

HOME INSPECTION REPORT



30A Thorndale Ave

Toronto

Prepared for: Theodore Babiak

BABIAK
REAL ESTATE TEAM

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Inspection Date: Sept 3 2020



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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: North*

ROOFING 1-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.

EXTERIOR Overall good quality new installations.

STRUCTURE Newly well built house.

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

HEATING 1-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. 1-yr-old combination hot water boiler provides basement radiant floor heating.

COOLING/
HEAT PUMPS 1-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Above average insulation in roof and walls. The ventilation includes an HRV (heat recovery ventilator) for air quality improvement and house efficiency.

PLUMBING Overall good water pressure with copper and plastic supply piping. Overall new good quality washroom and kitchen installations.

INTERIOR Newly built overall good quality installations. 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 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		
Metal:	Bay(s):	Low		

Limitations

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

Observations/Recommendations

Sloped Surface: [new high quality shingles in good repair](#)



Description

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

Exterior Inspection from Ground Level

Observations/Recommendations

**Gutters/Downspouts: overall good installations

**Walk(s)/Driveway(s): overall good installations

**Landscaping: overall good installations

WALL SURFACES: overall good installations

Soffit & Fascia: overall good installations

DOORS/WINDOWS: overall good installations

DECK overall good installations



DECK overall good installations

PORCH overall good installations

**BASEMENT WALKOUT: overall good installations



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	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Rafters/Joists Wood Trusses
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall new well built house

ROOF: new well built



Description

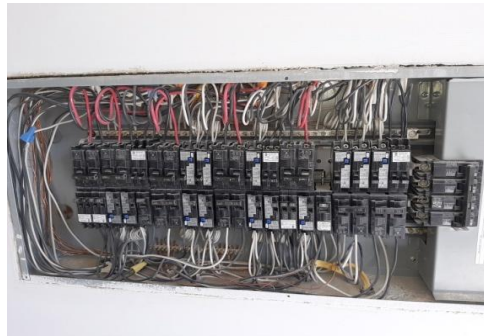
Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Fuses		
Location: Garage		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Ufer (ground)	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Combo Arc Fault Circuit Interrupter:
Location:		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **newly installed in good condition**



Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	100 x1000BTU/hr	1 yrs.	20 yrs.	Gas	Meter-Exterior
Hot Water Boiler:	High	60 x1000BTU/hr	1 yrs.			

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

Limitations

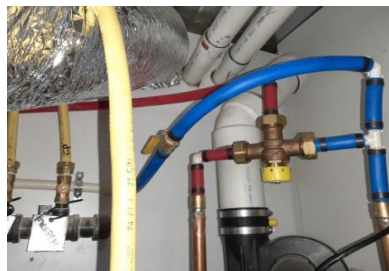
Heat Loss Calculations Not Done	A/C Presently Operating
Heat Exchanger- Inaccessible	

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



COMBINATION SYSTEM: [service annually](#)
[all piping examined was in good repair](#)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	1 yrs. old	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:	60	Plastic	Roof Roof Soffit

Limitations

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

Observations/Recommendations

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



Heat Recover Ventilator: [service annually](#)





Description

Service Piping into House: Plastic	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Tank-less Fuel Type: Gas Capacity: N/A Age Yrs.: 1 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
main drain includes a backflow valve

WATER HEATER: service annually

Washroom(s): overall good quality installations

Washroom(s): overall good quality installations



Description

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

Limitations

Restricted/No Access To: _____ Foundation Not Visible 90 %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected
Storage/Furnishings in Some Areas Limited Inspection
Drainage Tile Not Visible

Observations/Recommendations

Floors/Walls/Ceilings: overall good quality installations

Trim/Cabinets/Counters: overall good quality installations

Windows/Doors: overall good quality installations

FIREPLACE: service annually

**Basement Leakage: the foundation has been damp-proofed which will minimize moisture
service sump pump annually
consider installing back up battery



CO/Smoke detectors: provide annual maintenance



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

<http://www.peo.on.ca/>

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