

# HOME INSPECTION REPORT



90 Humberview Blvd

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [June 11 2025](#)



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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

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house. The underside of some roof sheathing shows signs of mould-see details.
ELECTRICAL	The 100 AMP service size is adequate and the wiring is copper grounded.
HEATING	Electric baseboard heating throughout- presently turned off at source.
COOLING/ HEAT PUMPS	25-yr-old ductless air-conditioner with a typical life expectancy of 15-20-yrs.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall good water pressure with copper supply piping. The washrooms and kitchen are older.
INTERIOR	Older finishes/doors/windows. Anticipate renovations.

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:



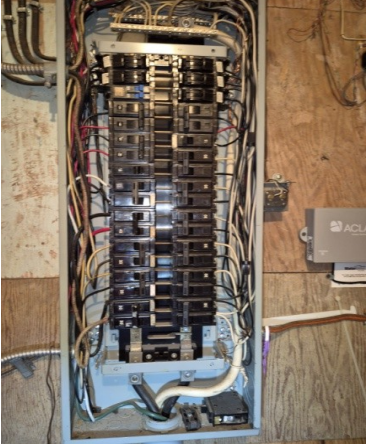
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REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>	
90 Humberview Blvd		<b>ROOFING/Chimneys</b>	
		June 11 2025	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:
Asphalt Shingles:	Slope:	Low	Brick:
Modified Bitumen:	Flat:	Low	East
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
Walking On			
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></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Flat Surface: <a href="#">overall surface in good repair</a>  <a href="#">ideally should install decking</a>  <a href="#">railing loose on south side - repair</a></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Chimney: <a href="#">over: overall in good repair</a></p>			
<p><a href="#">Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</a></p>			



REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf</a>	
90 Humberview Blvd		EXTERIOR	
		June 11 2025	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below Grade	Lot Topography: Towards House House Below Ravine Away From House	Walls & Wall Structures: Brick Concrete Retaining Wall Stone Retaining Wall Metal Siding
Limitations			
Exterior Inspection from Ground Level Flora Against Building Restricted Inspection			
Observations/Recommendations			
<p><b>**Gutters/Downspouts:</b> <a href="#">requires maintenance/cleaning</a></p> <p>WALL SURFACES: <a href="#">overall in good repair</a> DOORS/WINDOWS: <a href="#">overall in good repair</a></p> <div></div> <p>RETAINING WALL(s): <a href="#">recommend damp-proofing if renovating basement</a></p> <div></div> <p>ATTACHED GARAGE: <a href="#">car door repairs required</a> <b>**Driveway(s):</b> <a href="#">recently coated, budget to resurface</a></p>			
<p>Note: Maintain Gutters &amp; Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p><b>** Any or all these items may contribute to <a href="#">Basement Leakage</a>. Please see Interior Page</b></p>			



REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf">http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf</a>		
90 Humberview Blvd		<b>STRUCTURE</b>		June 11 2025
<b>Description</b>				
Configuration: Basement:	Foundations: Masonry Block Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Rafters/Joists
<b>Limitations</b>				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch			
<b>Observations/Recommendations</b>				
<p>overall well built house</p> <p>ROOF: overall in good repair</p> <p>Roof Sheathing: some areas: underside shows signs of mould though no damage observed recommend further evaluation by specialist and remediation/mould treatment if required</p>				
<div>   </div>				

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf">http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf</a>	
90 Humberview Blvd		<b>ELECTRICAL</b>	
		June 11 2025	
<b>Description</b>			
Service Size: <b>200</b>	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP		Type of material: <b>Copper</b>	<b>Grounded</b>
Description: <b>Fuses</b>			
Location: <b>Garage</b>			
Distribution Panel		System Grounding:	
Rating: <b>200</b> AMP		Description: <b>Copper</b>	
Description: <b>Breakers</b>		Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>			Location:
Auxiliary Panel(s):		Outlets	
Rating: <b>100</b> AMP		Description: <b>Grounded</b>	
Description: <b>Breakers</b>		Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location: <b>Garage</b>			Location:
<b>Limitations</b>			
<b>Main Disconnect Cover Not Removed</b>			
<b>Observations/Recommendations</b>			
<p>SERVICE ENTRANCE:</p> <p>Main Disconnect: <b>overall in good repair</b></p> <p>SERVICE PANEL: <b>overall in good repair</b>  <b>anticipate replacing when renovating</b></p>			
<div>    </div>			
<p>GFCI: <b>provide to exterior outlet</b>  <b>provide to washroom outlet</b></p>			
<p>Note 1: All recommendations are safety issues - Treat them as high priority.</p> <p>Note 2: Please ensure accurate labelling on panels.</p>			

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf">http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf</a>	
90 Humberview Blvd		<b>HEATING</b>	
		June 11 2025	
<b>Description</b>			
Description:	Efficiency:	Rated Input:	Approx. Age:
Electric Heater(s):		x1000BTU/hr	yrs.
			yrs.
			Electrical Panel
Exhaust Vent Arrangement:			
<b>Limitations</b>		<b>Furnace Performance</b>	
Heat Loss Calculations Not Done		Supply Temp F:	
		Return Temp F:	
<b>Observations/Recommendations</b>			
<p>ELECTRIC HEATERS(s): power turned off at source (panel)</p> <p>older units, service before use, replace as required</p> <p>consider replacing with forced air or hydronic system</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>	
90 Humberview Blvd		<b>COOLING/Heat Pumps</b> <span style="float: right;">June 11 2025</span>	
<b>Description</b>			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	18 x1,000 BTU/hr	25 yrs. old	15 to 20 yrs.
<b>Limitations</b>			<b>Cooling Performance</b>
			Supply Temp F:
			Return Temp F:
<b>Observations/Recommendations</b>			
<p>DUCTLESS A/C: older, tested functional, continue servicing until replacement becomes necessary</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>			



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](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:
Fiberglass:	Main Roof:	24	Kraft Paper	Roof

### Limitations

Roof Space Inspected from Access Hatch      Access Not Gained To Flat Roof

Access Not Gained To Wall Space

### Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency



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>		
90 Humberview Blvd	<b>PLUMBING</b>	June 11 2025
<b>Description</b>		
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 Clay Floor Drain	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>WASTE PIPING: all piping examined was in good repair</p> <p>Basement Floor Drain: suspect older main drain, recommend video-scan, risk of tree roots recommend installing backflow valve to main waste drain</p> <p>Washroom(s): older, anticipate renovations basement - roughed in</p> <p>Kitchen(s) older, anticipate renovations</p>		

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>		
90 Humberview Blvd		<b>INTERIOR</b>		June 11 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="#">Sliding Glass</a>
<a href="#">Resilient</a>	<a href="#">Paneling</a>	<a href="#">Paneling</a>	<a href="#">Fixed</a>	<a href="#">Wood</a>
Fireplaces:		Fireplace Fuel:		
<a href="#">Masonry</a>		<a href="#">Wood</a>		
<a href="#">Non-Functional</a>				
<b>Limitations</b>				
Restricted/No Access To:		Foundation Not Visible <u>95</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="#">older, anticipate renovations</a></p> <p>Trim/Cabinets/Counters: <a href="#">older, anticipate renovations</a></p> <p>Windows/Doors: <a href="#">older, anticipate renovations</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="#">typical efflorescence, staining and dampness for older foundation see steps below recommend damp-proofing if renovating basement</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>**</b> Steps recommended in order to minimize basement leakage</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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