

HOME INSPECTION REPORT



45 Morningside Ave

Toronto

BABIAK
REAL ESTATE TEAM

Prepared for: Kristofer Lawson

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

Inspection Date: March 5 2020



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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: North*

ROOFING 8-yr-old high quality asphalt shingles with a typical life expectancy of 25-yrs. 8-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 200 AMP service size is adequate and the wiring is copper grounded.

HEATING 8-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 8-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained. The foundation has been damp-proofed which will minimize risk of basement leaking.

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 Ontario Association of Home and Property Inspectors available online at www.redbrickinspections.ca <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
45 Morningside Ave		ROOFING/Chimneys		
		March 5 2020		
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low		
Modified Bitumen:	Main Flat:	Low		
Modified Bitumen:	Lower Flat:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Binoculars From Edge	Height			

Observations/Recommendations

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



Main Flat: [not accessible, minor staining observed form underside of roof space-recommend maintenance service](#)



Lower Flat: [overall in good repair](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Synthetic Shingles Synthetic Stucco Wood Retaining Wall
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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 overall in good repair

DECK overall in good repair - high quality composite materials

RETAINING WALL: 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

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

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STRUCTURE



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Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer) Wood Frame(Stucco Finish) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Trusses
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>99</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

ROOF: overall in good repair



minor staining at underside of sheathing at front and east



Description

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

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: overall in good repair



Light(s): 2nd level ceiling - loose pot lights - minor repairs

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labeling on panels.

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

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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 40 x1000BTU/hr 8 yrs. 20 yrs. Gas Meter-Exterior
Electric Radiant Heat:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F: 110
Return Temp F: 70

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



Electric Radiant Heat: [floors to 2nd level washrooms](#)

Comments: [furnace switch location - should be less accessible - provide cover](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

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COOLING/Heat Pumps



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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	8 yrs. old	10 to 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 service annually](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Plastic	Roof
Spray foam:	Floor:	24		Roof Soffit

Limitations

Roof Space Inspected from Access Hatch Access Not Gained To Flat Roof
 Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



FLOORS: above garage: spray foam observed which improves comfort in room above



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

R-values are estimated

Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Not Visible	Basement	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	Type: Induced Draft
Plastic		Fuel Type: Gas
		Capacity: 50 Gal
		Age Yrs.: 8
		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

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

REFERENCE LINK	http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf			
45 Morningside Ave	INTERIOR 		March 5 2020	
Description				
Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Double Glazing Casement Skylight(s) Fixed	Exterior Doors: Metal Sliding Glass
Fireplaces: Zero Clearance	Fireplace Fuel: Gas			
Limitations				
Restricted/No Access To: _____ CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Storage/Furnishings in Some Areas Limited Inspection			Foundation Not Visible <u>99</u> % Drainage Tile Not Visible	
Ref#*	Observations/Recommendations			
<p>Floors/Walls/Ceilings: overall in good repair Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: overall in good repair</p> <p>FIREPLACE: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling the basement has been damp-proofed which will minimize moisture</p> <p>service sump pump annually- recommend back up battery</p> 				
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				
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 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 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) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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