HOME INSPECTION REPORT

42 Larkin Ave

Toronto

Prepared for: Babiak Team

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

Inspection Date: Aug 6 2024

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

Please Read: https://redbrickinspections.ca/home-inspection-terms-and-conditions/

Please Read: http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.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: South

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained. See details for general repairs and maintenance.
STRUCTURE	Overall well built house.
ELECTRICAL	The 100 AMP service size is adequate though upgrading to 200 AMP likely if renovating. In addition to upgraded wiring there is knob and tube wiring-please see details.
HEATING	4-yr-old 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	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall good water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchen are older though overall in good repair.
INTERIOR	Overall well maintained. Older windows.

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

Description

Roofing Material:	Location:	Leakage Probability:	
Asphalt Shingles:	Slope:	Low	
Asphalt Shingles:	Garage:	Low	
Metal:	Bay:	Low	west
Asphalt Shingles:	Bay(s):	Low	south

Chimney(s) Type:	Location:
Brick:	East

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height	
	Tree	

Observations/Recommendations

Tree Branches: retain arbourist for annual monitoring/trimming

Sloped Surface: overall surface in good repair

Chimney(s): rebuilt and in good repair

Garage: overall surface in good repair

Bay(s): overall surface in good repair

west: paint metal surface

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

REFERENCE LINK http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf

42 Larkin Ave

EXTERIOR

Aug 6 2024

Description

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

Limitations

Exterior Inspection from Ground Level

Flora Against Building Restricted Inspection

Storage Against Wall

Observations/Recommendations

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

**Walk(s)/Driveway(s): overall in good repair

WALL SURFACES:

Brick: overall in good repair

Wood siding: overall in good repair

DOORS/WINDOWS: older, overall in good repair

PORCH rusting railings, see Structure Concrete floors

DETACHED GARAGE: older, typically ongoing repairs
bottom perimeter prone to rot - repair as required, budget to repair perimeter

**BASEMENT WALKOUT: overall well built, service drain at bottom landing, replace door
improve railings for safety

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

Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
	Brick		Wood Frame (Siding)	

Limitations

Restricted Access to:	Foundation Wall Not Visible: ____ %
Wall Space	Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

FOUNDATIONS: general mortar repairs as required

ROOF: overall in good repair

FLOORS:

Concrete Floors: front porch, underside spalling- repair and seal top side surface
exterior corner damage- repair

Description

Service Size: 100 AMP (240volts)

Main Disconnect/Service Box
- Rating: 100 AMP
- Description: Breakers
- Location: Basement

Distribution Panel
- Rating: 100 AMP
- Description: Breakers
- Location: Basement

Auxiliary Panel(s):
- Rating: 75 AMP
- Description: Breakers
- Location: Basement

Service Entrance Cable:
- Location: Overhead
- Type of material: Not Visible

System Grounding:
- Description: Copper
- Location: Water Pipe

Outlets
- Description: Grounded/Ungrounded
- Number of Outlets: Minimal

Distribution Wire:
- Copper
- Grounded & Ungrounded
- Knob-and-Tube-Copper
- Non-metallic Sheathed
- Metallic Sheathed

Ground Fault Circuit Interrupter:
- Location: Bathroom(s)

Arc Fault Circuit Interrupter:
- Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: anticipate upgrade if renovating

Service Size: anticipate upgrade if renovating to 200 amp when renovating

SERVICE PANEL: crowded though overall in good repair

anticipate upgrade if renovating to 200 amp when renovating

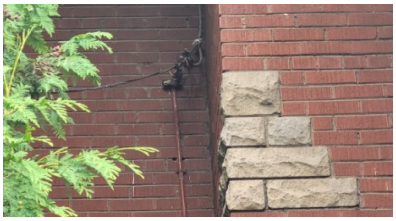
Grounding: replace clamp at water main

BRANCH WIRING: based on random sampling observed over 50%

likely require upgrading for insurance purposes

for insurance option contact David Slack 1-800-971-1363 of David Slack

Comments: power wires from house to garage - older, anticipate replacement



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 Type:	Shut Off at:
Forced Air Furnace:	High	80	x1000BTU/hr	4	yrs.	20	yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

A/C Presently Operating

Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: service annually

Radiator(s): abandoned when system was replaced with forced air duct system

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	23 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance	
Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

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

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	24	None Found	Roof

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency

recommend improving ventilation with soffit vents

insulate and weather-strip access hatch to roof space

Note: adding insulation is considered an improvement rather than a repair R-values are estimated

Description

Service Piping into House:
Not determined

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.: 15
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

WATERMAIN: not determined - appears to be older, further evaluation,
contact city to arrange replacement
lead testing kits available from city centers

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: basement floor drain not found, further evaluation required
likely under subfloor
suspect older main drain, recommend video-scan, risk of tree roots
may require repairs/replacement
recommend installing backflow valve to main waste drain

Washroom(s): older though overall in good repair
anticipate renovations

Kitchen(s) older though overall in good repair
anticipate renovations

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient			Casement	
Ceramic Tile			Primary Plus Storm	
			Double Glazing	

Fireplaces:	Fireplace Fuel:
Masonry	Wood

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: cold room: older tile suspect to contain asbestos
encapsulating is often the best approach
Environmental Consultants can assist if this is a concern

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

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

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)

**Basement Leakage: presently no leaking detected with moisture meter random sampling
typical efflorescence, staining and dampness for older foundation
see steps below
consider damp-proofing if renovating basement

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 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/
• Environmetal Site Assessment: ESA Phase 1 Certified	http://aesac.ca/