

HOME INSPECTION REPORT



85 Watson Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 26 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.

ELECTRICAL

The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING

10-yr-old gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS

New ductless air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION

Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING

Overall good water pressure with copper and plastic supply piping. The washrooms and kitchen have been renovated and 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

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|---|--------------------|---|---------------------------------|
| REFERENCE LINK | | http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf | |
| 85 Watson Ave | | ROOFING/Chimneys Sept 26 2025 | |
| Description | | | |
| Roofing Material: | Location: | Leakage Probability: | Chimney(s) Type: Location: |
| Asphalt Shingles: | Slope: | Low | Brick Abandoned: East |
| Modified Bitumen: | Flat: | Low | |
| Limitations | | | |
| Roof Inspected By: | Access Limited By: | Chimney Access Limited By: | |
| From Edge Pic Provided | Height | Height | |
| From Grade | | | |
| Observations/Recommendations | | | |
| <p>Flat Surface: newer surface</p> <p>Sloped Surface: overall surface in good repair</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;">   </div> | | | |
| <p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p> | | | |

DescriptionGutters & Downspouts:
Aluminum:Downspout(s) Discharge:
Various Above GradeLot Topography:
FlatWalls & Wall Structures:
Brick**Limitations**

Exterior Inspection from Ground Level

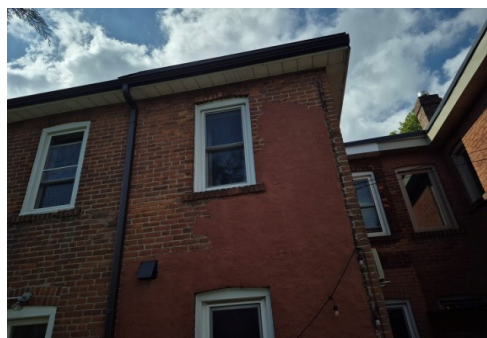
Restricted Access Under Deck(s)

Observations/Recommendations

WALL SURFACES:

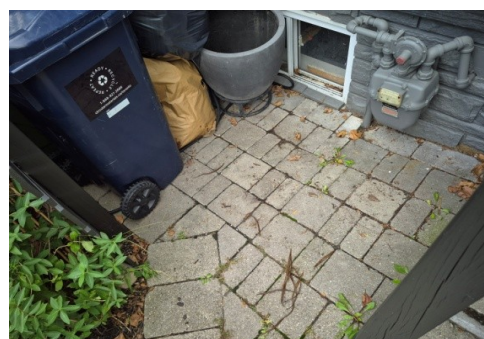
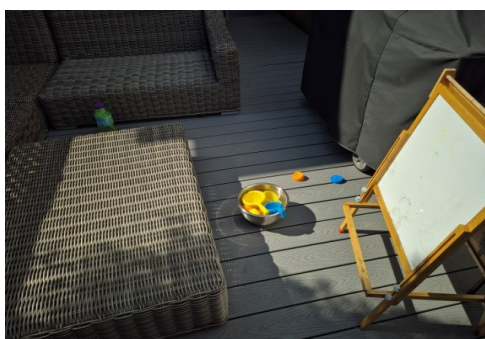
DOORS/WINDOWS: overall in good repair

Brick: overall in good repair



DECK: overall well built, high quality materials


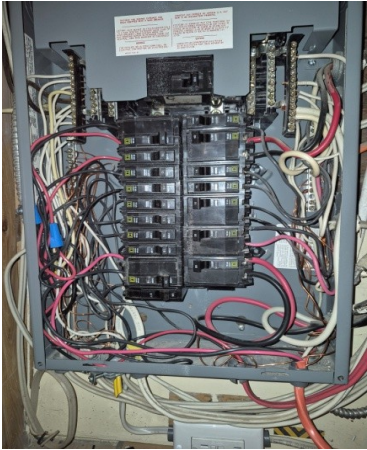
**Walk(s): front: monitor for water pooling: re-grade away from house if required





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

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| REFERENCE LINK | | http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf | | |
| 85 Watson Ave | | STRUCTURE | | Sept 26 2025 |
| Description | | | | |
| Configuration: Basement: | Foundations: Masonry Block | Floor : Wood Joists | Walls : Masonry (Double-Brick) Wood Frame (Siding) | Roof/Ceiling Framing: Masonry Party Wall |
| Limitations | | | | |
| Restricted Access to: Wall Space Roof Space Flat Roof Space | Foundation Wall Not Visible: <u>95</u> % | | | |
| Observations/Recommendations | | | | |
| <p>overall well built house</p> | | | | |

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| REFERENCE LINK | http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf | | |
| 85 Watson Ave | ELECTRICAL | | Sept 26 2025 |
| Description | | | |
| Service Size: 100 AMP (240volts) | Service Entrance Cable: | Distribution Wire: | |
| Main Disconnect/Service Box | Location: Overhead | Copper | |
| Rating: 100 AMP | Type of material: Not Visible | Grounded | |
| Description: Breakers | | | |
| Location: Basement | | | |
| Distribution Panel | System Grounding: | | |
| Rating: 100 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: Minimal | 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 | | | |
| Auxiliary Panel: overall in good repair | | | |
| <div></div> | | | |
| 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. | | | |

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|---|---|----------------|--------------|------------------|----------------------|----------------|
| REFERENCE LINK | http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf | | | | | |
| 85 Watson Ave | | HEATING | | | Sept 26 2025 | |
| Description | | | | | | |
| Description: | Efficiency: | Rated Input: | Approx. Age: | Life Expectancy: | Fuel Type: | Shut Off at: |
| Hot Water Boiler: | Low | 90 x1000BTU/hr | 10 yrs. | 20 yrs. | Gas | Meter-Exterior |
| Exhaust Vent Arrangement: Metal Through Masonry Chimney | | | | | | |
| Limitations | | | | | Boiler Performance | |
| Heat Loss Calculations Not Done | | | | | Pressure lbs/in2: 12 | |
| Heat Exchanger- Inaccessible | | | | | | |
| Observations/Recommendations | | | | | | |
| <p>HOT WATER BOILER: service annually recommend obtaining replacement parts/servicing contract annual CO test mandatory for this type of unit</p> <div></div> <p>Radiator(s): monitor/repair valves as required</p> | | | | | | |

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| REFERENCE LINK | | http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf | |
| 85 Watson Ave | | COOLING/Heat Pumps | Sept 26 2025 |
| Description | | | |
| Description: | Cooling Capacity: | Approx. Age: | Typical Life Expectancy: |
| Ductless (air-cooled) | 18 x1,000 BTU/hr | new yrs. old | 10 to 15 yrs. |
| Limitations | | | Cooling Performance |
| | | | Supply Temp F: 55 |
| | | | Return Temp F: 70 |
| Observations/Recommendations | | | |
| DUCTLESS A/C: service annually | | | |
| <div></div> | | | |

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|---|----------|---|---------------------|--------------|
| REFERENCE LINK | | http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf | | |
| 85 Watson Ave | | INSULATION/VENTILATION | | Sept 26 2025 |
| Description | | | | |
| Material: | Location | R-Value | Air/Vapour Barrier: | Venting: |
| | | | | |
| Limitations | | | | |
| Access Not Gained To Wall Space | | | | |
| Access Not Gained To Flat Roof | | | | |
| Observations/Recommendations | | | | |
| | | | | |
| Note: adding insulation is considered an improvement rather than a repair | | | | |
| R-values are estimated | | | | |

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 |
| Copper Plastic | Plastic | Type: Conventional Fuel Type: Electricity Capacity: 50 Gal Age Yrs.: 5 Life Expectancy: 20 |

Limitations

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|---|--|
| 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 |

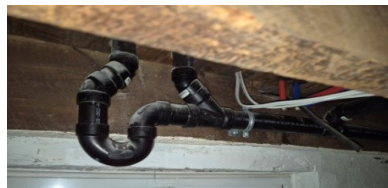
Observations/Recommendations

SUPPLY PIPING: [all piping examined was in good repair](#)
[basement: one minor corroded connection but no leak- monitor](#)



WASTE PIPING: [all piping examined was in good repair](#)
[reported a back flow valve has been installed to the main waste drain](#)
[new plastic cleanout pipe\(s\) at front yard indicates drain upgrades](#)

[basement: kitchen drain slope - minor sagging - monitor and repair if required](#)



Washroom(s): [renovated, in good repair](#)

Kitchen(s) [renovated, in good repair](#)

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|--|-----------------|---|------------------------------------|-----------------|
| REFERENCE LINK | | http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf | | |
| 85 Watson Ave | | INTERIOR | | Sept 26 2025 |
| Description | | | | |
| Floor Finishes: | Wall Finishes: | Ceiling Finishes: | Windows: | Exterior Doors: |
| Wood | Plaster/Drywall | Plaster/Drywall | Single/Double Hung | Metal |
| Ceramic Tile | | | Fixed | Sliding Glass |
| | | | Double Glazing | |
| Fireplaces: | Fireplace Fuel: | | | |
| | | | | |
| Limitations | | | | |
| Restricted/No Access To: | | <u>excessive storage in some areas</u> | Foundation Not Visible <u>95</u> % | |
| CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected | | | Drainage Tile Not Visible | |
| Storage/Furnishings in Some Areas Limited Inspection | | | | |
| Observations/Recommendations | | | | |
| Floors/Walls/Ceilings: renovated, in good repair | | | | |
| Trim/Cabinets/Counters: renovated, in good repair | | | | |
| Windows/Doors: upgraded double glazed units | | | | |
| **Basement Leakage: presently no leaking detected with moisture meter random sampling | | | | |
| STAIRS: provide hand rails to basement steps | | | | |
| | | | | |
| 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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