

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

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.

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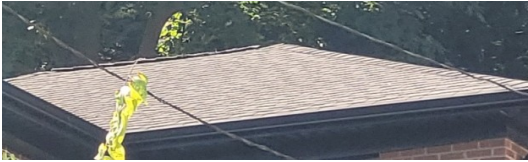

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Below Typical



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

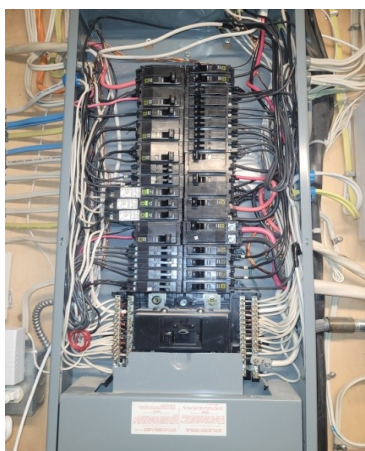
REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
60 Ellis Park Rd		ROOFING/Chimneys		Sept 11 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	North
Metal:	Bay(s):	Low		
Metal:	East Slope:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height	Height		
From Edge	Tree			
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair</p> <p>East Slope: overall surface in good repair (limited access)</p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around;">   </div> <p>Bay(s): overall surface in good repair</p> <div style="text-align: center;">  </div>				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
60 Ellis Park Rd		<div>EXTERIOR</div> <div>Sept 11 2024</div>	
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
Limitations			
Exterior Inspection from Ground Level Storage in Garage			
Observations/Recommendations			
<p>WALL SURFACES: overall in good repair</p> <p>DOORS/WINDOWS: overall in good repair</p> <p>PORCH front/above garage overall good quality installations</p> <div>    </div> <p>ATTACHED GARAGE: overall in good repair</p> <p>**Walk(s)/Driveway(s): overall in good repair</p> <p>**Landscaping: overall good quality installations rear slope: monitor and improve for erosion control as required</p> <p>RETAINING WALL(s): overall in good repair</p> <div>   </div>			
<p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to Basement Leakage. Please see Interior Page</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
60 Ellis Park Rd		STRUCTURE		Sept 11 2024
Description				
Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>99</u> % Attic Entered but access was limited			
Observations/Recommendations				
<p>overall well built house (newer structure that was built on original structure)</p> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>FLOORS:</p> <p>Concrete Floors: garage ceiling - not visible due to decking</p>				




Description

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

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						
60 Ellis Park Rd		HEATING				Sept 11 2024	
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					Boiler Performance		
Heat Loss Calculations Not Done					Pressure lbs/in2: 13		
Heat Exchanger- Inaccessible					Temp Deg F: 100		
Observations/Recommendations							
<p>THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency</p> <p>HOT WATER BOILER: service annually high quality zone control system requires specialist annual inspection</p> <p>COMBINATION SYSTEM: provides house heating and domestic hot water, tank in good repair</p> <p>Piping: all piping examined was in good repair</p> <p>Comments: system all includes driveway radiant heating</p>							
<div></div>							
<p>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</p> <p>Comments: we inspected house circa 2018 and no leaking observed</p>							

REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
60 Ellis Park Rd		COOLING/Heat Pumps	Sept 11 2024
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			
<p>AIR CONDITIONER: old unit, continue servicing until replacement becomes necessary</p> <div>   </div>			

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	
60 Ellis Park Rd		PLUMBING	
		Sept 11 2024	
Description			
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):	
Copper	Basement-Front	Good	
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater	see Heating
Copper	Plastic		
Plastic		Type:	
		Fuel Type:	
		Capacity: 75 Gal	
		Age Yrs.:	
		Life Expectancy:	
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			
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			

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
60 Ellis Park Rd		INTERIOR		Sept 11 2024
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	French
Ceramic Tile			Fixed	Metal
Fireplaces:		Fireplace Fuel:		
Insert		Gas		
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>99</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: renovated, overall good quality installations</p> <p>Trim/Cabinets/Counters: renovated, overall good quality installations</p> <p>Windows/Doors: renovated, overall good quality installations 2nd level: provide screens for safety</p> <p>FIREPLACE: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling exterior foundation damp-proofed to minimize leaking risk</p> <div data-bbox="657 1373 948 1612" data-label="Image"> </div>				
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		
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/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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