

HOME INSPECTION REPORT



19 Dacre Cr

Toronto

Prepared for: [Theodore Babiak Team](#)

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

Inspection Date: [Feb 21 2025](#)



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 Not visible due to snow.

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 wiring is copper grounded.

HEATING 2-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. 2-yr-old high-efficiency gas-fired hot-water boiler (basement and driveway radiant heating) with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 2-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate

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

INTERIOR Overall well maintained. Budget to repair/replace various windows.

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

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

19 Dacre Cr

ROOFING/Chimneys

Feb 21 2025

page 2

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:

Limitations

Roof Inspected By: From Grade	Access Limited By: Height Snow	Chimney Access Limited By:
----------------------------------	--------------------------------------	----------------------------

Observations/Recommendations

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

Roofing: [not visible due to snow](#)

Ice Dams: [typical due to present weather - monitor](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge:	Lot Topography: Towards House Away From House	Walls & Wall Structures: Synthetic Stucco Wood siding
------------------------------------	-------------------------	---	---

Limitations

Exterior Inspection from Ground Level	Snow over Decks/Porches
Restricted Access Under Deck(s)	

Observations/Recommendations

**Landscaping: retain arbourist for annual monitoring/trimming

WALL SURFACES:

Synthetic Stucco: overall in good repair, front overhang - missing drip edge flashing- repair

Wood siding: requires general maintenance/painting

DOORS/WINDOWS: various calking repairs required



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

19 Dacre Cr

STRUCTURE

Feb 21 2025

page 4

Description

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

Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>99</u> % Roof Space Inspected From Access Hatch
-------------------------------------	--

Observations/Recommendations

overall well built house

ROOF: overall in good repair



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: Garage		Location: Panel Whirlpool Bathroom(s)
Auxiliary Panel(s):	Outlets	
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

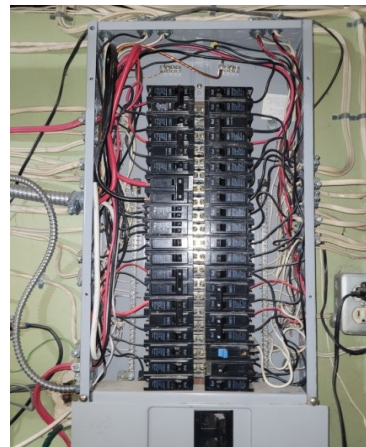
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **overall in good repair**

SERVICE PANEL: **overall in good repair**



GFCI: **provide to exterior outlet front**

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

HEATING

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Forced Air Furnace:	High	100 x1000BTU/hr	2 yrs.	20 yrs.	Gas	Meter-Exterior
Hot Water Boiler:	High	175 x1000BTU/hr	2 yrs.			

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

Limitations

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

Furnace Performance

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

Observations/Recommendations

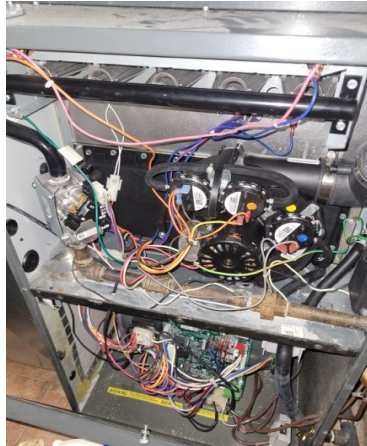
Boiler Performance

Pressure lbs/in2: [15](#)
 Temp Deg F: [110](#)

FORCED AIR FURNACE: [service annually](#)

HOT WATER BOILER: [service annually](#)

Hot Water Radiant Heat: [boiler provides basement/garage floor and driveway heating](#)



REFERENCE LINK

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

19 Dacre Cr

COOLING/Heat Pumps

Feb 21 2025

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	2 yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

19 Dacre Cr

INSULATION/VENTILATION

Feb 21 2025

page 8

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	32	Not Visible	Roof
Foam Board				Roof Soffit

Limitations

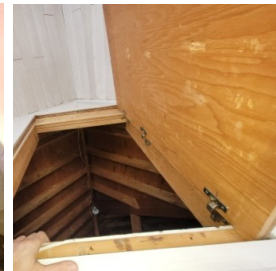
Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate
majority of roof used for storage space

Roof Access Hatch: insulate and weather-strip access hatch to roof space



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): Below Average
Supply Piping & Pump(s): Copper Copper	Waste Piping & Pump(s): Plastic	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 75 Gal Age Yrs.: 8 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

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): overall in good repair

Kitchen(s) overall in good repair

Whirlpool Tub: not tested, service before use

Faucet: 2nd level one stiff unit

Basement Shower: missing door

Description

Floor Finishes: Wood Resilient	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Fixed Skylight(s) Double Glazing	Exterior Doors: Metal French Sliding Glass
Fireplaces: Zero Clearance	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

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

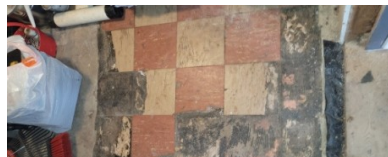
Trim/Cabinets/Counters: overall in good repair

Windows/Doors: various lost seals/damaged hardware, repair and/or replace

FIREPLACE: tested - pilot light functional, burners non functional - service unit

**Basement Leakage: presently no leaking detected with moisture meter random sampling

Comments: older/original portion of house floor:
 older tile suspect to contain asbestos
 encapsulating is often the best approach
 Environmental Consultants can assist if this is a concern



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/>
-