

# HOME INSPECTION REPORT



31 Keane Ave  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 29 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: North*

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

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring is copper grounded.

HEATING Two: 10-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-  
yrs.

COOLING/  
HEAT PUMPS Two: 10-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION Roof space insulation (spray foam above average) and ventilation is adequate

PLUMBING Overall good water pressure with copper and plastic supply piping. The washrooms and  
kitchen have been renovated and in good repair.

INTERIOR Renovated. Overall well maintained. 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

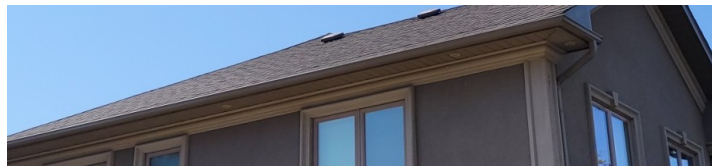
*Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:*

[www.redbrickinspections.ca](http://www.redbrickinspections.ca)

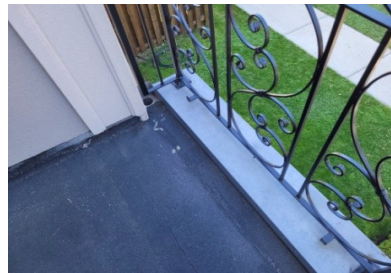
REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
31 Keane Ave		<b>ROOFING/Chimneys</b>		Sept 29 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Modified Bitumen:	Porch(s):	Medium		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height			

**Observations/Recommendations**

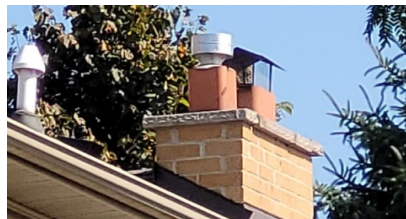
Sloped Surface: [overall surface in good repair](#)



Porch(s): [overall surface in good repair, some ponding noted- monitor, service drain annually, install strainer to drain, should install decking over surface](#)



Chimney: [may require vertical extension above roof line - for wood fireplace, requires further evaluation by specialist](#)



[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: Synthetic Stucco
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**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

\*\* Downspouts: extend 6-ft away from house at front yard

WALL SURFACES: overall in good repair  
some stucco spots require minor repairs

DOORS/WINDOWS: overall in good repair, seal better under porch door



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)

31 Keane Ave

# STRUCTURE

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## Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Stucco Finish) Masonry (Stucco Finish)	Roof/Ceiling Framing: Wood Rafters/Joists
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## Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
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## Observations/Recommendations

overall well built house  
original house that was extended

ROOF: overall in good repair



**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</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>100</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>Outside Kitchen</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: <b>100</b> AMP	Description: <b>Grounded</b>	<b>Whirlpool</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  
 SERVICE PANEL: overall in good repair  
 Auxiliary Panel: overall in good repair



BRANCH WIRING: basement- some wire sin contact with ducts- 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 Type:	Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	10 yrs.	20 yrs.	Gas	Meter-Exterior
Forced Air Furnace:	High	60 x1000BTU/hr	10 yrs.			

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

## Limitations

[Heat Loss Calculations Not Done](#)  
[Heat Exchanger- Inaccessible](#)

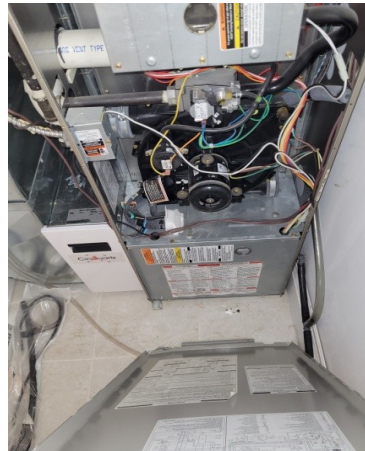
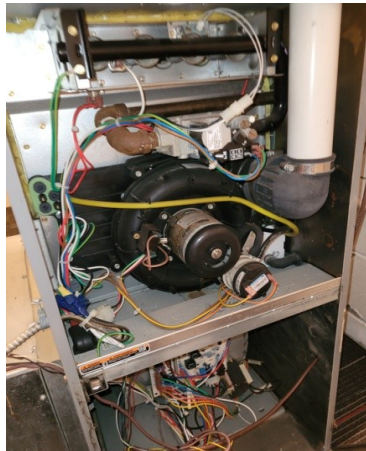
## Furnace Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

THERMOSTAT: [2 units upper and main/lower](#)

FORCED AIR FURNACE: [Two Units: service annually](#)  
[recommend obtaining replacement parts/servicing contract](#)  
Filter: [replace 1-per-3 months](#)



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	10 yrs. old	15 to 20 yrs.
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	10 yrs. old	

### Limitations

#### Cooling Performance

Supply Temp F:

Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: [service annually](#)  
[units were covered outside- not tested](#)





REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

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# INSULATION/VENTILATION

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## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	60	Not Visible	Roof

## Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

## Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate  
spray foam insulation installed which is above average



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

**Description**

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Copper	Water Heater Type: Induced Draft Fuel Type: Oil Capacity: 60 Gal Age Yrs.: 20 Life Expectancy: 20

**Limitations**

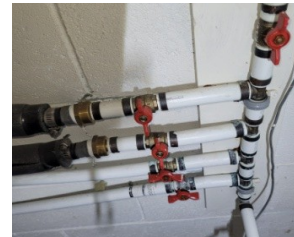
Isolating/Relief Valves & Main Shut Off Valves Not Tested	Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected	Tub/Sink Overflows Not Tested

**Observations/Recommendations**

SUPPLY PIPING: all piping examined was in good repair  
 WATERMAIN: upgraded to copper  
 WASTE PIPING: all piping examined was in good repair  
 Basement Floor Drain: trap not visible due to check valve inserted  
 new plastic cleanout pipe(s) at front yard indicates drain upgrades  
 recommend installing backflow valve to main waste drain if none present

WATER HEATER: old, contact utility to replace

Isolating Valve: basement: some valves were turned off



Washroom(s): overall in good repair  
 southeast washroom: some isolating valves to fixtures were turned off

Whirlpool Tub: tested functional

Kitchen(s) overall in good repair

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Resilient			Fixed	French
			Double Glazing	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			
Zero Clearance	Gas			

Limitations	
Restricted/No Access To: _____	Foundation Not Visible <u>95</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible

**Observations/Recommendations**

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

Fireplaces:

Zero Clearance: service annually

Masonry: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca) , brick chimney might require extending

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

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
- cracks/form ties on foundation: monitor/repair as required
- excavation/damp-proofing: monitor basement, consider step 3 as a last resort

Environmental/Health Concerns: [http://redbrickinspections.ca/docs/11\\_Environmental\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **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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