HOME INSPECTION REPORT

45 Montye Ave & Lane House

Toronto

Prepared for: The Babiak Team

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

Inspection Date: March 10 2026

Ontario Association of Home Inspectors

REDBRICK INSPECTIONS LTD.

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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. New Lane House.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house with newly built Lane House.
ELECTRICAL	The 200 AMP service size is adequate and the wiring is copper grounded and ungrounded (some knob and tube)-see details. New wiring in Lane House.
HEATING	The forced-air gas furnace is older. Continue servicing until replacement becomes necessary. Lane House: two new units.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Roof space insulation (upgraded and ventilation is adequate. The Lane House includes an HRV (heat recovery ventilator) to improve air quality and efficiency.
PLUMBING	Overall good water pressure with copper (Lane House: plastic) supply piping. The washrooms and kitchen (new Lane House) are in good repair.
INTERIOR	Overall well maintained. Newly built Lane House.

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:	Central
Asphalt Shingles:	2nd Slope:	Low	Lane House		

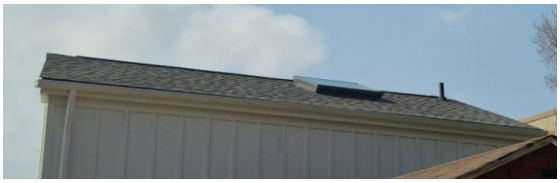
Limitations

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

Observations/Recommendations

Sloped Surface: overall surface in good repair

2nd Slope: Lane House, newly installed



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:	Below/Above Grade	Flat	Brick Insulbrick

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

Artificial Stone: may require covering with metal siding for insurance

repair seams as required, budget to cover/replace with metal siding

DOORS/WINDOWS: overall in good repair

PORCH front steps settlement - repair

Windows: low to grade - prone to lekaing

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:	Stone	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
Crawl Space:	Piers		Wood Frame (Siding)	

Limitations

Restricted Access to:
Wall Space
Crawl Space

Foundation Wall Not Visible: 60 %
Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

FOOTINGS/FOUNDATIONS basement floor has been lowered

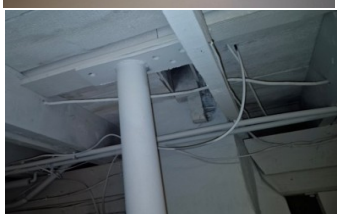
basement: support column added to suppert main level floor

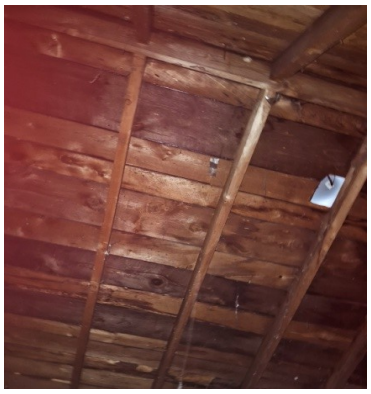
WALLS:

Masonry: mortar repairs as required

FOUNDATIONS: general parging maintenance as required

ROOF: overall in good repair





overall well built new Lane House

Description

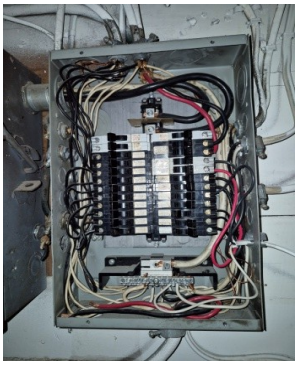
Service Size: 200 AMP (240volts)
Service Entrance Cable:
Distribution Wire:
Main Disconnect/Service Box
Location: Overhead
Copper
Rating: 100 AMP
Type of material: Not Visible
Grounded & Ungrounded
Description: Fuses Breakers
Knob-and-Tube-Copper
Location: Basement
Distribution Panel
System Grounding:
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/Ungrounded
Description: Breakers
Number of Outlets: Typical
Arc Fault Circuit Interrupter:
Location: Lane House
Location: Panel

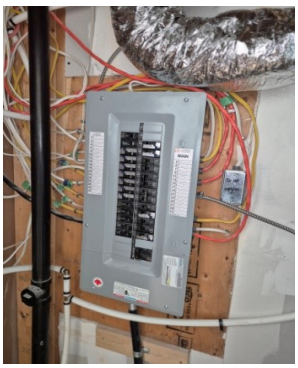
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
Main Disconnect: older, overall in good repair
SERVICE PANEL: overall in good repair
Auxiliary Panel: Lane House: newly installed





BRANCH WIRING:
Knob & Tube: some noted in basement ceiling
may require upgrading for insurance purposes

BRANCH WIRING: newly installed in Lane House

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:	Mid	80	x1000BTU/hr	30	yrs.	20+	yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement:

Limitations

Heat Loss Calculations Not Done

Furnace Performance

Supply Temp F:

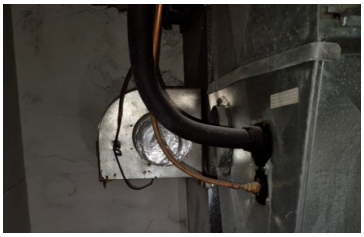
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: continue servicing until replacement becomes necessary
recommend obtaining replacement parts/servicing contract
consider upgrading to high efficiency unit

Filter: replace 1-per-3 months

Humidifier: old, replace



Ducts: older arrangement typical for age of house
improve/upgrade if renovating

Lane House: new installations

Description

Description:	Cooling Capacity:		Approx. Age:		Typical Life Expectancy:
Air Conditioner (air-cooled):	24	x1,000 BTU/hr	30	yrs. old	20 yrs.
Heat Pump (air-cooled)	15 12	x1,000 BTU/hr	x2	new yrs. old	

Limitations

Cooling Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using

DUCTLESS HEAT PUMP: Lane House
newly installed
unit provides cooling and supplemental heating
refer to owners manual

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Not Visible	Roof
Spray foam:	Lane House Roof	32		Heat Recovery Ventilator

Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Observations/Recommendations

ROOF SPACE: insulation (upgraded) and ventilation is adequate

Comments: Lane House: newly built: visible insulation in roof space

Heat Recover Ventilator: Lane House: provides house with better air quality and efficiency
see owners manual for proper use and maintenance

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 Utility Room : Lane House

Water Flow (Pressure):
Good

Supply Piping & Pump(s):
Copper
Plastic

Waste Piping & Pump(s):
Plastic
Cast Iron
Clay Floor Drain

Water Heater

	Unit 1	Unit 2
Type:	Conventional	Conventional
Fuel Type:	Gas	Electricity
Capacity:	40 Gal	40 Gal
Age Yrs.:	8	new
Life Expectancy:	15	20

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: older : recommend video-scan
Floor Drain/Trap: front yard older clean out suspect older main drain, recommend video-scan
recommend installing backflow valve to main waste drain
new plastic cleanout pipe(s) at rear basement appears to be for Lane House drainage

Kitchen(s) overall in good repair, older bath/faucet maintenance
Lane House new

Washroom(s): overall in good repair
Lane House new

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Ceramic Tile			Fixed	Wood
			Skylight(s)	

Fireplaces: Fireplace Fuel:

Limitations

Restricted/No Access To: CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected

Foundation Not Visible 60 % Drainage Tile Not Visible

Observations/Recommendations

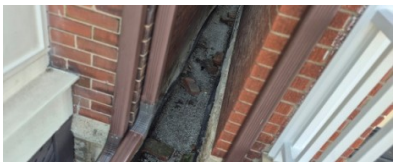
Floors/Walls/Ceilings: overall in good repair
Floors: some worn areas
Ceilings: mud room: maintenance
Floors/Walls/Ceilings: Lane House new

Trim/Cabinets/Counters: overall in good repair

Trim/Cabinets/Counters: Lane House new

Windows/Doors: older units, upgrade as required or if renovating
Windows/Doors: Lane House new

**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
Comments: exterior east: ground between walls has been covered with plastic and gravel - likley to reduce risk of basement leaking - monitor



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/