

# HOME INSPECTION REPORT



5 Brule Gardens

Toronto

Prepared for: Theodore Babiak

**BABIAK**

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

Inspection Date: Aug 9 2018



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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: West*

ROOFING      Approx. 5-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.

EXTERIOR      Overall well maintained. High quality deck. 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      Newer high-efficiency combination gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS      One new and one 3-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION      Restricted access to majority roof and wall spaces therefore insulation not determined. The roof space with the AC air handler has been insulated with spray foam which is above average.

PLUMBING      Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have been renovated and in good repair.

INTERIOR      Overall well maintained. Some areas of the foundation have been damp-proofed to minimize basement moisture.

## 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: Low	Chimney(s) Type: Brick:	Location: Central
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### Limitations

Roof Inspected By: Binoculars	Access Limited By: Height	Chimney Access Limited By: Height
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### Observations/Recommendations

Tree Branches: [monitor and trim as required](#)

Sloped Surface: [front overall surface in good repair, majority of rear slope not visible due to height front valley requires cleaning](#)



Chimney(s): [not visible due to roof height, inspect when servicing fireplaces](#)

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Away From House House Above Ravine	Walls & Wall Structures: Stone Stucco Stone Retaining Wall
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**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

\*\*Gutters/Downspouts: requires maintenance, front one downspout -extend 6-ft away from house

**WALL SURFACES:**

Stone: overall in good repair

Stucco: overall in good repair, various wood trim components require repairs

Soffit & Facia: require general repairs and maintenance at southeast mainly



DOORS/WINDOWS: overall in good repair

DECK overall well built, high quality composite materials



ATTACHED GARAGE: door to interior requires auto closer - safety concern to avoid CO entering house

\*\*Walk(s)/Driveway(s): overall in good repair

RETAINING WALL: overall in good repair

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:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Masonry Block	Wood Joists	Masonry (Stucco Finish)	Not Visible
Slab-on-Grade:		Concrete	Wood Frame (Siding)	

**Limitations**

Restricted Access to: Wall Space Roof Space Slab-on-Grade	Foundation Wall Not Visible: <u>75</u> %
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**Observations/Recommendations**

overall well built house

**Description**

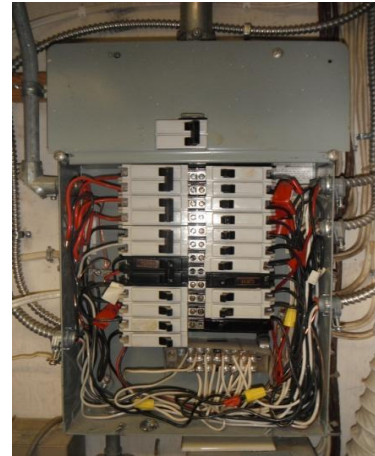
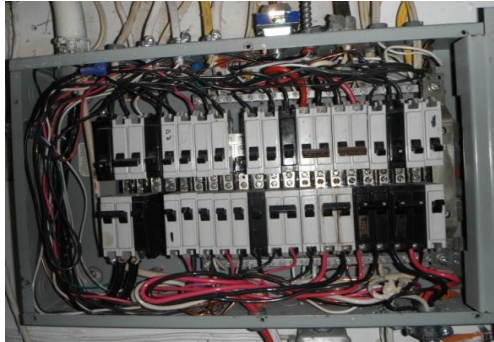
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable: Location: <b>Overhead</b>	Distribution Wire: <b>Copper</b>
Main Disconnect/Service Box Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Metallic Sheathed</b>
Description: <b>Breakers</b>		
Location: <b>Garage</b>		
Distribution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

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**  
Auxiliary Panel: **overall in good repair**



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

GFCI: **provide/repair various exterior 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: High 175 x1000BTU/hr 1 yrs. 20 yrs. Gas Meter-Exterior  
Combination System:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

**Limitations**

Heat Loss Calculations Not Done Summer Test Procedure

**Boiler Performance**

Pressure lbs/in2: 20

**Observations/Recommendations**

HOT WATER BOILER: combination system (provides domestic hot water as well)  
service annually  
system is equipped with 3 pumps for zone heating that improves  
overall comfort and efficiency





### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	new yrs. old	15 yrs.
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	3 yrs. old	

### Limitations

### Cooling Performance

Supply Temp F:	55
Return Temp F:	70

### Observations/Recommendations

AIR CONDITIONER: 2 units with air handler in basement and roof space, overall performance is adequate service annually





## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Southwest Roof	24	Not Visible	Roof

## Limitations

Access Not Gained To Wall Space  
Access Not Gained To Roof Space

## Observations/Recommendations

ROOF SPACE: only southwest roof accessible: insulation is above average



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 Plastic	Waste Piping & Pump(s): Plastic Cast Iron Clay Floor Drain	Water Heater Type: Combination Fuel Type: Capacity: 75 Gal Age Yrs.: new tank Life Expectancy: 20

### 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

#### WASTE PIPING:

Piping: basement rear floor: newer floor indicates drain upgrades  
Basement Floor Drain: basement rear floor: trap not visible due to backflow valve



Laundry Floor Drain: trap requires cleaning, recommend video-scan, risk of tree roots if main drain to city sewer is older, if older may require repairs/replacement

Washroom(s): overall high quality  
Kitchen(s) overall high quality

Washroom Shower: master washroom: shower floor tile: monitor and maintain as required



**Description**

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Single/Double Hung Casement Primary Plus Storm	Exterior Doors: Wood French
Fireplaces: Masonry	Fireplace Fuel: Wood	x2		

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 75 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection

**Observations/Recommendations**

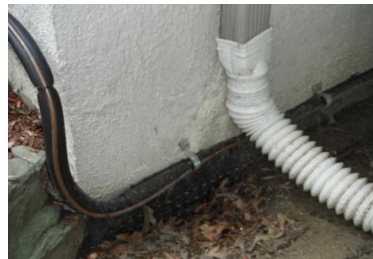
Floors/Walls/Ceilings: overall in good repair  
 Trim/Cabinets/Counters: overall in good repair

Window(s): older units though overall in good repair,  
 upgrade to improve comfort and efficiency if desired

Door(s): overall in good repair

Fireplaces: recommend chimney sweep/inspection by W.E.T.T. Certified technician  
 (www.wettinc.ca)

\*\*Basement Leakage: presently no concerns, see Steps below  
 typical efflorescence, staining and dampness for older foundation  
 some areas of the foundation have been damp-proofed from the  
 exterior to minimize risk of basement leaking



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

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
- cracks/form ties on foundation: monitor/repair as required
- 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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