

HOME INSPECTION REPORT



617 Attenborough Terrace
Milton

Prepared for: [The Motria Group](#)

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

Inspection Date: July 13 2023



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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: North*

ROOFING	Approx. 10-yr-old high quality asphalt shingles with a typical life expectancy of 15 to 20- yrs. Deck surface not visible.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house.
ELECTRICAL	The 100 AMP service size is adequate and the wiring is copper grounded.
HEATING	10-yr-old gas-fired hot-water boiler (combination) with a typical life expectancy of 15 to 20- yrs (unit is rented).
COOLING/ HEAT PUMPS	10-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) to improve air quality and efficiency.
PLUMBING	Overall good water pressure with copper main 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.



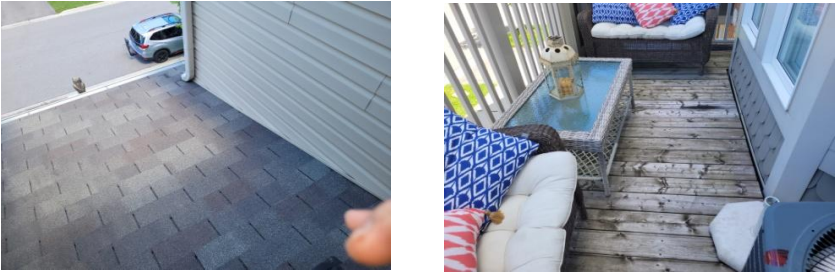
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Below Typical

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) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf	
617 Attenborough Terrace		ROOFING/Chimneys	
		July 13 2023	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type: Location:
Asphalt Shingles:	Slope:	Medium	
Modified Bitumen:	Flat:	Medium	deck
Asphalt Shingles:	2nd Slope:	Medium	front lower
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
From Skylight			
Observations/Recommendations			
<p>Vulnerable Areas: at north west side where roof slopes converge - not unusual - presently no signs of leaking, install ice shield in this area when replacing shingles</p>			
			
<p>Sloped Surface: overall surface in good repair lower slope at front in good repair</p>			
			
<p>2nd Flat: lower slope at front in good repair</p>			
<p>Flat Surface: deck: surface not visible due to decking, typical life expectancy is 20+ yrs</p>			
			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

Description

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

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

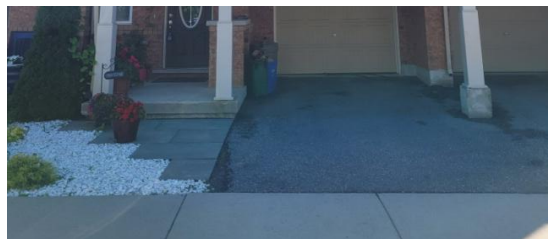
Observations/Recommendations

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



PORCH(es): overall in good repair

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



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 Page

Description				
Configuration: Slab-on-Grade:	Foundations: Not Visible	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding) Frame/Drywall Party Wall	Roof/Ceiling Framing: Wood Trusses
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>100</u> % Roof Space Inspected From Access Hatch			

Observations/Recommendations

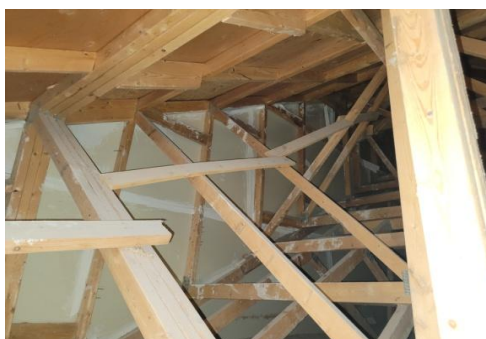
overall well built house

WALLS:

Metal Lintel: front garage - minor rust - paint



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: Garage			
Distribution Panel	System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Not Visible	Ground Fault Circuit Interrupter:	
Location: Garage		Location: Outside	Kitchen
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 ENTRANCE: **overall in good repair**SERVICE PANEL: **overall in good repair****panel obstructed by storage - cover not removed**Comments: **house system includes EMV charger**

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				
617 Attenborough Terrace		HEATING			July 13 2023	
Description						
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Hot Water Boiler:	High	80 x1000BTU/hr	10 yrs.	15 to 20 yrs.	Gas	Meter-Exterior
Combination System:						
Electric Heater(s):						
Exhaust Vent Arrangement:		Plastic Through-Wall Vent				
Limitations						
Heat Loss Calculations Not Done						
Observations/Recommendations						
<p>HOT WATER BOILER: rented unit, recently serviced by utility</p> <p>COMBINATION SYSTEM: provides house heating and domestic hot water</p> <p>Air Handler: boiler provides hot water to heat exchanger/air handler, service annually</p> <p>Filter: replace 1-per-3 months</p>						
<div>    </div>						
ELECTRIC HEATERS(s): one unit at front entrance						

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
617 Attenborough Terrace	COOLING/Heat Pumps		July 13 2023
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F: 55
			Return Temp F: 70
Observations/Recommendations			
AIR CONDITIONER: service annually			
			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	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: provides house with better air quality and efficiency
see owners manual for proper use and maintenance



Description

Service Piping into House: Copper	Main Shut Off Valve at: Utility Room	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic Hot Water Pump	Waste Piping & Pump(s): Plastic	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: Life Expectancy:

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](#)

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

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

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
617 Attenborough Terrace		INTERIOR		July 13 2023
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Ceramic Tile			Fixed	
Fireplaces:		Fireplace Fuel:		
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>100</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: overall in good repair</p> <p>Window(s): one unit 2nd level front requires adjustment screens required for upper levels for safety</p>				
CO/Smoke detectors:		please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law		
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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