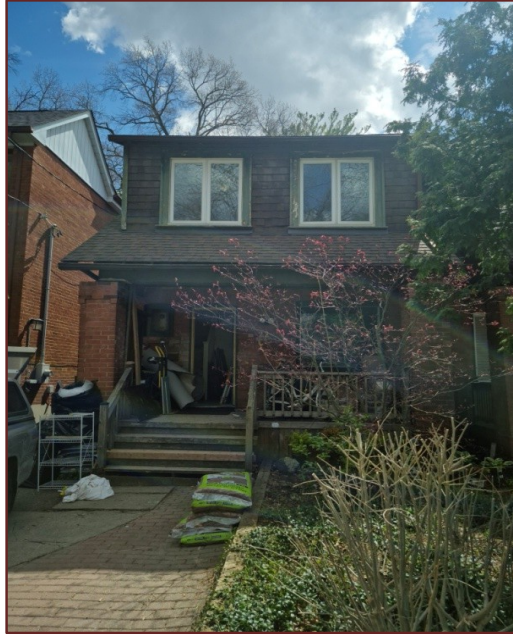


HOME INSPECTION REPORT



229 Clendenan Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [May 1 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 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 The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.

COOLING/
HEAT PUMPS none

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 older.

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

REFERENCE LINK http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf

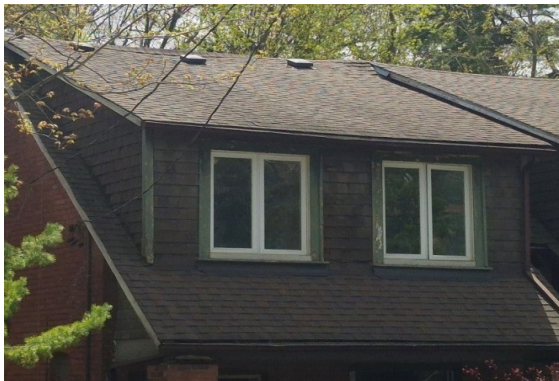
229 Clendenan Ave **ROOFING/Chimneys** May 1 2026

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

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

Observations/Recommendations

Sloped Surface: [overall surface in good repair](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Towards House Away From House	Walls & Wall Structures: Brick Insulbrick Wood Retaining Wall
------------------------------------	--	---	--

Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair, see Structure

Insulbrick: may require covering with metal siding for insurance
repair as required, budget to cover/replace with metal siding

DOORS/WINDOWS: requires general repairs and maintenance

Soffit & Fascia: requires general repairs and maintenance

Comments: rear extension overhang: underside should insulated and sealed



**Driveway(s): service drain, seal gaps along foundation wall

RETAINING WALL(s): lower unit: newly built, upper unit: old, damaged, monitor and 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: Basement:	Foundations: Brick	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding) Masonry Party Wall	Roof/Ceiling Framing: Wood Rafters/Joists
-----------------------------	-----------------------	------------------------	--	--

Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch
-------------------------------------	--

Observations/Recommendations

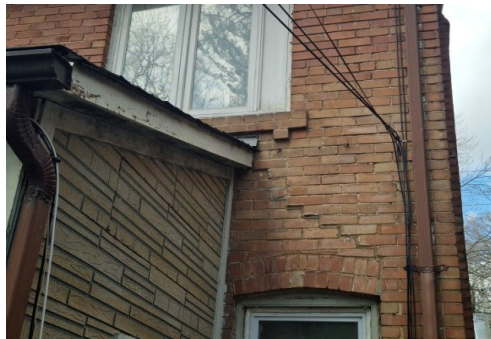
overall well built house

FOUNDATIONS: general repairs at rear corner

ROOF: sagging though appears to be old condition, structure has been reinforced



WALLS:
Masonry Arches: typical settlement cracks, prior repairs, monitor and repair as required



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
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:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair, older mast
 SERVICE PANEL: overall in good repair



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout
 roof space: loose wires/open junction boxes - secure properly



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

229 Clendenan Ave

HEATING

May 1 2026

page 6

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Forced Air Furnace: Mid 75 x1000BTU/hr 25 yrs. 20+ yrs. Gas Meter-Exterior

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

Limitations

[Heat Loss Calculations Not Done](#)
[Heat Exchanger- Inaccessible](#)

Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)
[continue servicing until replacement becomes necessary](#)
Humidifier: [old, replace](#)



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

REFERENCE LINK

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

229 Clendenan Ave

COOLING/Heat Pumps

May 1 2026

page 7

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

REFERENCE LINK

http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf

229 Clendenan Ave

INSULATION/VENTILATION

May 1 2026

page 8

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	24	None Found	Roof

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
see Electrical



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): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron Copper	Water Heater Type: Conventional Fuel Type: Gas Capacity: 40 Gal Age Yrs.: 15 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: [all piping examined was in good repair](#)

WASTE PIPING: [all piping examined was in good repair](#)
[replace older piping when renovating](#)
[main drain to city sewer- recommend video-scan](#)
[recommend installing backflow valve to main waste drain](#)

Washroom(s): [older, budget to renovate](#)
[whirlpool not tested: service before use](#)

Kitchen(s) [older, budget to renovate](#)

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Wood
Resilient			Fixed	Metal
			Casement	
Fireplaces:	Fireplace Fuel:			

Limitations

Restricted/No Access To: _____	Foundation Not Visible <u>95</u> %
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected	Drainage Tile Not Visible
Absence of Historical Clues due to New Finishes/Paint	

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Window(s): hardware repairs required to various units

STAIRS: provide hand rails to basement steps

**Basement Leakage: presently no leaking detected with moisture meter random sampling
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/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
-