

HOME INSPECTION REPORT



74 Humberview Rd
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 16 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

Overall well maintained.

STRUCTURE

Overall well built house with additions.

ELECTRICAL

The 200 AMP service size is adequate and the wiring is copper grounded and ungrounded -see details.

HEATING

4-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

Renovated throughout. Spray foam insulated where visible which is above average.

PLUMBING

Renovated throughout The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. The washrooms and kitchen have been renovated and in good repair.

INTERIOR

Renovated throughout.

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.





Below Typical





Typical



Above Typical

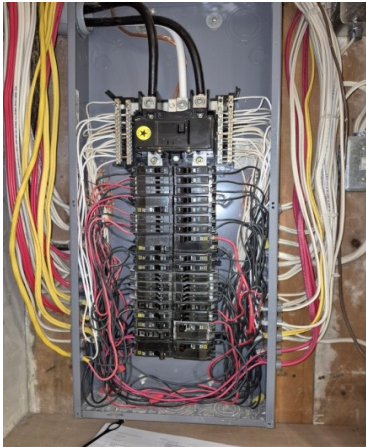
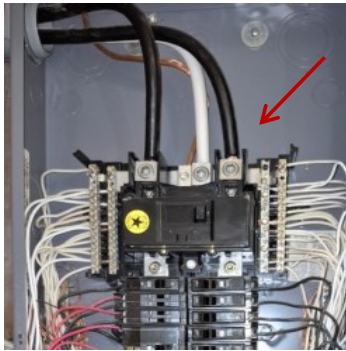
Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:

www.redbrickinspections.ca

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
74 Humberview Rd		ROOFING/Chimneys		Sept 16 2025
Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Stucco:	Location: Central
Limitations				
Roof Inspected By: From Grade	Access Limited By: Height Tree		Chimney Access Limited By: Height	
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>Chimney(s): overall 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	
74 Humberview Rd		<div>EXTERIOR</div> <div>Sept 16 2025</div>	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat Away From House	Walls & Wall Structures: Synthetic Stucco
Limitations			
Exterior Inspection from Ground Level		Car and Storage in Garage	
Flora Against Building Restricted Inspection			
Observations/Recommendations			
<p>**Gutters/Downspouts: requires maintenance/cleaning</p> <p>WALL SURFACES: overall in good repair</p> <p>DOORS/WINDOWS: overall in good repair</p> <div>   </div> <p>DECK overall in good repair, high quality materials</p> <p>PORCH overall in good repair</p> <p>**Landscaping: good quality installations</p> <p>**Walk(s)/Driveway(s): newer installations</p> <p>RETAINING WALL(s): newer installations</p> <div>   </div>			
<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		
74 Humberview Rd		STRUCTURE		Sept 16 2025
Description				
Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Stucco Finish) Wood Frame(Stucco Finish)	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 older built house with newer additions</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;">   </div>				

REFERENCE LINK	http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf		
74 Humberview Rd	ELECTRICAL		Sept 16 2025
Description			
Service Size: 200	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating: 200 AMP		Type of material: Not Visible	Grounded & Ungrounded
Description: Breakers			
Location: Garage			
Distribution Panel	System Grounding:		
Rating: 200 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location: Outside	
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			
<p>Main Disconnect: missing face safety inside of panel - ideally should provide</p> <p>SERVICE ENTRANCE: overall in good repair</p> <p>SERVICE PANEL: crowded, double taps (two wires connect to one breaker), install sub-panel if required, overall in good repair</p>			
<div style="display: flex; justify-content: space-around;">   </div>			
<p>Ungrounded Outlet(s): these have been provided with GFCI's (ground fault circuit interrupters) for improved safety</p> <p>BRANCH WIRING: ungrounded wiring to outlets in older house areas where GFCI's installed,</p> <p>Knob & Tube: none observed based on random sampling</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		http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf			
74 Humberview Rd		HEATING		Sept 16 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	4 yrs.	20 yrs.	Gas Meter-Exterior
Electric Radiant Heat:					
Exhaust Vent Arrangement:		Plastic Through-Wall Vent			
Limitations				Furnace Performance	
Heat Loss Calculations Not Done		A/C Presently Operating		Supply Temp F:	
Heat Exchanger- Inaccessible		Summer Test Procedure		Return Temp F:	
Observations/Recommendations					
<p>FORCED AIR FURNACE: service annually</p> <p>Filter: replace 1-per-6 to 12 months</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>Electric Radiant Heat: provided in washrooms</p>					

REFERENCE LINK		http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf	
74 Humberview Rd		COOLING/Heat Pumps	Sept 16 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F: 55
			Return Temp F: 70
Observations/Recommendations			
<p>AIR CONDITIONER: service annually</p> 			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Main Roof:	40		
Spray foam:	Floor:	40		

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: spray foam insulation installed which is above average



FLOORS: garage ceiling spray foam insulation installed which is above average



REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
74 Humberview Rd	PLUMBING	Sept 16 2025
Description		
Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic	Water Heater Type: Tank-less Fuel Type: Gas Capacity: Age Yrs.: 10 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</p> <p>Washroom(s): renovated, in good repair</p> <p>Kitchen(s) renovated, in good repair</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
74 Humberview Rd		INTERIOR		Sept 16 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Ceramic Tile			Sliders	French
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Insert	Gas	x2		
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>80</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: renovated, overall in good repair</p> <p>Trim/Cabinets/Counters: renovated, overall in good repair</p> <p>Windows/Doors: upgraded double glazed units</p> <p>Fireplaces: functional, service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling 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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