

HOME INSPECTION REPORT



4 Heslop St
Ajax

Prepared for: Kristyna Mracek

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

Inspection Date: June 22 2020



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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 13-yr-old asphalt shingles with a typical life expectancy of 15-20-yr.

EXTERIOR Overall well maintained. Backyard hot tub roof structure requires repairs- see details.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 13-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yr.

COOLING/
HEAT PUMPS 9-yr-old air-conditioner with a typical life expectancy of 15-20-yr.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained.

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: Asphalt Shingles:	Location: Slope:	Leakage Probability: High	Chimney(s) Type:	Location:

Limitations		
Roof Inspected By: Binoculars	Access Limited By: Height	Chimney Access Limited By:

Observations/Recommendations

Sloped Surface: areas of shingles are showing signs of aging and will require replacement within the next 2 yrs though overall it might be more cost effective to replace throughout



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



PORCH overall in good repair, minor grout maintenance, provide handrail for steps

**Walk(s)/Driveway(s): overall in good repair

DECK overall in good repair

Comments: back yard: roof structure for hot tub requires lateral structural support - 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: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Trusses
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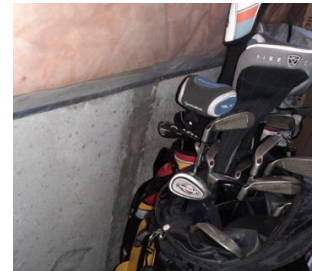
Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>75</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

FOUNDATIONS: typical minor settlement cracks
patched cracks in some areas as observed from basement



ROOF: overall in good repair



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	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 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

Limitations

Main Disconnect Cover Not Removed

Ref#* Observations/Recommendations

SERVICE PANEL: **overall in good repair**



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

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

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HEATING



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Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	88 x1000BTU/hr	13 yrs.	20 yrs.	Gas	Meter-Exterior

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

Limitations

Furnace Performance

[Heat Loss Calculations Not Done](#) [A/C Presently Operating](#)
[Heat Exchanger- Inaccessible](#)

Supply Temp F:
Return Temp F:

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
Filter: [replace 1-per-3 months](#)



REFERENCE LINK http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	9 yrs. old	15 to 20 yrs.

Limitations	Cooling Performance
	Supply Temp F: 55
	Return Temp F: 70

Ref#* **Observations/Recommendations**

AIR CONDITIONER: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Guide.pdf



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INSULATION/VENTILATION

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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	32	Plastic	Roof
Fiberglass:	Basement Walls:	12		Roof Soffit

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Ref#*

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



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	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 11 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

Ref#*

Observations/Recommendations

SUPPLY PIPING: all piping and connections examined were in good repair
 WASTE PIPING: all piping and connections examined were in good repair



Washroom(s): overall in good repair
 Kitchen(s) overall in good repair

Description				
Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Double Glazing Casement Sliders	Exterior Doors: Metal Sliding Glass
Fireplaces: Zero Clearance	Fireplace Fuel: Gas			

Limitations	
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Foundation Not Visible <u>75</u> % Drainage Tile Not Visible

Ref#*	Observations/Recommendations
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Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

FIREPLACE: unit tested functional
service annually

**Basement Leakage: typical staining in some areas of foundation where prior crack repairs, overall no signs of leaking
see steps below

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

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
- cracks/form ties on foundation: monitor/repair as required
- 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/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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