

HOME INSPECTION REPORT



166 Quebec Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [May 30 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. Older detached garage.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate. There are two units each with 100 amp service. In addition to upgraded wiring there is knob and tube wiring-please see details.

HEATING Two: 15-yr-old mid-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-25-yrs. See details.

COOLING/
HEAT PUMPS none

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

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

INTERIOR Overall well maintained. The interior 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

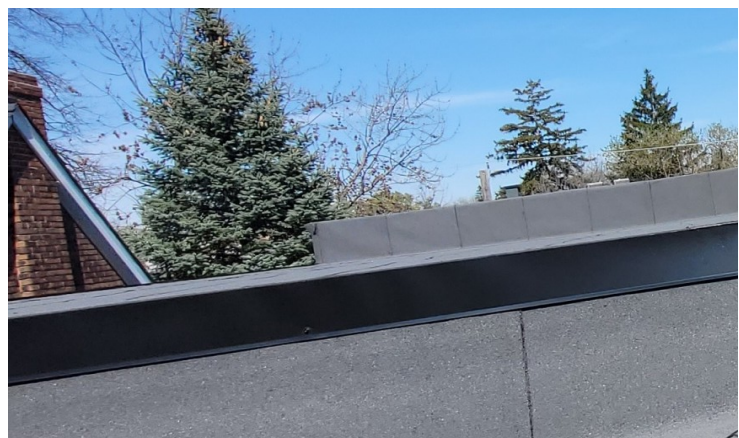
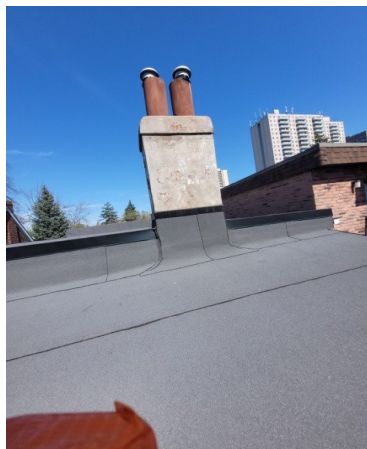
Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:

www.redbrickinspections.ca

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
166 Quebec Ave		ROOFING/Chimneys		May 30 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Modified Bitumen:	Flat:	Low	Brick:	West
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Edge	Height	Height		

Observations/Recommendations

Flat Surface: overall surface in good repair where visible,
 reported to be newer installations, less than 5-yrs old, 20 plus yr life expectancy
 Chimney: overall in good repair



Garage: overall surface in good repair
 requires cleaning



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 Away From House	Walls & Wall Structures: Brick Vinyl Siding
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Limitations

Exterior Inspection from Ground Level	Carpeting over Decks/Porches
Restricted Access Under Porch(es)	Underside of Deck(s) Inspected from Access Door

Observations/Recommendations

****Gutters/Downspouts:** overall in good repair

WALL SURFACES:

Brick: overall in good repair

Soffit & Facia: requires general repairs and maintenance

Vinyl Siding: requires general repairs and maintenance



****BASEMENT WALKOUT:** ideally should have threshold to avoid excessive rain infiltration

Step(s): provide hand railings for safety



PORCH(es): overall in good repair, front upper column - minor leaning, maintenance as required

DETACHED GARAGE: older, typically ongoing repairs

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: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible: <u>80</u> %
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Observations/Recommendations

overall well built house

Description

Service Size: 60 AMP (240volts)	Service Entrance Cable: Location: Overhead	Distribution Wire: Copper
Main Disconnect/Service Box Rating: AMP	Type of material: Not Visible	Grounded & Ungrounded Knob-and-Tube-Copper
Description:		
Location:		
Distribution Panel Rating: 100 AMP	System Grounding: Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter: Location: Outside Panel
Location: Basement		
Auxiliary Panel(s): Rating: 100 AMP	Outlets Description: Grounded	
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter: Location:
Location: Basement		

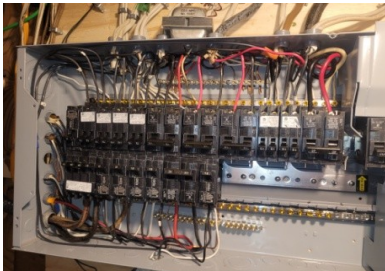
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
two-meter base - one for each Apt.

SERVICE PANEL: overall in good repair
Auxiliary Panel: overall in good repair



BRANCH WIRING:

Knob & Tube: It is the seller's understanding that a small amount of knob and tube remains on the main floor, in the sun room, dining room, 2nd bedroom, living room, and entry way.

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:
 Hot Water Boiler: Mid 75 x1000BTU/hr 15 yrs. 20+ yrs. Gas Meter-Exterior
 Electric Heater(s):

Exhaust Vent Arrangement: Metal Through-Wall Vent

Limitations

Heat Loss Calculations Not Done
 Heat Exchanger- Limited Access

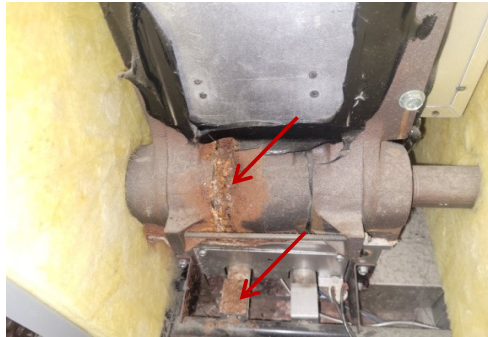
Boiler Performance

Pressure lbs/in2: 20
 Temp Deg F: 150

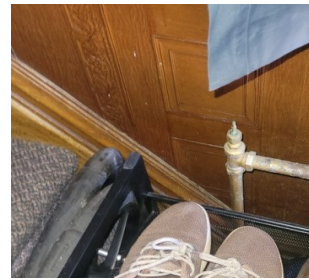
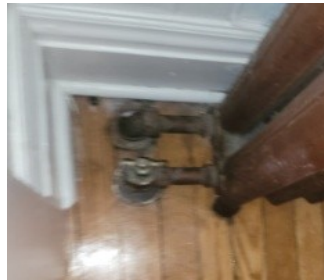
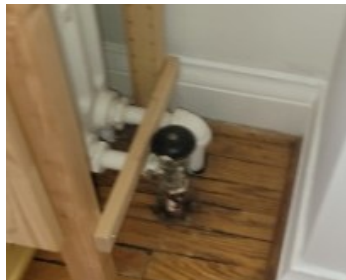
Observations/Recommendations

Gas Meter: two meters - one for each apt.

HOT WATER BOILER: Apt. 166:
 heat exchanger corrosion - suspect prior leaking- further evaluation,
 leak caused burner corrosion, draft fan noisy- further evaluation
 and repairs/replacement if required
 Apt. 168: service annually
 recommend obtaining replacement parts/servicing contract



Radiator(s): 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 : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

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 Flat Roof](#)
[Access Not Gained To Wall Space](#)

Observations/Recommendations

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 Plastic	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: ? Life Expectancy: 20

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

WATERMAIN: all piping examined was in good repair

WATER HEATER: covered with insulation - age not determined

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: new plastic indicates drain upgrades
requires video scan of main waste drain to confirm
recommend installing backflow valve to main waste drain
clay unit: dry/requires service: main drain to city sewer- recommend video-scan
new plastic cleanout pipe(s) at front yard indicates drain upgrades -
replace caps



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	Single/Double Hung	Wood
Resilient			Sliders	
Ceramic Tile			Fixed	
Carpet			Double Glazing	
Fireplaces:	Fireplace Fuel:		Primary Plus Storm	
Insert	Gas	x2		
Non-Functional				

Limitations

Restricted/No Access To: excessive storage in some areas 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

Floors: 2nd level rear closet: older tile suspect to contain asbestos
 encapsulating is often the best approach

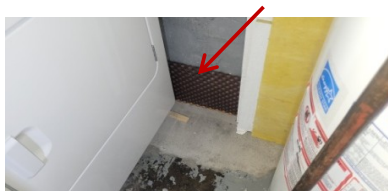
Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

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

FIREPLACE: service annually

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 typical efflorescence, staining and dampness for older foundation
 see steps below
 interior foundation damp-proofed to minimize leaking risk - this observed
 on south side, cannot determine if around entire perimeter



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/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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