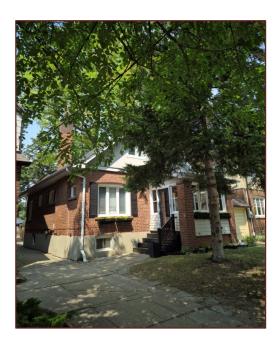
HOME INSPECTION REPORT



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

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:

ROOFING	The roof	surfaces	(new) thro	ugh-out are	overall in	good repair		
EXTERIOR	Overall	well mainta	ained.					
STRUCTURE	Overall v	vell built h	ouse.					
ELECTRICAL				adequate. A wiring (2nd				ng is upgraded
HEATING	12-yr-old	l high-effic	ciency forc	ed-air gas fu	ırnace wi	th a typical li	fe expect	ancy of 20-yrs.
COOLING/ HEAT PUMPS	New air-	conditione	er with a ty	pical life exp	ectancy (of 15-yrs.		
INSULATION/ VENTILATION	efficienc			ace has beer ower roof are				comfort and pray foam which
PLUMBING	good wa	ter pressu	ıre overalİ.	ograded and A backflow itchen are in	valve has	s been insta		is copper with main waste
INTERIOR	Overall v	well mainta	ained.					
			OV	ERALL RA	ATING			
The following ra	ting reflec			uality of con a compariso			rall curre	nt condition of the
							✓	
Below T	ypical			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 I	Limited By:	Chimney Acces	s Limited By:
From Grade	Height			
	Tree			

Observations/Recommendations

Tree Branches: retain arbourist for annual monitoring/trimming

Sloped Surface: overall surface in good repair





Garage: overall surface in good repair



Chimney: overall in good repair

2nd Slope: overall in good repair skylight in good repair



Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

REFERENCE LINK	http://redbrickinspections.ca/d	ocs/3_Exterior_Referer	ice_Guide.pdf	
122 Colbeck St	EXTERIO	Aug 7 2025		
Description				
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Vinyl Siding	

Limitations

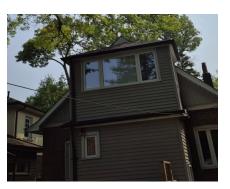
Exterior Inspection from Ground Level Garage Not Accessible

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





REFERENCE LINK http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf **STRUCTURE** Aug 7 2025 122 Colbeck St Description Floor: Roof/Ceiling Framing: Configuration: Foundations: Walls: Wood Joists Basement: **Poured Concrete** Masonry (Double-Brick) Wood Rafters/Joists Wood Frame (Siding) Limitations Restricted Access to: Foundation Wall Not Visible: Wall Space Roof Space Inspected From Access Hatch Knee Wall Inspected From Access Hatch

overall well built house

ROOF: overall in good repair mostly not visible in knee walls due to spray foam

Observations/Recommendations





FLOORS/WALLS rear extension: low to grade- more prone to moisture damage, presently do not suspect and appears well sealed, monitor



REFERENCE LINK http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf

122 Colbeck St ELECTRICAL Aug 7 2025

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.

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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

FORCED AIR FURNACE: service annually, draft fan: condensate leak- service before use

recommend obtaining replacement parts/servicing contract

Filter: replace 1-per-6 to 12 months







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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		

AIR CONDITIONER: service annually



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REFERENCE LINK

http://redbrickinspections.ca/docs/8_insulation_Ventilation_Reference_Guide.pdf

122 Colbeck St

INSULATION/VENTILATION

Aug 7 2025

Description

Cellulose: Main Roof: 60 Not Visible Roof
Spray foam: Knee Walls: 32 Roof Soffit

R-Value

Limitations

Roof Space Inspected from Access Hatch

Location

Knee Wall Viewed From Access Hatch

Air/Vapour Barrier:

Roof Space Inspected from Access Hatch

Material:

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





Venting:

Exhaust Fan Vents: basement above stove: ideally should install

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

R-values are estimated

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf **PLUMBING** Aug 7 2025 122 Colbeck St Description Main Shut Off Valve at: Service Piping into House: Water Flow (Pressure): Copper Good **Basement** Supply Piping & Pump(s): Waste Piping & Pump(s): Water Heater **Plastic** Copper 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

Observations/Recommendations

WATERMAIN: upgraded to copper

Kitchen and Laundry Appliances Were Not Inspected

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

a back flow valve has been installed to the main waste drain

Tub/Sink Overflows Not Tested



Washroom(s): overall in good repair

2nd level: faucet: low pressure

Kitchen(s) overall in good repair

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REFERENCE LINK http://redbrickinspections.ca/docs/10 Interior Reference Guide.pdf INTERIOR 122 Colbeck St 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 90 %
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

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair
Window(s): some require maintenance

STAIRS: provide hand rails to basement steps

FIREPLACE: service annually

**Basement Leakage: presently no leaking detected with moisture meter random sampling

typical efflorescence, staining and dampness for older foundation

see steps below

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: 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)

• RHI Registered Home Inspector

• Environmetal Site Assessment: ESA Phase 1 Certified

http://www.peo.on.ca/ http://www.oahi.com/ http://aesac.ca/