

# HOME INSPECTION REPORT



625 Windermere Ave  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: June 19 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:       West*

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. Anticipate panel upgrade. In addition to some upgraded wiring there is knob and tube wiring-please see details.
HEATING	13-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ysr.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Recommend replacing insulation in the roof space to improve comfort and efficiency.
PLUMBING	Low water pressure in 2nd level washroom. The supply piping in the house is copper. Further evaluation of main waste drain. Older kitchen and washrooms.
INTERIOR	Anticipate renovations. There is evidence of basement leaking - see details.

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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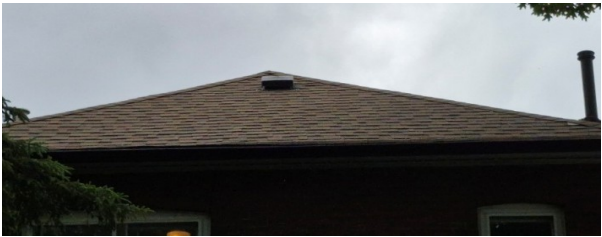
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Below Typical

Typical

Above Typical

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>	
625 Windermere Ave		<b>ROOFING/Chimneys</b>	
		June 19 2025	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:
Asphalt Shingles:	Slope:	Low	Brick:
Asphalt Shingles:	Porch(s):		South
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
From Grade	Height	Slope	
Observations/Recommendations			
<p>Tree Branches: <a href="#">retain arbourist for annual monitoring/trimming</a></p> <p>Sloped Surface: <a href="#">overall surface in good repair</a>  Porch(s): <a href="#">overall surface in good repair</a></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Chimney: <a href="#">rebuilt and in good repair</a></p>			
<p><a href="#">Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</a></p>			

**Description**Gutters & Downspouts:  
Aluminum:Downspout(s) Discharge:  
Below/Above GradeLot Topography:  
FlatWalls & Wall Structures:  
Brick**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

**\*\*Gutters/Downspouts:** requires maintenance/cleaning  
extend 6-ft away from house

WALL SURFACES: overall in good repair

DOORS/WINDOWS: older, maintain as required or replace as required

**\*\*Walk(s):** damaged/ settlement, budget to replace



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**

Description				
Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Brick	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists

Limitations	
Restricted Access to:	Foundation Wall Not Visible: _____ %
Wall Space	Roof Space Inspected From Access Hatch

## Observations/Recommendations

overall well built house

ROOF: overall in good repair



WALLS:

Masonry Arch: typical settlement cracks, prior repair- monitor





**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>Copper</b>	<b>Knob-and-Tube-Copper</b>
Description: <b>Fuses</b>			<b>Grounded &amp; Ungrounded</b>
Location: <b>Basement</b>			
Distribution Panel	System Grounding:		
Rating: <b>100</b> AMP	Description: <b>Copper</b>		
Description: <b>Fuses</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:	
Location: <b>Garage</b>		Location:	
Auxiliary Panel(s):	Outlets		
Rating: <b>60</b> AMP	Description: <b>Grounded/Ungrounded</b>		
Description: <b>Fuses</b>	Number of Outlets: <b>Minimal</b>	Arc Fault Circuit Interrupter:	
Location: <b>Basement</b>		Location:	

**Limitations****Main Disconnect Cover Not Removed****Observations/Recommendations**SERVICE ENTRANCE: **replace mast**Main Disconnect: **replace with combination panel**SERVICE PANEL: **upgrade when replacing wiring**Auxiliary Panel: **as above****BRANCH WIRING:**Knob & Tube: **based on random sampling observed in majority of house likely requires upgrading for insurance purposes**

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>						
625 Windermere Ave		HEATING				June 19 2025	
Description							
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:	
Forced Air Furnace:	High	70 x1000BTU/hr	13 yrs.	20 yrs.	Gas	Meter-Exterior	
Exhaust Vent Arrangement:		Plastic Through-Wall Vent					
Limitations					Furnace Performance		
Heat Loss Calculations Not Done		Summer Test Procedure			Supply Temp F:		
Heat Exchanger- Inaccessible					Return Temp F:		
Observations/Recommendations							
<p>FORCED AIR FURNACE: <a href="#">service annually</a> <a href="#">recommend obtaining replacement parts/servicing contract</a></p> <p>Filter: <a href="#">replace 1-per-3 months</a></p> <div></div> <p>Registers: <a href="#">corroded at front - replace</a></p> <div></div>							

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>		
625 Windermere Ave	COOLING/Heat Pumps		June 19 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	25 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> 			



**Description**

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	12	None Found	None Found

**Limitations****Observations/Recommendations**

ROOF SPACE: odour- suspect prior animal activity -  
recommend removing/replacing insulation to improve comfort and efficiency  
ventilation with roof and soffit vents

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



**Description**

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
<a href="#">Copper</a>	<a href="#">Basement-Front</a>	<a href="#">Below Average</a>
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
<a href="#">Copper</a>	<a href="#">Plastic</a>	Type: <a href="#">Conventional</a>
<a href="#">Plastic</a>	<a href="#">Cast Iron</a>	Fuel Type: <a href="#">Electricity</a>
	<a href="#">Clay Floor Drain</a>	Capacity: <a href="#">40 Gal</a>
		Age Yrs.: <a href="#">20</a>
		Life Expectancy: <a href="#">20</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

WATERMAIN: [upgraded to copper](#)

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

WATER HEATER: [old, contact utility to replace](#)

WASTE PIPING: [new plastic cleanout pipe\(s\) at front yard indicates drain upgrades](#)  
[requires video scan of main waste drain to confirm](#)  
[may require repairs/replacement](#)  
[recommend installing backflow valve to main waste drain](#)

Washroom(s): [old, anticipate renovations](#)  
[2nd level lower pressure likely due to older faucets](#)  
[basement toilet inoperative](#)

Kitchen(s) [old, anticipate renovations](#)  
[2nd level: leaking sink drain](#)

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>		
625 Windermere Ave		<b>INTERIOR</b>		June 19 2025
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
<a href="#">Wood</a>	<a href="#">Plaster/Drywall</a>	<a href="#">Plaster/Drywall</a>	<a href="#">Sliders</a>	<a href="#">Wood</a>
<a href="#">Resilient</a>	<a href="#">Paneling</a>	<a href="#">Paneling</a>	<a href="#">Fixed</a>	
			<a href="#">Primary Plus Storm</a>	
Fireplaces:	Fireplace Fuel:			
<a href="#">Masonry</a>	<a href="#">Wood</a>			
<b>Limitations</b>				
Restricted/No Access To:		Foundation Not Visible <u>0</u> %		
<a href="#">CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected</a>		<a href="#">Drainage Tile Not Visible</a>		
<b>Observations/Recommendations</b>				
<p>Floors/Walls/Ceilings: <a href="#">old, anticipate renovations</a></p> <p>Trim/Cabinets/Counters: <a href="#">old, anticipate renovations</a></p> <p>Windows/Doors: <a href="#">older units, upgrade as required or if renovating</a></p> <p>FIREPLACE: <a href="#">recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)</a></p> <p><b>**Basement Leakage:</b> <a href="#">leaking along various areas, remove finished surfaces, treat for mould if required, recommend damp-proofing if renovating basement long term moisture may result in visible or concealed mould growth. Environmental Consultants can assist if this is a concern</a></p>				
<p>CO/Smoke detectors: <a href="#">please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</a></p> <p><b>** Steps recommended in order to minimize basement leakage</b></p> <p>1. gutters, downspouts, grading, driveways: <a href="#">ongoing maintenance and repair/see Exterior</a></p> <p>2. cracks/form ties on foundation: <a href="#">monitor/repair as required</a></p> <p>3. excavation/damp-proofing: <a href="#">monitor basement, consider step 3 as a last resort</a></p> <p>Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a></p>				



## **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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