

# HOME INSPECTION REPORT



62 Burr Ave  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: March 27 2025



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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: South*

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

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

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper grounded and ungrounded -see details.

HEATING The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.

COOLING/  
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/  
VENTILATION Recommend additional insulation/ventilation in the roof space to improve comfort and efficiency.

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

INTERIOR 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: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: West

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

**Observations/Recommendations**

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



Chimney: [overall in good repair](#)

Flashings:

Roof/Wall: [ideally should install counter flashing](#)



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

**Description**

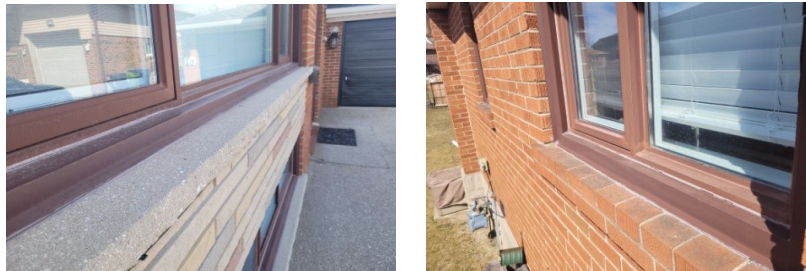
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
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**Limitations**

Exterior Inspection from Ground Level  
Garage Not Accessible

**Observations/Recommendations**

WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair  
some caulking repairs required



\*\*Grading: rear yard tends to slope towards foundation, concrete surface installed and drain with weeping bed tile, appears installed to minimize ground/surface water migrating towards house, monitor performance- see Interior Basement



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: Basement:	Foundations: Poured Concrete Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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**Observations/Recommendations**

overall well built house

ROOF: overall in good repair



WALLS:

Masonry: front corner: requires mortar repairs

FOUNDATIONS: typical settlement cracks, repair and monitor



**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 &amp; Ungrounded</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:
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded/Ungrounded</b>	
Description:	Number of Outlets: <b>Typical</b>	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**



Ungrounded Outlet(s): **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](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:	Mid	100 x1000BTU/hr	30 yrs.	20+ yrs.	Gas	Meter-Exterior

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

## Limitations

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

## Furnace Performance

Supply Temp F:	150
Return Temp F:	70

## Observations/Recommendations

FORCED AIR FURNACE: [continue servicing until replacement becomes necessary](#)  
[recommend upgrading to high efficiency unit](#)



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	25 yrs. old	15 to 20 yrs.

### Limitations

Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

AIR CONDITIONER: old unit, continue servicing until replacement becomes necessary  
consider replacing with new unit for improved efficiency





**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	24	Not Visible	Roof

**Limitations**

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

**Observations/Recommendations**

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency  
insulate and weather-strip access hatch to roof space



**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 Cast Iron Galvanized Steel Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Gas 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**

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: recommend installing backflow valve to main waste drain  
new plastic cleanout pipe(s)in basement floor indicates drain upgrades

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	Casement	Metal
Ceramic Tile			Sliders	
			Fixed	
			Primary Plus Storm	
Fireplaces:	Fireplace Fuel:			

**Limitations**

Restricted/No Access To: rear basement wall - storage against wall Foundation Not Visible 90 %  
 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

Trim/Cabinets/Counters: overall in good repair  
 kitchen above fridge: missing cabinet doors

Windows/Doors: overall in good repair  
 Window(s): some lost seals, replace if required

STAIRS: provide hand rails to basement steps

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling  
 typical efflorescence, staining and dampness for older foundation  
 rear cold room: suspect prior leaking: monitor- might require  
 interior damp-proofing in this area  
 see steps below

CO/Smoke detectors: provide annual maintenance

\*\* 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**

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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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