

HOME INSPECTION REPORT



64 Mooreshead Dr
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [June 6 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	The 100 AMP service size is adequate and the wiring is copper (and some aluminum) grounded and ungrounded -see details.
HEATING	The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Roof space insulation (upgraded which will improve comfort and efficiency) and ventilation is adequate
PLUMBING	Overall good water pressure with copper supply piping. Recent main drain and stack upgrades. 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.

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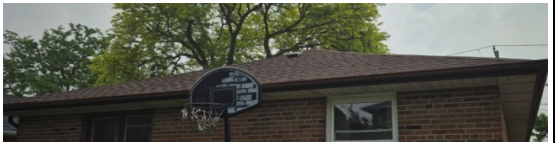

Below Typical





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	
64 Mooreshead Dr		ROOFING/Chimneys June 6 2025	
Description			
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick: Location: Central
Limitations			
Roof Inspected By: From Grade	Access Limited By:	Chimney Access Limited By:	
Observations/Recommendations			
<p>Sloped Surface: overall surface in good repair</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;">   </div> <div style="display: flex; justify-content: space-around; align-items: flex-start;">  </div> <p>Chimney: overall in good repair</p>			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
64 Mooreshead Dr		<div>EXTERIOR</div> <div>June 6 2025</div>	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
Limitations			
Exterior Inspection from Ground Level			
Observations/Recommendations			
<p>WALL SURFACES: overall in good repair DOORS/WINDOWS: overall in good repair</p> <div>   </div> <p>**Lot Grading: low areas around foundation: re-grade away from house **Walk(s): seal gaps along foundation wall</p> <div>   </div> <p>**Driveway(s): budget to re-surface driveway ATTACHED GARAGE: concrete floor slab settlement - budget to repair/replace</p> <p>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</p>			

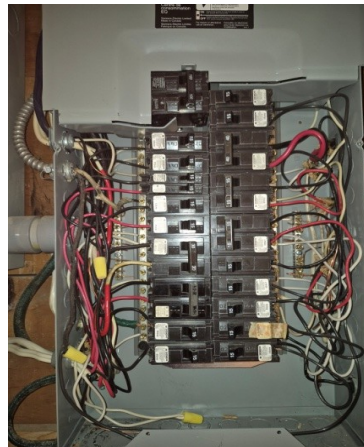
REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
64 Mooreshead Dr		STRUCTURE		June 6 2025
Description				
Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>80</u> % Roof Space Inspected From Access Hatch			
Observations/Recommendations				
<p>overall well built house</p> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>WALLS: garage: typical settlement cracks</p> <p>FOUNDATIONS: typical settlement cracks</p> <div style="display: flex; justify-content: space-around;">   </div>				

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 & Ungrounded
Description: Fuses			Aluminum
Location: Basement			
Distribution Panel	System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location: Garage	
Auxiliary Panel(s):	Outlets		Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded		
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:	
Location:		Location:	

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

Main Disconnect: **overall in good repair**
SERVICE PANEL: **overall in good repair**

**BRANCH WIRING:**


Aluminum: **some noted in basement - suspect minimal amount**
recommend inspection by qualified electrician for maintenance of connections
and installation of aluminum rated outlets
typically requires ESA (Electrical Safety Authority) certificate for insurance

Ungrounded Outlet(s): **provide GFCI's (ground fault circuit interrupters)**
GFCI: **provide to exterior outlet**

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						
64 Mooreshead Dr		HEATING				June 6 2025	
Description							
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:	
Forced Air Furnace:	Mid	60 x1000BTU/hr	25 yrs.	20+ yrs.	Gas	Meter-Exterior	
Exhaust Vent Arrangement: Metal Through Masonry Chimney							
Limitations					Furnace Performance		
Heat Loss Calculations Not Done					Supply Temp F:		
Heat Exchanger- Inaccessible					Return Temp F:		
Observations/Recommendations							
<p>FORCED AIR FURNACE: continue servicing until replacement becomes necessary</p> <p>Electronic Filter: not in use, disconnect power to unit, disposable filter in use- replace 1-per-6 to 12 months</p> <div></div>							

REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
64 Mooreshead Dr		COOLING/Heat Pumps	June 6 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	x1,000 BTU/hr	42 yrs. old	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>			
			

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass/Cellulose:	Main Roof:	60	Not Visible	Roof

Access Not Gained To Wall Space

ROOF SPACE: insulation and ventilation is adequate
insulation has been upgraded which will improve comfort and efficiency



R-values are estimated

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
<div> <div>64 Mooreshead Dr</div> <div>PLUMBING</div> <div>June 6 2025</div> </div>		
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	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 15 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		
<p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair various recent upgrades to main waste drain a back flow valve has been installed to the main waste drain</p> <div>  </div> <p>Washroom(s): overall in good repair</p> <p>Kitchen(s) overall in good repair</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
64 Mooreshead Dr		INTERIOR		June 6 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Ceramic Tile			Sliders	Metal
			Fixed	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>80</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>FIREPLACE: service annually</p> <p>Floors/Walls/Ceilings: overall in good repair</p> <p>Floors: basement - recent drain repairs - repairs to finished floor required</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: various upgraded units, upgrade older units as required</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below</p> <p>Comments: sump pump installed - appears for partial water proofing install power outlet near sump pit instead of using extension chord</p> <div data-bbox="654 1396 945 1638"> </div>				
CO/Smoke detectors:		please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law		
<p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p> <p>2. cracks/form ties on foundation: monitor/repair as required</p> <p>3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort</p>				
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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