

HOME INSPECTION REPORT



33 Humber Trail

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Feb 4 2026](#)



www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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 Not visible due to snow. House reported to be approx.. 9-yr-old and garage newly installed asphalt shingles. Typical life expectancy of 20-yrs.

EXTERIOR Overall well maintained. The detached garage is older.

STRUCTURE Overall well built house.

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

HEATING The gas-fired hot-water boiler is older. Continue servicing until replacement becomes necessary.

COOLING/
HEAT PUMPS The ductless air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/
VENTILATION Recommend additional insulation and soffit vents in the roof space to improve comfort and efficiency.

PLUMBING Overall good water pressure with copper supply piping. Some drain upgrades noted - see details. The washrooms and kitchen are in good repair.

INTERIOR Overall well maintained. Windows have been upgraded.

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

REFERENCE LINK	http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf			
33 Humber Trail	ROOFING/Chimneys			Feb 4 2026
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Snow	Height		
Observations/Recommendations				
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p style="text-align: center;">not visible due to snow, appears to be in good repair where visible</p> <p>Sloped Surface: reported to be approx.. 9-yr-old asphalt shingles typical life expectancy 20-yrs</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Garage: reported to be newly installed asphalt shingles typical life expectancy 20-yrs</p> <div style="text-align: center;">  </div> <p>Chimney: overall in good repair</p>				
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick Metal Siding
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Limitations

Exterior Inspection from Ground Level	Storage in Garage
Grading Not Visible Due to Snow	Inaccessible Wall

Observations/Recommendations

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



PORCH requires general maintenance
DETACHED GARAGE: older, typically ongoing repairs
bottom perimeter prone to rot - repair as required, budget to repair perimeter



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

Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space Crawl Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

Stair Opening: minor sagging around stair areas though typical for older house

FLOORS/WALLS kitchen: modified wall and appears beam installed, performance appears adequate



ROOF: overall in good repair
underside staining/frost typical for older house during colder months
see Ventilation page



WALLS:
Masonry Arches: rear: general mortar maintenance



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 Outside
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, older mast
 SERVICE PANEL: overall in good repair
 panel obstructed by cabinet - cover not removed



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.

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
 Hot Water Boiler: Low 100 x1000BTU/hr 25 yrs. 30+ yrs. Gas Meter-Exterior
 Electric Heater(s):

Exhaust Vent Arrangement: Metal Through Masonry Chimney

Limitations

Heat Loss Calculations Not Done
 Heat Exchanger- Inaccessible

Boiler Performance

Pressure lbs/in2: 15
 Temp Deg F: 110

Observations/Recommendations

HOT WATER BOILER: continue servicing until replacement becomes necessary
 annual CO test mandatory for this type of unit
 recommend obtaining replacement parts/servicing contract
 presently back flow valve dripping - repair/replace - minor/typical
 safety valve tube rusting: prior leak- replace if required - minor/typical



Radiator(s): overall in good repair
 monitor/repair valves as required

ELECTRIC HEATERS(s): kitchen: inoperative - repair/replace
 or install hot water radiator



Comments: supplementary heating units might be required in basement

REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

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COOLING/Heat Pumps

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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	? x1,000 BTU/hr	20+ yrs. old	15 to 20 yrs.

Limitations

Cannot Test With Low Outdoor Temp
Data Plate Not Legible

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

DUCTLESS A/C: not tested: should be serviced before using
old unit, continue servicing until replacement becomes necessary



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	18	None Found	Roof
Fiberglass:	Basement Walls:	12	Plastic	

Limitations

Roof Space Inspected from Access Hatch Basement Walls Spot Checked Only
 Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency
 recommend installing vapour barrier
 recommend improving ventilation with soffit vents
 (ideally wires should be properly secured)



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal 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

WATERMAIN: upgraded to copper

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: not visible: near boiler room door under partition wall- ideally should be open/visible

Piping: some drain upgrades noted under basement floor
main drain: recommend video-scan, risk of tree roots
recommend installing backflow valve to main waste drain

Comments: drain at rear of basement: this appears to be for drain access/servicing and should be sealed properly to avoid odours



Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description

Floor Finishes: Wood Ceramic Tile	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Single/Double Hung Fixed Double Glazing	Exterior Doors: Wood
Fireplaces: Masonry	Fireplace Fuel: Wood			

Limitations

Restricted/No Access To: under basement steps Foundation Not Visible 90 %
 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: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Window(s): upgraded double glazed units

STAIRS: provide hand rails to basement steps, repair loose treads

FIREPLACE: service annually, recommend chimney sweep
 reported that fireplace is W.E.T.T. Certified

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 see steps below

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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