

HOME INSPECTION REPORT



5 Sousa Mendes St #503

Toronto

Prepared for: Theodore Babiak

BABIAK

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

Inspection Date: Jan 18 2019



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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: South*

ROOFING 4-yr-old flat roof surfaces with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Primarily concrete wall and floor structure. Overall above average construction.

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

HEATING 4-yr-old combination heating system with a typical life expectancy of 15-yrs.

COOLING/
HEAT PUMPS 4-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING Overall good water pressure with plastic supply piping. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained.

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:
Not Visible	Upper Flat:	Low		
Not Visible	Upper Flat:	Low		

Limitations

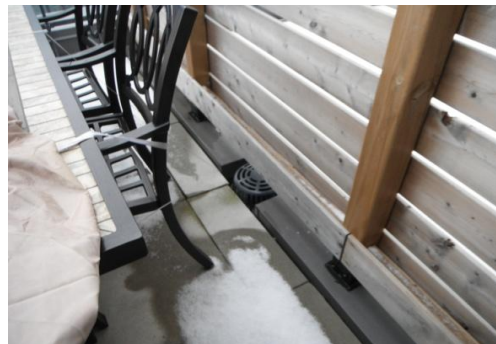
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Walking On	Gravel Deck	

Observations/Recommendations

Flat Surface: [limited visibility, monitor drains - service annually](#)
Plumbing Stack: [upper roof: extend 1-ft above roof line](#)



[monitor roof drains and service as required](#)



Description

Gutters & Downspouts: Integral/Built-in:	Downspout(s) Discharge:	Lot Topography: Flat	Walls & Wall Structures: Stucco Wood siding
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Limitations

Exterior Inspection from Ground Level	Snow over Decks/Porches
Restricted Access Under Deck(s)	

Observations/Recommendations

overall well maintained



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 : Concrete	Walls : Not Visible	Roof/Ceiling Framing: Concrete
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>100</u> % not part of unit 503
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Observations/Recommendations

well built structure

concrete floors and roof - above average construction

Description

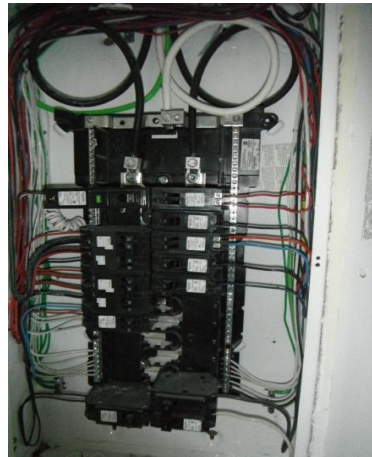
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Not Visible	Copper
Rating: AMP	Type of material: Aluminum	
Description:		
Location:		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Not Visible	
Description: Breakers	Location:	Ground Fault Circuit Interrupter:
Location: 2nd Level		Location: Kitchen
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel-Bedrooms

Limitations

[Main Disconnect Cover Not Removed](#)

Observations/Recommendations

SERVICE PANEL: **overall in good repair**



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:
Combination System:	High	30 x1000BTU/hr	4 yrs.	15 yrs.		Meter-Exterior

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

Limitations

[Heat Loss Calculations Not Done](#)

Furnace Performance

Supply Temp F:	120
Return Temp F:	70

Observations/Recommendations

Furnace Performance

Pressure lbs/in2:	12
Temp Deg F:	100

COMBINATION SYSTEM: [on demand water heater \(boiler\) provides heating to forced air handler, service annually](#)



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	4 yrs. old	15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
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Limitations

Access Not Gained To Wall Space

Access Not Gained To Flat Roof

Observations/Recommendations

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



Description

Service Piping into House: Plastic	Main Shut Off Valve at: Utility Room	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Combination Fuel Type: Gas Capacity: 20 Gal Age Yrs.: 4 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

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed	Exterior Doors: Metal Sliding Glass
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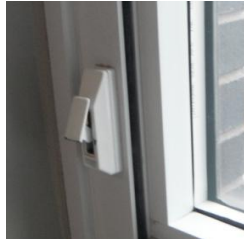
Limitations

Restricted/No Access To: _____ Foundation Not Visible 100 %
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

Windows/Doors: overall in good repair
Window(s): screens missing, minor hardware damage to one unit



CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law

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

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

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