

# HOME INSPECTION REPORT



3 Thornhill Ave  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Oct 23 2024](#)



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

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: West*

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

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house with new addition. Main roof has been reinforced for roughed in 3rd level.

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 19-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.

COOLING/  
HEAT PUMPS 5-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/  
VENTILATION Extensive renovation typically includes upgrading insulation.

PLUMBING The water main has been upgraded to copper. A backflow valve has been installed to the main waste drain. Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have recently been renovated and in good repair.

INTERIOR Recently renovated. Overall well maintained.

## 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)

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Asphalt Shingles:	2nd Slope:	Low		
Asphalt Shingles:	Porch(s):	Low		

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

**Observations/Recommendations**

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

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

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



2nd Slope: [overall surface in good repair](#)  
[skylights in good repair](#)



Chimney: [rebuilt and in good repair](#)  
[install rain/screen cap to clay liner](#)



[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: Flat	Walls & Wall Structures: Brick Metal Siding
------------------------------------	--	-------------------------	---

**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

Comments: rear yard tree: retain arbourist for annual monitoring/trimming

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

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair  
DECK overall in good repair



\*\*Walk(s): seal gaps/cracks



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)

3 Thornhill Ave

# STRUCTURE

Oct 23 2024

page 4

## Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
Crawl Space:	Not Visible			

## Limitations

Restricted Access to:	Foundation Wall Not Visible: <u>95</u> %
Wall Space	
Crawl Space	

## Observations/Recommendations

overall well built house

ROOF: overall in good repair  
roof has been reinforced for roughed in 3rd level



WALLS:  
Masonry: exterior south - minor/typical surface spalling





**Description**

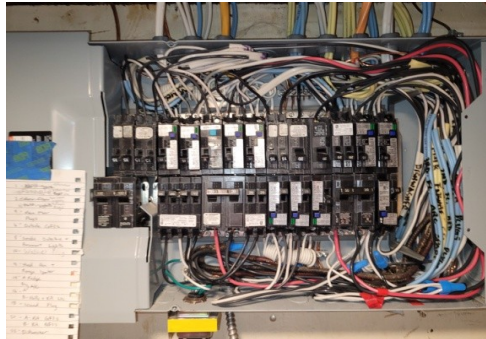
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	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 Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: AMP	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  
 SERVICE PANEL: overall in good repair  
 remove abandoned wire in panel



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout

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)

3 Thornhill Ave

# HEATING

Oct 23 2024

page 6

## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	19 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

## Limitations

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

## Furnace Performance

Supply Temp F: [120](#)  
Return Temp F: [70](#)

## Observations/Recommendations

FORCED AIR FURNACE: [continue servicing until replacement becomes necessary](#)  
[recommend obtaining replacement parts/servicing contract](#)  
[some rusting on draft fan - service unit before use](#)  
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)

3 Thornhill Ave

## COOLING/Heat Pumps

Oct 23 2024

page 7

### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
<a href="#">Air Conditioner (air-cooled):</a>	24 x1,000 BTU/hr	5 yrs. old	10 to 15 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: [requires servicing](#)



Comments: [roughed in 3rd level: recommend ductless heat pump if renovating](#)



REFERENCE LINK

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

3 Thornhill Ave

# INSULATION/VENTILATION

Oct 23 2024

page 8

## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	2nd Level Ceiling	40	Plastic	Roof

## Limitations

Attic Entered But Access was Limited

Access Not Gained To Wall Space

## Observations/Recommendations

Comments: 2nd Level Ceiling insulated where observed form 3rd level attic



Comments: new addition is insulated

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-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Plastic Floor Drain	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 50 Gal Age Yrs.: new 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 copper

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair  
a back flow valve has been installed to the main waste drain  
new plastic cleanout pipe(s) indicates drain upgrades



Washroom(s): recently renovated

Main Level Washroom: sink faucet - stiff handles - repair/replace if required

Kitchen(s) recently renovated

**Description**

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

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 95 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Absence of Historical Clues due to New Finishes/Paint  
 Storage/Furnishings in Some Areas Limited Inspection

**Observations/Recommendations**

Floors/Walls/Ceilings: renovated, overall in good repair

Trim/Cabinets/Counters: renovated, overall in good repair

Windows/Doors: various upgraded units, upgrade older units as required

FIREPLACE: 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: presently no leaking detected with moisture meter random sampling  
 typical efflorescence for older foundation  
 see steps below

\*\*Crawlspace Leakage: not accessible

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](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/>
-