

HOME INSPECTION REPORT



228 Dewhurst Blvd N

Toronto

Prepared for: **The Babiak Team**

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

Inspection Date: **March 5 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: East*

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

EXTERIOR Overall well maintained.

STRUCTURE Overall well built house.

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

HEATING The gas-fired hot-water-boiler is older and requires further evaluation by specialist.

COOLING/
HEAT PUMPS 10 to 15-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs.

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

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 been renovated and 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

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

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ROOFING/Chimneys

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Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	North
Asphalt Shingles:	Porch(s):	Low		

Limitations

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

Observations/Recommendations

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

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

Chimney(s): [overall in good repair](#)



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



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	Restricted Access Under Porch(es)
Restricted Access Under Deck(s)	Snow over Decks/Porches

Observations/Recommendations

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair



PORCH overall in good repair

DECK older, service/repair as required



**Walk(s)/Driveway(s): continue to seal gaps along foundation wall, low area/pooling at rear corner-re-grade/repair to slope away from house



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) Masonry Party Wall	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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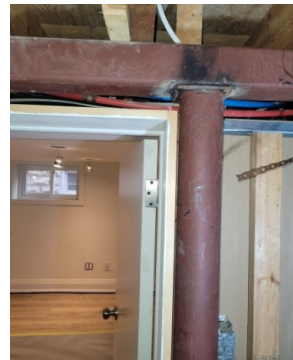
Observations/Recommendations

overall well built house

ROOF: overall in good repair
underside stains typical for age of house



FLOORS: basement: main level floor has been shored up- likely during prior renovations



Description

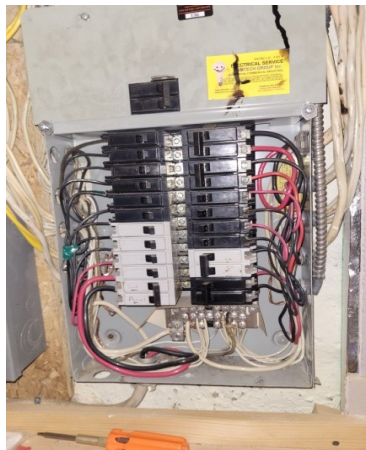
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper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



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: Low 96 x1000BTU/hr 23 yrs. 20+ yrs. Gas Meter-Exterior
Electric Radiant Heat:

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

Limitations

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

Boiler Performance

Pressure lbs/in2: 15
Temp Deg F: 80

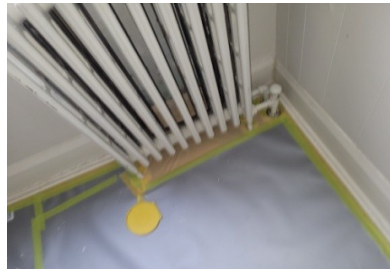
Observations/Recommendations

HOT WATER BOILER: [continue servicing until replacement becomes necessary](#)
[annual CO test mandatory for this type of unit](#)
[recommend obtaining replacement parts/servicing contract](#)

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



Radiator(s): [older units: monitor/repair valves as required](#)



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:
Ductless (air-cooled)	17 x1,000 BTU/hr	15 to 20 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



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	24	None Found	Roof

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: uneven distribution of insulation - improve/add insulation
 portion appears used for storage
 recommend improving ventilation with soffit vents

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



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 Cast Iron	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 6 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](#)
[a back flow valve has been installed to the main waste drain](#)



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

Kitchen(s) [recently renovated](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Ceramic Tile			Sliders	Metal
Laminate			Fixed	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 90 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Absence of Historical Clues due to New Finishes/Paint

Observations/Recommendations

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)

Floors/Walls/Ceilings: overall in good repair
 Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair
 upgraded double glazed units

**Basement Leakage: presently no leaking detected with moisture meter random sampling see steps below
 interior basement: appears rear wall has been damp-proofed



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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