

# HOME INSPECTION REPORT



26 Dacre Cres

Toronto

Prepared for:

**BABIAK**  
REAL ESTATE TEAM

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

Inspection Date: March 23 2024



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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 High quality wood shingles overall in good repair.

EXTERIOR Overall good quality installations. Overall well maintained.

STRUCTURE Overall well built house (circa 2004).

ELECTRICAL The 400 AMP service size is adequate and the wiring is copper grounded.

HEATING Ground source heat pump - see below

COOLING/  
HEAT PUMPS Ground source heat pump ( provides heating and cooling). Approx. 20-yrs-old with a  
typical life expectancy of 25-50- yrs (see details).

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 good quality installations. It was reported 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://www.redbrickinspections.ca) [http://redbrickinspections.ca/wp-  
content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf](http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf)

REFERENCE LINK [http://redbrickinspections.ca/docs/2\\_Roofing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf)

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## ROOFING/Chimneys

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### Description

Roofing Material: Wood Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Stone: Stone:	Location: East West
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### Limitations

Roof Inspected By: From Grade	Access Limited By: Height Snow	Chimney Access Limited By: Tree
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### Observations/Recommendations

Sloped Surface: [overall surface in good repair](#),  
[limited due to snow](#),  
[monitor and repair/replace shingles as required](#)



Chimney(s): [overall in good repair](#)



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

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Below Grade	Lot Topography: Towards House Away From House	Walls & Wall Structures: Stone Synthetic Stucco
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

\*\*Gutters/Downspouts: [requires maintenance/cleaning](#)

WALL SURFACES: [overall good quality installations](#)

[overall in good repair](#)

DOORS/WINDOWS: [overall in good repair](#)



\*\*Landscaping: [overall good quality installations](#)

[recommend specialist monitor/maintenance ravine slope for erosion](#)

[front yard: retaining wall movement - minor repair](#)

\*\*Walk(s): [east side: should install railings for safety](#)

[PORCH minor mortar maintenance as required](#)



ATTACHED GARAGE: [interior door requires auto closer and should be fire rated](#)

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 Page

REFERENCE LINK

[http://redbrickinspections.ca/docs/4\\_Structure\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

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# STRUCTURE

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## Description

Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Wood Frame (Siding) Wood Frame(Stone)	Roof/Ceiling Framing: Wood Rafters/Joists
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## Limitations

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

overall well built house

ROOF: overall in good repair  
3rd level potential





**Description**

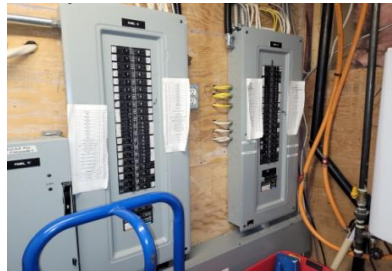
Service Size: <b>400</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</b>	<b>Copper</b>
Rating: <b>400</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Fuses</b>		
Location: <b>Garage</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</b> AMP x2	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside Whirlpool Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: <b>100</b> AMP	Description: <b>Grounded</b>	
Description: <b>Breakers</b>	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>2nd Level</b>		Location: <b>Panel</b>

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

SERVICE ENTRANCE: **overall in good repair**  
 Main Disconnect: **overall in good repair**  
 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 labelling on panels.

REFERENCE LINK [http://redbrickinspections.ca/docs/6\\_Heating\\_Reference\\_Guide.pdf](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:
		x1000BTU/hr	yrs.	yrs.		

Exhaust Vent Arrangement:

## Limitations

## Furnace Performance

[Heat Loss Calculations Not Done](#)

Supply Temp F:

Return Temp F:

## Observations/Recommendations

[see Heat Pump pg 7](#)

REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

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# COOLING/Heat Pumps

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## Description

Description:	Cool/Heat Capacity:	Approx. Age:	Typical Life Expectancy:
Heat Pump (ground-source)	11 8 KW	20 yrs. old	25 to 50 yrs.
Heat Pump (ground-source)	11 8 KW	20 yrs. old	

## Limitations

not tested in cooling mode

## Heating Performance

Supply Temp F:	90
Return Temp F:	70

## Observations/Recommendations

HEAT PUMP: unit provides heating and cooling service annually  
 system uses R-22 refrigerant which has been discontinued  
 budget to upgrade system with R-410a presently in use (consult with technician for further advice)

Air Handlers: 2 units service annually (include back up electric heat)  
 recommend obtaining replacement parts/servicing contract



high quality humidifier in use- refer to owners manual  
 replace filter for each air handler 1-per-3-months





**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	40	Plastic	Roof Roof Soffit Heat Recovery Ventilator

**Limitations**

Access Not Gained To Wall Space

**Observations/Recommendations**

ROOF SPACE: insulation and ventilation is adequate



Heat Recover Ventilator: provides house with better air quality and efficiency  
see owners manual for proper use and maintenance  
service annually



REFERENCE LINK

[http://redbrickinspections.ca/docs/9\\_Plumbing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf)

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# PLUMBING

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## Description

Service Piping into House: Copper	Main Shut Off Valve at: Utility Room	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Tank-less Conventional Fuel Type: Gas Electricity Capacity: 40 Gal Age Yrs.: 13 9 Life Expectancy: 15 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: all piping examined was in good repair  
recommend installing backflow valve to main waste drain

Washroom(s): overall good quality installations

Kitchen(s) overall good quality installations

REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>			
26 Dacre Cres	<b>INTERIOR</b>			March 23 2024
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
<a href="#">Wood</a>	<a href="#">Drywall</a>	<a href="#">Drywall</a>	<a href="#">Casement</a>	<a href="#">Wood</a>
<a href="#">Ceramic Tile</a>			<a href="#">Fixed</a>	<a href="#">French</a>
Fireplaces:	Fireplace Fuel:			
<a href="#">Insert</a>	<a href="#">Gas</a>			
<a href="#">Masonry</a>	<a href="#">Wood</a>			
<b>Limitations</b>				
Restricted/No Access To: _____		Foundation Not Visible <u>90</u> %		
<a href="#">CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected</a>		<a href="#">Drainage Tile Not Visible</a>		
<a href="#">Storage/Furnishings in Some Areas Limited Inspection</a>				
<b>Observations/Recommendations</b>				
<p>Floors/Walls/Ceilings: <a href="#">overall good quality installations</a></p> <p>Trim/Cabinets/Counters: <a href="#">overall good quality installations</a></p> <p>Windows/Doors: <a href="#">overall good quality installations</a></p> <p>Fireplaces:</p> <p style="padding-left: 40px;">Insert: <a href="#">service annually</a></p> <p style="padding-left: 40px;">Masonry: <a href="#">recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)</a></p> <p><b>**Basement Leakage:</b> <a href="#">presently no leaking detected with moisture meter random sampling it was reported foundation damp-proofed to minimize leaking risk</a></p>				
<p>CO/Smoke detectors: <a href="#">please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</a></p> <p><b>**</b> Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: <a href="#">ongoing maintenance and repair/see Exterior</a></p>				
Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>				



## **Bob Papadopoulos P.Eng, RHI**

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- **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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