

HOME INSPECTION REPORT



68 Marion St
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Aug 28 2024](#)



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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 High quality metal shingles in good repair. Garage asphalt shingles in good repair.

EXTERIOR Overall well maintained. See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the majority of the wiring has been upgraded to copper grounded- see details.

HEATING 12-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs. Kitec piping observed - see details.

COOLING/
HEAT PUMPS 14-yr-old ductless heat pump (2 zone) with a typical life expectancy of 15-20-yrs.

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING The watermain has been upgraded to one inch copper and the supply piping in the house is copper and plastic (see details) with good water pressure overall. A backflow valve has been installed to the main waste drain. The washrooms and kitchens are overall in good repair.

INTERIOR Overall well maintained. There is evidence of basement leaking at the north extension and northeast portion of the foundation- see details.

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:	Chimney(s) Type:	Location:
Metal:	Slope:	Low	Brick:	East
Modified Bitumen:	Flat:	Low	deck	
Asphalt Shingles:	2nd Slope:	Low		
Asphalt Shingles:	Garage:	Low		

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

Observations/Recommendations

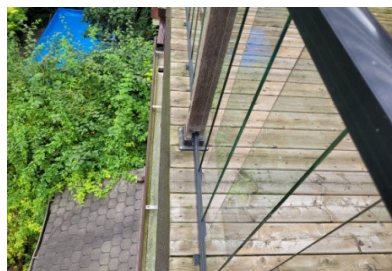
Sloped Surface: [overall surface in good repair](#)
 Chimney(s): [overall in good repair](#)



Porch(s): [overall in good repair](#)
 Bay(s): [overall in good repair](#)



Flat Surface: [mostly not visible due to deck](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Stucco
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Limitations

Exterior Inspection from Ground Level
 Restricted Access Under Deck(s)

Underside of Porch(es) Inspected from Access Door

Observations/Recommendations

- **Gutters/Downspouts: requires maintenance/cleaning
- ** Downspouts: rear of house- extend 6-ft away from house
- **North Grading: rear of house- re-grade and slope away from house
- **Walk(s): seal gap along wall
- **Window wells: provide window well covers



WALL SURFACES:

- Asphalt Shingles: overall in good repair
- Brick: overall in good repair
- Stucco: overall in good repair

DOORS/WINDOWS: overall in good repair, bay windows require general maintenance

PORCH: overall in good repair

DETACHED GARAGE: exterior requires general repairs and maintenance

DECK(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

68 Marion St

STRUCTURE

Aug 28 2024

page 4

Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Brick	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
Crawl Space:	Piers	Wood Joists	Wood Frame (Siding) Wood Frame(Stucco Finish)	Not Visible

Limitations

Restricted Access to:	Foundation Wall Not Visible: _____ %	
Wall Space	Roof Space Inspected From Access Hatch	limited access due to insulation obstruction
Knee Wall Areas		

Observations/Recommendations

overall well built house

FLOORS: minor sagging around stair areas though typical for older house

WALLS:

Masonry: minor mortar repairs in some areas - typical



Description

Service Size: 200 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: Breakers Fuses		Knob-and-Tube-Copper
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Fuses	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside Kitchen
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP x2	Description: Grounded/Ungrounded	
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location: 2nd Level		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **two meter base - in good repair**
 Mast: **overall in good repair, loose fastener at top - minor repair**
 SERVICE PANEL: **two units: in good repairs, covers not removed**



BRANCH WIRING:

Ungrounded Outlet(s): **various units - suspect older wiring though**
no knob and tube observed directly - further evaluation - upgrade if required by insurance
presently should provide GFCI's (ground fault circuit interrupters)

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

68 Marion St

HEATING

Aug 28 2024

page 6

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Hot Water Boiler: High 150 x1000BTU/hr 12 yrs. 20 yrs. Gas Meter-Exterior
Electric Radiant Heat:

Exhaust Vent Arrangement: Metal Through Masonry Chimney

Limitations

Heat Loss Calculations Not Done Summer Test Procedure
Heat Exchanger- Inaccessible

Boiler Performance

Pressure lbs/in2: 10

Observations/Recommendations

HOT WATER BOILER: [service annually](#)
Radiator(s): [monitor/repair valves as required](#)



Piping: [Kitec \(brand name\) was identified which has history of leaking presently no signs of leaking or corroded connections, overall risk of leaking is low though might require replacement for insurance, further evaluation](#)



Electric Radiant Heat: [present in washrooms](#)

REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

68 Marion St

COOLING/Heat Pumps

Aug 28 2024

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	20 x1,000 BTU/hr	14 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:	60
Return Temp F:	70

Observations/Recommendations

DUCTLESS A/C: multi split zoned for 2nd and 3rd level ductless wall mounted units
units require cleaning/clean filters



INSULATION/VENTILATION

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Crawl Space Floor:	40		
Fiberglass:	Main Roof:	40	Plastic	

Limitations

Access Not Gained To Wall Space
 Access Not Gained To Roof Space

Crawlspace Viewed From Access Hatch

Observations/Recommendations

ROOF SPACE: could not remove cover due to insulation obstruction

Crawlspace Floor: insulated with spray foam which is above average



Description

Service Piping into House: Copper	Main Shut Off Valve at:	Water Flow (Pressure):
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s):	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 3 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 1 inch copper](#)

Piping: [all piping examined was in good repair](#)

[Plumb Better \(brand name- associated with Kitec\) was identified which has history of leaking, presently no signs of leaking or corroded connections, overall risk of leaking is low though might require replacement for insurance, further evaluation](#)



WASTE PIPING: [all piping examined was in good repair](#)

[a back flow valve has been installed to the main waste drain](#)

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

Kitchen(s) [overall in good repair](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Wood
Ceramic Tile			Casement	Sliding Glass
Resilient			Fixed	Metal
			Skylight(s)	
Fireplaces:	Fireplace Fuel:		Single/Double Hung	
Masonry				

Limitations

Restricted/No Access To: excessive storage in some areas 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/Walls/Ceilings: overall in good repair
 general cosmetic repairs

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

Fireplaces: not in use- further evaluation to determine options and/or restoring
 recommend chimney sweep/inspection by W.E.T.T. Certified technician
 (www.wettinc.ca)

**Basement Leakage: rear wall and along northeast wall, see steps below
 drywall mouldy - remove bottom portion and monitor
 long term moisture may result in visible or concealed mould growth.
 Environmental Consultants can assist if this is a concern,
 exterior foundation shows signs of previous damp-proofing,
 might require additional damp-proofing



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/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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