

HOME INSPECTION REPORT



8 Kennedy Ave

Toronto

Prepared for: Theodore Babiak

BABIAK

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

Inspection Date: Jan 17 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: East*

ROOFING 0-5-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs. 0-5-yr-old flat roof surface with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded.

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

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

INSULATION/
VENTILATION The roof space insulation includes Vermiculite- laboratory tested negative for asbestos.

PLUMBING Overall good water pressure with copper supply piping. The basement floor drains and main waste drain to the city sewer has been replaced. The washrooms and kitchens are in good repair.

INTERIOR Overall well maintained. The doors and windows (some upgraded) are in good repair.

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:
Asphalt Shingles:	Slope:	Low	Brick:	Southeast
Modified Bitumen:	Flat:	Low	Brick Abandoned:	Northwest
Modified Bitumen:	Bay:	Low		
Asphalt Shingles:	West Slope:	Low		

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
Binoculars From Edge	Height	Height

Observations/Recommendations

Sloped Surface: newer surface in good repair

Flat Surface: newer surface in good repair



Bay(s): overall surface in good repair, recommend installing flashing along wall edge



Chimney(s): rebuilt and 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 Away From House House Above Ravine	Walls & Wall Structures: Brick Vinyl Siding
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

****Window Well:** at front: recommend window well cover and re-grade away from well



****Walk(s):** uneven surface - slip risk - should be level surface



WALL SURFACES: overall in good repair

Brick: surface has been treated and mortar repaired

Vinyl Siding: overall in good repair

Comments: southeast corner: neighbour roof slopes towards wall, keep area free and clear of debris



DECK high quality decking material in good repair, joists and columns in good repair

RETAINING WALL: minor crack, overall in good repair

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 :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Wood Frame (Siding)	Wood Rafters/Joists
Slab-on-Grade:	Masonry Block		Wood Frame(Brick Veneer)	No Party Wall
	Not Visible			

Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

FOUNDATIONS: typical settlement crack in furnace roof area - overall minor



ROOF: overall in good repair

Party Walls: none in roof space between north neighbour: recommend installing to improve fire safety



Description

Service Size: 100 AMP (240volts)	Service Entrance Cable: Location: Overhead	Distribution Wire: Copper
Main Disconnect/Service Box Rating: 100 AMP	Type of material: Not Visible	Metallic Sheathed
Description: Breakers		
Location: Basement		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Not Found	
Description: Breakers	Location:	Ground Fault Circuit Interrupter: Location: Outside
Location: Basement		Bathroom(s)
Auxiliary Panel(s): Rating: 60 AMP	Outlets Description: Grounded	
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter: Location:
Location: Basement		

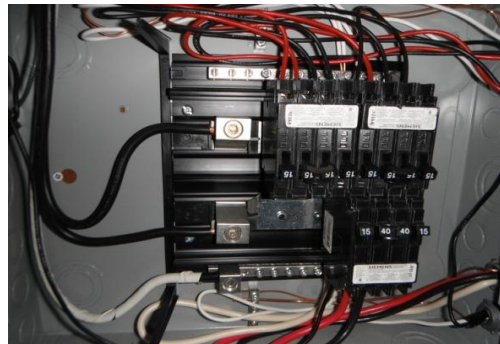
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: overall in good repair

Auxiliary 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.

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HEATING



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Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel:	Shut Off at:
Forced Air Furnace:	High	76 x1000BTU/hr	new yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Plastic Through Masonry Chimney](#)

Limitations

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

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [newly installed](#)

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	17 yrs. old	20 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: old unit, continue servicing until replacement becomes necessary

Outdoor Coil: corroded fins though typical for older unit, performance concern



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass/Cellulose:	Main Roof:	24	Not Visible	Roof
Vermiculite:				

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE:

Vermiculite Insulation: [observed in addition to fiberglass and cellulose insulation, laboratory tested negative for asbestos](#)



Exhaust Fan Vents: [recommended for basement kitchen](#)

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 Cast Iron Plastic Floor Drain	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 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

WATERMAIN: upgraded to copper
 SUPPLY PIPING: upgraded to copper
 small amount observed at front basement - this has been abandoned

WASTE PIPING:
 Basement Floor Drain: upgraded to plastic, trap was dry - provide water to drain as required, and/or redirect furnace condensate into drain



Piping: plastic clean out pipes at front yard suggest main drain to city sewer has been upgraded



Basement Washroom: overall in good repair
 2nd Level Washroom: overall in good repair

Kitchen(s) overall in good repair
 Isolating Valve: main level under sink - missing valve handle



Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Carpet			Casement	Metal
Resilient			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:		Double Glazing	
Non-Functional				

Limitations

Restricted/No Access To: _____ Foundation Not Visible 0 %
 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, various upgraded units

**Basement Leakage: presently no concerns, 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 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/>
