

HOME INSPECTION REPORT



103 Galley Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: Sept 9 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

REFERENCE LINK	http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf			
103 Galley Ave	ROOFING/Chimneys			Sept 9 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Medium	Metal:	South
Asphalt Shingles:	Garage:	Low	Brick Abandoned:	East
Metal:	Garage:			
Metal:	2nd Slope:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Edge	Height	Height		
From Grade	Tree			
Observations/Recommendations				
Tree Branches: retain arbourist for annual monitoring/trimming				
Sloped Surface: overall surface in good repair approx. 12-yrs-old, budget to replace within 5 yrs.				
				
Dormer(s): north east not accessible, reported to be newly installed surface				
2nd Slope: overall surface in good repair				
				
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)				

Description

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

Exterior Inspection from Ground Level	Inaccessible Wall
Car and Storage in Garage	Restricted Access Under Porch(es)

Observations/Recommendations

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



PORCH newer installations in good condition
DETACHED GARAGE: newer installations in good condition



**Walk(s)/Driveway(s): overall in good repair

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

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

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STRUCTURE

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Description

Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Triple-Brick) Wood Frame (Siding)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>99</u> %
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Observations/Recommendations

overall well built house

Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 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: Upgraded	Arc Fault Circuit Interrupter:
Location: Garage		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: **overall in good repair, cover not removed**
 SERVICE PANEL: **overall in good repair**
 Auxiliary Panel: **overall in good repair**



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.

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

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HEATING

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Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Hot Water Boiler: High 91 x1000BTU/hr 12 yrs. 20 yrs. Gas Meter-Exterior
Combination System:
Hot Water Radiant Heat:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done Summer Test Procedure
Heat Exchanger- Inaccessible

Boiler Performance

Pressure lbs/in2: 15
Temp Deg F: 116

Observations/Recommendations

THERMOSTAT: multi thermostats for zone control provides better comfort/efficiency

COMBINATION SYSTEM: provides house heating and domestic hot water

HOT WATER BOILER: service annually

recommend obtaining replacement parts/servicing contract

Comments: boiler provides heating to air handler (forced air), as above service annually

Filter: replace 1-per-3 months



Description

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

Limitations

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Observations/Recommendations

AIR CONDITIONER: [service annually](#)
 Outdoor Coil: [restricted access under porch](#)



DUCTLESS A/C: [service annually](#)
 Outdoor Coil: [restricted access on top of roof](#)



REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

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INSULATION/VENTILATION

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Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
				Roof

Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Observations/Recommendations

Comments: [house was renovated and likely was insulated](#)

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-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Plastic	Waste Piping & Pump(s): Plastic	Water Heater see Heating
		Type: Combination
		Fuel Type:
		Capacity: 50 Gal
		Age Yrs.: 12
		Life Expectancy: 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

WATERMAIN: [upgraded to copper](#)

SUPPLY PIPING: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)
[reported a back flow valve has been installed to the main waste drain](#)
[located under front porch](#)

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

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

Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Wood
Stone Tile			Casement	French
			Sliders	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:		Double Glazing	
Zero Clearance	Gas			

Limitations	
Restricted/No Access To: excessive storage in some areas/closets	Foundation Not Visible <u>99</u> %
CO Detectors, Security Systems, 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](#)

FIREPLACE: [service annually](#)

****Basement Leakage:** [presently no leaking detected with moisture meter random sampling foundation damp-proofed to minimize leaking risk service sump pump annually - includes a secondary battery back-up sump pump](#)



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

- gutters, downspouts, grading, driveways: [ongoing maintenance and repair/see Exterior](#)



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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