

HOME INSPECTION REPORT



57 Vernon St

Toronto

Prepared for: Theodore Babiak

BABIAK
REAL ESTATE TEAM

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

Inspection Date: Oct 13 2020



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read Terms and Conditions:

<http://redbrickinspections.ca/wp-content/uploads/2017/01/Redbrick-Inspections-TC-2017.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 Approx 5-yr-old high quality asphalt shingles with a typical life expectancy of 30-yrs.
Approx 5-yr-old flat roof surface with a typical life expectancy of over 20-yrs.

EXTERIOR Overall well maintained porch and deck. See details for general repairs and
maintenance. Well built detached garage.

STRUCTURE Overall well built house. Sagging floors typical 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 11-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

**COOLING/
HEAT PUMPS** none

**INSULATION/
VENTILATION** Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING Overall good water pressure with copper supply piping. Further evaluation to main waste
drain. The washrooms and kitchens are older.

INTERIOR Overall anticipate general maintenance and upgrades. There is evidence of basement
dampness - please see details. Did not access main level unit.

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: Northeast
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Limitations

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

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



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



Garage: [overall surface 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 Stucco
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

****Gutters/Downspouts:** extend 6-ft away from house

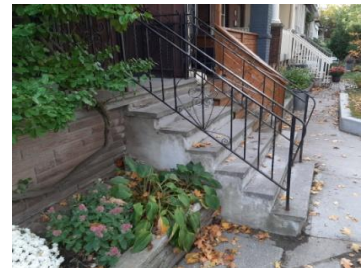
WALL SURFACES:

Brick: overall in good repair, repair mortar as required

Stucco: overall in good repair

DECK overall in good repair

PORCH overall in good repair, step settlement: monitor and budget to replace

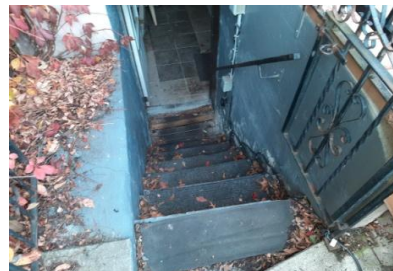


DOORS/WINDOWS: requires general repairs and maintenance, or replace if more cost effective

DETACHED GARAGE: overall well built

****Walk(s):** requires general repairs and maintenance

****BASEMENT WALKOUT:** drain maintenance at bottom of landing



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)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>95</u> %
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Observations/Recommendations

overall well built house

FLOORS: sagging though appears to be old condition and typical for older house

ROOF: access hatch in kitchen closet- could not open due to falling debris

FOUNDATIONS: basement front: loose parging is cosmetic - remove loose, repair foundation mortar when renovating as required



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	Grounded & Ungrounded Knob-and-Tube-Copper
Description: Breakers		
Location: Basement		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter: Location:
Location: Basement		
Auxiliary Panel(s): Rating: AMP	Outlets Description: Grounded/Ungrounded	Bathroom(s)
Description:	Number of Outlets: Minimal	Arc Fault Circuit Interrupter: Location:
Location:		

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE PANEL: could not access panel due to storage and cabinet



BRANCH WIRING: observed in main hall switches and suspect in ungrounded outlets overall may require upgrading for insurance for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

exterior rear: loose supply wire to garage: repair - safety concern

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	60 x1000BTU/hr	11 yrs.	20 yrs.	Gas	Meter-Exterior

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

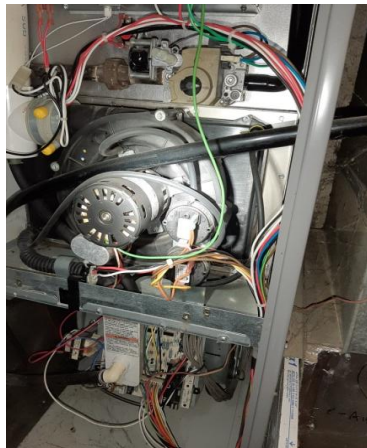
Limitations

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

Observations/Recommendations

THERMOSTAT: [not accessible - located on main level](#)

FORCED AIR FURNACE: [requires servicing](#)
Filter: [replace](#)



Ducts: [older duct arrangement though typical for age of house](#)
[upgrade if renovating](#)

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COOLING/Heat Pumps



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Description : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations



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



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PLUMBING

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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	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 3 Life Expectancy: 20

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: all piping examined was in good repair

WASTE PIPING:

Basement Floor Drain: not found, further evaluation
possibly older main drain to city sewer, recommend video-scan
may require repairs/replacement
recommend backflow valve

Basement Washroom: requires renovation

Main Level Washroom: no access

2nd Level Washroom: older, anticipate renovations

Kitchen(s) older, anticipate renovations
no access to main level



INTERIOR

Description

Floor Finishes: Wood Resilient	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Sliders Fixed Single/Double Hung	Exterior Doors: Wood Sliding Glass
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Limitations

Restricted/No Access To: main level Foundation Not Visible 95 %
 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: anticipate renovations

Trim/Cabinets/Counters: anticipate renovations

Windows/Doors: older units, upgrade as required or if renovating

****Basement Leakage:** recommend damp-proofing if renovating basement
mouldy areas: clean/treat when renovating

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

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
- cracks/form ties on foundation: monitor/repair as required
- 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/>

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