

HOME INSPECTION REPORT



577 Beresford Ave

Toronto

BABIAK
REAL ESTATE TEAM

Prepared for: Theodore Babiak

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

Inspection Date: March 9 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: West*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 100 AMP service size is adequate. Although the majority of the wiring has been upgraded there is knob and tube wiring-please see details.

HEATING 2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 2-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 watermain has been upgraded and the supply piping in the house is copper though pressure is lower overall - contact city. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained.

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>

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	North
Modified Bitumen:	Flat:	Low		

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

Observations/Recommendations

Sloped Surface: [high quality shingles overall in good repair](#)

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



Chimney(s): [rebuilt and in good repair](#)

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Metal Siding Asphalt Shingles
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Limitations

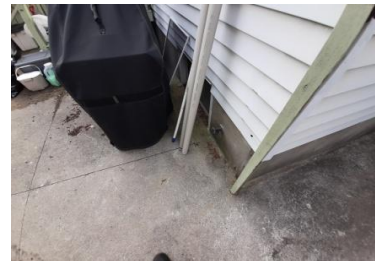
Exterior Inspection from Ground Level
 Restricted Access Under Porch(es)

Observations/Recommendations

WALL SURFACES: overall in good repair
 DOORS/WINDOWS: overall in good repair



**Walk(s): overall in good repair
 basement windows- low to grade - provide threshold and seal
 abandoned unit



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 : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
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Limitations

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

overall well built house

WALLS:
Masonry Arch: central basement window - minor typical crack



Description

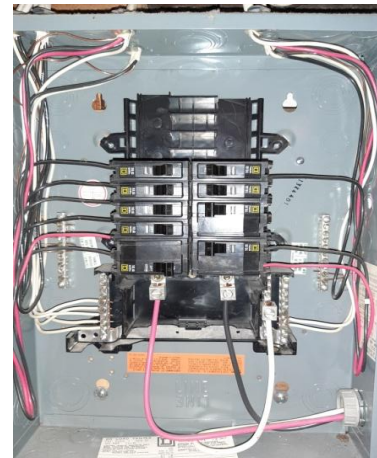
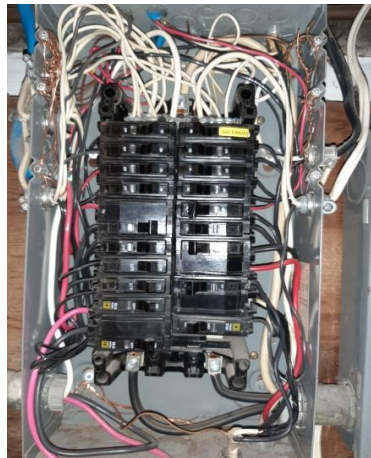
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded & Ungrounded
Description: Fuses		Knob-and-Tube-Copper
Location: Basement		
Distribution Panel	System Grounding:	
Rating: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

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

Main Disconnect: **fuse box - could not verify fuse sizes**
 SERVICE PANEL: **overall in good repair**
 Auxiliary Panel: **overall in good repair**



BRANCH WIRING: **based on random sampling observed in 2nd level hall switches and bedroom switches/outlets might require upgrading for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.**

GFCI: **provide to basement washroom outlet**

Please contact listing agent to obtain the detailed quote (\$8,124.70) to replace existing knob and tube and patch all holes.

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	60 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior

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

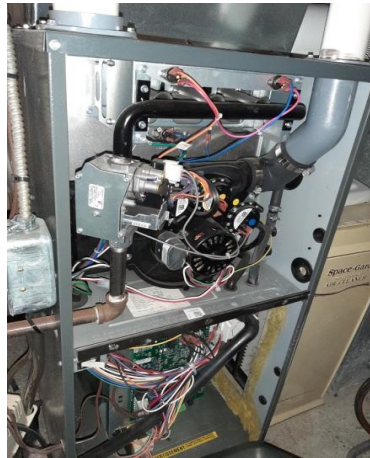
Limitations

[Heat Loss Calculations Not Done](#)

[Heat Exchanger- Inaccessible](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)



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	2 yrs. old	10 to 15 yrs.

Limitations

Observations/Recommendations

AIR CONDITIONER: [service annually](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

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INSULATION/VENTILATION



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Description

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

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Flat Roof

Observations/Recommendations

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

R-values are estimated

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Below Average
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 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

WATERMAIN: **upgraded to copper though pressure is below average- contact city**


WASTE PIPING:

Piping: **new plastic cleanout pipe(s) at front yard indicates drain upgrades**



Washroom(s): **overall in good repair**

Kitchen(s) **overall in good repair**

REFERENCE LINK	http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf			
577 Beresford Ave	INTERIOR			March 9 2020
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Metal
Laminate			Casement	
Ceramic Tile			Sliders	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			
Limitations				
Restricted/No Access To: _____		Foundation Not Visible <u>90</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Ref#*	Observations/Recommendations			
	<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: various upgraded units, upgrade older units as required</p> <p>STAIRS: provide hand rails to basement steps</p> <p>FIREPLACE: presently not used, damper sealed, if intent is to use recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling</p>			
	<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <ol style="list-style-type: none"> 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 <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>			



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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