HOME INSPECTION REPORT

29 Richland Cres

Toronto

Prepared for: The Babiak Team

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

Inspection Date: March 17 2026

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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. See details for general repairs and maintenance.
STRUCTURE	Overall well built house.
ELECTRICAL	The 100 AMP service size is adequate and the wiring is copper grounded.
HEATING	4-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	4-yr-old air-conditioner with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Roof space insulation (upgraded) and ventilation is adequate
PLUMBING	Overall good water pressure with copper 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.

☐ ☐ ☐ ☐ ☐ ☐ ✓ ☐ ☐

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:
Asphalt Shingles:	Slope:	Low	Brick Shared:	East

Limitations

Roof Inspected By:	Access Limited By:	Chimney Access Limited By:
From Grade	Height	Height
	Snow	

Observations/Recommendations

Roofing: overall surface in good repair where visible

Chimney(s): overall in good repair

Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)

Description

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

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

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

PORCH
Column(s) monitor/budget to repair/replace
Step(s): settlement: monitor/repair

**Grading: re-grade pavers away from house
**Driveway(s): budget to resurface, gas line: contact utility to install collision post for gas line

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:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Masonry Block	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
Crawl Space:	Masonry Block			

Limitations

Restricted Access to:	Foundation Wall Not Visible: 95 %
Wall Space	Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

FOUNDATIONS: typical settlement cracks/mortar repairs - continue to monitor, repair parging

WALLS:

Masonry: typical settlement cracks/mortar repairs - continue to monitor

ROOF: overall in good repair

Comments: main level: ceiling was modified to open concept and roof/ceiling structure was reinforced, overall performance appears adequate

Description

Service Size: 100 AMP (240volts)
Main Disconnect/Service Box
Rating: 100 AMP
Description: Breakers
Location: Basement

Distribution Panel
Rating: 100 AMP
Description: Breakers
Location:

Auxiliary Panel(s):
Rating: AMP
Description:
Location:

Service Entrance Cable:
Location: Overhead
Type of material: Not Visible

System Grounding:
Description: Copper
Location: Water Pipe

Outlets
Description: Grounded
Number of Outlets:

Distribution Wire:
Copper
Grounded

Ground Fault Circuit Interrupter:
Location: Outside Kitchen Bathroom(s)

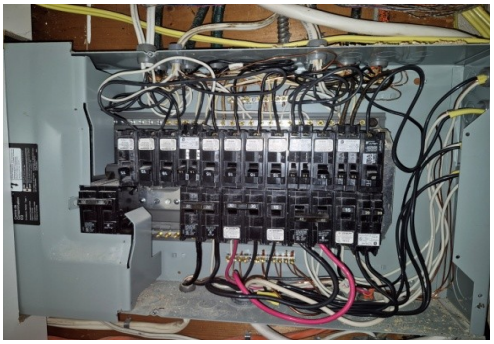
Arc Fault Circuit Interrupter:
Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:
Mast: rusting, maintenance as required
SERVICE PANEL: overall in good repair



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:
Forced Air Furnace:	High	66	x1000BTU/hr	4	yrs.	20	yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F:	110
Return Temp F:	70

Observations/Recommendations

FORCED AIR FURNACE: service annually

Filter: replace 1-per-6 to 12 months

Registers: insulation around registers may contain asbestos
encapsulating the insulation is often the best approach
Environmental Consultants can assist if this is a concern

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	4 yrs. old	10 to 15 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Cooling Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass/Cellulose:	Main Roof:	40	Not Visible	Roof
Fiberglass/Cellulose:	2nd Roof:	?		

Limitations

Observations/Recommendations

ROOF SPACE:

Main Slope Roof: lower roof:

insulation has been upgraded which will improve comfort and efficiency

2nd Slope Roof: limited access: insulation not determined

Note: adding insulation is considered an improvement rather than a repair R-values are estimated

Description

Service Piping into House:
Copper

Main Shut Off Valve at:
Basement

Water Flow (Pressure):
Good

Supply Piping & Pump(s):
Copper
Plastic

Waste Piping & Pump(s):
Plastic
Copper

Water Heater
Type: Induced Draft
Fuel Type: Gas
Capacity: 40 Gal
Age Yrs.: 7
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: not found: main drain to city sewer- recommend video-scan
recommend installing backflow valve to main waste drain

Washroom(s): renovated, overall in good repair

Kitchen(s) renovated, overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Metal
Ceramic Tile	Paneling	Paneling	Sliders	Storm
Carpet			Fixed	
			Double Glazing	

Fireplaces: Fireplace Fuel:

Limitations

Restricted/No Access To: Foundation Not Visible 95 %

CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected Drainage Tile Not Visible

Absence of Historical Clues due to New Finishes/Paint

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

STAIRS: provide hand rails to lower basement steps

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

**Crawlspace Leakage: typical efflorescence, staining and dampness for older foundation 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/
• Environmetal Site Assessment: ESA Phase 1 Certified	http://aesac.ca/