

HOME INSPECTION REPORT



274 Windermere Ave

Toronto

Prepared for: Theodore Babiak

BABIAK
REAL ESTATE TEAM

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

Inspection Date: Dec 3 2018



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655



Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

*please see credentials at end of report

SIGNIFICANT ITEMS

At the request of the client only a Summary Report was provided.

For the purposes of this report, the front of the house is considered to be facing: **East**

ROOFING 10-yr-old asphalt shingles with a typical life expectancy of 15-20-yrs. The rear extension and garage surfaces are older.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.

HEATING The gas-fired hot-water boiler is older. Continue servicing until replacement becomes necessary.

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

INSULATION/ VENTILATION Recommend upgrading in the attic to improve comfort and efficiency.

PLUMBING The watermain has been upgraded and the supply piping in the house is copper with good water pressure overall. The main waste drain is older.

INTERIOR The doors and windows have been upgraded. The north 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 Canadian Association of Home and Property Inspectors available online at www.redbrickinspections.ca.

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Asphalt Shingles:	2nd Slope:	High	Brick Abandoned:	North
Modified Bitumen:	Garage:	High		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars From Edge	Height	Height

Observations/Recommendations

Sloped Surface: overall surface in good repair



2nd Slope: cracking/curling, aging surface, budget to replace within 1-yr



Garage: cracking/curling, aging surface, budget to replace within 1-yr



Chimney(s): rebuilt and in good repair, provide rain/screen cap for west liner



Description

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

Exterior Inspection from Ground Level

Observations/Recommendations

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



**Lot Grading: fill in gap at foundation corner, basement window - may require window well and/or threshold



PORCH step settlement: repair cracks and monitor
provide hand rail



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: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</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: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Knob-and-Tube-Copper
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **overall in good repair**



BRANCH WIRING:

Knob & Tube: **based on random sampling observed in various switches and outlets typically requires upgrading for insurance, for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.**

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	140 x1000BTU/hr	24 yrs.	20+ yrs.	Gas	Meter-Exterior

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

Limitations

Boiler Performance

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

Pressure lbs/in2: 12
Temp Deg F: 90

Observations/Recommendations

HOT WATER BOILER: [continue servicing until replacement becomes necessary](#)
[annual CO test mandatory for this type of unit](#)



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



Radiator(s): [monitor and repair valves as required](#)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	approx 15 yrs. old	15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER:

Ductless: aging unit, continue servicing until replacement becomes necessary



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	5	Not Visible	Roof

Limitations

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

Observations/Recommendations

ROOF SPACE: below average insulation: upgrading insulation will improve comfort and efficiency
also recommend installing vapour barrier



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 Cast Iron Clay Floor Drain	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:

Basement Floor Drain: older main drain, recommend video-scan, risk of tree roots may require repairs/replacement

Washroom Shower: requires maintenance

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Single/Double Hung Double Glazing	Exterior Doors: Metal
Fireplaces: Insert	Fireplace Fuel: Electrical			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 80 %
 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: **general maintenance and repairs**
 Floors: **bedroom: repair around radiator**

Trim/Cabinets/Counters: **overall in good repair**

****Basement Leakage:** **the foundation has been damp-proofed which will minimize moisture in the 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



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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