

HOME INSPECTION REPORT



238 Renforth Dr

Toronto

Prepared for: Theodore Babiak

BABIAK

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Inspection Date: May 15 2019



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.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 New flat roof surface with a typical life expectancy of over 20-yrs.

EXTERIOR New wall surfaces and installations. Some minor incomplete conditions- see details.

STRUCTURE Overall well built house

ELECTRICAL The 200 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.

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 Overall good water pressure with plastic supply piping. High quality washrooms and kitchen.

INTERIOR Overall high quality finishes, doors and 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.

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

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Modified Bitumen:	Main Flat:	Low		
Modified Bitumen:	Lower Flat:	Low		

Limitations

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

Observations/Recommendations

Flat Surface: [new surface](#)



Lower Flat: [new surfaces \(limited visibility under decking\)](#)



Skylight(s): [overall good installation, some fasteners missing along side of window frame](#)



Description

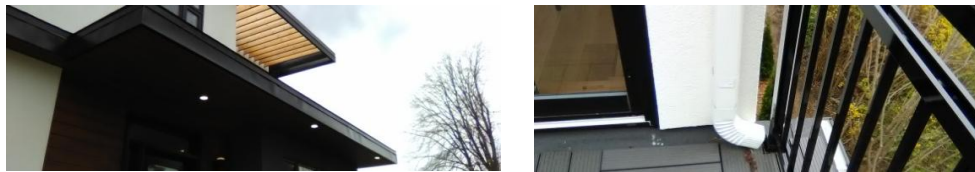
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Synthetic Stucco Metal Siding Masonry Tile
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Limitations

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

Observations/Recommendations

**Gutters/Downspouts: required for lower front flat roof around walkway areas
extend to lower gutter at upper porch



WALL SURFACES: newly installed
incomplete caulking along various wall seams, around wall vents
and piping/refrigerant lines



PORCH requires safety rails for deck and steps



ATTACHED GARAGE: steps/landing to interior door require safety rails

**Walk(s)/Driveway(s): new installations/surfaces including steps
Step(s): should have hand rails installed for safety

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:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Stucco Finish)	Roof/Ceiling Framing: No Access
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Limitations

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

overall well built house

Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel-Bedrooms

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **new panel**



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	x1000BTU/hr	1 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

Limitations

Furnace Performance

[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Supply Temp F:	125
Return Temp F:	70

Observations/Recommendations

FORCED AIR FURNACE: [service annually, presently requires cleaning](#)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	4 yrs. old	15 yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Description

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

Access Not Gained To Wall Space

Access Not Gained To Flat Roof

Observations/Recommendations

since house is newly built insulation is expected to be installed in accordance with present standards

Heat Recover Ventilator: unit was not in use at time of inspection service before use



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



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: new 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

SUPPLY PIPING: newly installed

Washroom(s): overall high quality installations

Kitchen(s) overall high quality installations

WATER HEATER: controls not turned on at time of inspection therefore hot water could not be tested at faucets

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed Skylight(s)	Exterior Doors: Wood Sliding Glass
Fireplaces: Zero Clearance Wall Mounted	Fireplace Fuel: Gas Electrical			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

Observations/Recommendations

Floors/Walls/Ceilings: overall high quality installations

Trim/Cabinets/Counters: overall high quality installations

Windows/Doors: overall high quality installations
provide screens to sliding doors

STAIRS: overall high quality installations
rails have horizontal spindles which are climbable- safety concern



FIREPLACE: gas unit could not be activated

**Basement Leakage: no moisture detected on finished wall surfaces

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



Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 5,000 residential and commercial buildings inspected**

Bob has inspected over 5,000 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/>
