

HOME INSPECTION REPORT



62 Humber Trail

Toronto

Prepared for: The Babiak Team

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

Inspection Date: April 8 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. Well built detached garage.
STRUCTURE	Overall well built house.
ELECTRICAL	The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.
HEATING	10-yr-old mid-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs. Hot water radiant floor heating in basement.
COOLING/ HEAT PUMPS	Approx. 1-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs. Approx. 10-yr-old air-conditioner (roof space air handler with ducts) with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Restricted access to roof and wall spaces. House was renovated and reported insulated.
PLUMBING	Overall good water pressure with copper and plastic supply piping. The washroom and kitchen renovated and in good repair.
INTERIOR	Renovated. Overall well maintained. Reported 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.

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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		
62 Humber Trail		ROOFING/Chimneys		April 8 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height	Height		
Observations/Recommendations				
<p>Sloped Surface: overall surface in good repair</p> <p>Chimney(s): rebuilt and in good repair</p>				
				
<p>Garage: overall surface in good repair</p>				
				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description

Gutters & Downspouts:

Aluminum:

Downspout(s) Discharge:

Below Grade

Lot Topography:

Flat

Walls & Wall Structures:

Brick

Wood Shingles

Limitations

Exterior Inspection from Ground Level

Storage in Garage

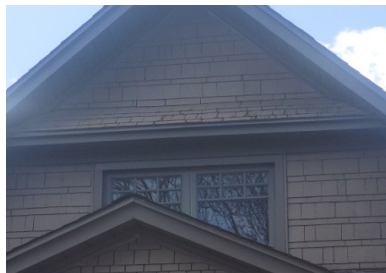
Observations/Recommendations

** Downspouts: reported approved to discharge below grade to city sewer

WALL SURFACES:

Brick: overall in good repair

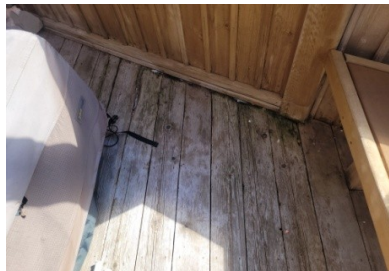
Wood Shingles: overall in good repair, some worn at front gable - replace as required



PORCH overall well built

DECK overall in good repair, floor board maintenance/repairs as required

DETACHED GARAGE: overall well built



Note: Maintain Gutters & Downspouts annually.

** 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		
62 Humber Trail		STRUCTURE		April 8 2025
Description				
Configuration: Basement:	Foundations: Stone Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing:
Limitations				
Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>95</u> %			
Observations/Recommendations				
<p>overall well built house</p> <p>FOOTINGS/FOUNDATIONS basement floor has been lowered</p> <p>ROOF: access hatch was fastened - did not access</p>				

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: AMP	Description: Grounded		
Description:	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:	
Location:		Location:	

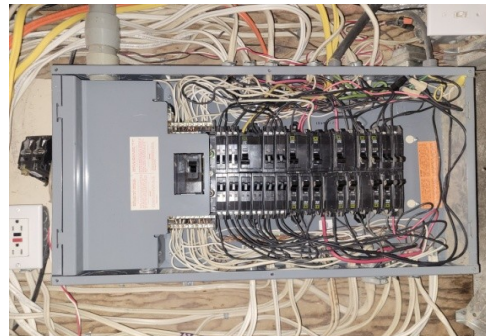
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **overall in good repair**

SERVICE PANEL: **overall in good repair**








BRANCH WIRING: **random sampling determined the wiring has been upgraded throughout**

Miswired Outlet(s): **exterior front outlet - repair**

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					
62 Humber Trail		HEATING				April 8 2025	
Description							
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:	
Hot Water Boiler:	Mid	90 x1000BTU/hr	10 yrs.	20 yrs.	Gas	Meter-Exterior	
Exhaust Vent Arrangement:		Metal Through-Wall Vent					
Limitations					Boiler Performance		
Heat Loss Calculations Not Done					Pressure lbs/in2: 10		
Heat Exchanger- Inaccessible					Temp Deg F: 150		
Observations/Recommendations							
<p>THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency</p> <p>Hot Water Radiant Heat: basement: 2 zones</p> <p>HOT WATER BOILER: service annually recommend obtaining replacement parts/servicing contract</p> <p>Exhaust Pipes: located under rear deck - reported to satisfy boiler specifications</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>Radiator(s): overall in good repair, many newer units monitor/repair valves as required</p>							

REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
62 Humber Trail		COOLING/Heat Pumps	
April 8 2025			
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	approx. 1 yrs. old	15 to 20 yrs.
Air Conditioner (air-cooled):	? x1,000 BTU/hr	approx. 10 yrs. old	
Limitations			Cooling Performance
Data Plate Not Found	Cannot Test With Low Outdoor Temp		Supply Temp F:
Restricted Access			Return Temp F:
Observations/Recommendations			
<p>AIR CONDITIONER: not tested: should be serviced before using access hatch was fastened - did not access air handler</p> 			
<p>DUCTLESS A/C: not tested: should be serviced before using</p> <div></div>			

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				Roof
				Roof Ridge

Access Not Gained To Wall Space
Access Not Gained To Roof Space

reported insulation installed when house was renovated

Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement-Front	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	
Plastic		Type: Induced Draft
		Fuel Type: Gas
		Capacity: 50 Gal
		Age Yrs.: 10
		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

WATERMAIN: [upgraded to copper](#)


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

WASTE PIPING: [all piping examined was in good repair](#)
[basement floor drain not found](#)

Piping: [reported main drain was upgraded to property line when house renovated](#)
[reported a back flow valve has been installed to the main waste drain](#)

Washroom(s): [renovated, in good repair](#)

Kitchen(s) [renovated, in good repair](#)

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
62 Humber Trail		INTERIOR		April 8 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Casement	Metal
Carpet			Fixed	French
			Double Glazing	
			Primary Plus Storm	
Fireplaces:	Fireplace Fuel:			
Insert	Gas			
Insert	Wood			
Limitations				
Restricted/No Access To: _____			Foundation Not Visible <u>95</u> %	
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				
Windows/Doors: upgraded double glazed units				
Fireplaces: wood unit: reported inspected with WETT certification, gas unit: service annually, north exterior wall: wall vent ideally should have collision barrier				
				
**Basement Leakage: presently no leaking detected with moisture meter random sampling reported interior foundation damp-proofed to minimize leaking risk during renovations see steps below				
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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