

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
bob@redbrickinspections.ca
416-829-6655

Please Read: 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.


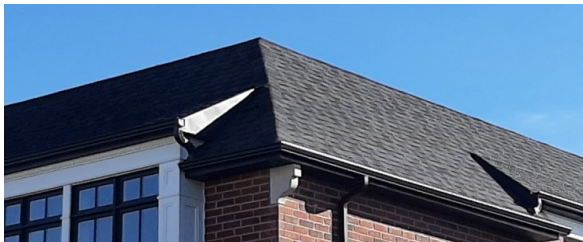




Below Typical

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://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	
958 Ninth St		ROOFING/Chimneys	
		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			
<p>Sloped Surface: new surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Flat Surface: not accessible, no signs of leaking as observed from under roof space</p>  <p>Porch(s): new surface in good repair</p> 			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

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

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

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

958 Ninth St

STRUCTURE

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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

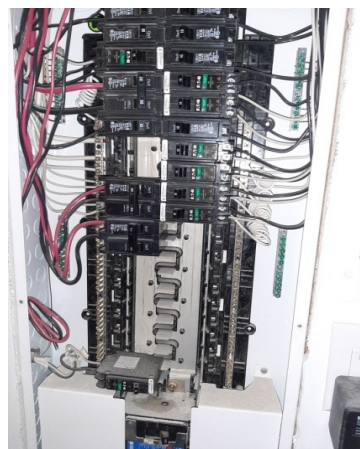
overall well built house

ROOF: overall in good repair



Description


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

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			
958 Ninth St		HEATING		Nov 10 2021	
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				Furnace Performance	
Heat Loss Calculations Not Done				Supply Temp F: Return Temp F:	
Observations/Recommendations					
<p>FORCED AIR FURNACE: service annually</p> <div data-bbox="599 764 964 1211" data-label="Image"> </div>					

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
958 Ninth St	COOLING/Heat Pumps		Nov 10 2021
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			Cooling Performance
Cannot Test With Low Outdoor Temp			Supply Temp F: Return Temp F:
Observations/Recommendations			
<p>AIR CONDITIONER: not tested: should be serviced before using</p> 			

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



Description

Service Piping into House: Plastic	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Tank-less Fuel Type: Gas Capacity: Age Yrs.: new 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

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](#)

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
958 Ninth St		INTERIOR		Nov 10 2021
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Double Glazing	Metal
Ceramic Tile			Casement	French
			Fixed	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>80</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Observations/Recommendations				
<p>Floors/Walls/Ceilings: new, overall good quality installations</p> <p>Trim/Cabinets/Counters: new, overall good quality installations</p> <p>Windows/Doors: new, overall good quality installations</p> <p>FIREPLACE: service annually</p> <p>**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</p>				
				
CO/Smoke detectors:		please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law		
<p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p>				
Environmental/Health Concerns:		http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf		



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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