

HOME INSPECTION REPORT



242 Milan St

Toronto

Prepared for: The Weir Team

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

Inspection Date: Oct 23 2015



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* please see credentials at end of report

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Wood siding Concrete Retaining Wall
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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

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



RETAINING 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

Description				
Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Slab-on-Grade:	Masonry Block	Wood Joists	Wood Frame(Brick Veneer)	Not Visible
Basement:			Wood Frame (Siding)	

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

Observations/Recommendations
<p>ROOF: sheathing repairs should be anticipated when replacing roof surface due to prior roof leaking long term moisture may result in visible or concealed mould growth. Environmental Consultants can assist if this is a concern</p> <p>Termites: the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs. presently no evidence of termites observed</p>

Description

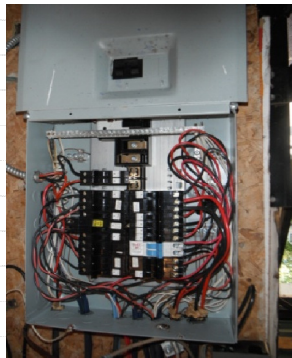
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Underground	Copper
Rating: 100 AMP	Type of material: Not Visible	
Description: Breakers		
Location: Garage		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: 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.



Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Electric Heater(s):	n/a	? x1000BTU/hr	37 yrs.	30+ yrs.	Elec.	Electrical Panel

Exhaust Vent Arrangement:

Limitations

Heat Loss Calculations Not Done

Ref#*

Observations/Recommendations

ELECTRIC HEATERS(s): all units tested were functional



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
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Limitations

Roof Space Inspected from Access Hatch
Access Not Gained To Wall Space

Ref#*

Observations/Recommendations

ROOF SPACE: no access, prior roof leaking - likely insulation requires replacement
in some areas when replacing ceiling finishes

Exhaust Fan Vents: recommended for washroom and kitchen

Note: adding insulation is considered an improvement rather than a repair

Description		
Service Piping into House: Copper	Main Shut Off Valve at: Garage	Water Flow (Pressure):
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 3 Life Expectancy: 15

Limitations	
Isolating/Relief Valves & Main Shut Off Valves Not Tested Kitchen and Laundry Appliances Were Not Inspected	Concealed Plumbing not Inspected Tub/Sink Overflows Not Tested

Ref#*	Observations/Recommendations
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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

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Carpet Resilient	Drywall	Drywall	Sliders	Wood Sliding Glass

Limitations	
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Storage/Furnishings in Some Areas Limited Inspection	Foundation Not Visible <u>99</u> % Drainage Tile Not Visible

Ref#*	Observations/Recommendations
	<p>Floors/Walls/Ceilings: requires maintenance, repairs to various ceiling areas due to leaking mouldy drywall in garage requires removal, old carpets through-out long term moisture may result in visible or concealed mould growth. Environmental Consultants can assist if this is a concern</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Window(s): older units, upgrade as required or if renovating</p> <p>**Basement Leakage: see Steps below garage southwest - mouldy drywall surface - possibly from foundation leaking</p>

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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