

HOME INSPECTION REPORT



171 St Johns Road

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Oct 4 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: North*

ROOFING

The roof surfaces through-out are overall in good repair.

EXTERIOR

Overall well maintained. Well built detached garage.

STRUCTURE

Overall well built house.

ELECTRICAL

The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING

23-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.

COOLING/
HEAT PUMPS

The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/
VENTILATION

Roof space insulation and ventilation is adequate.

PLUMBING

Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen are in good repair.

INTERIOR

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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Below Typical

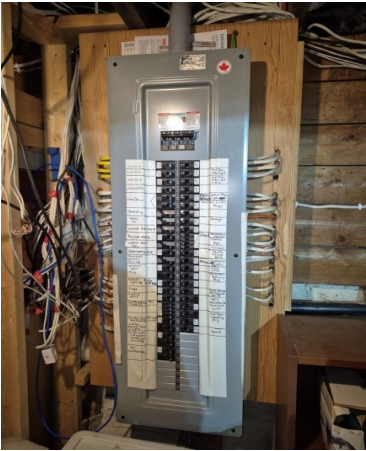
Typical

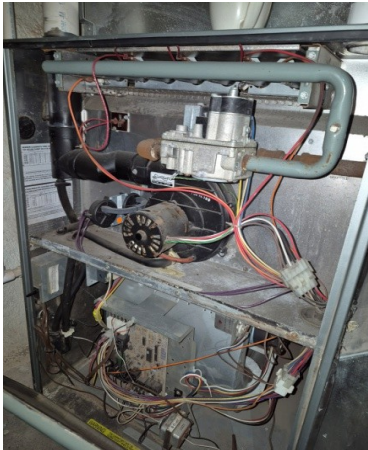
Above Typical

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
171 St Johns Road		ROOFING/Chimneys		Oct 4 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Slate	Slope:	Low	Brick:	Northwest
Modified Bitumen:	Flat:	Low		
Asphalt Shingles:	Garage:	Low		
Modified Bitumen:	Lower Flat:	Low		
Limitations				
Roof Inspected By:	Access Limited By:		Chimney Access Limited By:	
From Edge Walking On From Grade	Height			
Observations/Recommendations				
Tree Branches: retain arbourist for annual monitoring/trimming Sloped Surface: overall surface in good repair, slate shingles: ongoing monitoring and replace as required Chimney: overall in good repair   Flat Surface: overall surface in good repair Lower Flat: overall surface in good repair, skylights in good repair  				
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)				

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
171 St Johns Road		EXTERIOR Oct 4 2025	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Metal Siding
Limitations			
Exterior Inspection from Ground Level			
Observations/Recommendations			
WALL SURFACES: overall in good repair DOORS/WINDOWS: overall in good repair			
  			
**BASEMENT WALKOUT: typically should have drain at bottom landing, can be installed if renovating basement			
DETACHED GARAGE: overall well built			
Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house ** Any or all these items may contribute to Basement Leakage. Please see Interior Page			

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
171 St Johns Road		STRUCTURE		Oct 4 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: Wall Space Flat Roof Space	Foundation Wall Not Visible: <u>60</u> % Roof Space Inspected From Access Hatch access to peak only Crawlspace Inspected From Access Hatch			
Observations/Recommendations				
overall well built house ROOF: overall in good repair 				

REFERENCE LINK	http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf		
171 St Johns Road	ELECTRICAL		Oct 4 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	
Description: Breakers			
Location: Basement			
Distribution Panel	System Grounding:		
Rating: 200 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location:		Location: Outside Kitchen	
Auxiliary Panel(s):	Outlets	Bathroom(s)	
Rating: AMP	Description: Grounded		
Description:	Number of Outlets: Upgraded	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: 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				
171 St Johns Road		HEATING		Oct 4 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	High	120 x1000BTU/hr	23 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					
FORCED AIR FURNACE: service annually continue servicing until replacement becomes necessary recommend obtaining replacement parts/servicing contract Filter: replace 1-per-6 to 12 months 					

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
171 St Johns Road	COOLING/Heat Pumps		Oct 4 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	42 x1,000 BTU/hr	23 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F: 55
			Return Temp F: 70
Observations/Recommendations			
AIR CONDITIONER: old unit, continue servicing until replacement becomes necessary  Comments: 3rd level typically more difficult to cool- may require supplemental unit			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Not Visible	None Found
Spray foam:	Crawl Space Walls:	24		

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: insulation in roof is adequate
uneven distribution of insulation - improve/add insulation



REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
171 St Johns Road		
PLUMBING		
Oct 4 2025		
Description		
Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	
Plastic	Cast Iron	Type: Induced Draft
		Fuel Type: Gas
		Capacity: 40 Gal
		Age Yrs.:
		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		
SUPPLY PIPING: all piping examined was in good repair WASTE PIPING: all piping examined was in good repair basement floor drain connected to sump pump - this discharges into main drain Stack: open connection can cause odours - seal   Washroom(s): overall in good repair shower head rusting Kitchen(s) overall in good repair		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
171 St Johns Road		INTERIOR		Oct 4 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Fixed	Storm
			Skylight(s)	
			Double Glazing	
Fireplaces:	Fireplace Fuel:		Casement	
Insert	Gas			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>60</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
STAIRS: provide hand rails to third level steps Floors/Walls/Ceilings: overall in good repair Trim/Cabinets/Counters: overall in good repair Windows/Doors: overall in good repair casement - some hardware repairs 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 recommend damp-proofing if renovating basement				
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) <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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