

# HOME INSPECTION REPORT



73 Laws St

Toronto

Prepared for: Markian Silecky

**BABIAK**  
REAL ESTATE TEAM

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

Inspection Date: Sept 9 2020



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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** The asphalt shingles are aging- budget to replace within 5-yrs. The flat roof was not accessible.

**EXTERIOR** See details for general repairs and maintenance. The older detached garage requires repairs and/or replacement.

**STRUCTURE** Overall well built house. Typical sagging floors for older house.

**ELECTRICAL** The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.

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

**COOLING/  
HEAT PUMPS** 5-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** The water main has been upgraded and the supply piping in the house is copper with good water pressure overall. The washrooms, kitchen and laundry areas are older.

**INTERIOR** Older windows and doors.

## 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: Medium	Chimney(s) Type: Brick:	Location: North
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### Limitations

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

Sloped Surface: [aging surface, budget to replace within 5-yrs](#)



Flat Surface: [not accessible - further evaluation, anticipate replacement as above](#)

Garage: [low quality installations though overall surfaces in good condition](#)



Porch(s): [aging surface, budget to replace within 5-yrs](#)  
2nd Slope: [aging surface, budget to replace within 5-yrs](#)



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

### Description

Gutters & Downspouts: Aluminum: Galvanized Steel:	Downspout(s) Discharge: Below Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Artificial Stone Wood siding
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### Limitations

Exterior Inspection from Ground Level

### Observations/Recommendations

**\*\*Gutters/Downspouts:** requires general repairs and maintenance  
extend 6-ft away from house

**WALL SURFACES:**

Brick: overall in good repair

Soffit & Facia: requires maintenance

**DOORS/WINDOWS:** older, continue to service and budget to upgrade

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



**PORCH** overall well built, columns- stone veneer requires repairs

**Comments:** rear extension requires maintenance though might consider removing as structure is suspect

**DETACHED GARAGE:** old, requires ongoing repairs or may become more cost effective to replace



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 (Siding)	Roof/Ceiling Framing: No Access
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**Limitations**

Restricted Access to: Wall Space Roof Space Flat Roof Space Crawl Space	Foundation Wall Not Visible: <u>90</u> %
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**Observations/Recommendations**

overall well built house

FLOORS:

Stair Opening: typical sagging for older house



**Description**

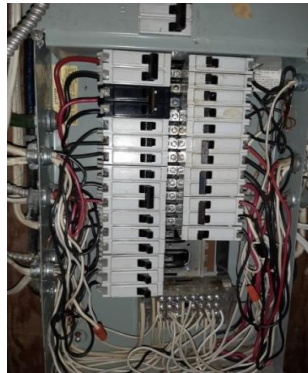
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable: Location: <b>Overhead</b>	Distribution Wire: <b>Copper</b>
Main Disconnect/Service Box Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded &amp; Ungrounded</b>
Description: <b>Breakers</b>		<b>Knob-and-Tube-Copper</b>
Location: <b>Basement</b>		<b>Metallic Sheathed</b>
Distribution Panel Rating: <b>100</b> AMP	System Grounding: Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter: Location:
Location: <b>Basement</b>		
Auxiliary Panel(s): Rating: <b>60</b> AMP	Outlets Description: <b>Grounded/Ungrounded</b>	
Description: <b>Fuses</b>	Number of Outlets: <b>Minimal</b>	Arc Fault Circuit Interrupter: Location:
Location: <b>2nd Level</b>		

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE PANEL: **overall in good repair**  
Auxiliary Panel: **replace when renovating**



BRANCH WIRING: **messy installations in basement ceiling, exposed on some walls**  
Knob & Tube: **random sampling observed in basement, various light switches and suspect in various baseboard outlets that are not grounded, generally requires upgrading for insurance purposes, for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd., cost to replace if required approx.**

Junction Box(es): **basement ceiling: missing at knob and tube connection- see above**

GFCI: **provide to exterior outlet**  
**provide to washroom outlet**

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	100 x1000BTU/hr	5 yrs.	20 yrs.	Gas	Meter-Exterior

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

## Limitations

[Heat Loss Calculations Not Done](#)  
[Heat Exchanger- Inaccessible](#)

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)  
[rusting inside of cabinet - further evaluation when servicing,](#)  
[likely due to condensate leaking, long term leaking can reduce](#)  
[life expectancy of furnace](#)

Humidifier: [remove/replace](#)

Electronic Filter: [corroded- remove/replace](#)

Filter: [HEPA filter requires maintenance](#)



Registers: [insulation around some registers may contain asbestos](#)  
[encapsulating the insulation is often the best approach](#)  
[Environmental Consultants can assist if this is a concern](#)



### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	5 yrs. old	15 yrs.

### Limitations

### Cooling Performance

Supply Temp F:	55
Return Temp F:	70

### Observations/Recommendations

AIR CONDITIONER: [service annually](#)







## Description

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

## Limitations

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## Observations/Recommendations

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



### Description

Service Piping into House: <b>Copper</b>	Main Shut Off Valve at: <b>Basement-Front</b>	Water Flow (Pressure): <b>Good</b>
Supply Piping & Pump(s): <b>Copper</b>	Waste Piping & Pump(s): <b>Plastic</b> <b>Cast Iron</b> <b>Lead</b> <b>Laundry Tub Pump</b>	Water Heater Type: <b>Conventional</b> Fuel Type: <b>Gas</b> Capacity: <b>40 Gal</b> Age Yrs.: <b>10</b> Life Expectancy: <b>15</b>

### 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:

Comments: main waste drains above basement floor, install proper floor drain with waste pump when renovating, this will be required if intent is to install a basement washroom

Basement Floor Drain: these are not connected to main drain - drain into ground- see above



Washroom(s): older, anticipate renovations

Kitchen(s) older, anticipate renovations

Laundry Tub: old, laundry tub pump requires replacement



## Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Carpet	Paneling	Paneling	Double Glazing	
Ceramic Tile				
Fireplaces:	Fireplace Fuel:			
Masonry	Coal			

## Limitations

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 90 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

## Observations/Recommendations

Floors/Walls/Ceilings: [anticipate improvements, renovations](#)  
 Trim/Cabinets/Counters: [anticipate improvements, renovations](#)

STAIRS: [provide rails to basement](#)

Windows/Doors: [older units, upgrade as required or if renovating](#)

FIREPLACE: [assume as non-functional, requires specialist further evaluation, chimney sweep/inspection by W.E.T.T. Certified technician \(www.wettinc.ca\)](#)

\*\*Basement Leakage: [laundry areas, mouldy drywall - remove and treat walls, typical efflorescence, staining and dampness for older foundation moisture problems may result in visible or concealed mould growth.](#)

[see steps below](#)

[recommend damp-proofing if renovating basement](#)

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

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

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