HOME INSPECTION REPORT

9 Camborne Ave

Toronto

Prepared for: Theodore Babiak Team

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

Inspection Date: April 8 2026

www.redbrickinspections.ca
bob@redbrickinspections.ca
416-829-6655

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: West

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 and ungrounded -see details.
HEATING	15-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	10-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 good water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchen are overall in good repair.
INTERIOR	Main level overall well maintained. Anticipate basement floor repairs. There is evidence of past basement leaking - see details.

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

REFERENCE LINK	http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf	
9 Camborne Ave	ROOFING/Chimneys	April 8 2026

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	East

Limitations

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

Observations/Recommendations

Tree Branches: rear yard: retain arbourist for annual monitoring/trimming
budget for partial/full tree removal

Sloped Surface: overall surface in good repair

Chimney(s): monitor/repair as required

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	Towards House Away From House	Brick Vinyl Siding

Limitations

Exterior Inspection from Ground Level

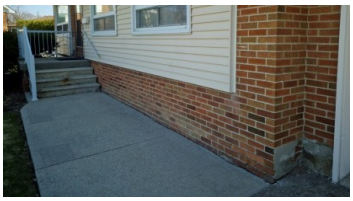
Storage in Garage

Observations/Recommendations

**Window wells: north side: might be required - see Interior Basement

**Walk(s)/Driveway(s): seal gaps along foundation wall





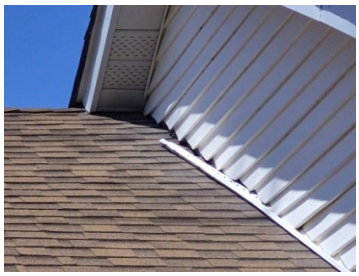
WALL SURFACES:

Brick: overall in good repair, repair at front corner

DOORS/WINDOWS: overall in good repair

Vinyl Siding: trim repair at rear - minor





ATTACHED GARAGE: older car door- budget 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:	Poured Concrete	Wood Joists	Masonry (Double-Brick) Wood Frame (Siding)	Wood Rafters/Joists

Limitations

Restricted Access to:	Foundation Wall Not Visible: 75 %
Wall Space	Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

FOUNDATIONS: typical settlement crack under basement steps - prior repaired, see Interior Basement

Stair Opening: basement wood supports damaged at floor: reinforced with metal posts

ROOF: overall in good repair

Description

Service Size: 100 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: Breakers
Location: Basement
Distribution Panel
System Grounding:
Rating: 100 AMP
Description: Copper
Description: Breakers
Location: Water Pipe
Ground Fault Circuit Interrupter:
Location: Basement
Location:
Auxiliary Panel(s):
Outlets
Rating: AMP
Description: Grounded/Ungrounded
Description:
Number of Outlets: Typical
Arc Fault Circuit Interrupter:
Location:
Location:

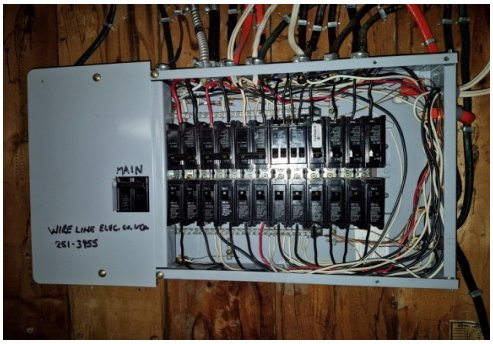
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair

SERVICE PANEL: overall in good repair



Ungrounded Outlet(s): provide GFCI's (ground fault circuit interrupters) and/or upgrade wiring if renovating

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

9 Camborne Ave

HEATING

April 8 2026

Description

Description:	Efficiency:	Rated Input:		Approx. Age:		Life Expectancy:		Fuel Type:	Shut Off at:
Forced Air Furnace:	High	69	x1000BTU/hr	15	yrs.	20	yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

Heat Exchanger- Inaccessible

Furnace Performance

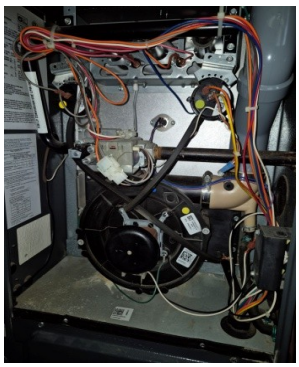
Supply Temp F:	110
Return Temp F:	70

Observations/Recommendations

FORCED AIR FURNACE: service annually

recommend obtaining replacement parts/servicing contract

Filter: recommend properly sized for cabinet - refer to model#



Description

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

Limitations	Cooling Performance
Cannot Test With Low Outdoor Temp	Supply Temp F:
Outdoor Coil Covered	Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	24	Kraft Paper	Roof
				Gable

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency

uneven distribution of insulation - improve/add 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

Water Flow (Pressure):
Below Average

Supply Piping & Pump(s):
Copper

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

Water Heater
Type: Conventional
Fuel Type: Gas
Capacity: 40 Gal
Age Yrs.: 5
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
suspect older main drain, recommend video-scan, risk of tree roots
recommend installing backflow valve to main waste drain
new plastic cleanout pipe(s) at front basement suggests some drain upgrades

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Metal
Ceramic Tile	Paneling		Fixed	

Fireplaces: Fireplace Fuel:

Limitations

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

Foundation Not Visible 75 % Drainage Tile Not Visible

Observations/Recommendations

Windows/Doors: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Floors/Walls/Ceilings: main level: overall in good repair

Floors/Walls/Ceilings: basement: anticipate renovations

Floors: basement: damaged, possibly water damage due to prior basement and/or plumbing leaks and/or furnace leak

Floors: basement: damaged, possibly due to moisture from concrete floor

**Basement Leakage: presently no leaking detected with moisture meter random sampling
typical efflorescence, staining and dampness for older foundation
suspect prior leaking at rear of basement, prior foundation repair
under steps, monitor,
might require/recommend damp-proofing if renovating basement
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/