HOME INSPECTION REPORT



171 Logan Ave Toronto



*please see credentials at end of report

171 Logan Ave	Toronto	SUMMAR		June 9 20 <u>15</u>	pa
		SIGNIFICANT ITE	MS		
This page should no Please read all othe in the Home Referen	nt be considered as the r forms and appropriat nce Book.	e complete report. e Reference#	For the purposes of this r the front of the house is c to be facing: W	eport, considered est	-
ROOFING	The house roof	surfaces are overall	in good repair. The garage	roof is older.	
EXTERIOR	See details for r	epairs and maintena	ance.]
STRUCTURE	The floor sill on neighbourhood	the exterior south sid with a termite history	de requires repairs. The hou y-please see details	use is located in a]
ELECTRICAL	The 100 AMP s	ervice size is adequa	ate and the wiring has been	upgraded.]
HEATING	1-yr-old high-eff Various rooms i	iciency forced-air ga require heating regis	is furnace with a typical life ters.	expectancy of 20-yrs.]
Cooling/ Heat Pumps	1-yr-old air-cone	ditioner with a typica	l life expectancy of 15-yrs.]
INSULATION/ VENTILATION	Restricted access	ss to roof and wall sp should be improved	paces therefore insulation n d.	ot determined. The crawl]
PLUMBING	Overall good wa kitchen have red	ater pressure with co cently been renovate	pper and plastic supply pipi d.	ng. The washrooms and	
INTERIOR	Recently renova been treated to	ted with upgraded w reduce moisture.	vindows. The interior of the o	crawlspace foundation has]
		OVERAL	LRATING		J

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 T	vpical		Typical		Above ⁻	Tvoical
				✓		

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.

171 Logan Ave	ROC	FING/Chimneys	REDBRICK WSPCTICHES LTD.	June 9 2015
		Description		
1.0 Roofing Material:	Location:	4.0 Leakage Probability:	3.0 Chimney(s) Type	e: Location:
Asphalt Shingles:	Slope:	Low	None:	
Modified Bitumen:	Upper Flat:	Low		
Modified Bitumen:	Lower Flat:	Low		
Modified Bitumen:	Garage:	High		
		Limitations		
Roof Inspected By:	Access L	imited By:	Chimney Acce	ess Limited By:
Walking On	Deck			
Ref#*	Obse	rvations/Recommendation	ons	
1.0 Roofing:				
Flat Surface: ov mi	rerall surface in g nor repair required	at seams		
0.0 Electricade				
2.0 Flashings. Skylight: inc	complete, requires	repair around curb		
Lower Flat: no	t visible due to dec	k		
	lor ourfees, miles la	whing observed on front or the	a ongoing mainteners	or ourfood
Garage: old	der surface, prior ie der skylights (crack	eaking observed on front ceiling (ed plexi-glass) - replace as re	g, ongoing maintenance quired	or surface,
Note: Recommend Anr	nual Maintenance C	Contract for Roof Surface, Flas	shing Details and Chimr	ney(s)

		HISPECTIONS LTD.	June 9 2015
	Description		
.0 Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	2.0 Lot Topography: Flat	3.0 Walls & 9.0 Wall Structures: Brick
			Plywood
			Vinyl Siding
	Limitations		
xterior Inspection from Groun	d Level		
lef#*	Observations/Reco	mmendations	
**1.0 Gutters/Downspouts	: missing on north side of gara	ge	
**2.1 Window Well	I: provide plastic cover - see In	terior Basement	
3.0 WALL SURFACES	overall in good condition,	various repairs have	been made
6.0 DETACHED GARAGE	: exterior wall/soffit/facia install missing on north side of gara interior door to garage- wrong	ation is amateurish ove ge, washroom: missing g type of door and missi	rall-seams should be staggered ceiling vent ing auto-closer
	the floor at the front entrance	(from yard) was wet - s	source of leaking not
	determined though possible i	nfiltrated from recent he	eavy rainfall
	big tree on north side: monito	or- garage structure pro	ne to damage

171 Lo	ogan Ave		S	TRUCTI		June 9 2015
				Descriptio	on	
2.0 Cc Crawl	onfiguration: Space:	4.0 Founda Brick	tions:	5.0 Floor : Wood Joists	6.0 Walls : Wood Frame (Siding) Wood Frame(Brick Veneer	7.0 Roof/Ceiling Framing: No Access
				Limitation	IS	
Restri	cted Access	to:	Foundation	Wall Not Visib	le: <u>70</u> %	
Wall S Roof S	Space Space		Crawlspace	e Inspected Fro	om Access Hatch :e	east side
Ref#*			Observ	vations/Rec	ommendations	
	Ę	5.0 FLOORS: Wood Sill:	water dama east part b	age on exterior elow of floor sy	south side where it is expose stem below grade- not visible	d, due to finished metal siding
			typically a c	concrete sill is i	nstalled along exterior bottom	of wall to seal/protect
			sill and jois	ts under these	conditions, portions of wood	sill may
			require rep	airs as well, co	ntact qualified contractor for b	best approach
			surface of	wood sill was ir	nspected from interior crawl s	pace- no signs
			of rot or dis	stress to the flo	or system where observed	
		Joists:	minor sagg	ing noted on 2	hd level though overall not unit	usual for older house
		Termites:	the house	is located in	a termite neighbourhood-re	ecommend inspection by
			specialist	approx. 1-per	r-2-yrs.	
		6.0 WALLS:				
	E	Brick Veneer:	front exterio	or: minor crack	S	

Description 2.3 Service Size: 1.00 AMP (240volts) 2.2 Service Entrance Cable: 4.0 Distribution Wire: 2.4 Main Disconnect/Service Box Lacation: Overhead Copper Bating: 100 AMP Type of material: Not Visible Description: Breakers Location: Opper Location: Basement 3.0 Distribution Panel 2.5 System Grounding: Rating: 100 AMP Description: Copper Description: Breakers Location: Location: Basement Location: Auxiliary Panel(s): 5.1 Outlets Bathroom(s) Rating: 60 AMP Description: Grounded Description: Breakers Number of Outlets: Upgraded 3.5 Arc Fault Circuit Interrupter: Location: Carge Limitations Main Disconnect Cover Not Removed Exervitations/Recommendations 3.0 SERVICE PANEL: overall in good repair Auxiliary Panel: cover is loose - missing fasteners GFCI: recommended for kitchen outlets GFCI: recommended for kitchen outlets Mast: exterior south side - old rusting unit, loose, shou	71 Logan Ave		June 9 2015
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and/or replace mast, exposed wires at bottom connection	Mast: exi	terior south side - old rusting unit, loose,	should be secured to wall
	an	d/or replace mast, exposed wires at botto	om connection
Note 1: All recommendations are safety issues - Treat them as high priority.	lote 1: All recommendations are st		

Description secription: Efficiency: Rated Input: Approx. Age: Life Expectancy: 2.0 Fuel: Shut Off at: scced Air Furnace: High 80 xtrooterultw 1 yrs. 20 yrs. Gas Meter-Exterior Exhaust Vent Arrangement: Plastic Through-Wall Vent Limitations	71 Logan Ave		HEATI				June 9 2015
escription: Efficiency: Rated Input: Approx. Age: Life Expectancy: 2.0 Fuel: Shut Off at: prood Air Furnace: High 80 x10008Tubr 1 yrs. 20 yrs. Gas Meter-Exterior Exhaust Vent Arrangement: Plastic Through-Wall Vent Limitations eat Loss Calculations Not Done 16.2 Summer Test Procedure eat Exchanger-Inaccessible is* Observations/Recommendations 50 FORCED AIR FURNACE: service annually provide filter Ducts: rear crawlspace: lose ducts and in contact with ground Registers: missing in kitchen, 2nd/3rd level washrooms, 3rd level front of room			Descript	ion			
Air Furnace: High 80 xtooostruin 1 yrs. Cas Meter-Exterior Exhaust Vent Arrangement: Plastic Through-Wall Vent	Description: E	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	2.0 Fuel:	Shut Off at:
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Registers: missing in kitchen, 2nd/3rd level washrooms, 3rd level front of room	Dı	ucts: rear c	rawlspace: loose	ducts and in co	ntact with ground		
	Regis	ters: mi <mark>ss</mark> ir	ng in kitchen, 2nd	/3rd level washr	ooms, 3rd level from	t of room	

1 L	ogan Ave	COOLING/Heal		Jur	ne 9 2015
		Description			
D	escription:	1.4 Cooling Capacity:	1.5 Approx. Age:	: Typical Life Expe	ctancy:
Ai	ir Conditioner (air-cooled):	24 x1,000 BT	U/hr 1 yrs. c	old 15 yrs.	
		Limitationa			
		Limitations		Cooling Performation	nce
				Supply Temp F:	60 70
₊ *		Observations/Becom	mondations	Return Temp F:	70
	1.0 AIR CONDITIONER:	service annually			
			and		
		1110			
		TIT			
			CALSE (
			AND BANK AND		
		1			
	B				
	Ductwork:	missing in kitchen, 2nd/3rd	level washrooms, 3rd leve	vel front of room	
	Ductwork:	missing in kitchen, 2nd/3rd	level washrooms, 3rd leve	vel front of room	
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		missing in kitchen, 2nd/3rd	level washrooms, 3rd leve		

		Г	escription			
2.0 Mate	rial:	3.0 Location	R-Value 50 Ai	r/Vapour Barrier	6.1 Venting	
iberalas	SS:	Crawl Space Floor:	8		Roof	
			imitations			
	Not Gained To		Crawlspace	Viewed From Acces	s Hatch	-eastside
Access N	Not Gained To	Roof Space	oramopado			.00010100
Ref#*		Observati	ons/Recommenda	ations		
	3.4 Cra	awlspace: insulation in f	loor is damaged, falling	or missing, recomm	nend	
		walls be insu	ated around perimeter	also plumbing pipes	s prone	
		to freezing th	erefore should be insu	ated		*****
		ground shoul	d be cover with plastic	to reduce moisture i	n crawlspace	
	Exhaust F	an Vents: none in 3rd le	evel washroom			

171 Logan Ave	PLUMBING 🖻	June 9 201	15 p
	Description		
1.0 Service Piping into House:	1.3 Main Shut Off Valve at:	Water Flow (Pressure):	
Galvanized Steel	Basement-Front	Adequate	
1.4 Supply Piping&Pump(s):	2.0 Waste Piping&Pump(s):	1.6 Water Heater	
Copper	Plastic		
Plastic	Cast Iron	Type: Conventional	
		Fuel Type: Electricity	
		Capacity: 40 Gal	
		Age Yrs.: 5	
	Limitations	Life Expectancy: 20	
Isolating/Relief Valves & Main Shu	It Off Valves Not Tested	Concealed Plumbing not Inspected	
Kitchen and Laundry Appliances V	Vere Not Inspected	Tub/Sink Overflows Not Tested	
2.11			
Ref#* C	Observations/Recommend	lations	
1.0 SUPPLY PIPING:			
WAIERMAIN: a	ppears to older - contact city to up	pgrade	
1.6 WATER HEATER: Io	cated in basement floor pit - pron	e to rusting	
		÷	
2.0 WASTE PIPING:			
Floor Drain/Trap: c	rawlspace- none found, should be	e installed	
	and the second	ter en la companya de	
Piping: d	rain from kitchen sink: slope requ	ires adjustment	

171 Logan Ave	IN			June 9 2015	page
	De	scription			_
1.0 Floor Finishes: Wood	2.0 Wall Finishes: Drywall	3.0 Ceiling Finishes: Drywall	6.0 Windows: Casement Fixed Skylight(s)	7.0 Exterior Doors: Wood Metal Sliding Glass	
Restricted/No. Access	Lir	mitations	Found	lation Not Visible 70 %	
CO Detectors,Securit	ty Systems, Central Vacuu Clues due to New Finishe	m,Chimney Flues Not In s/Paint	spected	Drainage Tile Not Visible	
Ref#*	Observatio	ns/Recommendation	ons		
**10.0 Craw	binets/Counters: recently r 6.0 Window(s): upgrade 8.0 STAIRS: provide Ispace Leakage: the inteio to reduce	renovated, 3rd level draw d units rails to basement r of the foundaoitn walls mosture penetration	rer repair required	th bitumen (tar)	
	in most c and gradi	ases controlling exterior	water runoff with gut	ters/downspouts	
11. CO ** Steps recommer	/Smoke detectors: please ens safety con nded in order to minimize base	sure one per level each with cern and mandatory by law ement leakage (read Section	annual maintenance, t n 10):	his is a life	
2 cracks/form ti	spouls, grading, unveways:	nitor/repair as required	anu repair/see Exter		
3. excavation/da	mp-proofing: monitor b	asement. consider step	3 as a last resort		



Bob Papadopoulos P.Eng, RHI

- · Over 14 years of building inspecting experience in Toronto and the GTA
- Over 4,000 residential and commercial buildings inspected

Bob has inspected over 4,000 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

http://www.peo.on.ca/ http://www.oahi.com/

Certified Energy Auditor

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Choice Homes In www.pestcontroltorontoteam.ca ho Bes Name:__

Ane. Address:

Date: 16 108 12015

Phone: 416. 578.5400

Email:

Eman.			
Service Type	Product Used	Pcp #	Amount
Tormiles Inspection			
			<u>.</u>
WILDLI	FE:	Sub Total	
A Raccoon	D Bird	HST # RT0001822222741	
		Total Payable	
(B) Squirrel	(E) Repair Work	L	
C Skunk if any o	thers	ton	
CASH	CREDIT CAR		CHEQUE
Comments: There is	No Visible Sign	of any termil	is actuly
- Fund. No Shells	Tuber No 1100	d damage, c	Verall thre
is no epuidance	of termits ad	Inly fand at the.	tim of suppl
Guarar	ntee: None 🗖 3mo	□ 6mo □ 1year	
	Thank you for your	business	