

HOME INSPECTION REPORT



117 South Kingsway
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [June 27 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:
West

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	See details for general repairs and maintenance.
STRUCTURE	Overall well built house.
ELECTRICAL	The 60 AMP service size will require upgrading to 100 amp. The wiring is copper grounded and ungrounded -see details.
HEATING	5-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	10-yr-old air-conditioner with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Roof space insulation and ventilation is adequate
PLUMBING	Overall good water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchen are older.
INTERIOR	There is evidence of basement leaking - see details.


OVERALL RATING


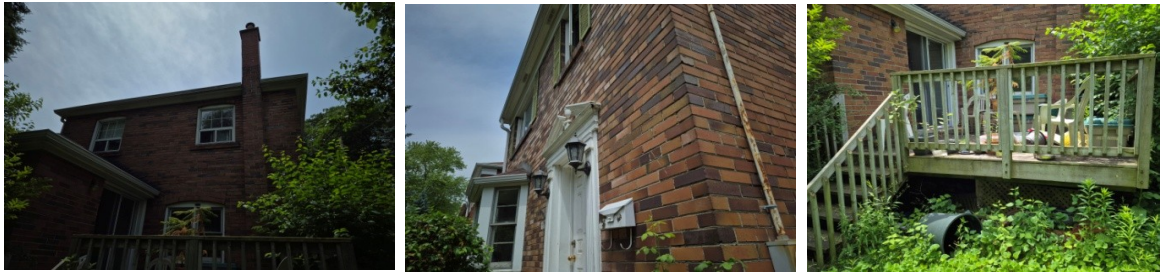

The following rating reflects both the original quality of construction and the *overall* current condition of the home, based on a comparison to *similar* homes.





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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

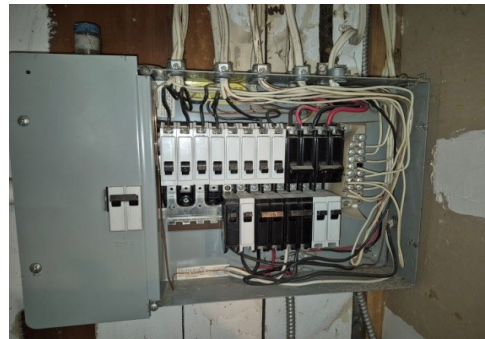
REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf	
117 South Kingsway		ROOFING/Chimneys	
		June 27 2025	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type: Location:
Asphalt Shingles:	Slope:	Low	Brick Abandoned: North
Asphalt Shingles:	2nd Slope:	Low	
Asphalt Shingles:	Porch(s):	Low	
Asphalt Shingles:	Garage:	Low	
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
From Grade	Height		
From Edge			
Observations/Recommendations			
<p>Sloped Surface: overall surface in good repair</p> <p>Garage: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <div style="display: flex; justify-content: space-around;">  </div> <p>2nd Slope: overall surface in good repair</p> 			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

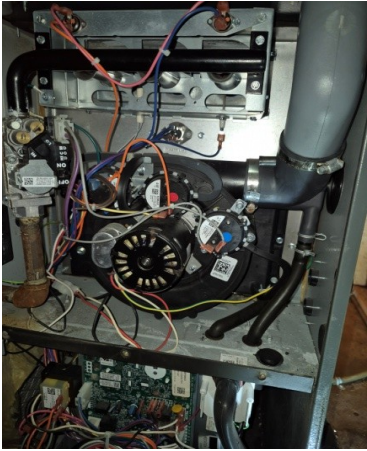
REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
117 South Kingsway		<div>EXTERIOR</div> <div>June 27 2025</div>	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
Limitations			
Exterior Inspection from Ground Level Storage in Garage			
Observations/Recommendations			
<p> **Gutters/Downspouts: requires maintenance/cleaning extend 6-ft away from house </p> <p> **Window Well: recommended at front </p> <p> **Walk(s)/Driveway(s): seal gaps/cracks along wall </p>			
			
<p> WALL SURFACES: overall in good repair, paint/maintenance wood components as required </p> <p> DOORS/WINDOWS: overall in good repair </p> <p> DECK: replace floor boards as required </p>			
			
<p> ATTACHED GARAGE: car door requires adjustment </p> <p> PORCH: general concrete maintenance </p>			
			
<p>Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p>** 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		
117 South Kingsway		STRUCTURE		June 27 2025
Description				
Configuration: Basement:	Foundations: Masonry Block	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>FOUNDATIONS: typical settlement cracks</p> <p>WALLS: overall in good repair</p> <p>Masonry Arch: typical settlement cracks, minor repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div>				




Description

Service Size: 60	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating: 60 AMP		Type of material: Copper	Grounded & Ungrounded
Description: Fuses			
Location: Garage			
Distribution Panel	System Grounding:		
Rating: 100 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location:	
Auxiliary Panel(s):	Outlets		Bathroom(s)
Rating: AMP	Description: Grounded/Ungrounded		
Description:	Number of Outlets: Minimal	Arc Fault Circuit Interrupter:	
Location:		Location:	

Limitations**Main Disconnect Cover Not Removed****Observations/Recommendations****SERVICE ENTRANCE:**Mast: **upgrade with service size**Service Size: **upgrade to 100 amp**Main Disconnect: **remove with above upgrades**SERVICE PANEL: **overall in good repair**BRANCH WIRING: **loose/exposed wires - repair**Ungrounded Outlet(s): **provide GFCI's (ground fault circuit interrupters)
and/or upgrade wiring when renovating****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			
117 South Kingsway		HEATING		June 27 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	High	60 x1000BTU/hr	5 yrs.	20 yrs.	Gas Meter-Exterior
Exhaust Vent Arrangement:					
Limitations				Furnace Performance	
Heat Loss Calculations Not Done				Supply Temp F:	
Heat Exchanger- Inaccessible				Return Temp F:	
Observations/Recommendations					
<div>FORCED AIR FURNACE: service annually</div> <div>Filter: replace 1-per-3 months</div> <div></div>					

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
117 South Kingsway	COOLING/Heat Pumps		June 27 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	10 yrs. old	10 to 15 yrs.
Limitations			Cooling Performance
			Supply Temp F: 60
			Return Temp F: 75
Observations/Recommendations			
<p>AIR CONDITIONER: service annually</p> <div></div>			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
117 South Kingsway		INSULATION/VENTILATION		June 27 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	32	Kraft Paper	Roof
Limitations				
Roof Space Inspected from Access Hatch Access Not Gained To Wall Space				
Observations/Recommendations				
ROOF SPACE: insulation and ventilation is adequate upgrading insulation can improve comfort and efficiency				
Roof Access Hatch: insulate and weather-strip access hatch to roof space				
<div><div></div><div></div></div>				
Comments: basement: ducts at rear: insulate to improve efficiency				
<div></div>				
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		
117 South Kingsway	PLUMBING	June 27 2025
Description		
Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 10 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</p> <p>Basement Floor Drain: suspect older main drain: recommend video-scan, risk of tree roots may require repairs/replacement recommend installing backflow valve to main waste drain</p> <p>Washroom(s): older, upgrades anticipated</p> <p>Kitchen(s) older, upgrades anticipated</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
117 South Kingsway		INTERIOR		June 27 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Primary Plus Storm	Wood
Carpet	Paneling		Fixed	Sliding Glass
Ceramic Tile			Single/Double Hung	
			Casement	
Fireplaces:	Fireplace Fuel:			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>80</u> %		
excessive storage in some areas		Drainage Tile Not Visible		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected				
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: older units, upgrade as required or if renovating</p> <p>**Basement Leakage: remove finished surfaces and clean/treat area for mould 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 see steps below</p> <p>Comments: basement front: appears interior damp-proofing installed though not confirmed</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> <ol style="list-style-type: none"> 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 <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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