

# HOME INSPECTION REPORT



47 Tallon Rd

Toronto

Prepared for: Theodore Babiak

**BABIAK**

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

Inspection Date: Nov 8 2018



[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: North*

ROOFING      Approx. 10-yr-old asphalt shingles with a typical life expectancy of 20-yrs.

EXTERIOR      Overall well maintained.

STRUCTURE      Overall well built house. Typical settlement.

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

HEATING      14-yr-old high-efficiency forced-air gas furnace 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 insulation and ventilation in the attic has been upgraded which will improve comfort and efficiency.

PLUMBING      Overall good water pressure with copper supply piping. A backflow valve has been installed for the main waste drain. The washrooms and kitchen are in good repair.

INTERIOR      Overall well maintained. The east 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](http://www.redbrickinspections.ca).*

### Description

Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Medium	Chimney(s) Type: Brick:	Location: Central
--	---------------------	--------------------------------	----------------------------	----------------------

### Limitations

Roof Inspected By: Walking On	Access Limited By:	Chimney Access Limited By:
----------------------------------	--------------------	----------------------------

### Observations/Recommendations

Sloped Surface: overall surface in good repair, minor repair at south, continue to monitor and repair as required



Chimney(s): overall in good repair, general parging repairs on top cap



Skylight(s): overall in good repair





**Description**

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
-----------------------------	-------------------------------	------------------------	-----------------------------------	--

**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch
-------------------------------------	--

**Observations/Recommendations**

FOUNDATIONS: typical settlement crack west central side

WALLS: typical settlement crack east central side



WALLS:

Masonry: northeast: garage settlement, overall due to age of house further settlement is not anticipated, repair crack and monitor



ROOF: overall in good repair



**Description**

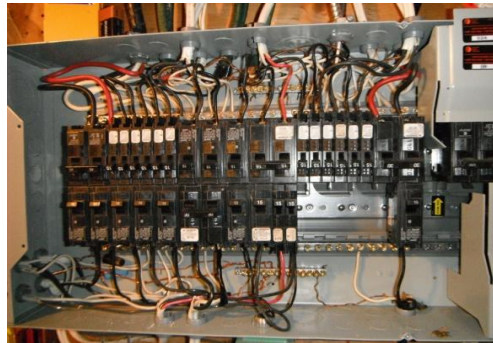
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded &amp; Ungrounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
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	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded/Ungrounded</b>	
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**



Ungrounded Outlet(s): **various outlets: provide GFCI's (ground fault circuit interrupters)**

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

Note 2: Please ensure accurate labeling on panels.



47 Tallon Rd

# HEATING



Nov 8 2018

page 6

## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	14 yrs.	20 yrs.	Gas	Meter-Exterior

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

## Limitations

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

## Furnace Performance

Supply Temp F: [110](#)  
Return Temp F: [70](#)

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



\_\_\_\_\_  
\_\_\_\_\_

47 Tallon Rd

# COOLING/Heat Pumps



Nov 8 2018

page 7

## Description

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

## Limitations

Cannot Test With Low Outdoor Temp  
Outdoor Coil Covered

## Cooling Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using  
aging unit, continue servicing until replacement becomes necessary





## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass/Cellulose:	Main Roof:	50	Kraft Paper	Roof Roof Soffit

## Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

## Observations/Recommendations

ROOF SPACE: insulation and ventilation has been upgraded



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 Copper	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 14 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

overall in good repair

**WASTE PIPING:**

Basement Floor Drain: the main drain to the city sewer includes a backflow valve

Basement Washroom: overall in good repair, older shower - maintain as required

Main Level Washroom: overall in good repair, bath faucet: stiff diverter

Kitchen(s) in good repair

**Description**

Floor Finishes: Wood Resilient	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Casement Fixed	Exterior Doors: Metal Sliding Glass
Fireplaces: Masonry Insert	Fireplace Fuel: Wood 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**

Floors: basement: older floor tile may contain asbestos though typical for age of house, leaving undisturbed is the best approach, Environmental Consultants can assist if this is a concern

Floors/Walls/Ceilings: overall in good repair  
 Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

**FIREPLACE:**

Masonry: recommend chimney sweep/inspection by W.E.T.T. Certified technician ([www.wettinc.ca](http://www.wettinc.ca))

\*\*Basement Leakage: typical efflorescence under steps, the east foundation has been damp-proofed which will minimize moisture in the basement 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: 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**

---

- **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/>

---