

# HOME INSPECTION REPORT



1372 Islington Ave  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: April 30 2025



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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 asphalt shingles are older and will require replacement.

EXTERIOR See details for general repairs and maintenance.

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded. See details.

HEATING 17-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ys.

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 adequate water pressure with copper supply piping. The washrooms and kitchen are older though overall in good repair.

INTERIOR Overall anticipate renovations though well maintained. Older windows. A portion of 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](http://www.redbrickinspections.ca)

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>	
1372 Islington Ave		<b>ROOFING/Chimneys</b> <div>April 30 2025</div>	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:      Location:
Asphalt Shingles:	Main Slope:	High	Brick:      South
Asphalt Shingles:	2nd Slope:	Medium      west	
Asphalt Shingles:	3rd Slope:	High      south	
Asphalt Shingles:	Garage:	High      garage	
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
From Edge From Edge			
Observations/Recommendations			
<p>Tree Branches: <a href="#">retain arbourist for annual monitoring/trimming</a>  <a href="#">budget for tree removal</a></p> <p>Sloped Surface: <a href="#">older, damaged, prior leaking/stains observed interior, overall requires replacement</a></p> <div>     </div> <p>Garage: <a href="#">older shingles - replace with above</a></p> <div>  </div> <p>Chimney: <a href="#">limited visibilty due to tree- trim and further evlauaiotn</a></p> <div>  </div>			
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)			

REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf</a>		
1372 Islington Ave	<b>EXTERIOR</b>		April 30 2025
<b>Description</b>			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Wood Shingles
<b>Limitations</b>			
Exterior Inspection from Ground Level Restricted Access Under Deck(s)			
<b>Observations/Recommendations</b>			
<p>**Gutters/Downspouts: requires maintenance/cleaning</p> <p>Soffit &amp; Facia: requires general repairs and maintenance, recommend cap with metal</p> <p>WALL SURFACES:</p> <p>Wood Shingles: requires general repairs/replacement and maintenance</p> <p>Brick: overall in good repair</p>			
 			
<p>DOORS/WINDOWS: older, maintain though might be more cost effective to replace - see Interior</p> <p>DECK: column supports suspect - recommend improvements</p> <p>**Driveway(s): budget for re-surfacing, install collision barrier at electric conduit and end furnace pipes</p> <p>DETACHED GARAGE: requires general repairs, should install gutters/downspouts trees near garage structure- presently no signs of distress- monitor</p>			
  			
<p>overall well built garage</p> <p>trees near garage structure- presently no signs of distress- monitor</p>			
			
<p>Note: Maintain Gutters &amp; Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** Any or all these items may contribute to <b>Basement Leakage</b>. Please see Interior Page</p>			

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf">http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf</a>		
1372 Islington Ave		<b>STRUCTURE</b>		April 30 2025
<b>Description</b>				
Configuration: Basement:	Foundations: Brick	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
<b>Limitations</b>				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch			
<b>Observations/Recommendations</b>				
<p>overall well built house</p> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div>				



**Description**

Service Size: <b>100</b>	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP		Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>			
Location: <b>Garage</b>			
Distribution Panel	System Grounding:		
Rating: <b>100</b> AMP	Description: <b>Copper</b>		
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:	
Location: <b>Basement</b>		Location: <b>Kitchen</b>	
Auxiliary Panel(s):	Outlets		<b>Bathroom(s)</b>
Rating: <b>60</b> AMP	Description: <b>Grounded</b>		
Description: <b>Breakers</b>	Number of Outlets: <b>Upgraded</b>	Arc Fault Circuit Interrupter:	
Location: <b>Garage</b>		Location:	

**Limitations****Main Disconnect Cover Not Removed****Observations/Recommendations**

SERVICE ENTRANCE: overall in good repair

SERVICE PANEL: overall in good repair, might require larger/sub panel if renovating

Auxiliary Panel: overall in good repair




GFCI: provide to exterior outlet


BRANCH WIRING: random sampling determined the wiring has been upgraded throughout  
some knob and tube was observed in 2nd level return air duct  
and basement junction box - tested live but might not be in use,  
further evaluation - disconnect or replace if required



Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf">http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf</a>	
1372 Islington Ave		<b>HEATING</b>	
		April 30 2025	
<b>Description</b>			
Description:	Efficiency:	Rated Input:	Approx. Age:
Forced Air Furnace:	High	60 x1000BTU/hr	17 yrs.
Electric Heater(s):			
		Life Expectancy:	Fuel Type:
		20 yrs.	Gas
		Shut Off at:	
		Meter-Exterior	
Exhaust Vent Arrangement: Plastic Through-Wall Vent			
<b>Limitations</b>			<b>Furnace Performance</b>
Heat Loss Calculations Not Done			Supply Temp F:
			Return Temp F:
<b>Observations/Recommendations</b>			
<p>FORCED AIR FURNACE: <a href="#">service annually</a>  <a href="#">continue servicing until replacement becomes necessary</a>  <a href="#">recommend obtaining replacement parts/servicing contract</a></p> <p>Filter: <a href="#">replace 1-per-3 months</a></p>  <p>Ducts: <a href="#">older arrangement (shared registers between rooms) typical for age of house</a>  <a href="#">improve/upgrade if renovating</a></p> <p><a href="#">presently recommend duct cleaning</a></p> <p>ELECTRIC HEATERS(s): <a href="#">not tested: breaker turned off</a></p>			

REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf">http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf</a>		
1372 Islington Ave	COOLING/Heat Pumps		April 30 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	20 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F:
			Return Temp F:
Observations/Recommendations			
<p>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</p> 			



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

1372 Islington Ave

## INSULATION/VENTILATION

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### Description

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

### Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

### Observations/Recommendations


ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency  
 recommend improving ventilation with soffit vents

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



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

R-values are estimated

REFERENCE LINK <a href="http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf</a>		
1372 Islington Ave	<b>PLUMBING</b>	
		April 30 2025
<b>Description</b>		
Service Piping into House: Not Visible	Main Shut Off Valve at: Basement	Water Flow (Pressure): Adequate
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: ? Life Expectancy: 20
<b>Limitations</b>		
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
<b>Observations/Recommendations</b>		
<p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WATER HEATER: could not access under steps due to insulation</p> <p>WASTE PIPING: all piping examined was in good repair</p> <p>Basement Floor Drain: new plastic - indicated drain upgrades suspect older main drain, recommend video-scan, risk of tree roots suspect older main drain, recommend video-scan, risk of tree roots</p> <div data-bbox="594 1163 841 1291">  </div> <p>Washroom(s): some older components, older, overall in good repair, 2nd level toilet- running</p> <p>Kitchen(s) overall in good repair</p>		

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>		
1372 Islington Ave		INTERIOR		April 30 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Primary Plus Storm	Metal
Resilient				
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>90</u> %		
CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected		Drainage Tile Not Visible		
Observations/Recommendations				
STAIRS: provide hand rails to basement steps				
Walls: stains (roof leaks though presently tested dry), cracks				
Ceilings: stains (roof leaks though presently tested dry), cracks				
overall anticipate renovations				
long term moisture may result in visible or concealed mould growth.				
Environmental Consultants can assist if this is a concern				
Trim/Cabinets/Counters: overall in good repair				
Windows/Doors: older units, upgrade as required or if renovating				
screens required in upper levels for safety				
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				
rear under steps: sump pump indicated damp-proofing installed				
though extent not determined, pump not accessible, (sealed cover)				
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				
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: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>				



## **Bob Papadopoulos P.Eng, RHI**

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- **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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