# HOME INSPECTION REPORT



## 242 Milan St

Toronto

Prepared for: The Weir Team

Prepared by: Bob Papadopoulos P.Eng., RHI

Inspection Date: Oct 23 2015



www.redbrickinspections.ca bob@redbrickinspections.ca 416-829-6655

<sup>\*</sup>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: East

ROOFING	The roof su	urfaces require rep	lacement.				
EXTERIOR	See details	s for general repair	s and mainte	nance.			
STRUCTURE		Il built house. The	house is loca	ted in a neiç	ghbourhood	with a te	ermite history-
	please see	details					
ELECTRICAL	The 100 Al	MP service size is	adequate and	d the wiring i	s copper.		
HEATING	House is h	eated with electric	baseboard h	eaters - all u	nits tested	were fun	ctional.
COOLING/	none						
HEAT PUMPS	Horic						
INSULATION/	Dootriotod	access to roof and	d wall appear	therefore in	aulatian na	t dotormi	and
VENTILATION	nestricted	access to root and	i wan spaces	therefore in	sulation no	t determin	ilea.
DLLIMBING	0				. The		and talkaharan ana
PLUMBING	older.	od water pressure	with copper s	supply piping	j. The wasi	arooms a	nd kitchen are
INTERIOR	Overall rec	quires general mai	ntenance. Old	ler floor surf	aces shoul	d be repla	aced.
		0)/		TINIO			
		OV	ERALL RA	TING			
The following ra	ating reflects	both the original q				current (	condition of the
_	_	home, based on a	•			_	
			✓				
Below T	ypical		Typical			Above Ty	pical

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.

242 Milan St		ROOFING/Chim	neys REDBRICK		Oct 23 2015
		Description			
Roofing Material: Asphalt Shingles:	Locatio Slope:	n: Leakage Probabil High	ity: Chim	nney(s) Type: None:	Location:
		Limitations			
Roof Inspected By:	Д	ccess Limited By:		Chimney Access	Limited By:
Binoculars	H	leight			
Ref#*		Observations/Recomm	nendations		
Roofing					
Sloped Surface	also see Inter				
		rd level cathedral ceiling - pr			
	sniela when i	nstalling new shingles or use	e flat roof membra	ane i.e. modified b	itumen
	STARTE	THE WAY			
	A STATE OF THE STA	H BARANA	KANA A		
Note: Recommend	Annual Mainte	nance Contract for Roof Sur	face, Flashing De	etails and Chimney	(s)

242 Milan St	EXTERIO	Oct 23 2015							
	Description								
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Wood siding Concrete Retaining Wall						

#### Limitations

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

#### **Observations/Recommendations**

WALL SURFACES:

Soffit & Facia: requires general repairs and maintenance, painting etc.

Brick: overall well maintained

 $\label{thm:wood siding: requires general repairs and maintenance, water damage at under side front$ 

under garage opening - requires repairs







DOORS/WINDOWS: wood components require general repairs and maintenance

\*\*Driveway(s): drain pit requires proper grate for safety clean/service drain annually



RETAING WALL: prior movement though overall not unusual - wall should be monitored



ATTACHED GARAGE: older spring loaded car door - replace for safety concern

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

242 Milan St		STRUC	TURE REDBRICK INDUCTIONS LTD.		Oct 23 2015
		Descrip	otion		
Configuration: Slab-on-Grade: Basement:	Grade: Masonry Block		Walls : Wood Frame(Brick Wood Frame (Sidin	Veneer) Not \	/Ceiling Framing: /isible
		Limitat	ions		
Restricted Access Wall Space Roof Space	to: Fo	undation Wall Not \	/isible: <u>99</u> %		
		Observations/F	Recommendations		
	DOOF !		dal bar againtenant	alasias t	
		eathing repairs shou e to prior roof leakin	uld be anticipated when rep	placing root surfa	ace
			ay result in visible or conce	aled mould grow	vth.
			tants can assist if this is a		
	sp	ecialist approx. 1-	in a termite neighbourt per-2-yrs. of termites observed	nood-recomme	nd inspection by

242 Milan St ELECTRICAL PROBLEM Oct 23 2015

Description

Service Size: 100 AMP (240volts) Service Entrance Cable: Distribution Wire:

Main Disconnect/Service Box Location: Underground Copper

Rating: 100 AMP Type of material: Not Visible

Description: Breakers Location: Garage

Distribution Panel System Grounding:
Rating: 100 AMP Description: Copper

Description: Breakers Location: Water Pipe Ground Fault Circuit Interrupter:

Location: Garage 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

SERVICE PANEL: overall in good repair, corroded component

and overheating wiring requires repair





GFCI: provide to exterior outlet provide to washroom outlet

Light(s): exterior rear - loose unit- repair or replace

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

Note 2: Please ensure accurate labeling on panels.

242 Milan St		HEAT	REDBRICK WESPECTIONS LTD.			Oct 23 2015
		Descript				
Description:	Efficiency:			Life Expectancy:	Fuel:	Shut Off at:
Electric Heater(s):	n/a	? x1000BTU/hr		30+ yrs.		
Exhaust Vent Arrang	iement:					
Exhaust Vont / trang	joinont.	Limitatio	ons			
Heat Loss Calculations	Not Done					
Ref#*	Obs	servations/Red	commendati	ons		
			Jimilondati			
ELECTRIC HEA	TERS(s): all un	its tested were ful	nctional			

242 Milan St	COOLING/Heat Pumps	Oct 23 2015
	Description : none	00.2020
Description:	Cooling Capacity: Approx. Age: x1,000 BTU/hr yrs. old	Typical Life Expectancy: yrs.
	Limitations	Cooling Performance
		Supply Temp F: Return Temp F:
Ref#*	Observations/Recommendations	

242 N	/lilan St		INS	SULAT	ΓΙΟΝ/VEN	ITILATION 🖭	EDBRICK PICTORIS LTD.	Oct 23 2015
					Description			
Mater	rial:		Locati	ion	R-Value	Air/Vapour Barrier:	Venting:	
					Limitations			
Roof	Space Ins	spected	from Acce	ess Hatch	Lillitations			
Acces			Wall Spa	ce				
Ref#*				Observa	ations/Recon	nmendations		
		ROOF	SPACE:	no access	nrior roof leakin	g - likely insulation requi	ires renlacement	
		11001				ing ceiling finishes	reo replacement	
	Evk	aguet Fe	n Vonto:	rocommon	nded for washroo	m and kitahan		
	LΧI	iausi Fa	an vents.	recommer	ided for washioo	in and kitchen		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
***************************************								
Note:	adding in	sulation	is conside	ered an im	provement rathe	r than a repair		

PLUMBING REDBRICK INSPECTORS LTD. 242 Milan St Oct 23 2015 Description Service Piping into House: Main Shut Off Valve at: Water Flow (Pressure): Copper Garage Supply Piping & Pump(s): Waste Piping & Pump(s): Water Heater **Plastic** Copper **Plastic** Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 3 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** Ref#\* SUPPLY PIPING: WATERMAIN: located in garage under steps, recommend enclosing space to avoid freezing, baseboard heater should be used during below freezing weather Piping: garage: piping should be enclosed and insulated to avoid freezing and for hot water efficiency WATER HEATER: pipes and tank should be insulated Washroom(s): old, recommend upgrades or replacing, evidence of past leaking Kitchen(s) old, recommend upgrades or replacing, evidence of past leaking likely from dish washer

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

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