HOME INSPECTION REPORT

32 Radford Ave

Toronto

Prepared for: The Babiak Team

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

Inspection Date: March 31 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: South

ROOFING	The roof surfaces through-out are overall in good repair - see details.
EXTERIOR	See details for general repairs and maintenance. Old detached garage.
STRUCTURE	Overall well built house.
ELECTRICAL	The 60 AMP service size will require upgrading to 100 amp - anticipate panel upgrades- see details. The wiring is copper grounded and ungrounded -see details.
HEATING	19-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.
COOLING/ HEAT PUMPS	19-yr-old air-conditioner with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall adequate water pressure with copper and galvanized steel (see details) supply piping. Further evaluation to main waste drain. The washrooms and kitchen - anticipate renovations.
INTERIOR	Anticipate renovations.

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.

☐	☐	☐	✓	**to**	✓	☐	☐	☐	☐
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:	Medium	Brick Abondoned:	Northwest
Modified Bitumen:	Flat:	Low	Brick:	Southeast

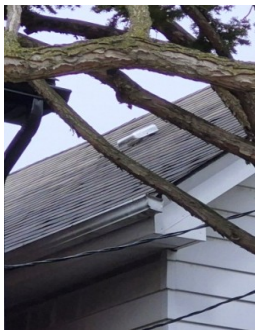
Limitations

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

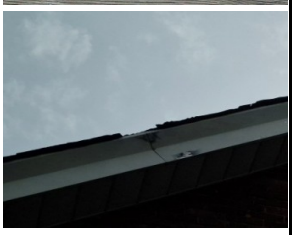
Observations/Recommendations

Tree Branches: retain arbourist for annual monitoring/trimming

Sloped Surface: overall surface in good repair
some shingles lifting/damaged - repair as required







Flat Surface: overall surface in good repair

Chimney(s):
Southeast: 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:	Below/Above Grade	Flat	Brick Metal Siding

Limitations

Exterior Inspection from Ground Level

Garage Not Accessible

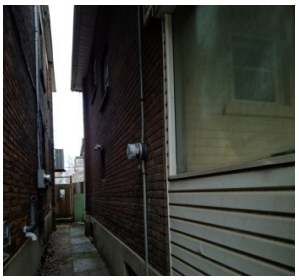
Observations/Recommendations

**Gutters/Downspouts: requires maintenance/cleaning
extend 6-ft away from house

**Window wells: provide window well covers

WALL SURFACES: overall in good repair

DOORS/WINDOWS: older units, continue to maintain, upgrades as required



DETACHED GARAGE: older, typically ongoing repairs
likely more cost effective to replace

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:	Brick	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists

Limitations

Restricted Access to:	Foundation Wall Not Visible: 80 %
Wall Space	Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

ROOF: overall in good repair

Description

Service Size: 60 AMP (240volts)

Main Disconnect/Service Box
Rating: 60 AMP
Description: Fuses
Location: Garage

Distribution Panel
Rating: 100 AMP
Description: Fuses
Location: Basement

Auxiliary Panel(s):
Rating: 100 AMP
Description: Breakers
Location: Basement

Service Entrance Cable:
Location: Overhead
Type of material: Copper

System Grounding:
Description: Copper
Location: Water Pipe

Outlets
Description: Grounded/Ungrounded
Number of Outlets: Typical

Distribution Wire:
Copper
Grounded & Ungrounded

Ground Fault Circuit Interrupter:
Location:

Arc Fault Circuit Interrupter:
Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE:
Main Disconnect: see below
SERVICE PANEL: over fused units (i.e. wrong fuse size)- repair
older fuse panel: upgrade as required/renovating and/or if required for insurance

BRANCH WIRING: ungrounded wiring can be upgraded when renovating
Knob & Tube: random sampling determined none in use

Ungrounded Outlet(s): provide GFCI's (ground fault circuit interrupters)

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	19 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement:

Limitations	Furnace Performance
Heat Loss Calculations Not Done	Supply Temp F:
Heat Exchanger- Inaccessible	Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: continue servicing until replacement becomes necessary

Electronic Filter: old, appears not in use, repair/replace

Humidifier: old, replace

Ducts: 2nd level older arrangement (shared registers between rooms)
typical for age of house, improve/upgrade if renovating

Registers: insulation around some 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	19 yrs. old	15 to 20 yrs.

Limitations

Cannot Test With Low Outdoor Temp

Outdoor Coil Covered

Cooling Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

AIR CONDITIONER: 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:	12	None Found	Roof

Limitations

Access Not Gained To Wall Space

Roof Space Inspected from Access Hatch

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency

recommend installing vapour barrier

recommend improving ventilation with soffit vents

exposed wires - should be installed properly before adding insulation

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):
Adequate

Supply Piping & Pump(s):
Copper
Galvanized Steel

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

Water Heater
Type: Conventional
Fuel Type: Electricity
Capacity: 40 Gal
Age Yrs.: newer
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

SUPPLY PIPING: majority appears to be copper, where examined in good repair
Galvanized Steel: older, corroded, requires replacement

WASTE PIPING: all piping examined was in good repair
suspect older main drain, recommend video-scan, risk of tree roots
recommend installing backflow valve to main waste drain

Kitchen(s) anticipate renovations

Kitchen(s) anticipate renovations

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Resilient	Paneling	Paneling	Fixed	

Fireplaces: Fireplace Fuel:

Limitations

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

Foundation Not Visible 80 %

Drainage Tile Not Visible

Observations/Recommendations

Floors/Walls/Ceilings: anticipate renovations

Ceilings: suspect areas tested dry with moisture meter

Trim/Cabinets/Counters: anticipate renovations

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

**Basement Leakage: presently no leaking detected with moisture meter random sampling
typical efflorescence, staining and dampness for older foundation
see steps below
mouldy areas on wall panels- anticipate cleaning/treatment
long term moisture may result in visible or concealed mould growth.
Environmental Consultants can assist if this is a concern

STAIRS: 2nd level - loose railings

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/