

HOME INSPECTION REPORT



71 Laws St

Toronto

Prepared for: Theodore Babiak

BABIAK
REAL ESTATE TEAM

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

Inspection Date: Aug 30 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: West*

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

EXTERIOR Overall well maintained. Upgraded windows. Rebuilt porch. New deck. New gutters and downspouts.

STRUCTURE Overall well built house.

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

HEATING 5-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 5-yr-old air-conditioner with a typical life expectancy of 15-yrs. 4-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Insulated in roof space with spray foam which is above average. The crawlspace is insulated.

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have recently been renovated and in good repair. Recommend installing basement floor drain - see details.

INTERIOR Recently renovated extensively.

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: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: North
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Limitations

Roof Inspected By: Binoculars Walking On From Edge	Access Limited By: Height	Chimney Access Limited By: Height
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Observations/Recommendations

Sloped Surface: **newer surface in good repair**



Chimney(s): **rebuilt and in good repair**

Description

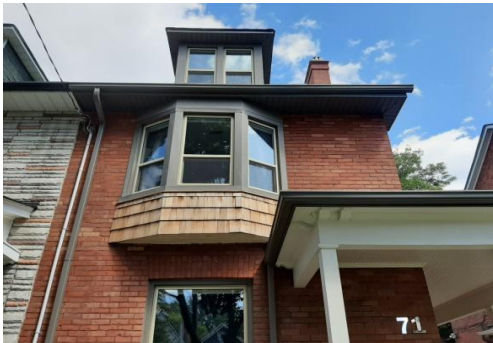
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Wood Shingles Wood siding
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Limitations

Exterior Inspection from Ground Level
Underside of Porch(as) Inspected from Access Door

Observations/Recommendations

**Gutters/Downspouts: recently installed
Soffit & Fascia: recently installed
WALL SURFACES:
Brick: brick has been surfaced cleaned and in good repair
DOORS/WINDOWS: upgraded



PORCH newly built
DECK newly built



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: Crawl Space:	Foundations: Stone Not Visible	Floor : Wood Joists	Walls : Masonry (Double-Brick) Masonry (Siding) Frame/Drywall Party Wall	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Entered but access was limited Crawlspace Inspected From Access Hatch
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Observations/Recommendations

overall well built house

FLOORS: main level have been reinforced with new beam and posts



ROOF: in good repair and includes newly installed party wall (fire wall)
new ridge beam



Description

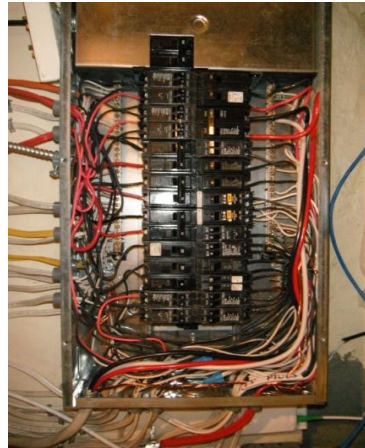
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper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

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: **new panel in good repair**



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

Auxiliary Panel: **in good repair**



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 80 x1000BTU/hr 5 yrs. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done A/C Presently Operating
Heat Exchanger- Inaccessible

Observations/Recommendations

FORCED AIR FURNACE: service annually

Ducts: appear to be upgraded



Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	4 yrs. old	15 yrs.
Ductless (air-cooled)	18	4 yrs. old	

Limitations

Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: [service annually](#)



Multi-Split Ductless: [service annually](#)
[located in 3rd level two bedrooms](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	40	Not Visible	Roof
Fiberglass/Vermiculite:	Crawl Space Walls:	15	Plastic	

Limitations

Roof Space Inspected from Access Hatch Crawlspace Viewed From Access Hatch
Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: [new spray foam insulation](#)



Crawlspace Walls: [new insulation](#)

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 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

SUPPLY PIPING: upgraded

WATERMAIN: half inch copper though overall in good water pressure

WASTE PIPING:

Basement Floor Drain: none found, note: main waste drain is above basement floor therefore will require drain with sump pump to discharge up into main waste drain



Washroom(s): recently renovated

Kitchen(s) recently renovated

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Wood
Ceramic Tile			Fixed	French
Wood			Casement	
Fireplaces:	Fireplace Fuel:			
Insert	Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 0 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Absence of Historical Clues due to New Finishes/Paint
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

Floors/Walls/Ceilings: **recently renovated**
 Trim/Cabinets/Counters: **recently renovated**

Windows/Doors: **upgraded**

****Basement Leakage: typical efflorescence, staining 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



Bob Papadopoulos P.Eng, RHI

- **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

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

<http://www.oahi.com/>
