

HOME INSPECTION REPORT



92 Indian Rd Cres
Toronto

Prepared for: [The Babiak Team](#)

Prepared by: [Bob Papadopoulos P.Eng., RHI](#) *

Inspection Date: [March 13 2026](#)



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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: East*

ROOFING The roof surfaces through-out are overall in good repair. Newly installed flat roof.

EXTERIOR Overall well maintained. See details for general repairs and maintenance.

STRUCTURE Overall well built house. See details regarding crawlspace.

ELECTRICAL The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 16-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS none

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined. Front roof peak was converted to living space which would include insulating. See details regarding crawlspace.

PLUMBING Overall good water pressure with copper supply piping. Main waste drains have been upgraded - see details. The washrooms and kitchen are 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

Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Shared:	Northeast
Modified Bitumen:	Flat:	Medium	Brick Abandoned:	West
Modified Bitumen:	2nd Flat:	Low		

Limitations		
Roof Inspected By: Walking On From Grade	Access Limited By:	Chimney Access Limited By:

Observations/Recommendations

Tree Branches: [retain arbourist for annual monitoring/trimming](#)

Sloped Surface: [overall surface in good repair](#)
 Skylight: [overall in good repair - service annually](#)
 Chimney(s): [overall in good repair](#)



Flat Surface: [newly installed](#)



2nd Flat: [overall in good repair](#)
[requires safety railings](#)

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat Away From House	Walls & Wall Structures: Stone Wood Shingles Vinyl Siding
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Limitations

Exterior Inspection from Ground Level
Restricted Access Under Porch(es)

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

Wood Shingles: front: require general repairs and maintenance

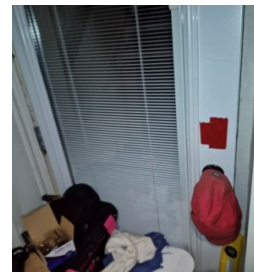
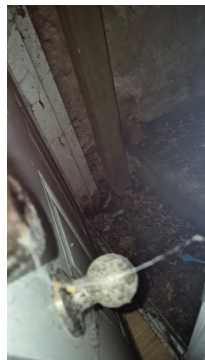
DOORS/WINDOWS: overall in good repair



PORCH rebuilt floor, columns require maintenance

DECK older, continue to maintain, budget to rebuild, central column added with no footing - monitor

**BASEMENT WALKOUT: front and rear: limited access, ideally bottom landing of walkout should have drain, further evaluation/improve if required



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)	Not Visible
Crawl Space:	Brick		Wood Frame (Siding)	Masonry Party Wall

Limitations

Restricted Access to:	Foundation Wall Not Visible: <u>75</u> %
Wall Space	Crawlspace Entered but access was limited located under basement
Roof Space	

Observations/Recommendations

overall well built house

FOOTINGS/FOUNDATIONS west crawlspace: some damaged spot at 'inlet', this appears to be an older condition though should budget to repair- contact specialist, repair (poured concrete) noted at north west, overall continue to monitor and repair mortar as per usual for older stone foundation



FLOORS: minor sagging floor at 2nd level and basement though typical for older house
Stair Opening: minor sagging around stair areas though typical for older house
FLOORS: basement floor joists are 'shored up' with 'make shift posts, overall performance is adequate and this is an older condition, continue to monitor and budget to improve i.e. proper post footings and beams, contact specialist



Description

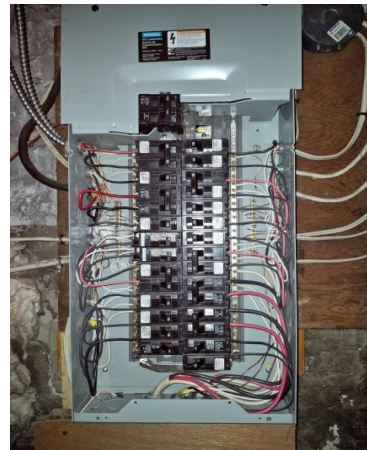
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: panel obstructed by cat Grounded	
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	Bathroom(s)
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Bedroom

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE 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

92 Indian Rd Cres

HEATING

March 13 2026

page 6

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Forced Air Furnace: Mid 80 x1000BTU/hr 16 yrs. 20 yrs. Gas Meter-Exterior
Electric Heater(s):

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

Limitations

[Heat Loss Calculations Not Done](#)

Furnace Performance

Supply Temp F: 110
Return Temp F: 70

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
[recommend obtaining replacement parts/servicing contract](#)
Filter: [replace 1-per-3 months](#)



Ducts: [older arrangement \(shared registers between rooms\) typical for age of house](#)
[improve/upgrade if renovating](#)

Comments: [portable space heaters used in some areas, contact specialist for](#)
[best approach to improve heat distribution, etc., also see Insulation](#)

REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

92 Indian Rd Cres

COOLING/Heat Pumps

March 13 2026

page 7

Description : none

Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
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Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

Comments: [mezzanine likely requires ductless unit in addition to usual duct distributed A/C if installing](#)

Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement/Crawlspace	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 6 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

WATERMAIN: [crawlspace, recommend install heating cable/insulation to avoid freezing "seller reports never had any issues"](#)



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

WASTE PIPING: [all piping examined was in good repair](#)
[newer installation in crawlspace](#)

Basement Floor Drain: [not visible in basement - provide if required](#)



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	Single/Double Hung	Wood
Resilient			Fixed	Sliding Glass
Ceramic Tile			Casement	
Carpet			Skylight(s)	
Fireplaces:	Fireplace Fuel:			

Limitations	
Restricted/No Access To: excessvie storage in some areas	Foundation Not Visible <u>75</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Storage/Furnishings in Some Areas Limited Inspection	

Observations/Recommendations

Floors/Walls/Ceilings: [overall in good repair](#)

Floors: [see Structure](#)

Trim/Cabinets/Counters: [overall in good repair](#)

Windows/Doors: [overall in good repair](#)

STAIRS: [provide hand rails to basement steps](#)
[provide spindles to mezzanine, ladder - safety concern](#)

**Basement Leakage: [typical efflorescence, staining and dampness for older foundation](#)
[see steps below](#)

**Crawlspace Leakage: [typical efflorescence, staining and dampness for older foundation](#)
[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

- 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



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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