HOME INSPECTION REPORT

131 Colbeck St

Toronto

Prepared for: Kristofer Lawson

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

Inspection Date: Feb 28 2025

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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: North

ROOFING	The roof surfaces where visible 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 has been upgraded to copper grounded.
HEATING	1-yr-old high-efficiency gas-fired hot-water boiler (combination provides house heating and domestic hot water) with a typical life expectancy of 15 to 20-yrs.
COOLING/ HEAT PUMPS	The ductless air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	The house was recently renovated and reported spray foam installed in roof, main floor and basement walls which is above average.
PLUMBING	Overall good water pressure with copper and plastic supply piping. A backflow valve has been installed to the main waste drain. The washrooms and kitchen have recently been renovated and in good repair.
INTERIOR	Recently renovated.

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

131 Colbeck St

ROOFING/Chimneys

Feb 28 2025

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	East
			Brick Abondoned:	West

Limitations

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

Observations/Recommendations

Tree Branches: retain arbourist for annual monitoring/trimming

Sloped Surface: where visible overall surface in good repair

Chimney: overall in good repair

Porch(s): mostly not visible due to snow

overall surface in good repair

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

Description

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

Limitations

Exterior Inspection from Ground Level

Snow over Decks/Porches

Observations/Recommendations

**Gutters/Downspouts: requires maintenance/cleaning

** Downspouts: extend 6-ft away from house

**Landscaping: retain arbourist for annual monitoring/trimming

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair

PORCH overall in good repair

DECK 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

Description

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

Limitations

Restricted Access to:	Foundation Wall Not Visible:
Wall Space Roof Space	95 %

Observations/Recommendations

overall well built house

WALLS:

Masonry Arches: rear: typical settlement cracks

monitor-cracks above arch typical, repair mortar as required

REFERENCE LINK http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf

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ELECTRICAL

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Description

Service Size: 200 AMP (240volts)

Main Disconnect/Service Box
Rating: 200 AMP
Description: Breakers
Location: Basement

Distribution Panel
Rating: 200 AMP
Description: Breakers
Location: Basement

Auxiliary Panel(s):
Rating: AMP
Description:
Location:

Service Entrance Cable:
Location: Overhead
Type of material: Not Visible

System Grounding:
Description: Copper
Location: Water Pipe

Outlets
Description: Grounded
Number of Outlets: Upgraded

Distribution Wire:
Copper
Grounded

Ground Fault Circuit Interrupter:
Location: Outside Kitchen Bathroom(s)

Combo Arc Fault Circuit Interrupter:
Location: Panel

Limitations

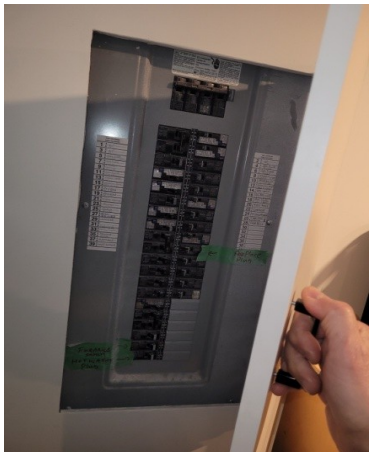
Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair

SERVICE PANEL: overall in good repair

panel obstructed by cabinet - cover not removed



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

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HEATING

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Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Hot Water Boiler:	High	150 x1000BTU/hr	1 yrs.	15 to 20 yrs.	Gas	Meter-Exterior
Combination System:						

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

Heat Exchanger- Inaccessible

Boiler Performance

Pressure lbs/in2:	16
Temp Deg F:	140

Observations/Recommendations

THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency

HOT WATER BOILER: service annually

COMBINATION SYSTEM: provides house heating (radiators) and domestic hot water

Radiator(s): some newer units
older units: monitor/repair valves as required

Comments: 3rd level (previously attic) was renovated and portable heating installed,
recommend installing fixed heating source,
i.e. electric baseboard or extend hydronic system and install
radiator, or install ductless heat pump for heating/cooling

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	18 x1,000 BTU/hr	est. 15 yrs. old	15 to 20 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

DUCTLESS A/C: not tested: should be serviced before using
aging unit, continue servicing until replacement becomes necessary

Comments: 3rd level typically more difficult to cool- may require supplemental unit
i.e. ductless heat pump

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:				Roof

Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Observations/Recommendations

house was recently renovated and reported spray foam installed in roof, main floor and basement walls which is above average,
reported 2nd level walls were not part of renovation

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 see Heating

Type: Combination
Fuel Type:
Capacity:
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: newly installed
all piping examined was in good repair

WASTE PIPING: newly installed
all piping examined was in good repair
a back flow valve has been installed to the main waste drain

Washroom(s): recently renovated

Kitchen(s) recently renovated

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Ceramic Tile			Fixed	French
Carpet			Double Glazing	
			Sliders	

Fireplaces:	Fireplace Fuel:
Insert	Gas

Limitations

Restricted/No Access To:

CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected

Absence of Historical Clues due to New Finishes/Paint

Storage/Furnishings in Some Areas Limited Inspection

Foundation Not Visible 95 %

Drainage Tile Not Visible

Observations/Recommendations

Floors/Walls/Ceilings: recently renovated

Trim/Cabinets/Counters: recently renovated

Windows/Doors: upgraded double glazed units

FIREPLACE: tested functional, service annually

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

STAIRS: provide hand rails to third level steps

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/
• Environmetal Site Assessment: ESA Phase 1 Certified	http://aesac.ca/