

HOME INSPECTION REPORT



77 Randolph Rd

Toronto

Prepared for: Kevin Alvarez

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

Inspection Date: Jan 2 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: West*

ROOFING 4-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 200 AMP service size is adequate and the wiring copper grounded.

HEATING 4-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. 4-yr-old combination system (provides hot water radiant floor and domestic hot water) with a typical life expectancy of 15-yrs.

COOLING/
HEAT PUMPS 4-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate. The house includes an HRV (heat recovery ventilator) that will improve air quality and efficiency.

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

INTERIOR Overall well maintained. 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 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		
Modified Bitumen:	Flat:	Low		
Metal:	Bay(s):	Low		

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

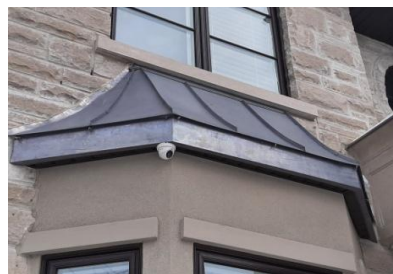
Observations/Recommendations

Sloped Surface: [surfaces in good repair](#)



Flat Surface: [not accessible, no signs of leaking as observed from underside of roof space](#)

Bay(s): [surfaces 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
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

WALL SURFACES: overall in good repair
DOORS/WINDOWS: in good repair, good quality units overall



DECK overall in good repair



**BASEMENT WALKOUT: overall well built



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

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

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STRUCTURE

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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>99</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

ROOF: overall in good repair



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
Description: Breakers		
Location: Garage		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Garage		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

Observations/Recommendations

SERVICE PANEL: **overall in good repair**



Junction Box(es): **provide under kitchen cabinet**



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	80 x1000BTU/hr	4 yrs.	20 yrs.	Gas	Meter-Exterior
Combination System:	High	200 x1000BTU/hr	4 yrs.	15 yrs.		
Electric Radiant Heat:						

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

Limitations

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

Furnace Performance

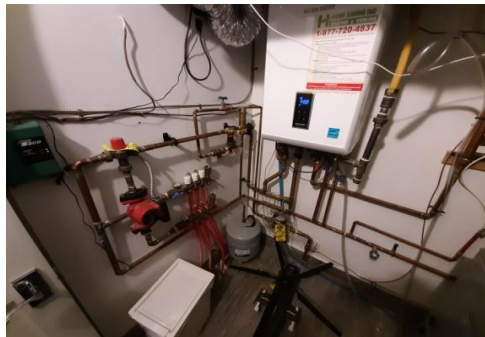
Supply Temp F: [120](#)
Return Temp F: [70](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



COMBINATION SYSTEM: [provides basement floor heating via hot water radiant](#)



Electric Radiant Heat: [floor heat in washrooms](#)

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):	42 x1,000 BTU/hr	4 yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using
service annually



Description

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

Limitations

Roof Space Inspected from Access Hatch
 Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: [insulation and ventilation is adequate](#)



Heat Recover Ventilator: [service annually](#)



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: Combination Fuel Type: Gas Capacity: N/A Age Yrs.: 4 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: [all piping examined was in good repair](#)

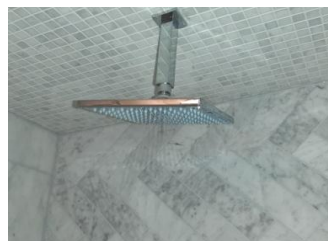
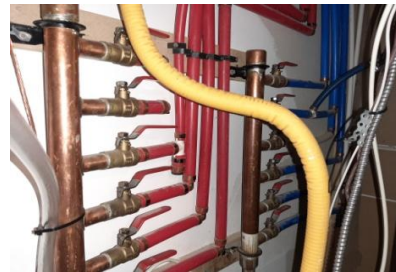
WASTE PIPING: [all piping examined was in good repair](#)
[a back flow valve has been installed to the main waste drain](#)

WATER HEATER: [see Heating](#)

Washroom(s): [overall in good repair](#)

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

Washroom Shower: [central washroom: shower head leaking- repair/replace](#)



Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Double Glazing Casement Skylight(s)	Exterior Doors: Metal French Wood
Fireplaces: Zero Clearance	Fireplace Fuel: Gas	x2		

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

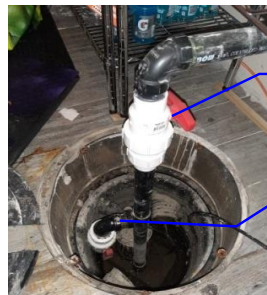
Floors/Walls/Ceilings: in good repair, overall good quality installations

Trim/Cabinets/Counters: in good repair, overall good quality installations

Windows/Doors: in good repair, overall good quality installations

Fireplaces: service annually

**Basement Leakage: the foundation has been damp-proofed which will minimize moisture service sump pump annually- note: discharge goes into city sewer though ideally should be discharged to exterior



discharge to exterior

discharge to sewer

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 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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