

# HOME INSPECTION REPORT



66 Fernalroy Blvd

Toronto

Prepared for: Theodore Babiak

**BABIAK**

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

Inspection Date: Feb 21 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      *Approx. 5-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.*

EXTERIOR      *Overall well maintained.*

STRUCTURE      *Overall well built house*

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

HEATING      *9-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.*

COOLING/  
HEAT PUMPS      *7-yr-old air-conditioner with a typical life expectancy of 15-yrs.*

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

PLUMBING      *Overall good water pressure with copper supply piping. The main waste drain is older.  
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](http://www.redbrickinspections.ca).*

### Description

Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick: Metal:	Location: East West
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### Limitations

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

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



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



### Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat Away From House	Walls & Wall Structures: Brick
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### Limitations

Exterior Inspection from Ground Level	Storage in Garage
Grading Not Visible Due to Snow	

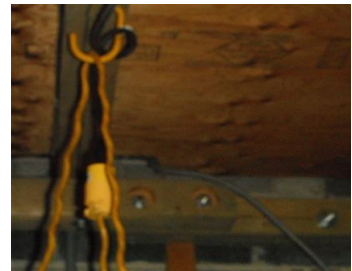
### Observations/Recommendations

WALL SURFACES: overall well maintained  
DOORS/WINDOWS: overall well maintained



PORCH overall well maintained

ATTACHED GARAGE: car door requires maintenance, electrical wires loose/exposed - repair, provide outlet for garage door opener,



\*\*Walk(s): seal gaps along wall to minimize risk of moisture in basement



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: Masonry Block	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>80</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

WALLS:

Masonry: typical cracks not critical, monitor and repair if required



ROOF: overall in good repair



**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>60</b> AMP	Description: <b>Grounded/Ungrounded</b>	
Description: <b>Fuses</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>Garage</b>		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**



Auxiliary Panel: **overfused units- replace with 15 AMP fuses, overall consider upgrading to breaker panel**



BRANCH WIRING: **see Exterior- Garage**

GFCI: **provide to some exterior units and washrooms where none**

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	69 x1000BTU/hr	9 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: [120](#)  
Return Temp F: [70](#)

### Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	7 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:
Fiberglass/Cellulose:	Main Roof:	24	Kraft Paper	Roof

## Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Flat Roof

## Observations/Recommendations

ROOF SPACE: upgrading insulation will improve comfort and efficiency  
Roof Access Hatch: insulate and weather-strip access hatch to roof space



Exhaust Fan Vents: recommended for main level washroom



### Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Copper Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 3 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

#### WATER HEATER:

Exhaust Flue: [keep combustibles away from metal vent](#)



#### WASTE PIPING:

Basement Floor Drain: [older clay floor drain, older main drain may require repairs/replacement](#)



Basement Washroom: [overall in good repair](#)

Main Level Washroom: [older though overall in good repair](#)

Laundry Tub: [leaking drain- repair](#)



# INTERIOR

## Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Carpet	Drywall		Fixed	
Ceramic Tile				
Wood Stove	Fireplace Fuel:			
Factory Built	Wood			

## Limitations

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 80 %  
 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, laundry area cracked glass  
 upgrade older units as required

Wood Stove: recommend chimney sweep/inspection by W.E.T.T. Certified technician  
 (www.wettinc.ca) , requires further evaluation overall  
 some insurance companies will not cover wood stoves

\*\*Basement Leakage: presently no concerns, see Steps below  
 minor dampness - not unusual

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 17 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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