

HOME INSPECTION REPORT



6 Nagel Rd
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: April 17 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: South

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

EXTERIOR Overall well maintained. Good quality landscaping. Older detached garage.

STRUCTURE Overall well built house.

ELECTRICAL The 100 AMP service size is adequate and the wiring is copper grounded. System includes a gas powered back up generator.

HEATING 12-yr-old high-efficiency forced-air gas furnace and integrated boiler (heat exchanger) with a typical life expectancy of 20-yrs. High quality filtration system. Newly installed duct system.

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

INSULATION/ VENTILATION Roof space insulation and ventilation is adequate. The insulation includes vermiculite - see details. The house includes an HRV (heat recovery ventilator) to improve air quality 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.



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

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

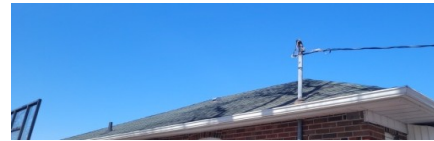
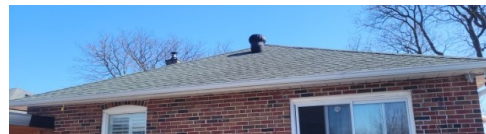
Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Edge		

Observations/Recommendations

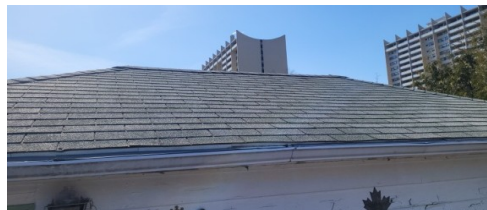
Tree Branches: [retain arbourist for annual monitoring/trimming](#)

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

Chimney: [overall in good repair](#)



Garage: [overall surface in good repair](#)



Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat Away From House	Walls & Wall Structures: Brick Wood siding
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Limitations

Exterior Inspection from Ground Level
Storage in Garage

Observations/Recommendations

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair
**Window Well: provide window well covers



DETACHED GARAGE: older, typically ongoing repairs
bottom perimeter prone to rot - repair as required, budget to repair perimeter



PORCH overall in good repair
**Walk(s)/Driveway(s): overall in good repair
Step(s): rear door: provide hand railings for safety

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

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STRUCTURE

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Description

Configuration: Basement:	Foundations: 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>60</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

ROOF: overall in good repair



Description

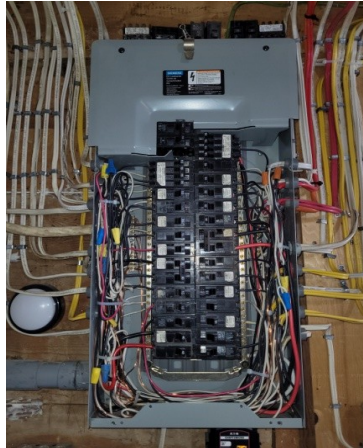
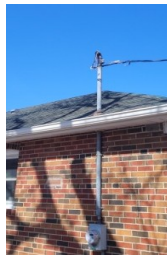
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: 100 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location: Basement		Location:

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**



Comments: **gas powered auxiliary generator - refer to owners manual for servicing**

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

Note 2: Please ensure accurate labelling on panels.

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	yrs.	yrs.		
Hot Water Boiler:	High	x1000BTU/hr				
Electric Radiant Heat:						

Exhaust Vent Arrangement:

Limitations

Heat Loss Calculations Not Done

Boiler Performance

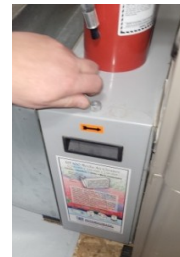
Supply Temp F:	120
Return Temp F:	70

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)

Filter: [high quality HEPA unit - refer to owners manual for servicing includes UV filter](#)

Filter: [replace 1-per-6 to 12 months](#)



HOT WATER BOILER: [service annually](#)

Comments: [boiler set up \(zone relay\) to provide primary heating to heat exchanger located above furnace, gas fired furnace automatically activated when heating demand is high](#)

COMBINATION SYSTEM: [boiler provides house heating and domestic hot water](#)

Comments: [temp. gauge leaking - replace](#)



REFERENCE LINK

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):	? x1,000 BTU/hr	5 yrs. old	15 to 20 yrs.

Limitations

Data Plate Not Legible
Outdoor Coil Covered

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using
age of unit was reported by home owner



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	None Found	Roof
Vermiculite:				

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate
uneven distribution of insulation - improve/add insulation

Vermiculite Insulation: located under older insulation
insulation may contain asbestos, requires lab test to confirm



Heat Recover Ventilator: provides house with better air quality and efficiency
see owners manual for proper use and maintenance



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 Clay 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

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)

Basement Floor Drain: [main drain: recommend video-scan, risk of tree roots](#)
[recommend installing backflow valve to main waste drain](#)

Kitchen(s) [overall in good repair](#)

Washroom(s): [overall in good repair](#)
[steam generator functional](#)

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Metal
Ceramic Tile			Sliders	Sliding Glass
			Fixed	
Wood Stove	Fireplace Fuel:			
Factory Built	Wood			

Limitations	
Restricted/No Access To: _____	Foundation Not Visible <u>60</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Storage/Furnishings in Some Areas Limited Inspection	
Absence of Historical Clues due to New Finishes/Paint	

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

**Basement Leakage: presently no leaking observed
see steps below

FIREPLACE:
Wood Stove: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)
unit is 'Listed' (plate at back, but further evaluation with insurance



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



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/>
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