

# HOME INSPECTION REPORT



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Toronto

Prepared for: Theodore Babiak

**BABIAK**

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

Inspection Date: May 10 2019



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655



Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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** The roof surfaces are approximately 10-yrs-old with a typical life expectancy of 15-20-yrs. Some areas require repairs. The porch shingles require replacement. The skylights require repairs.

**EXTERIOR** See details for general repairs and maintenance.

**STRUCTURE** Overall well built house.

**ELECTRICAL** The 200 AMP service size is adequate and the wiring has been upgraded.

**HEATING** Approx. 14-yr-old gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

**COOLING/  
HEAT PUMPS** 14-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

**INSULATION/  
VENTILATION** The roof insulation is vermiculite- see details.

**PLUMBING** Overall good water pressure with copper supply piping. The main waste drain requires further evaluation. The washrooms and kitchens require general maintenance.

**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 Canadian Association of Home and Property Inspectors available online at [www.redbrickinspections.ca](http://www.redbrickinspections.ca).*

### Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Main Slope:	Medium	Brick:	North
Asphalt Shingles:	2nd Slope:	Medium		
Asphalt Shingles:	Porch(s):	High		

### Limitations

Roof Inspected By: Walking On	Access Limited By:	Chimney Access Limited By:
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### Observations/Recommendations

Vulnerable Areas: [around skylights, suspect installations, monitor/repair flashing details](#)



Sloped Surface: [requires repairs in some areas, missing shingles, overall majority of shingles are in good condition, some older shingles - replace within 3- yrs](#)



Porch(s): [older shingles - replace](#)



### Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Stone Synthetic Stucco Vinyl Siding Concrete Retaining Wall
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### Limitations

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

Storage in Garage

### Observations/Recommendations

**\*\*Gutters/Downspouts:** requires maintenance

**WALL SURFACES:** overall in good repair

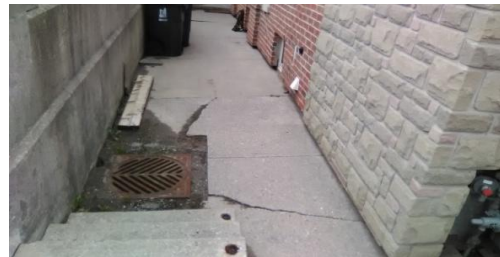
**DOORS/WINDOWS:** overall in good repair, some general maintenance



**DECK** older, repair and/or replace if more cost effective



**\*\*Walk(s):** settlement, repair and slope away from house



**DETACHED GARAGE:** limited access due to storage, floor -further evaluation/may require repairs  
soffit fascia repairs- recommend installing gutters/downspouts

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: Crawl Space:	Foundations: Masonry Block Not Visible	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame (Siding) Wood Frame(Stucco Finish)	Roof/Ceiling Framing: Wood Rafters/Joists
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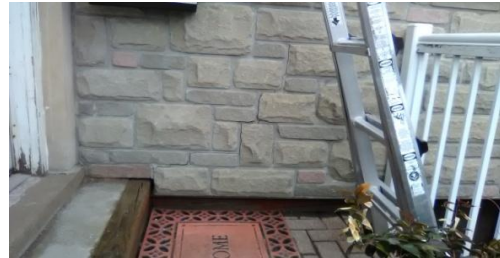
**Limitations**

Restricted Access to: Wall Space Crawl Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

WALLS: stone veneer - minor settlement cracks- repair



ROOF: overall in good repair, portion of rafters have been reinforced



**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable: Location: <b>Overhead</b>	Distribution Wire: <b>Copper</b>
Main Disconnect/Service Box Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Metallic Sheathed</b>
Description: <b>Breakers</b>		<b>Non-metallic Sheathed</b>
Location: <b>Basement</b>		
Distribution Panel Rating: <b>200</b> AMP	System Grounding: Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter: Location: <b>Panel</b>
Location: <b>Basement</b>		<b>Bathroom(s)</b>
Auxiliary Panel(s): Rating: <b>100</b> AMP	Outlets Description: <b>Grounded</b>	<b>Kitchen</b>
Description: <b>Breakers</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter: Location: <b>Panel-Bedrooms</b>
Location: <b>Garage</b>		

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: overall in good repair



BRANCH WIRING: based on random sampling it was determined the wiring has been upgraded

GFCI: provide to various washroom outlet

Auxiliary Panel: could not access due to storage

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:
Hot Water Boiler:	Low	75 x1000BTU/hr	14 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

**Limitations**

**Boiler Performance**

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

Pressure lbs/in2: 10  
Temp Deg F: 70

**Observations/Recommendations**

THERMOSTAT: [poor location - should be in central living area](#)  
HOT WATER BOILER: [service annually, typical rusting to burners and visible heat exchanger](#)  
[annual CO test mandatory for this type of unit](#)  
Piping: [leaking connections above boiler require repairs](#)



Comments: [rear extension is heated with gas fireplace - service annually](#)



### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	14 yrs. old	15 to 20 yrs.

### Limitations

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using

Attic Ductwork: air handler and ducts located in roof space  
filter requires replacement

aging unit, continue servicing until replacement becomes necessary





## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Vermiculite:	Main Roof:	12	None Found	Roof

## Limitations

Roof Space Inspected from Access Hatch	Access Not Gained To Secondary Roof Space
Access Not Gained To Flat Roof	Access Not Gained To Crawl Space

## Observations/Recommendations

ROOF SPACE: vermiculite insulation may contain asbestos, leaving undisturbed is often the best approach, Environmental Consultants can assist if this is a concern

overall amount of insulation is low and should consider adding more insulation and installing a vapour barrier

Roof Access Hatch: insulate and weather-strip access hatch to roof space



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



### Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron Copper	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 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

WATERMAIN: upgraded to copper

WASTE PIPING:

Floor Drain/Trap: boiler room: small diameter - trap not visible , suspect some back up,  
main drain: recommend video-scan, drain may require repairs  
recommend installing back flow valve

Washroom(s): require maintenance

Kitchen(s) require maintenance



**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Resilient			Fixed	
Carpet			Skylight(s)	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 0 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection

**Observations/Recommendations**

Ceilings: 2nd level bedroom: damaged drywall, prior leak, tested dry  
 Floors/Walls/Ceilings: overall in good repair

Windows/Doors: upgraded units  
 Skylight: older units, lost seals, monitor performance, upgrade if required,  
 see Roofing

STAIRS: require safety rails

FIREPLACE: see Heating

\*\*Basement Leakage: typical dampness, presently no signs of leaking  
 see steps below  
 prior leaking suspected in front cold room: walls have been  
 coated with bitumen - monitor  
 recommend damp-proofing if renovating 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
2. cracks/form ties on foundation: monitor/repair as required
3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort

Environmental/Health Concerns: [http://redbrickinspections.ca/docs/11\\_Environmental\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **Bob Papadopoulos P.Eng, RHI**

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- **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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