

# HOME INSPECTION REPORT



68 Humber Trail

Toronto

Prepared for: Theodore Babiak

**BABIAK**

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

Inspection Date: May 15 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. Good quality landscaping. Well built coach house.

STRUCTURE      Overall well built house

ELECTRICAL      The 200 AMP service size is adequate and the wiring has been upgraded.

HEATING      Approx. 10-yr-old gas-fired hot-water boiler with a typical life expectancy of 20-yrs. The coach house is heated with electric baseboard heaters.

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

INSULATION/  
VENTILATION      The insulation in the roof space has been upgraded which will improve comfort and efficiency.

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

INTERIOR      Overall well maintained. Doors and windows have been upgraded.

## 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
Modified Bitumen:	Flat:	Low	Metal:	West
Asphalt Shingles:	2nd Slope:	Low		

### Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars    Walking On From Edge	Height	Slope

### Observations/Recommendations

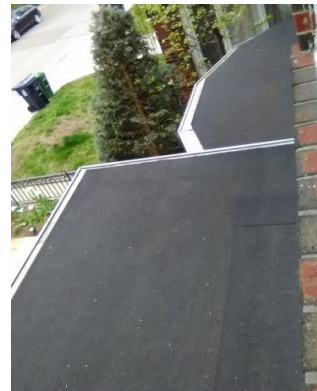
Sloped Surface: [overall surface in good repair](#)



2nd Slope: [overall surface in good repair](#)  
[skylights in good repair](#)



Flat Surface: [front overhang and bay in good repair](#)



Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

**Description**

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

Exterior Inspection from Ground Level

**Observations/Recommendations**

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair



PORCH in good repair  
DECK in good repair

Step(s): front and rear: should have handrails for safety

well built coach house



\*\*Landscaping: overall good quality, 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: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Rafters/Joists
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

WALLS: in good repair

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>	<b>Grounded</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 Kitchen</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>100</b> AMP	Description: <b>Grounded</b>	<b>Whirlpool</b>
Description: <b>Breakers</b>	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:
Location: <b>Coach House</b>		Location:

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: overall in good repair, some double tap breakers- not critical  
Auxiliary Panel: overall in good repair



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

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 100 x1000BTU/hr 10 yrs. 20 yrs. Gas Meter-Exterior  
Electric Heater(s):

Exhaust Vent Arrangement: Metal Through Masonry Chimney

**Limitations**

**Boiler Performance**

Heat Loss Calculations Not Done

Summer Test Procedure

Pressure lbs/in2: 18

Heat Exchanger- Inaccessible

Temp Deg F: 90

**Observations/Recommendations**

HOT WATER BOILER: service annually  
annual CO test mandatory for this type of unit



### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	18 x1,000 BTU/hr	15+ yrs. old	15 yrs.

### Limitations

### 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:	32	Not Visible	Roof

## Limitations

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

## Observations/Recommendations

ROOF SPACE: insulation has been upgraded - should be more evenly distributed  
the skylights are well insulated with spray foam



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 Cast Iron	Water Heater x2 Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 9 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**

WATERMAIN: upgraded to copper

WASTE PIPING:

Piping: basement floor has been lowered therefore likely main drain has been upgraded though requires video scan to confirm, also video scan to city sewer and install backflow valve if required

Washroom(s): well maintained

Kitchen(s) well maintained

Whirlpool Tub: service annually

Comments: steam generator should have drip pan



**Description**

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Casement Fixed Skylight(s)	Exterior Doors: Wood Metal Sliding Glass
Fireplaces: Masonry Zero Clearance	Fireplace Fuel: Wood Gas			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 90 %  
 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 well maintained  
 Trim/Cabinets/Counters: overall well maintained

Windows/Doors: overall in good repair

STAIRS: provide hand rails to basement

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

Zero Clearance: service annually

\*\*Basement Leakage: typical efflorescence and dampness for older foundation  
 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**

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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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