HOME INSPECTION REPORT

16 Halford Ave

Toronto

Prepared for: The Babiak Team

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

Inspection Date: March 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: South

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house.
ELECTRICAL	60 AMP service size likely requires upgrading for insurance.. In addition to upgraded wiring there is knob and tube wiring-please see details.
HEATING	14-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. Basement floor has electric radiant heating.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall good water pressure with copper supply piping. Further evaluation to main waste drain. 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

Description

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

Limitations

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

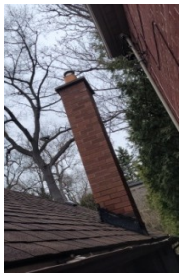
Observations/Recommendations

Tree Branches: retain arbourist for annual monitoring/trimming

Sloped Surface: overall surface in good repair

Chimney(s): rebuilt and in good repair



Garage: 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:	Below/Above Grade	Towards House Away From House	Brick Synthetic Stucco Stone Retaining Wall

Limitations

Exterior Inspection from Ground Level

Storage in Garage

Observations/Recommendations

**Gutters/Downspouts: requires general repairs and maintenance

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair, recommend caulking for some units

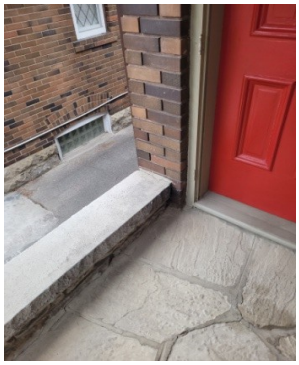


DECK overall in good repair

PORCH provide railings for safety

DETACHED GARAGE: older, typically ongoing repairs, rear portion prone to moisture damage

RETAINING WALL(s): overall in good repair, monitor



**Driveway(s): service drain annually

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:	Masonry Block	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists

Limitations

Restricted Access to:	Foundation Wall Not Visible: 80 %
Wall Space	Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

ROOF: overall in good repair

FLOORS: basement: rear main floor shored up with post and beam,
ideally top and bottom post plates should be fastened,
overall performance appears adequate, monitor

Description

Service Size: 60 AMP (240volts)

Main Disconnect/Service Box
Rating: 60 AMP
Description: Fuses
Location: Basement

Distribution Panel
Rating: 100 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/Ungrounded
Number of Outlets: Typical

Distribution Wire:
Copper
Grounded & Ungrounded
Knob-and-Tube-Copper

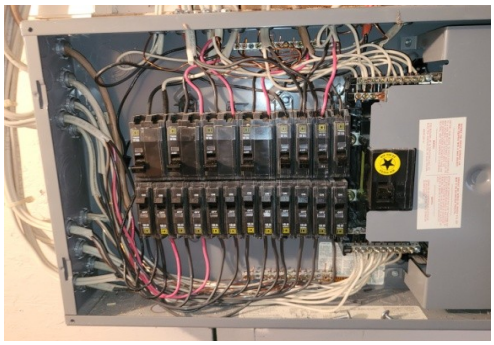
Ground Fault Circuit Interrupter:
Location: Outside
Bathroom(s)

Arc Fault Circuit Interrupter:
Location:

Limitations

Observations/Recommendations

SERVICE ENTRANCE:
Clearance: service drop wires low - adjust when upgrading service size, relocate meter to exterior, contact utility
Main Disconnect: older, overall in good repair, can be removed, see above
SERVICE PANEL: overall in good repair



BRANCH WIRING:
Knob & Tube: based on random sampling observed in light switches and suspect in various ungrounded outlets, observed above panel, upgrade when/if renovating
may require upgrading for insurance purposes
for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

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	14	yrs.	20	yrs.	Gas	Meter-Exterior
Electric Radiant Heat:									

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

Heat Exchanger- Inaccessible

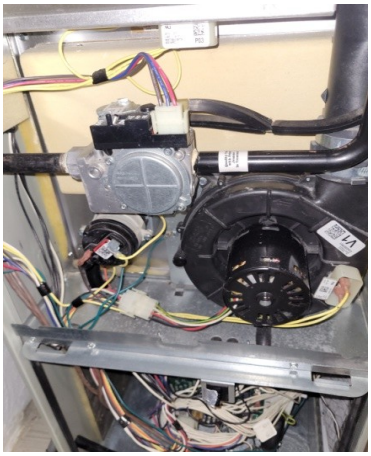
Furnace Performance

Supply Temp F:	130
Return Temp F:	70

Observations/Recommendations

FORCED AIR FURNACE: service annually

recommend obtaining replacement parts/servicing contract



Electric Radiant Heat: tested functional

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	28 yrs. old	15 to 20 yrs.

Limitations

Cannot Test With Low Outdoor Temp
Outdoor Coil Covered

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using
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:
Fiberglass/Cellulose:	Main Roof:	32	None Found	Roof
Wood Shavings:				

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: uneven distribution of insulation - improve/add insulation

insulate and weather-strip access hatch to roof space

Exhaust Fan Vents: basement washroom: should vent to exterior

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):
Good

Supply Piping & Pump(s):
Copper

Waste Piping & Pump(s):
Plastic
Cast Iron
Galvanized Steel

Water Heater
Type: Conventional
Fuel Type: Gas
Capacity: 40 Gal
Age Yrs.: ?
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
main drain: recommend video-scan, risk of tree roots
recommend installing backflow valve to main waste drain

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	Double Glazing	Wood
Ceramic Tile			Primary Plus Storm	French
			Sliders	
			Single/Double Hung	

Fireplaces:	Fireplace Fuel:
Masonry	Wood

Limitations

Restricted/No Access To: _____ Foundation Not Visible 80 %

CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected Drainage Tile Not Visible

Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

STAIRS: provide hand rails to basement steps

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

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

**Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below

Windows/Doors: various upgraded units, upgrade older units as required

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/