HOME INSPECTION REPORT

348 Runnymede Rd

Toronto

Prepared for: The Babiak Team

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

Inspection Date: Feb 27 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: East

ROOFING	Shingles in good repair where visible.
EXTERIOR	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.
HEATING	8-yr-old high-efficiency gas-fired hot-water boiler 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.
PLUMBING	Overall good water pressure with copper supply and galvanized steel piping - see details. Main waste drain - see details. piping. The washrooms and kitchens are older.
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.

☐ ☐ ☐ ☐ ✓ ☐ ☐ ☐ ☐

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

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ROOFING/Chimneys

Feb 27 2026

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:		Brick:	South
Modified Bitumen:	Flat:		Brick Abondoned:	Northwest

Limitations

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

Observations/Recommendations

Tree Branches: retain arbourist for annual monitoring/trimming

Roofing: snow limited visibility, appears to be in good repair where visible

Garage: not visible due to snow

Flat Surface: deck: not visible due to snow

Chimney(s): overall in good repair

Plumbing Stack: northwest: stack is leaning- safety concern: 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

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

DOORS/WINDOWS: various requires general repairs and maintenance

PORCH(es): general mortar repairs required

**Walk(s): uneven trip hazard - repair

DETACHED GARAGE: older, typically ongoing repairs

bottom perimeter prone to rot - repair as required, budget to repair perimeter

roof/ceiling requires structural repairs - contact specialist

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) Wood Frame (Siding)	No Access

Limitations

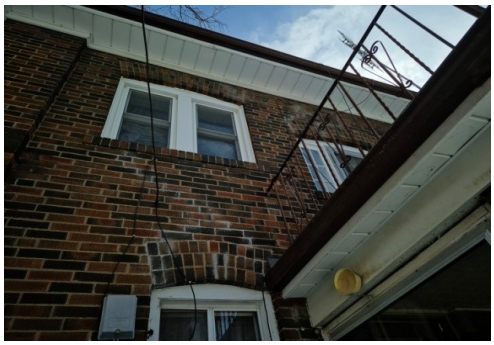
Restricted Access to:	Foundation Wall Not Visible: 90 %
Wall Space Roof Space	

Observations/Recommendations

overall well built house

WALLS:

Masonry Arches: typical settlement cracks - repair, prior repairs typical, monitor



REFERENCE LINK http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf

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ELECTRICAL

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Description

Service Size: 100 AMP (240volts)

Main Disconnect/Service Box
- Rating: 100 AMP
- Description: Breakers
- Location: Basement

Distribution Panel
- Rating: 100 AMP
- Description: Breakers
- Location: Basement

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

Service Entrance Cable:
- Location: Overhead
- Type of material: Not Visible

System Grounding:
- Description: Copper
- Location: Water Pipe

Outlets
- Description: Grounded
- Number of Outlets: Upgraded

Distribution Wire:
- Copper
- Grounded

Ground Fault Circuit Interrupter:
- Location: Outside
- Bathroom(s)

Arc Fault Circuit Interrupter:
- Location:

Limitations

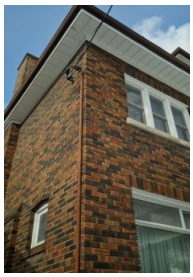
Main Disconnect Cover Not Removed

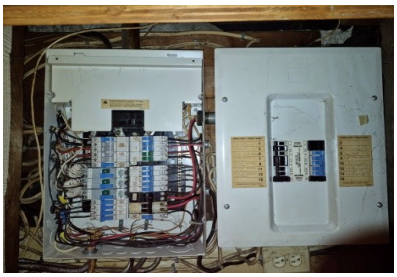
Observations/Recommendations

SERVICE ENTRANCE: overall well built house

SERVICE PANEL: overall well built house

Auxiliary Panel: overall well built house





BRANCH WIRING: random sampling determined the wiring has been upgraded throughout
general clean up of loose wires in some areas

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	110	x1000BTU/hr	8	yrs.	20	yrs.	Gas	Meter-Interior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

Heat Exchanger- Inaccessible

Boiler Performance

Pressure lbs/in2:	10
Temp Deg F:	100

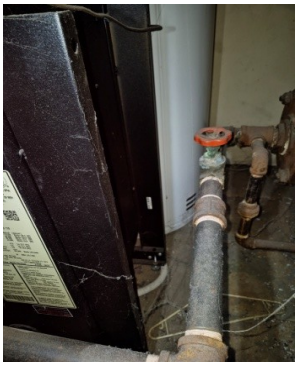
Observations/Recommendations

THERMOSTAT: low battery

HOT WATER BOILER: service annually

recommend obtaining replacement parts/servicing contract

valve corroded- repair



Piping: insulation on heating pipes may contain asbestos

encapsulating the insulation is often the best approach

Environmental Consultants can assist if this is a concern

Radiator(s): monitor/repair valves as required

Comments: some areas might require supplemental heating

Description : none

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

Limitations

Cooling Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

Description

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

Limitations

Access Not Gained To Roof Space

Access Not Gained To Wall Space

Observations/Recommendations

anticipate upgrades/improvements when renovating

Note: adding insulation is considered an improvement rather than a repair R-values are estimated

Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement	Good
Supply Piping & Pump(s):	**Waste Piping & Pump(s):**	**Water Heater**
Copper	Plastic	
	Cast Iron	Type: Conventional
	Galvanized Steel	Fuel Type: Gas
	Copper	Capacity: 50 Gal
	Lead	Age Yrs.: 8
	Clay Floor Drain	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:

Galvanized Steel: various areas: will require replace typically for insurance purposes

WASTE PIPING: suspect older main drain, recommend video-scan, risk of tree roots
may require repairs/replacement
replace as required and/or renovating
recommend installing backflow valve to main waste drain

Kitchen(s) anticipate renovations

Washroom(s): anticipate renovations

Description

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

Fireplaces:	Fireplace Fuel:
Masonry	Wood

Limitations

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

Foundation Not Visible 90 %: Drainage Tile Not Visible

Observations/Recommendations

STAIRS: provide hand rails to basement steps

Floors/Walls/Ceilings: anticipate renovations
suspect/damaged areas tested dry with moisture meter

Trim/Cabinets/Counters: anticipate renovations

Window(s): older units, upgrade as required or if renovating

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca) , requires repairs, might require liner

**Basement Leakage: typical efflorescence, staining and dampness for older foundation
see steps below
recommend damp-proofing if renovating basement

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/