double Glazing Casement Fixed	Exterior Doors: Metal French
Fireplaces: Zero Clearance	Fireplace Fuel: Gas			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 80 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

**Observations/Recommendations**

Floors/Walls/Ceilings: **new, overall good quality installations**

Trim/Cabinets/Counters: **new, overall good quality installations**

Windows/Doors: **new, overall good quality installations**

FIREPLACE: **service annually**

**\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling the basement has been damp-proofed which will minimize moisture and risk of leaking, service sump pump annually, recommend backup battery**



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**



## **Bob Papadopoulos P.Eng, RHI**

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- **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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