

HOME INSPECTION REPORT



60 Hewitt Ave

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 3 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	High quality metal shingles 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 to copper grounded.
HEATING	Approx. 15-yr-old high-efficiency gas-fired hot-water boiler (combination) with a typical life expectancy of 20-yrs. Approx.
COOLING/ HEAT PUMPS	New ductless air-conditioner (servicing 3rd level) with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Where visible insulation has been upgraded which will improve comfort and efficiency.
PLUMBING	The watermain has been upgraded and the supply piping in the house is copper and plastic with good water pressure overall. Appears main drain upgraded- see details. The washrooms and kitchen and in good repair.
INTERIOR	Renovated. 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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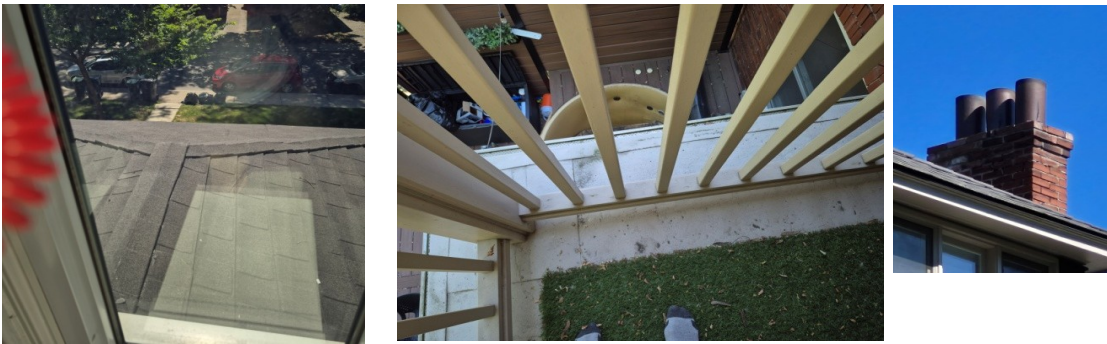
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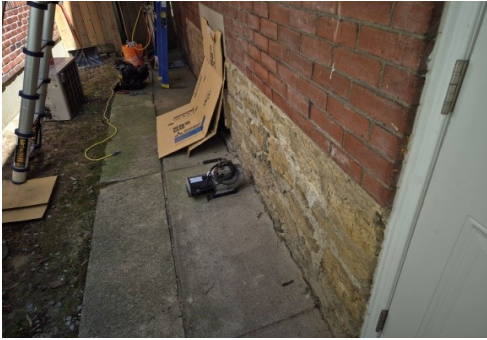
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Below Typical

Typical

Above Typical

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
60 Hewitt Ave		ROOFING/Chimneys		Sept 3 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Metal:	Slope:	Low	Brick:	East
Metal:	Porch(s):	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
Observations/Recommendations				
<p>Sloped Surface: metal shingles. overall surface in good repair, refer to warranty if available, service annually</p>				
				
<p>Porch(s): rear flat: overall surface in good repair, seal seams around edge front: metal shingles. overall surface in good repair, refer to warranty if available, service annually</p>				
<p>Chimney(s): overall in good repair, install rain/screen cap to clay liner</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	
60 Hewitt Ave		<div>EXTERIOR</div> <div>Sept 3 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		Underside of Porch(es) Inspected from Access Door	
Restricted Access Under Deck(s)			
Observations/Recommendations			
<p>WALL SURFACES:</p> <p>Brick: overall in good repair</p> <p>DOORS/WINDOWS: overall in good repair</p> <div>   </div> <p>PORCH(es): overall in good repair, good quality materials</p> <p>**Walk(s): seal gaps along foundation wall</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		
60 Hewitt Ave		STRUCTURE		Sept 3 2025
Description				
Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Roof Space	Foundation Wall Not Visible: <u>80</u> % Knee Wall Inspected From Access Hatch restricted access due to storage/insulation			
Observations/Recommendations				
<p>overall well built house</p> <p>ROOF: mostly not visible: knee walls in good repair where visible</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: Basement			
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: 100 AMP	Description: Grounded		
Description: Breakers	Number of Outlets: Upgraded	Arc Fault Circuit Interrupter:	
Location: Basement		Location: Panel	

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations




SERVICE ENTRANCE: **overall in good repair**
 SERVICE PANEL: **overall in good repair**






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

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					
60 Hewitt Ave		HEATING			Sept 3 2025	
Description						
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Hot Water Boiler:	High	125 x1000BTU/hr	15 yrs.	20 yrs.	Gas	Meter-Exterior
Combination System:						
Exhaust Vent Arrangement: Plastic Through-Wall Vent						
Limitations					Boiler Performance	
Heat Loss Calculations Not Done			Summer Test Procedure		Pressure lbs/in2: 35	
Heat Exchanger- Inaccessible						
Observations/Recommendations						
<p>COMBINATION SYSTEM: provides house heating and domestic hot water</p> <p>HOT WATER BOILER: service annually</p> <p>recommend obtaining replacement parts/servicing contract</p> <p>newly installed hot water tank</p>						
<div></div>						

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
60 Hewitt Ave	COOLING/Heat Pumps		Sept 3 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	new yrs. old	10 to 15 yrs.
Limitations			Cooling Performance
			Supply Temp F:
			Return Temp F:
Observations/Recommendations			
<p>DUCTLESS A/C: newly installed, service annually</p> <div></div>			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Mineral Wool:	Knee Walls:	24	Plastic	
Spray foam:	Knee Walls:	24		

Limitations

Access Not Gained To Roof Space
Knee Wall Viewed From Access Hatch

Observations/Recommendations

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



Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement-Front	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater see Heating
Copper	Plastic	
Copper	Cast Iron	Type: Combination
		Fuel Type:
		Capacity: 60 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

WATERMAIN: [appears to be upgraded to copper](#)

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)
[new plastic cleanout pipe\(s\) at front yard indicates drain upgrades-](#)
[requires proper cap](#)
[recommend installing backflow valve to main waste drain](#)



Washroom(s): [overall in good repair](#)

Whirlpool Tub: [reported inoperative e- further evaluation](#)

Kitchen(s) [overall in good repair](#)

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
60 Hewitt Ave		INTERIOR		Sept 3 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Casement	Metal
			Fixed	French
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Non-Functional				
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: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: overall in good repair</p> <p>Fireplaces: not in use- further evaluation to determine options and/or restoring</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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