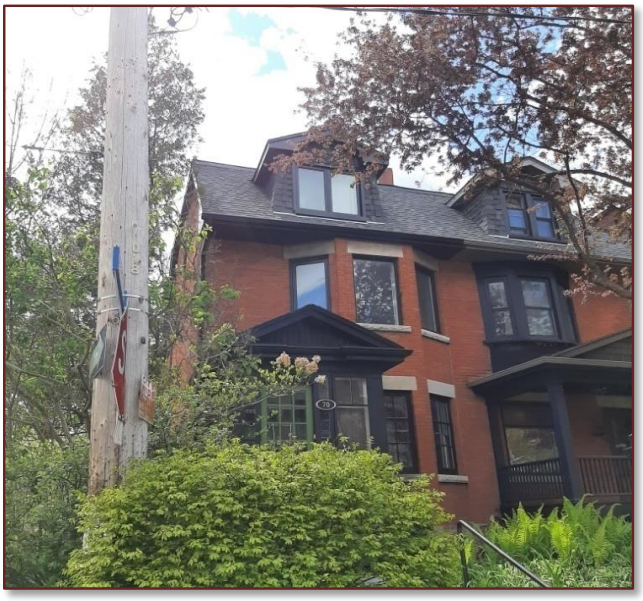
HOME INSPECTION REPORT



70 Indian Rd

Toronto

Prepared for: Wendy Hammond

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

Inspection Date: May 10 2021

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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read Terms and Conditions:
http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.pdf

*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	5-10-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs. Approx. 10-yr-old flat roof surfaces with a typical life expectancy of over 20-yrs. Flat roof under rear deck is new. Porch singles require replacement.
EXTERIOR	Overall well maintained. Newly built decks. Budget for retaining wall repairs/replacements.
STRUCTURE	Overall well built house.
ELECTRICAL	The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded.
HEATING	Approx. 10-yr-old gas-fired hot-water-boiler with a typical life expectancy of over 20-yrs.
COOLING/ HEAT PUMPS	10-15-yr-old ductless heat pump with a typical life expectancy of 15-20-yrs.
INSULATION/ VENTILATION	Restricted access to roof and wall spaces therefore insulation not determined.
PLUMBING	The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. The main drain includes a backflow valve. The washrooms and kitchen are in good repair.
INTERIOR	Overall well maintained. Most doors and windows have been upgraded.

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.

☐ ☐ ☐ ☐ ☐ ☐ ✓ ☐ ☐

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 Ontario Association of Home and Property Inspectors available online at www.redbrickinspections.ca http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf

Description

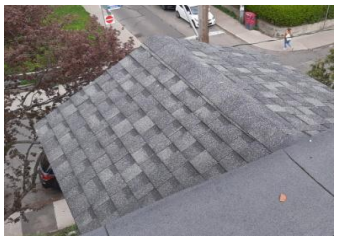
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Northeast
Modified Bitumen:	Flat:	Low	Metal:	Northeast
Modified Bitumen:	2nd Flat:	Low		
Asphalt Shingles:	Porch(s):	High		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Walking On	Height	
Binoculars	Deck	

Observations/Recommendations

Sloped Surface: overall surface in good repair


Flat Surface: overall surface in good repair

Skylight(s): newer, in good repair


Porch(s): old, replace within 1-yr

Chimney(s): masonry: overall in good repair, install clay liner/cap to east flew metal unit rusting- replace if required during boiler service

Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

REFERENCE LINK http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf

70 Indian Rd

EXTERIOR

May 10 2021

Description

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

Limitations

Exterior Inspection from Ground Level

Underside of Deck(s) Inspected Basement Walkout

Observations/Recommendations

**Gutters/Downspouts: newer installations

** Downspouts: flat roof: extend to lower gutter

WALL SURFACES:

Brick: prior surface cleaning, overall in good repair

Soffit & Facia: newer installations

DOORS/WINDOWS: overall in good repair

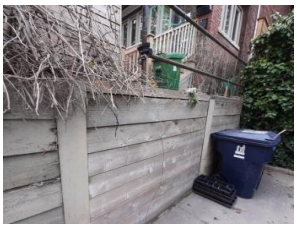
Step(s): repair front steps

PORCH overall in good repair

DECK(s): newly built, lower column supports - reported original supports used- monitor performance, overall decks appear well built

RETAINING WALL(s): north of driveway not visible: reported to be in good repair, west wall shows signs of aging and bowing, monitor and repair as required

**BASEMENT WALKOUT: budget for wall repairs/drain at landing



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:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Not Visible

Limitations

Restricted Access to:
Wall Space
Roof Space
Flat Roof Space

Foundation Wall Not Visible: 80 %

Observations/Recommendations

overall well built house

FOOTINGS/FOUNDATIONS central basement floor has been lowered

FLOORS:

Stair Opening: sagging typical, header beam movement from masonry wall though older condition recommend installing support plate

Joists: basement: minor/typical movement, rear basement: one unit minor split



WALLS:

Masonry: exterior south central, older settlement crack- repaired, overall typical

Masonry Arches: minor cracks/mortar maintenance


Description

Service Size: 200 AMP (240volts)

Main Disconnect/Service Box
Rating: 200 AMP
Description: Breakers
Location: Basement

Distribution Panel
Rating: 200 AMP
Description: Breakers
Location: Basement

Auxiliary Panel(s):
Rating: AMP
Description:
Location:

Service Entrance Cable:
Location: Overhead
Type of material: Not Visible

System Grounding:
Description: Copper
Location: Water Pipe

Outlets
Description: Grounded
Number of Outlets: Typical

Distribution Wire:
Copper
Grounded

Ground Fault Circuit Interrupter:
Location: Outside
Bathroom(s)

Arc Fault Circuit Interrupter:
Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: overall in good repair

BRANCH WIRING: random sampling determined the wiring has been upgraded throughout

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

Note 2: Please ensure accurate labelling on panels.

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Hot Water Boiler:	Mid	100 x1000BTU/hr	10 yrs.	20+ yrs.	Gas	Meter-Exterior
Hot Water Radiant Heat:						
Electric Heater(s):						

Exhaust Vent Arrangement: Metal Vent Through Roof

Limitations

Heat Loss Calculations Not Done
Summer Test Procedure
Heat Exchanger- Limited Access

Boiler Performance

Pressure lbs/in2:	14
Temp Deg F:	70

Observations/Recommendations

HOT WATER BOILER: service annually, overall good quality unit
annual CO test mandatory for this type of unit

Radiator(s): service annually
monitor/repair valves as required

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Heat Pump (air-cooled)	24 x1,000 BTU/hr	15 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

HEAT PUMP: two zone ductless unit

aging unit, continue servicing until replacement becomes necessary

Refrigerant Lines: repair insulation when servicing

Indoor Coil: ductless two zone wall mounted

Description

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

Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Flat Roof

Observations/Recommendations

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

R-values are estimated

Description

Service Piping into House:
Copper

Main Shut Off Valve at:
Basement-Front

Water Flow (Pressure):
Good

Supply Piping & Pump(s):
Copper
Plastic

Waste Piping & Pump(s):
Plastic
Cast Iron

Water Heater
Type: Conventional
Fuel Type: Gas
Capacity: 50 Gal
Age Yrs.: 10
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

WATERMAIN: upgraded to copper

SUPPLY PIPING: all piping examined was in good repair

Galvanized Steel: minor amount at front basement for exterior faucet - replace

WASTE PIPING: all piping examined was in good repair
a back flow valve has been installed to the main waste drain
new plastic cleanout pipe(s) at front yard indicates drain upgrades

Basement Floor Drain: not determined if present in lower basement floor- further evaluation

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Metal
Ceramic Tile			Casement	
Carpet			Sliders	
			Skylight(s)	

Fireplaces:	Fireplace Fuel:	
Masonry	Wood	1st level
Insert		2nd level

Limitations

Restricted/No Access To: rear basement storage restricted access

Foundation Not Visible 80 %

CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected

Drainage Tile Not Visible

Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: mostly upgraded units, upgrade older units as required

STAIRS: provide hand rails to basement steps

Fireplaces: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)
assume 2nd level unit as non- functional- further evaluation

**Basement Leakage: presently no leaking detected with moisture meter random sampling
typical efflorescence, staining and dampness for older foundation
see steps below
basement windows close to grade prone to leaking- improve if required

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

Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf

Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 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)	http://www.peo.on.ca/
• RHI Registered Home Inspector	http://www.oahi.com/
• Environmetal Site Assessment: ESA Phase 1 Certified	http://aesac.ca/