

HOME INSPECTION REPORT



37 Boustead Ave

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [April 2 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 New roof surfaces throughout.

EXTERIOR New build. Overall good quality installations.

STRUCTURE Overall new well built house.

ELECTRICAL The 200 AMP service size is adequate with four 100 amp panels (four unit house). The wiring is copper grounded.

HEATING Four New high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs. New high-efficiency gas-fired hot-water boiler (combination with basement floor heating) with a typical life expectancy of 20-yrs. Supplementary wall mounted electric heaters in halls.

COOLING/
HEAT PUMPS Four: new air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Reported spray foam insulation throughout which is above average.

PLUMBING New build. Overall good quality installations.

INTERIOR New build. Overall good quality installations. The foundation has been damp-proofed which will minimize risk of basement leaking.

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		
Not Visible	Flat:	Low		
Not Visible	Porch(s):	Low		

Limitations		
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height Snow/Ice	

Observations/Recommendations

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

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



Flat Surface: [could not access](#)

Porch(s): [not visible due to snow](#)
[Apt 2 porch not accessible](#)



[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: Metal Siding Artificial Stone Synthetic Stucco
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Limitations

Exterior Inspection from Ground Level

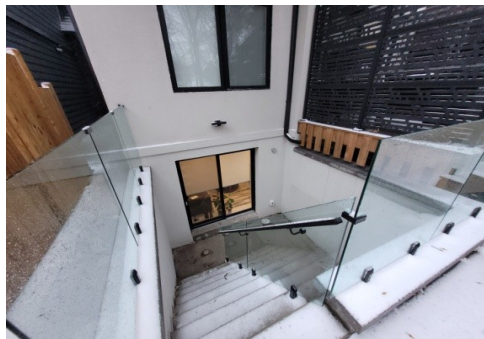
Observations/Recommendations

**Gutters/Downspouts: new installations

WALL SURFACES: overall good quality new installations

DOORS/WINDOWS: overall good quality new installations

**BASEMENT WALKOUT: overall well built



DECK overall good quality new built

PORCH(es): overall appear well built, front porch not accessible from Apt 2



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

STRUCTURE

Description

Configuration: Basement:	Foundations: Not Visible	Floor : Not Visible	Walls : Wood Frame (Siding)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Roof Space Flat Roof Space	Foundation Wall Not Visible: <u>100</u> %
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Observations/Recommendations

newly built
overall well built house

Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP x4	Type of material: Not Visible	Grounded
Description: Fuses		
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 x3	Description: Grounded	
Description: Breakers	Number of Outlets:	Arc Fault Circuit Interrupter:
Location: 1st Level 2nd Level 2nd Level		Location: Panel

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

new installations throughout

SERVICE ENTRANCE:

Main Disconnect: located on exterior - unusual - typically located interior
splitter box cover sealed - typical

Comments: reported service roughed in for 400 amps



SERVICE PANEL: four panels located in each unit (Apt 2 not accessible)



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	45 x1000BTU/hr	new yrs.	x4 units	20 yrs.	Gas Meter-Exterior
Hot Water Boiler:	High	90 x1000BTU/hr	new yrs.			

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

Limitations

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

Boiler Performance

Pressure lbs/in2: 12
 Temp Deg F: 80

Observations/Recommendations

FORCED AIR FURNACE: [four units: service annually](#)
[main level unit - storage limited access, Apt 2 not accessible](#)
 Filter: [replace 1-per-3 months](#)



HOT WATER BOILER:
COMBINATION SYSTEM: [provides basement floor heating and domestic hot water to basement Apt 1](#)



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):	12 x1,000 BTU/hr	new yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: four units: service annually
not tested: should be serviced before using



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

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INSULATION/VENTILATION

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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
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Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Flat Roof

Observations/Recommendations

reported spray foam insulation throughout which is above average

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): Plastic	Waste Piping & Pump(s): Plastic	Water Heater 3 units
		Type: Induced Draft
		Fuel Type: Gas
		Capacity: 40 Gal
		Age Yrs.: new
		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

Apt 2 not accessible

WATERMAIN: 2 inch copper which is above average

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): new, overall good quality installations

Kitchen(s) new, overall good quality installations

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Casement	Metal
Ceramic Tile			Fixed	Sliding Glass
			Skylight(s)	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			

Limitations	
Restricted/No Access To: _____	Foundation Not Visible <u>100</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Storage/Furnishings in Some Areas Limited Inspection	

Observations/Recommendations

Apt 2 not accessible

Floors/Walls/Ceilings: new, overall good quality installations

Trim/Cabinets/Counters: new, overall good quality installations

Windows/Doors: new, overall good quality installations

****Basement Leakage:** presently no leaking detected with moisture meter random sampling
 the foundation has been damp-proofed to minimize leaking risk
 service sump pump annually
 recommend back up battery for sump pump



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

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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