

# HOME INSPECTION REPORT



436 Durie St

Toronto

Prepared for: Theodore Babiak

**BABIAK**

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

Inspection Date: April 9 2019



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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: East*

**ROOFING** Newer high quality asphalt shingles with a typical life expectancy of 30-yrs. Garage shingles are overall in good repair.

**EXTERIOR** The detached garage requires repairs. The rear porch requires repairs or replacement. Front porch settlement.

**STRUCTURE** Overall well built house.

**ELECTRICAL** The 100 AMP service size is adequate. Panel upgrade required. Knob and tube wiring requires replacement.

**HEATING** The oil-fired hot-water boiler is older - requires further evaluation - may require replacement. Older oil tank may require replacement.

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

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

**PLUMBING** Overall adequate water pressure with copper supply piping. Older waste drains. Main drain to city sewer appears to be upgraded. The washrooms and kitchen will require upgrades/renovations.

**INTERIOR** Requires various cosmetic repairs. There is evidence of basement leaking - please see details.

## 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:	Slope:	Low	Brick:	South
Asphalt Shingles:	Garage:	Medium	Brick:	North

### Limitations

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

### Observations/Recommendations

Sloped Surface: [newer surface in good repair](#)



Garage: [overall surface in good repair](#)



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



Comments: [interior wall and ceiling damage due to older roof leaking and tested dry](#)

**Description**

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

Exterior Inspection from Ground Level	Inaccessible Wall
Restricted Access Under Porch(es)	

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires general repairs and maintenance

**\*\*Window Well:** at rear prone to leaking - Interior Basement

**WALL SURFACES:** overall in good repair, limited access to south wall

Soffit & Fascia: minor repairs at rear

**DOORS/WINDOWS:** older units, maintain or upgrade as required



**PORCH front:** settlement, step settlement - slip hazard, budget to repair/replace  
rear: older, wood components require maintenance, support column repairs, might be more cost effective to replace structure

**DETACHED GARAGE:** overall in poor condition, rot damage, tree root damage, insect damage requires further evaluation by specialist to determine if infestation present, overall cost to repair will depend on approach



**backyard tree:** recommend retaining qualified arborist to monitor and maintain tree/branches

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>75</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

WALLS: overall in good repair  
Masonry: front stone requires general mortar maintenance



ROOF: overall in good repair  
minor squirrel damage on south side



**Description**

Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Copper</b>	<b>Knob-and-Tube-Copper</b>
Description: <b>Fuses</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>100</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location:
Auxiliary Panel(s):	Outlets	
Rating: AMP	Description: <b>Ungrounded</b>	
Description: <b>Breakers Fuses</b>	Number of Outlets: <b>Minimal</b>	Arc Fault Circuit Interrupter:
Location: <b>Basement</b>		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

**SERVICE ENTRANCE:**

Main Disconnect: **recommend upgrading including exterior conduit**

**SERVICE PANEL: older breaker panel with various sub panels, recommend upgrading to combination breaker panel**



**BRANCH WIRING: based on random sampling observed in majority of house, replacement will be required for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.**

**ELECTRICAL DEVICES as above upgrade switches and outlets**

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	? x1000BTU/hr	19 yrs.	20 yrs.	Oil	Oil Tank Valve

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

**Limitations**

**Boiler Performance**

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

Pressure lbs/in2: 10  
Temp Deg F: 80

**Observations/Recommendations**

Oil Tank: [manufactured 2004, may require replacement for insurance purposes](#)



HOT WATER BOILER: [not tested -evidence of leaking, requires servicing, may require replacement, consider replacing with gas fired unit](#)



Radiator(s): [service annually, repair valves as required](#)

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



### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	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: not tested: should be serviced before using  
old unit, continue servicing until replacement becomes necessary





## Description

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

## Limitations

Roof Space Inspected from Access Hatch

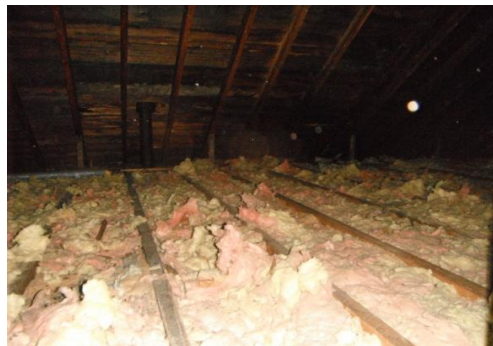
Access Not Gained To Wall Space

## Observations/Recommendations

ROOF SPACE: recommend removing present insulation - suspect portion are soiled from prior squirrel activity  
install vapor barrier and insulation to standard level  
upgrading insulation will improve comfort and efficiency

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

Ventilation: recommend installing soffit vents with insulation upgrades



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

### Description

Service Piping into House: <b>Not Visible</b>	Main Shut Off Valve at: <b>Basement-Front</b>	Water Flow (Pressure): <b>Adequate</b>
Supply Piping & Pump(s): <b>Copper</b>	Waste Piping & Pump(s): <b>Plastic</b> <b>Cast Iron</b> <b>Copper</b> <b>Clay Floor Drain</b>	Water Heater  Type: <b>Conventional</b> Fuel Type: <b>Electricity</b> Capacity: <b>40 Gal</b> Age Yrs.: <b>9</b> Life Expectancy: <b>20</b>

### Limitations

<b>Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</b>	<b>Concealed Plumbing not Inspected</b>
<b>Kitchen and Laundry Appliances Were Not Inspected</b>	<b>Tub/Sink Overflows Not Tested</b>

### Observations/Recommendations

**WATERMAIN:** further evaluation -upgrade when renovating

**WASTE PIPING:**

Stack: **basement: minor leak - upgrade**

Basement Floor Drain: **older main drain, recommend video-scan, upgrade when renovating**

Laundry Floor Drain: **older main drain, recommend video-scan, upgrade when renovating**

Piping: **newer clean out pipes at exterior front suggests upgrades to city sewer, recommend installing backflow valve in basement when renovating**



Basement Washroom: **old, upgrade/renovate**

2nd Level Washroom: **old, upgrade/renovate**

Kitchen(s) **old, upgrade/renovate**

**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient	Paneling		Primary Plus Storm	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			
Non-Functional				

**Limitations**

Restricted/No Access To: _____	Foundation Not Visible <u>75</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible

**Observations/Recommendations**

Ceilings: prior roof leaks - require repairs  
Walls: prior roof leaks - require repairs

Windows/Doors: older units, upgrade as required or if renovating

**FIREPLACE:**

Masonry: flue access obstructed - further evaluation,  
hearth and firebox require repairs  
recommend chimney sweep/inspection by W.E.T.T. Certified technician  
(www.wettinc.ca)

Non-Functional: 2nd level unit flue has been sealed inside firebox,  
requires further evaluation for options and/or restoration

\*\*Evidence of Basement Leakage: mouldy/damaged wall finishes require removal and mould remediation,  
moisture problems may result in visible or concealed mould growth.  
Environmental Consultants can assist if this is a concern  
overall recommend damp-proofing of foundation when renovating  
see Steps below

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: recommended when renovating

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

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

<http://www.oahi.com/>

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