

HOME INSPECTION REPORT



4 Norval St
Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: Sept 1 2020
report modified Mar 2021 for new Furnace



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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 high quality asphalt shingles with a typical life expectancy of 30-yrs. 15-yr-old flat roof surface with a typical life expectancy of over 20-yrs.

EXTERIOR Bricks and windows in good repair. See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring is copper grounded and ungrounded. Panel upgrades if renovating -see details.

HEATING 1-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. Electric baseboard heaters.

**COOLING/
HEAT PUMPS** 10-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

**INSULATION/
VENTILATION** Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING The galvanized steel water main should be upgraded to copper in the short term. The supply piping in the house is copper. Floor drain not visible.

INTERIOR Many 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>

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

4 Norval St **ROOFING/Chimneys**  Sept 1 2020

Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick Abandoned:	Location: North

Limitations		
Roof Inspected By: Binoculars From Edge Walking On	Access Limited By: Height	Chimney Access Limited By:

Observations/Recommendations

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



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Plywood Vinyl Siding
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Limitations

Exterior Inspection from Ground Level
 Underside of Porch(es) Inspected from Access Door

Observations/Recommendations

****Gutters/Downspouts:** requires maintenance
 extend 6-ft away from house

WALL SURFACES:

Brick: overall in good repair

Plywood: rear extension - requires repairs - cover with siding

DOORS/WINDOWS: overall in good repair



PORCH overall in good repair, underside of floor requires insulation repairs then cover with plywood



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 : Masonry (Double-Brick)	Roof/Ceiling Framing: No Access
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Limitations

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

overall well built house

FLOORS:
Stair Opening: 2nd level, minor typical sagging for older 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	Grounded & Ungrounded
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:
Auxiliary Panel(s):	Outlets	
Rating: 100 AMP	Description: Grounded/Ungrounded	
Description: Fuses	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location: Basement		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: restricted access therefore covers not removed, overall recommend removing and replacing with larger combination panel when renovating



BRANCH WIRING: some areas with ungrounded wiring though no knob and tube observed during random sampling, upgrade when renovating

GFCI: provide to exterior outlet
provide to washroom outlet

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 40 x1000BTU/hr 1 yrs. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done Summer Test Procedure
Heat Exchanger- Inaccessible

Ref#*

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)

Filter: [high quality unit - service as per owners manual](#)



REFERENCE LINK

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

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COOLING/Heat Pumps



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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Ref#*

Observations/Recommendations

AIR CONDITIONER: [service annually](#)

Outdoor Coil: [adjust so unit is level](#)



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: Roof
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Limitations

Access Not Gained To Wall Space Access Not Gained To Roof Space
Access Not Gained To Flat Roof

Ref#*

Observations/Recommendations

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

R-values are estimated



Description

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

Ref#*

Observations/Recommendations

WATERMAIN: [corroded- risk of leaking. contact city to arrange replacement](#)



SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING:

Basement Floor Drain: [not visible, further evaluation, recommend video-scan of main drain to city sewer](#)
[recommend installing backflow valve to main waste drain](#)

Basement Washroom: [continue to maintain, budget to renovate, should have a ceiling fan](#)

2nd Level Washroom: [continue to maintain, budget to renovate](#)

Kitchen(s) [overall in good repair](#)

Comments: [basement rear room: insulation on pipes may contain asbestos encapsulating the insulation is often the best approach](#)
[Environmental Consultants can assist if this is a concern](#)



REFERENCE LINK	http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf			
4 Norval St	INTERIOR			Sept 1 2020
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Ceramic Tile	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Metal
Laminate			Sliders	
Wood			Double Glazing	
Limitations				
Restricted/No Access To: _____			Foundation Not Visible <u>95</u> %	
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected			Drainage Tile Not Visible	
Storage/Furnishings in Some Areas Limited Inspection				
Ref#*	Observations/Recommendations			
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: upgraded double glazed units</p> <p>STAIRS: provide hand rails to basement steps</p> <p>**Basement Leakage: typical staining and dampness for older foundation see steps below moisture problems may result in visible or concealed mould growth.</p> <p style="text-align: center;">recommend damp-proofing if renovating basement</p>				
<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <ol style="list-style-type: none"> 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 <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>				



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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