

HOME INSPECTION REPORT



109 Riverdale Ave
Toronto

Prepared for: The Weir Team

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

Inspection Date: June 17 2015



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416-829-6655

* please see credentials at end of report

SIGNIFICANT ITEMS

This page should not be considered as the complete report. Please read all other forms and appropriate Reference# in the Home Reference Book.

For the purposes of this report, the front of the house is considered to be facing: **North**

ROOFING	The flat roof surfaces are in good repair. The front porch shingles are older and will require replacement in the short term.
EXTERIOR	Overall well maintained. See details for general repairs and maintenance.
STRUCTURE	Overall well built house. Prior termite treatment as is typical for neighbourhood.
ELECTRICAL	The 100 AMP service size is adequate and the wiring has been upgraded.
HEATING	11-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Restricted access to roof and wall spaces therefore insulation not determined. The crawl space areas have been insulated.
PLUMBING	Overall good water pressure with copper and plastic supply piping. The main drain to the city waste service has been replaced and includes a backflow valve. The washrooms and kitchen have recently been renovated and in good repair.
INTERIOR	Overall well maintained. Many windows have been upgraded. The basement has been professionally finished.




OVERALL RATING

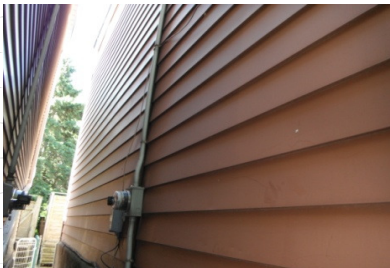

The following rating reflects both the original quality of construction and the *overall* current condition of the home, based on a comparison to *similar* homes.

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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				
1.0 Roofing Material:	Location:	4.0 Leakage Probability:	3.0 Chimney(s) Type:	Location:
Modified Bitumen:	Flat:	Low	Brick Shared:	South
Asphalt Shingles:	Porch(s):			
Slate	Bay:			
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Walking On				
Ref#*	Observations/Recommendations			
	1.0 Roofing:			
	Flat Surface: overall surface in good repair, surface is loose in some areas though seams are intact - monitor, skylight in good repair			
				
	Bay(s): older slate though overall surface in good repair - monitor and repair as required			
	Porch(s): older surface - replace within 1-year			
				
	3.0 Chimney(s): rebuilt, requires minor repair at top - seal gaps			
				
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)				

Description			
1.0 Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	2.0 Lot Topography: Flat Away From House	3.0 Walls & 9.0 Wall Structures: Brick Metal Siding Hardboard
Limitations			
Exterior Inspection from Ground Level Restricted Access Under Porch(es)		Restricted Access Under Deck(s)	
Ref#	Observations/Recommendations		
	<p>**1.0 Gutters/Downspouts: require repairs at front porch</p> <p>Soffit & Facia: requires repairs at front porch, maintenance at rear of house upper area</p> <p>3.0 WALL SURFACES: overall well maintained, newer surfaces at rear part of house</p>  <p>4.0 DOORS/WINDOWS: overall in good repair, basement units - require miner finish around frame</p> <p>5.0 PORCH overall in good repair, provide hand rail</p> <p>5.0 DECK overall in good repair, provide hand rail</p> <p>**7.0 Walk(s): uneven - trip hazard at front area</p> 		
<p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to Basement Leakage. Please see Interior Form</p>			

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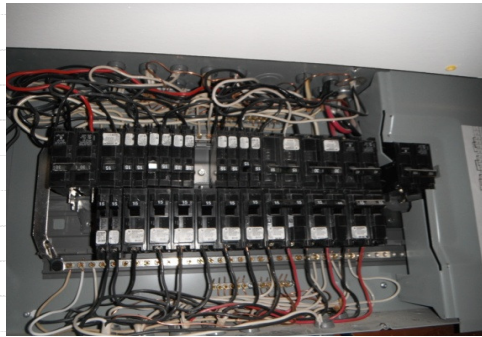
Description			
2.3 Service Size: 100 AMP (240volts)	2.2 Service Entrance Cable:	4.0 Distribution Wire:	
2.4 Main Disconnect/Service Box	Location: Overhead	Copper	
Rating: 100 AMP	Type of material: Not Visible		
Description: Breakers			
Location: Basement			
3.0 Distribution Panel	2.5 System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	2.5 Ground Fault Circuit Interrupter:	
Location: Basement		Location: Outside	
Auxiliary Panel(s):	5.1 Outlets	Bathroom(s)	
Rating: AMP	Description: Grounded	Whirlpool	
Description:	Number of Outlets: Upgraded	3.5 Arc Fault Circuit Interrupter:	
Location:		Location:	

Limitations

Main Disconnect Cover Not Removed

Ref#*	Observations/Recommendations
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3.0 SERVICE PANEL: **upgraded panel**



Junction Box(es): **kitchen under cabinets - provide junction box - minor repair**

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

Note 2: Please ensure accurate labeling on panels.

[illegible]

[illegible]

Description				
2.0 Material:	3.0 Location	R-Value	5.0 Air/Vapour Barrier:	6.1 Venting:
Fiberglass:	Crawl Space Floor:	12	None Found	Roof
Fiberglass:	Crawl Space Walls:	12		

Limitations

Access Not Gained To Wall Space

Crawlspace Viewed From Access Hatch

Access Not Gained To Roof Space

[illegible]

Description		
1.0 Service Piping into House:	1.3 Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement-Front	Good
1.4 Supply Piping&Pump(s):	2.0 Waste Piping&Pump(s):	1.6 Water Heater
Copper	Plastic	
Plastic		Type: Conventional
		Fuel Type: Gas
		Capacity: 40 Gal
		Age Yrs.: 4
		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	
	2.0 WASTE PIPING:	
	Basement Floor Drain: lower area - not visible but present as reported by home owner	
	the main drain to the city service has been replaced to the city	
	waste service and includes a backflow valve	
	Washroom(s): recently renovated	
	Kitchen(s) recently renovated	

Description				
1.0 Floor Finishes:	2.0 Wall Finishes:	3.0 Ceiling Finishes:	6.0 Windows:	7.0 Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient			Fixed	French
Carpet			Skylight(s)	
			Sliders	
Limitations				
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#*	Observations/Recommendations			
	1.0 Floors/2.0 Walls/3.0 Ceilings: recently renovated			
	4/5.0 Trim/Cabinets/Counters: recently renovated			
	6.0 Windows/7.0 Doors: upgraded units, front bedroom window requires minor repair			
	8.0 STAIRS: extend hand rail at top of 2nd level floor			
	**10.0 Basement Leakage: furnace room: typical efflorescence for older foundation presently no concerns, see Steps below			
	11. 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 (read Section 10):				
	1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior			
	2. cracks/form ties on foundation: monitor/repair as required			
	3. excavation/damp-proofing: monitor basement, 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**

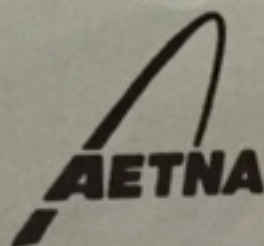
Bob has inspected over 4,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors 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
- Certified Energy Auditor

<http://www.peo.on.ca/>

<http://www.oahi.com/>



PEST CONTROL LIMITED

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Toronto, Ontario M4C 1H8 - Tel: 416-469-4111
www.aetnapest.ca

~~INVOICE~~
Paid in full
225.00

Name Ms. Carolyn Singer Terms _____
Addr. #109, Riverdale Ave. Job No. _____
Toronto. Date June 21, 2011.
Phone _____

Reference No. RE: Termites Inspection. DESCRIPTION
Findings: No evidence of a termite infestation found at this time.
Wood to soil contact @ Soma tubes at newer addition. (6) Skirting boards at rear addition.
Recommendation: Wait for newer chemical & keep up yearly inspections.

The inspection was a visual inspection and was not invasive.
This premises is situated in a designated termite area ☒ Yes ☐ No

We suggest a re-inspection every 1 years ☒ Yes ☐ No

~~INVOICE~~

H.S.T. #R100068832

Richard Murphy 416 891 6203.