

HOME INSPECTION REPORT



2 Redcar Ave Unit 4

Toronto

Prepared for: Theodore Babiak

BABIAK
REAL ESTATE TEAM

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

Inspection Date: June 6 2019



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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: West*

ROOFING Approx 5-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.

EXTERIOR Overall well maintained. Newly surfaced driveway. Deck repairs - see details.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper.

HEATING 7-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate.

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

INTERIOR Overall well maintained. Various new windows.

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:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type:	Location:
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Limitations

Roof Inspected By: Binoculars From Edge	Access Limited By: Height	Chimney Access Limited By:
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Observations/Recommendations

Sloped Surface: [high quality shingles 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 Vinyl Siding
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

Vinyl Siding: overall in good repair, some loose units at rear upper wall

DOORS/WINDOWS: overall in good repair - some screen repairs



DECK original columns are rotted at base and have been reinforced however require proper footing - repair for safety and better stability



**Driveway(s): newly paved surface

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 Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding) Masonry Party Wall	Roof/Ceiling Framing: Wood Trusses
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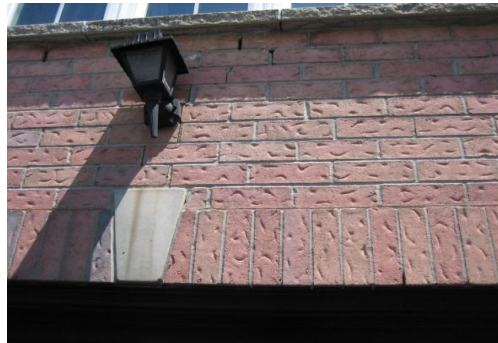
Limitations

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

WALLS: front: paint metal lintel, minor crack above garage door



ROOF: overall in good repair



Description

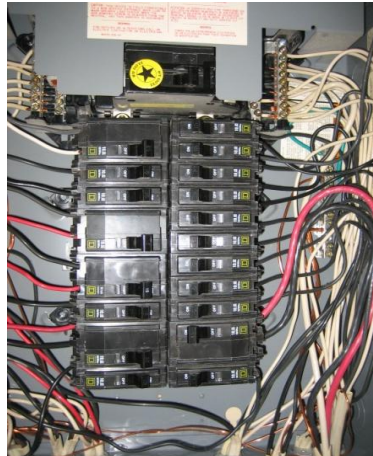
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Underground	Copper
Rating: 100 AMP	Type of material: Not Visible	
Description: Breakers		
Location: Garage		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location:
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **crowded, double taps, install sub-panel if required overall in good repair**



GFCI: **provide to exterior outlet**

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	80 x1000BTU/hr	7 yrs.	20 yrs.	Gas	Meter-Exterior

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

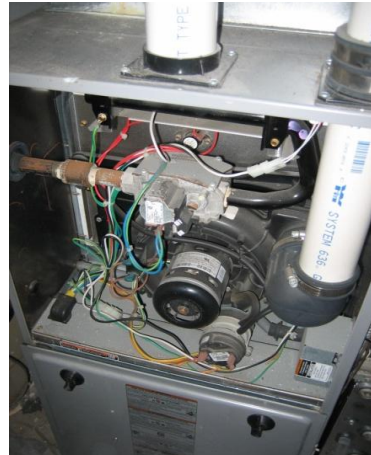
Limitations

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

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)

Electronic Filter: [old, recommend disconnecting and installing disposable filter inside of cabinet](#)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 x1,000 BTU/hr	17 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	60
Return Temp F:	75

Observations/Recommendations

AIR CONDITIONER: overall cooling is presently adequate
old unit, continue servicing until replacement becomes necessary

Outdoor Coil: typical corrosion, reduced efficiency



Description

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

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



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



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 40 Gal 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

Observations/Recommendations

Kitchen(s) overall in good repair

Washroom(s): overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Laminate			Sliders	Sliding Glass
Ceramic Tile			Fixed	

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: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: various upgraded units, upgrade older units as required

**Basement Leakage: presently no moisture/leaking detected

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 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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