

HOME INSPECTION REPORT



9 Humbercrest Point

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 25 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:
East

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house.
ELECTRICAL	The 200 AMP service size is adequate and the wiring has been upgraded.
HEATING	16-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-ysr.
COOLING/ HEAT PUMPS	4-yr-old air-conditioner with a typical life expectancy of 15-ysr.
INSULATION/ VENTILATION	Roof space insulation and ventilation is adequate- see details. The house includes an HRV (heat recovery ventilator) to improve air quality and efficiency.- see details.
PLUMBING	Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have been renovated and in good repair.
INTERIOR	Renovated. Overall well maintained. Doors and windows have been upgraded. It was reported a portion of the foundation has been damp-proofed which will minimize risk of basement leaking.

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		
9 Humbercrest Point		ROOFING/Chimneys		Sept 25 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	Central
Modified Bitumen:	Flat:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height	Height		
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair</p> <div data-bbox="490 745 1052 1014" data-label="Image"> </div> <div data-bbox="490 1043 1029 1165" data-label="Image"> </div> <p>Flat Surface: overall surface in good repair</p> <div data-bbox="880 1215 1367 1444" data-label="Image"> </div> <p>Chimney: overall in good repair</p> <div data-bbox="771 1476 1117 1808" data-label="Image"> </div>				
<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	
9 Humbercrest Point		<div>EXTERIOR</div> <div>Sept 25 2025</div>	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat Away From House House Above Ravine Towards House	Walls & Wall Structures: Brick Wood siding Masonry Retaining Wall Wood Retaining Wall
Limitations			
Exterior Inspection from Ground Level			
Observations/Recommendations			
<p> **Gutters/Downspouts: requires maintenance/cleaning ** Downspouts: extend to lower gutter at dormers **Window wells: provide window well covers </p> <p> WALL SURFACES: Brick: overall in good repair Wood siding: overall in good repair, minor repair required at dormer - north edge </p>			
<div>    </div>			
<p>DOORS/WINDOWS: overall in good repair</p> <p> PORCH overall in good repair DECK overall in good repair </p> <p>ATTACHED GARAGE: overall in good repair</p> <p> **Driveway(s): monitor drain, service annually</p> <p>RETAINING WALL(s): overall in good repair</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		
9 Humbercrest Point		STRUCTURE		Sept 25 2025
Description				
Configuration: Basement:	Foundations: Masonry Block	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			
Observations/Recommendations				
<p>overall well built house</p> <p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around;">   </div>				

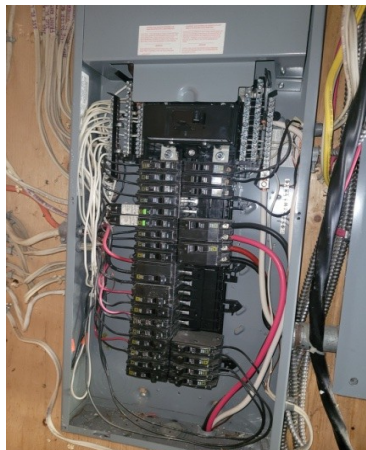
Description			
Service Size: 200	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating: 200 AMP		Type of material: Not Visible	Grounded
Description: Breakers			
Location: Garage			
Distribution Panel	System Grounding:		
Rating: 200 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Garage		Location: Outside Kitchen Bathroom(s)	
Auxiliary Panel(s):	Outlets		
Rating: 100 AMP	Description: Grounded		
Description: Breakers	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:	
Location: Garage		Location: Panel	

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE PANEL: overall in good repair
 Auxiliary Panel: overall in good repair





BRANCH WIRING: random sampling determined the wiring has been upgraded throughout





GFCI: provide to various exterior outlets

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							
9 Humbercrest Point		HEATING				Sept 25 2025		
Description								
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:		
Forced Air Furnace:	High	70 x1000BTU/hr	16 yrs.	20 yrs.	Gas	Meter-Exterior		
Exhaust Vent Arrangement:		Plastic Through-Wall Vent						
Limitations						Furnace Performance		
Heat Loss Calculations Not Done						Supply Temp F:		
Heat Exchanger- Inaccessible						Return Temp F:		
Observations/Recommendations								
<p>FORCED AIR FURNACE: service annually recommend obtaining replacement parts/servicing contract Filter: replace 1-per-6 months</p> <div></div>								

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
9 Humbercrest Point	COOLING/Heat Pumps		Sept 25 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	36 x1,000 BTU/hr	4 yrs. old	10 to 15 yrs.
Limitations			Cooling Performance
			Supply Temp F: 55
			Return Temp F: 70
Observations/Recommendations			
<p>AIR CONDITIONER: service annually</p> <p>Outdoor Coil: requires servicing</p> <div></div>			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
9 Humbercrest Point		INSULATION/VENTILATION		Sept 25 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	None Found	Roof Gable Heat Recovery Ventilator
Limitations				
Access Not Gained To Wall Space		Roof Space Inspected from Access Hatch		
Access Not Gained To Flat Roof				
Observations/Recommendations				
<p>ROOF SPACE: insulation and ventilation is adequate uneven distribution of insulation - improve/add insulation</p> <p>Roof Access Hatch: insulate and weather-strip access hatch to roof space</p> <div></div> <p>Heat Recover Ventilator: provides house with better air quality and efficiency see owners manual for proper use and maintenance</p> <p>Comments: unit is located in the Garage which is unsafe location if intent is to use garage for automobile/lawn mower or similar gas powered device- risk of CO entering house</p> <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		
<div> <div>9 Humbercrest Point</div> <div>PLUMBING</div> <div>Sept 25 2025</div> </div>		
Description		
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Utility Room	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	
Copper	Cast Iron	Type: Tank-less
		Fuel Type: Gas
		Capacity:
		Age Yrs.: 6
		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>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair main drain: recommend video-scan, risk of tree roots new plastic cleanout pipe(s) at front yard indicates drain upgrades</p>  <p>Washroom(s): renovated, overall in good repair</p> <p>Kitchen(s) renovated, overall in good repair</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
9 Humbercrest Point		INTERIOR		Sept 25 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient			Casement	Metal
			Casement	
			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		
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>FIREPLACE: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling see steps below it was reported a portion of the foundation damp-proofed to minimize leaking risk, could not remove cover to sump pump service sump pump annually</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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