

HOME INSPECTION REPORT



122 Colbeck St

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: Aug 7 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 (new) through-out are overall in good repair.

EXTERIOR

Overall well maintained.

STRUCTURE

Overall well built house.

ELECTRICAL

The 100 AMP service size is adequate. Although the majority of the wiring is upgraded there is some knob and tube wiring (2nd floor) -please see details.

HEATING

12-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS

New air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION

The insulation in the roof space has been upgraded which will improve comfort and efficiency. The knee walls (lower roof areas) have been insulated with spray foam which is above average.

PLUMBING

The water main has been upgraded and the supply piping in the house is copper with good water pressure overall. A backflow valve has been installed to the main waste drain. 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		
122 Colbeck St		ROOFING/Chimneys		Aug 7 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	West
Asphalt Shingles:	Garage:	Low		
Asphalt Shingles:	2nd Slope:	Low		
Limitations				
Roof Inspected By:	Access Limited By:		Chimney Access Limited By:	
From Grade	Height Tree			
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Garage: overall surface in good repair</p>  <p>Chimney: overall in good repair</p> <p>2nd Slope: overall in good repair skylight in good repair</p> 				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

DescriptionGutters & Downspouts:
Aluminum:Downspout(s) Discharge:
Various Above GradeLot Topography:
FlatWalls & Wall Structures:
Brick
Vinyl Siding**Limitations**

Exterior Inspection from Ground Level

Garage Not Accessible

Observations/Recommendations

**Gutters/Downspouts: extend 6-ft away from house
or install splash blocks

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair






Step(s): somewhat suspect connection to wall - monitor/improve/repair

DETACHED GARAGE: prior settlement, likely polder condition: monitor



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

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
122 Colbeck St		STRUCTURE		Aug 7 2025
Description				
Configuration: Basement:	Foundations: Poured Concrete	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch Knee Wall Inspected From Access Hatch			
Observations/Recommendations				
<p>overall well built house</p> <p>ROOF: overall in good repair mostly not visible in knee walls due to spray foam</p> <div style="display: flex; justify-content: space-around;">   </div> <p>FLOORS/WALLS rear extension: low to grade- more prone to moisture damage, presently do not suspect and appears well sealed, monitor</p> <div style="text-align: center;">  </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: Breakers			Knob-and-Tube-Copper
Location: Basement			
Distribution Panel	System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location: Kitchen	
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**SERVICE ENTRANCE: **overall in good repair**SERVICE PANEL: **overall in good repair****BRANCH WIRING:**

Knob & Tube: **based on random sampling observed in 2nd level switches and suspect in 2nd level ungrounded outlets (approx 10% to 20%)**
overall appears majority (main level and basement) upgraded

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						
122 Colbeck St		HEATING				Aug 7 2025	
Description							
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:	
Forced Air Furnace:	High	70 x1000BTU/hr	12 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		A/C Presently Operating			Return Temp F:		
Observations/Recommendations							
<p>FORCED AIR FURNACE: service annually, draft fan: condensate leak- service before use recommend obtaining replacement parts/servicing contract</p> <p>Filter: replace 1-per-6 to 12 months</p>							
<div></div>							

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
122 Colbeck St	COOLING/Heat Pumps		Aug 7 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	new yrs. old	10 to 15 yrs.
Limitations			Cooling Performance
			Supply Temp F: 50
			Return Temp F: 70
Observations/Recommendations			
<p>AIR CONDITIONER: service annually</p> <div></div>			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	60	Not Visible	Roof
Spray foam:	Knee Walls:	32		Roof Soffit

Limitations

Roof Space Inspected from Access Hatch

Knee Wall Viewed From Access Hatch

Roof Space Inspected from Access Hatch

Observations/Recommendations

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

Knee Walls: insulation has been upgraded which will improve comfort and efficiency



Exhaust Fan Vents: basement above stove: ideally should install

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
122 Colbeck St	PLUMBING	Aug 7 2025
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: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: new 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		
<p>WATERMAIN: upgraded to copper</p> <p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair a back flow valve has been installed to the main waste drain</p>  <p>Washroom(s): overall in good repair 2nd level: faucet: low pressure</p> <p>Kitchen(s) overall in good repair</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
122 Colbeck St		INTERIOR		Aug 7 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Metal
Carpet			Sliders	Wood
Ceramic Tile			Fixed	
Fireplaces:	Fireplace Fuel:			
Insert	Gas			
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		
Absence of Historical Clues due to New Finishes/Paint				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: overall in good repair Window(s): some require maintenance</p> <p>STAIRS: provide hand rails to basement steps</p> <p>FIREPLACE: service annually</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>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <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> <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>				



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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