

# HOME INSPECTION REPORT



60 Ellis Park Rd  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: Sept 11 2024



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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: East*

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

EXTERIOR Overall well maintained. Good quality installations and landscaping.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded. Includes high quality lighting system.

HEATING 2-yr-old high-efficiency gas-fired hot-water boiler (combination) with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS 20-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

INSULATION/  
VENTILATION Roof space insulation is spray foam which is above average.

PLUMBING The water main has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall.

INTERIOR Renovated. Overall good quality installations.

## 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)

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:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	North
Metal:	Bay(s):	Low		
Metal:	East Slope:	Low		

### Limitations

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

### Observations/Recommendations

Tree Branches: [retain arbourist for annual monitoring/trimming](#)

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

East Slope: [overall surface in good repair \(limited access\)](#)



Bay(s): [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: Towards House Away From House House Below Ravine	Walls & Wall Structures: Brick Stone Retaining Wall Metal Retaining Wall
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**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair  
PORCH front/above garage overall good quality installations



ATTACHED GARAGE: overall in good repair  
  
\*\*Walk(s)/Driveway(s): overall in good repair  
  
\*\*Landscaping: overall good quality installations  
rear slope: monitor and improve for erosion control as required  
RETAINING WALL(s): 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 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: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Rafters/Joists
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## Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>99</u> % Attic Entered but access was limited
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## Observations/Recommendations

overall well built house (newer structure that was built on original structure)

ROOF: overall in good repair



FLOORS:

Concrete Floors: garage ceiling - not visible due to decking

**Description**

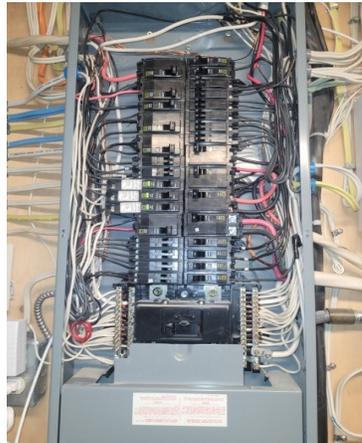
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel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



BRANCH WIRING: **upgraded wiring includes high quality lighting - switch control system contact specialist for servicing requirements**

Comments: **roughed in system for back up gas fired generator**

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 Type: Shut Off at:  
Hot Water Boiler: High 199 x1000BTU/hr 2 yrs. 20 yrs. Gas Meter-Exterior  
Combination System:  
Hot Water Radiant Heat:

Exhaust Vent Arrangement:

## Limitations

Heat Loss Calculations Not Done  
Heat Exchanger- Inaccessible

## Boiler Performance

Pressure lbs/in2: 13  
Temp Deg F: 100

## Observations/Recommendations

THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency  
HOT WATER BOILER: service annually  
high quality zone control system requires specialist annual inspection  
COMBINATION SYSTEM: provides house heating and domestic hot water, tank in good repair  
Piping: all piping examined was in good repair  
Comments: system all includes driveway radiant heating



Piping: includes Kitec (brand name), this type of piping has history of defective/leaking connections - presently none observed, however may require further evaluation by specialist and/or replacement for insurance significant cost if replacement required - further evaluation  
Comments: we inspected house circa 2018 and no leaking observed

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:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	22 yrs. old	15 to 20 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

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



**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	40	Not Visible	Roof Ridge
Spray foam:	Crawl Space Floor:	40		Heat Recovery Ventilator

**Limitations**

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

**Observations/Recommendations**

ROOF SPACE: [insulation and ventilation is adequate](#)



Crawlspace Floor: [front under living room](#)



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



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: <a href="#">Copper</a>	Main Shut Off Valve at: <a href="#">Basement-Front</a>	Water Flow (Pressure): <a href="#">Good</a>
Supply Piping & Pump(s): <a href="#">Copper</a> <a href="#">Plastic</a>	Waste Piping & Pump(s): <a href="#">Plastic</a>	Water Heater <a href="#">see Heating</a> Type: Fuel Type: Capacity: <a href="#">75 Gal</a> Age Yrs.: Life Expectancy:

## Limitations

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

## Observations/Recommendations

WATERMAIN: [upgraded to copper](#)

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): [renovated, overall good quality installations](#)

Kitchen(s) [renovated, overall good quality installations](#)

**Description**

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed	Exterior Doors: French Metal
Fireplaces: Insert	Fireplace Fuel: Gas			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 99 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection

**Observations/Recommendations**

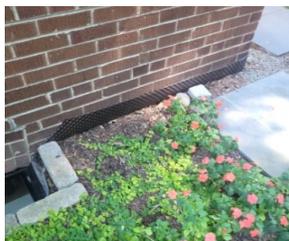
Floors/Walls/Ceilings: renovated, overall good quality installations

Trim/Cabinets/Counters: renovated, overall good quality installations

Windows/Doors: renovated, overall good quality installations  
 2nd level: provide screens for safety

FIREPLACE: service annually

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling  
 exterior foundation damp-proofed to minimize leaking risk



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



## **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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