

HOME INSPECTION REPORT



3212 Dundas St W

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Oct 15 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	9-yr-old flat roof surface with a typical life expectancy of over 20- yrs.
EXTERIOR	Renovated circa 2016 including new wall installations, porches, basement walkout, etc.
STRUCTURE	Overall well built older house with significant improvements/extensions during renovations.
ELECTRICAL	The 200 AMP service size is adequate (4 meter base) and the wiring has been upgraded to copper grounded.
HEATING	9-yr-old high-efficiency gas-fired hot-water boiler (combination - radiant floor heating) with a typical life expectancy of 15-20- yrs.
COOLING/ HEAT PUMPS	Four: 9-yr-old ductless heat pumps (provides cooling and heating) with a typical life expectancy of 15- yrs.
INSULATION/ VENTILATION	Extensive renovation typically includes upgrading insulation. Units includes an HRV's (heat recovery ventilator) to improve air quality and efficiency.
PLUMBING	The watermain has been upgraded (copper) and the supply piping in the house is plastic with good water pressure overall. The washrooms and kitchen have recently been installed and in good repair. A backflow valve has been installed to the main waste drain.
INTERIOR	Extensively renovated. Overall good quality installations.

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

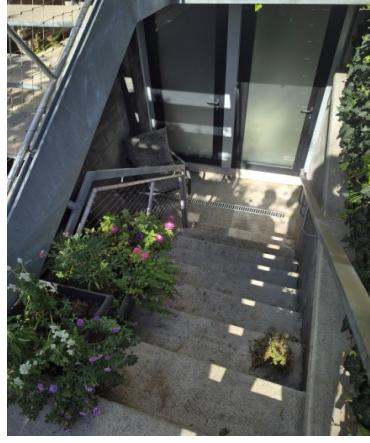
Typical

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

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Modified Bitumen:	Flat:	Low		
Modified Bitumen:	2nd Flat:	Low	deck	
Limitations				
Roof Inspected By: Walking On	Access Limited By: Deck		Chimney Access Limited By:	
Observations/Recommendations				
<p>Flat Surface: overall surface in good repair skylight in good repair</p>				
<p>2nd Flat: where visible overall surface 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		
3212 Dundas St W	EXTERIOR		Oct 15 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			
<p>**Gutters/Downspouts: newer installations in good condition</p> <p>WALL SURFACES: newer installations in good condition</p> <p>DOORS/WINDOWS: newer installations in good condition</p>			
		<p>PORCH newer installations in good condition</p>	<p>**BASEMENT WALKOUT: newer installations in good condition</p>
		<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>

Description				
Configuration: Basement:	Foundations: Poured Concrete Brick	Floor : Wood Joists Not Visible	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
Limitations				
Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible:	99	%	
Observations/Recommendations				
overall well built older house with significant improvements extensions during renovations				

Description

Service Size:	200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating:	200 AMP	Type of material:	Copper
Description:			Grounded
Location:			
Distribution Panel	x4	System Grounding:	
Rating:	100 AMP	Description: Copper	
Description:	Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location:	Basement 1st Level 2nd Level 3rd Level		Location: Outside Kitchen
Auxiliary Panel(s):		Outlets	Bathroom(s)
Rating:	100 AMP common	Description: Grounded	Arc Fault Circuit Interrupter:
Description:	Breakers	Number of Outlets: Upgraded	Location:
Location:	Basement		

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **4** meter base (4 unit house), newer installations
 interior - could not access - cabinet restricted access



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout
 SERVICE PANEL: **4** units: each unit has separate panel and meter
 1 common area panel in basement (connected to 2nd level unit meter)



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	
3212 Dundas St W	HEATING	Oct 15 2025
Description		
Description: Hot Water Boiler: Efficiency: High Rated Input: 108 x1000BTU/hr Approx. Age: 9 yrs. Life Expectancy: 15 to 20 yrs. Fuel Type: Gas Shut Off at: Meter-Exterior		
Combination System:		
Hot Water Radiant Heat:		
Exhaust Vent Arrangement: Plastic Through-Wall Vent		
Limitations		
Heat Loss Calculations Not Done		Pressure lbs/in ² : 18
Heat Exchanger- Inaccessible		
Observations/Recommendations		
<p>THERMOSTAT: multi thermostats (4) for zone control provides better comfort/efficiency (hot water radiant floor)</p> <p>HOT WATER BOILER: requires servicing provides house heating and domestic hot water</p> <p>Hot Water Radiant Heat: each unit (4) provided with floor heating</p> <p>Piping: all piping examined was in good repair</p>		
  		

Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Heat Pump (air-cooled)	12 x1,000 BTU/hr	9 yrs. old	15 to 20 yrs.
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Heat Pump (air-cooled)	12 x1,000 BTU/hr	9 yrs. old	
Limitations			

Observations/Recommendations

HEAT PUMP: 4 units (each unit multi zoned wall mounted)
unit provides cooling and supplemental heating



HEAT PUMP: roof unit (for 3rd level)

Refrigerant Lines: one set of refrigerant lines missing insulation - minor repair



Description

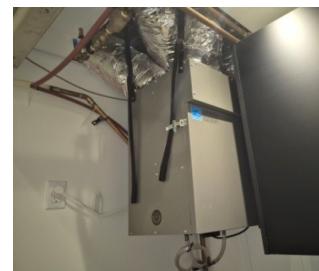
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				Heat Recovery Ventilator

Limitations

Observations/Recommendations

extensive renovation typically includes upgrading insulation

Heat Recover Ventilator: 3 units: basement, main level and 2nd level
provides house with better air quality and efficiency
see owners manual for proper use and maintenance



REFERENCE LINK	http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf			
3212 Dundas St W	PLUMBING	Oct 15 2025		
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 see Heating		
Plastic	Plastic			
		Type: Combination		
		Fuel Type:		
		Capacity: 75 Gal		
		Age Yrs.: 9		
		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 a back flow valve has been installed to the main waste drain</p>  <p>Washroom(s): newer, overall good quality installations</p> <p>Kitchen(s) newer, overall good quality installations</p>				

REFERENCE LINK	http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf									
3212 Dundas St W	INTERIOR		Oct 15 2025							
Description										
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:						
Ceramic Tile	Drywall	Drywall	Casement	Metal						
Ceramic Tile			Fixed	Sliding Glass						
			Skylight(s)							
			Double Glazing							
Fireplaces:	Fireplace Fuel:									
Limitations										
Restricted/No Access To:			Foundation Not Visible	99 %						
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: newer, overall good quality installations										
Trim/Cabinets/Counters: newer, overall good quality installations										
Windows/Doors: newer, overall good quality installations										
STAIRS: provide hand rails to second level steps										
**Basement Leakage: presently no leaking detected with moisture meter random sampling foundation damp-proofed to minimize leaking risk service sump pump annually										
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										
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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