

HOME INSPECTION REPORT



1628 Northmount Ave
Mississauga

Prepared for: Kevin Alvarez

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

Inspection Date: Oct 23 2017



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



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 high quality asphalt shingles with a typical life expectancy of over 30-yrs.

EXTERIOR Newly installed surfaces and components.

STRUCTURE 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 Roof space insulation is above average. The ventilation system includes an HRV (heat recovery ventilator) to improve air quality.

PLUMBING New systems through-out. High quality kitchen and bathrooms.

INTERIOR Overall good quality installations. The foundation has been damp-proofed which will minimize risk of basement leaking.

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: Asphalt Shingles: Plastic/Rubber:	Location: Slope: Flat:	Leakage Probability: Low	Chimney(s) Type:	Location:
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Limitations

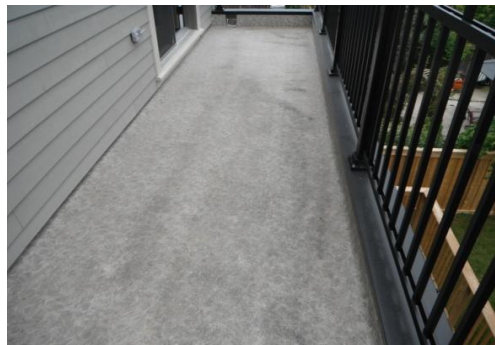
Roof Inspected By: Binoculars	Access Limited By:	Chimney Access Limited By:
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Ref#* Observations/Recommendations

Sloped Surface: [new surface in good repair](#)



Flat Surface: [new surface in good repair](#)



Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Hardboard Wood Shingles
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

** Downspouts: extend 6-ft away from house or provide splash blocks

WALL SURFACES: new surfaces in good condition

DECK new deck



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 (Siding) Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Steel Frame
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

ROOF: in new condition



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: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Not Visible	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	Kitchen
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel-Bedrooms

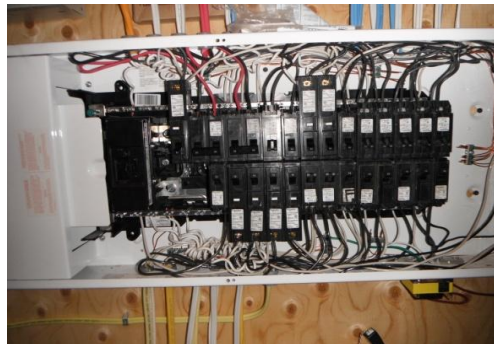
Limitations

Main Disconnect Cover Not Removed

Ref#*

Observations/Recommendations

SERVICE PANEL: **new panel in good repair**



Receptacle(s): **basement north and west walls - inoperative units**

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	100 x1000BTU/hr	new 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	Supply Temp F:	120
Heat Exchanger- Inaccessible		Return Temp F:	70

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Description

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

Limitations

Ref#*

Observations/Recommendations

AIR CONDITIONER: [service annually](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	50	Plastic	Roof
Fiberglass:	Basement Walls:	20		Roof Soffit Heat Recovery Ventilator

Limitations

Roof Space Inspected from Access Hatch Access Not Gained To Wall Space
Walls Spot Checked Only

Ref#* Observations/Recommendations

ROOF SPACE: [above average insulation](#)



Heat Recover Ventilator: [service annually](#)



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



Description

Service Piping into House: Plastic	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic	Waste Piping & Pump(s): Plastic Solid Waste Pump	Water Heater Type: Tank-less Fuel Type: Gas Capacity: N/A 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

Ref#*

Observations/Recommendations

Washroom(s): new high quality installation

Kitchen(s) new high quality installation

WASTE PIPING: main drain includes a back-flow valve

Solid Waste Pump: service annually

Description

Floor Finishes: Wood Ceramic Tile Carpet	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed	Exterior Doors: Metal French
Fireplaces: Zero Clearance	Fireplace Fuel: Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

Ref#*

Observations/Recommendations

Floors/Walls/Ceilings: **good quality installations**

Trim/Cabinets/Counters: **good quality installations**

Windows/Doors: **good quality units**

****Basement Leakage: none observed**
 the foundation has been damp-proofed which will minimize moisture
 in the basement

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**

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



Bob Papadopoulos P.Eng, RHI

- **Over 17 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

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