

# HOME INSPECTION REPORT



76 Parkway Ave  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [April 15 2026](#)



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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: East*

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 has been upgraded to copper grounded. Older panel- see details.

HEATING 14-yr-old mid-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS None. See details.

INSULATION/  
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING Overall good water pressure with copper and plastic supply piping. Reported main drain to city sewer upgraded. The washrooms and kitchen (some older) are overall 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:*

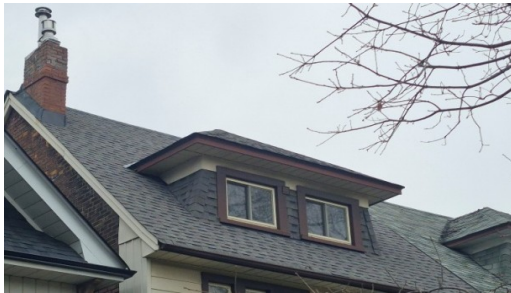
[www.redbrickinspections.ca](http://www.redbrickinspections.ca)

| Description       |           |                      |                  |           |
|-------------------|-----------|----------------------|------------------|-----------|
| Roofing Material: | Location: | Leakage Probability: | Chimney(s) Type: | Location: |
| Asphalt Shingles: | Slope:    | Low                  | Brick:           | South     |
| Modified Bitumen: | Flat:     | Low                  |                  |           |
| Asphalt Shingles: | Garage:   | Low                  |                  |           |
| Modified Bitumen: | 2nd Flat: | Medium deck          |                  |           |

| Limitations             |                    |                            |
|-------------------------|--------------------|----------------------------|
| Roof Inspected By:      | Access Limited By: | Chimney Access Limited By: |
| From Edge<br>From Grade | Deck               |                            |

**Observations/Recommendations**

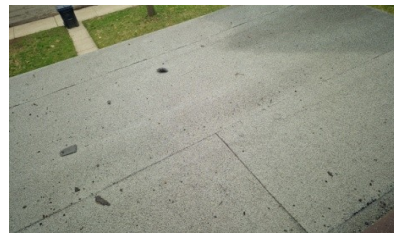
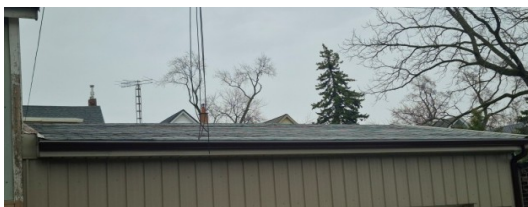
Sloped Surface: overall surface in good repair  
 Flat Surface: overall surface in good repair



2nd Flat: deck/extension: overall surface in good repair  
 Roof/Wall: patched along edge - monitor/service as required



Garage: overall surface in good repair  
 Porch(s): overall surface in good repair



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

**Description**

|                                    |                                              |                         |                                                                   |
|------------------------------------|----------------------------------------------|-------------------------|-------------------------------------------------------------------|
| Gutters & Downspouts:<br>Aluminum: | Downspout(s) Discharge:<br>Below/Above Grade | Lot Topography:<br>Flat | Walls & Wall Structures:<br>Brick<br>Metal Siding<br>Vinyl Siding |
|------------------------------------|----------------------------------------------|-------------------------|-------------------------------------------------------------------|

**Limitations**

Exterior Inspection from Ground Level  
Storage in Garage

**Observations/Recommendations**

\*\*Walk(s): front of porch: budget to repair

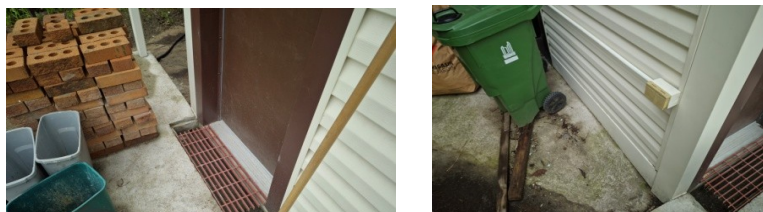
WALL SURFACES: overall in good repair  
DOORS/WINDOWS: overall in good repair



DETACHED GARAGE: overall in good repair, older structure that has been improved/restored



\*\*Walk(s): drainage/trough system unusual - service/ monitor performance  
rear drains near foundation- see Interior basement



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](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

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# STRUCTURE

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## Description

|                             |                       |                        |                                                          |                                    |
|-----------------------------|-----------------------|------------------------|----------------------------------------------------------|------------------------------------|
| Configuration:<br>Basement: | Foundations:<br>Stone | Floor :<br>Wood Joists | Walls :<br>Masonry (Double-Brick)<br>Wood Frame (Siding) | Roof/Ceiling Framing:<br>No Access |
|-----------------------------|-----------------------|------------------------|----------------------------------------------------------|------------------------------------|

## Limitations

|                                                                      |                                          |
|----------------------------------------------------------------------|------------------------------------------|
| Restricted Access to:<br>Wall Space<br>Roof Space<br>Flat Roof Space | Foundation Wall Not Visible: <u>95</u> % |
|----------------------------------------------------------------------|------------------------------------------|

## Observations/Recommendations

overall well built house

**Description**

|                                         |                                      |                                   |
|-----------------------------------------|--------------------------------------|-----------------------------------|
| Service Size: <b>100</b> AMP (240volts) | Service Entrance Cable:              | Distribution Wire:                |
| Main Disconnect/Service Box             | Location: <b>Overhead</b>            | <b>Copper</b>                     |
| Rating: <b>100</b> AMP                  | Type of material: <b>Not Visible</b> | <b>Grounded</b>                   |
| Description: <b>Fuses</b>               |                                      |                                   |
| Location: <b>Basement</b>               |                                      |                                   |
| Distribution Panel                      | System Grounding:                    |                                   |
| Rating: <b>100</b> AMP                  | Description: <b>Copper</b>           |                                   |
| Description: <b>Breakers</b>            | Location: <b>Water Pipe</b>          | Ground Fault Circuit Interrupter: |
| Location: <b>Basement</b>               |                                      | Location: <b>Kitchen</b>          |
| Auxiliary Panel(s):                     | Outlets                              | <b>Bathroom(s)</b>                |
| Rating: <b>100</b> AMP                  | Description: <b>Grounded</b>         |                                   |
| Description: <b>Breakers</b>            | Number of Outlets: <b>Upgraded</b>   | Arc Fault Circuit Interrupter:    |
| Location: <b>Basement</b>               |                                      | Location:                         |

**Limitations**

Main Disconnect Cover Not Removed

**Observations/Recommendations**

SERVICE ENTRANCE: **older mast: upgrade as required/renovating**  
 Main Disconnect: **overall in good repair**  
 SERVICE PANEL: **older, might require upgrading to larger panel if renovating**



GFCI: **provide to exterior outlet**  
**provide to washroom outlet**

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](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: Mid 120 x1000BTU/hr 14 yrs. 20+ yrs. Gas Meter-Exterior  
Electric Radiant Heat:

Exhaust Vent Arrangement: Metal Through-Wall Vent

## Limitations

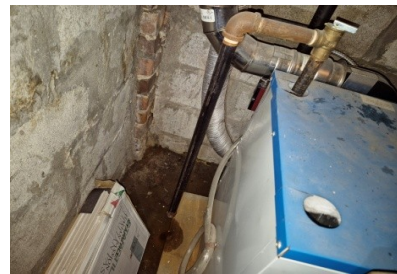
Heat Loss Calculations Not Done Summer Test Procedure  
Heat Exchanger- Inaccessible

## Boiler Performance

Supply Temp F:  
Return Temp F:

## Observations/Recommendations

HOT WATER BOILER: service annually  
recommend obtaining replacement parts/servicing contract  
Pressure Relief Valve: dripping - repair



Radiator(s): monitor/repair valves as required

Piping: reported piping/pump integrated with wood stove for heat exchange,  
unusual- recommend further evaluation by specialist



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

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## COOLING/Heat Pumps

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### Description : none

|              |                                    |                          |                                  |
|--------------|------------------------------------|--------------------------|----------------------------------|
| Description: | Cooling Capacity:<br>x1,000 BTU/hr | Approx. Age:<br>yrs. old | Typical Life Expectancy:<br>yrs. |
|--------------|------------------------------------|--------------------------|----------------------------------|

### Limitations

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

Comments: [reported ducts roughed in for potential air/handler and A/C though requires further evaluation to determine validity](#)

REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](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: |
|-----------|----------|---------|---------------------|----------|
|-----------|----------|---------|---------------------|----------|

## Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

Access Not Gained To Flat Roof

## Observations/Recommendations

Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

**Description**

|                                               |                                     |                                                                                                                 |
|-----------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Service Piping into House:<br>Copper          | Main Shut Off Valve at:<br>Basement | Water Flow (Pressure):<br>Good                                                                                  |
| Supply Piping & Pump(s):<br>Copper<br>Plastic | Waste Piping & Pump(s):<br>Plastic  | Water Heater<br>Type: Conventional<br>Fuel Type: Gas<br>Capacity: 40 Gal<br>Age Yrs.: 14<br>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

WATER HEATER: exhaust arrangement suspect - further evaluation, can be replaced with power vented unit



WASTE PIPING: all piping examined was in good repair  
reported main drain to city sewer upgraded  
recommend installing backflow valve to main waste drain

Washroom Shower: 2nd level: no threshold, monitor performance  
Washroom(s): overall in good repair  
older instalments - repair/replace/upgrade as required  
Kitchen(s) overall in good repair  
upper level abandoned

WASTE PIPING: north side wall: appears to be vent stack - should due larger piping  
Stack: extending above roof line



**Description**

|                 |                 |                   |                    |                 |
|-----------------|-----------------|-------------------|--------------------|-----------------|
| Floor Finishes: | Wall Finishes:  | Ceiling Finishes: | Windows:           | Exterior Doors: |
| Wood            | Plaster/Drywall | Plaster/Drywall   | Single/Double Hung | Wood            |
| Ceramic Tile    |                 |                   | Casement           | Storm           |
| Carpet          |                 |                   | Sliders            |                 |
|                 |                 |                   | Awning             |                 |
| Fireplaces:     | Fireplace Fuel: |                   |                    |                 |
| Wood Stove      | Wood            |                   |                    |                 |
| Insert          | Gas             |                   |                    |                 |

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 95 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible

**Observations/Recommendations**

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair  
 various upgraded units, upgrade older units as required

Wood Stove: disconnected exhaust, older unit reported custom built,  
 not in use- further evaluation to determine options and/or restoring  
 recommend chimney sweep/inspection by W.E.T.T. Certified technician  
 (www.wettinc.ca)

Insert: service annually

\*\*Basement Leakage: presently no leaking detected with moisture meter random sampling  
 typical efflorescence, staining and dampness for older foundation  
 see steps below, rear under steps:mouldy, treat/paint with mould  
 inhibitor

Comments: reported front basement room, occasionally leaks in heavy rain,  
 see 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

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior
- cracks/form ties on foundation: monitor/repair as required
- excavation/damp-proofing: monitor basement, consider step 3 as a last resort

Environmental/Health Concerns: [http://redbrickinspections.ca/docs/11\\_Environmental\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf)



## **Bob Papadopoulos P.Eng, RHI**

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- **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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