

HOME INSPECTION REPORT



159 Oakcrest Ave

Toronto

Prepared for: The Wier Team

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

Inspection Date: Oct 6 2015



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*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	The flat roof surfaces are overall in good repair. The asphalt shingles are aging and will require replacement in the short term.
EXTERIOR	Overall well maintained. New deck and porch.
STRUCTURE	Overall well built house
ELECTRICAL	The 100 AMP service size is adequate and the wiring is copper.
HEATING	New high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. Some areas require heating source -see details.
COOLING/ HEAT PUMPS	New 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 will require upgrading if better water pressure is desired. The supply piping in the house is plastic. New basement floor drain. The washrooms and kitchen have recently been renovated and in good repair.
INTERIOR	Recently renovated. Incomplete windows.

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.



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: Asphalt Shingles:	Location: Slope:	Leakage Probability: High	Chimney(s) Type: Brick Abandoned: Brick Abandoned:	Location: East South

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

Ref#*	Observations/Recommendations
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Roofing:

Sloped Surface: [cracking/curling, aging surface, budget to replace within 3-yrs.](#)
[more worn on south side](#)



Flat Surface: [overall surface in good repair, ponding in some areas](#)



Chimney(s): [not in use though overall well maintained](#)



[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 Wood siding
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Limitations

Exterior Inspection from Ground Level	Restricted Access Under Porch(es)
Restricted Access Under Deck(s)	

Observations/Recommendations

**Gutters/Downspouts: requires general repairs and maintenance

** Downspouts: missing at front porch

**Window Well: provide cover to minimize moisture, also provide rails around this area- safety concern



WALL SURFACES:

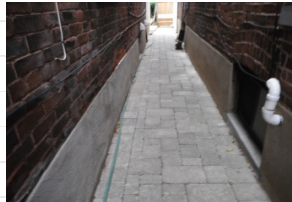
Brick: overall in good repair, minor surface spalling in some areas

Wood siding: corners incomplete, top of rear portion should be capped



DOORS/WINDOWS: old storm windows, incomplete installation around some units

**Walk(s): new surface along east side, uneven/trip hazard at front walk



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: Crawl Space:	Foundations: Poured Concrete Not Visible	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Not Visible
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Limitations

Restricted Access to: Wall Space Roof Space Crawl Space	Foundation Wall Not Visible: <u>99</u> %
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Observations/Recommendations

FOUNDATIONS: prior surface spalling - older condition
crack - appears to be typical settlement crack



FLOORS/WALLS exterior rear extension: wood components near or at grade prone
to moisture damage - should be sealed to below grade



Description

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

Limitations

Main Disconnect Cover Not Removed

Ref#*	Observations/Recommendations
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SERVICE PANEL: **loose wires around unit, incomplete work**



GFCI: **provide to washroom outlets**
provide to exterior outlet
provide to kitchen outlet

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:
Forced Air Furnace:	High	60 x1000BTU/hr	new yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations	Furnace Performance
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Heat Loss Calculations Not Done Heat Exchanger- Inaccessible	Supply Temp F: Return Temp F:
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Ref#* **Observations/Recommendations**

THERMOSTAT: not found therefore heating unit not tested

FORCED AIR FURNACE: service annually



Registers: no heating source observed: in basement washroom, kitchen and rear mud room, 2nd level rear extension

basement - may require additional register

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
1.0 Air Conditioner (air-cooled):	24 x1,000 BTU/hr	new yrs. old	15 yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

Ref#*

AIR CONDITIONER: not tested



Ductwork: as noted in Heating none in some areas therefore no cooling

Indoor Coil: seal around plenum, condensate drain missing



Description

Service Piping into House: Not Visible	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Below Average
Supply Piping & Pump(s): Plastic	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Fuel Type: Capacity: Age Yrs.: Life Expectancy:

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**

<p>SUPPLY PIPING: WATERMAIN: not visible though suspect older - upgrade to improve water pressure Piping: basement furnace room - unsupported/loose pipes</p> <p>WATER HEATER: not installed</p> <p>Washroom(s): recently renovated Kitchen(s) recently renovated, dish washer installation incomplete, oven not connected, hood vent not connected</p> <p>Basement Shower: inoperative</p>

Description				
Floor Finishes: Wood	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Single Glazing	Exterior Doors: Wood Metal

Limitations	
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Absence of Historical Clues due to New Finishes/Paint	Foundation Not Visible <u>99</u> % Drainage Tile Not Visible

Ref#*	Observations/Recommendations
	Floors/Walls/Ceilings: recently renovated Trim/Cabinets/Counters: recently renovated
	Window(s): incomplete in upper levels, new in basement
	**Basement Leakage: furnace room: sealant has been added to interior of foundation wall likely to minimize moisture, overall appears to be older condition
	
	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](#)
2. cracks/form ties on foundation: [monitor/repair as required](#)
3. excavation/damp-proofing: [monitor basement, consider step 3 as a last resort should leaking persist](#)



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

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