

HOME INSPECTION REPORT



64 Gilmour Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [April 23 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.

EXTERIOR Overall well maintained. Repairs to older detached garage as required.

STRUCTURE Overall well built house.

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

HEATING 5-yr-old high-efficiency gas-fired hot-water boiler (combination with air handler) with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS 5-yr-old air-conditioner with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION Roof space insulation and ventilation is adequate

PLUMBING Overall good water pressure with copper and plastic supply piping. Upgraded waste drains. The washrooms and kitchen have recently been renovated and in good repair.

INTERIOR Recently renovated. The foundation has been damp-proofed which will minimize risk of basement leaking.

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

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Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	North
Modified Bitumen:	Flat:	Low	Brick Abandoned:	West
Asphalt Shingles:	Garage:	High		

Limitations

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

Observations/Recommendations

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

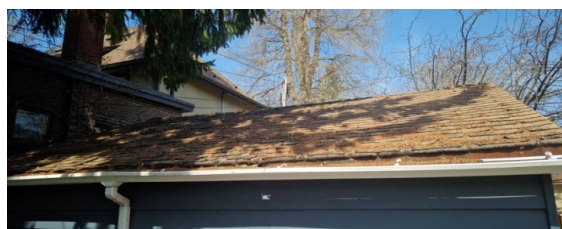
Sloped Surface: [overall surface in good repair](#)

Flat Surface: [overall surface in good repair \(limited access due to height\)](#)

Chimney(s): [overall in good repair](#)



Garage: [old shingles, replace](#)



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

REFERENCE LINK

http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf

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STRUCTURE

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Description

Configuration: Basement:	Foundations: Brick	Floor : Wood Joists	Walls : Masonry (Double-Brick) Wood Frame (Siding) Wood Party Wall	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch limited access due to shelf
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Observations/Recommendations

overall well built house

ROOF: overall in good repair

Party (Fire) Walls: recommend covering framing with fire rated drywall



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 Kitchen
Auxiliary Panel(s):	Outlets	Outside
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Upgraded	Combo 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.

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Hot Water Boiler:	High	? x1000BTU/hr	5 yrs.	15 to 20 yrs.	Gas	Meter-Exterior
Combination System:						
Air Handler						
Electric Radiant Heat:						
Exhaust Vent Arrangement:						

Limitations

Boiler Performance

Heat Loss Calculations Not Done	Data Plate Not Found	Pressure lbs/in2:	15
Heat Exchanger- Inaccessible		Temp Deg F:	90

Observations/Recommendations

HOT WATER BOILER: service annually, presently drip tube requires maintenance
 Air Handler: boiler provides hot water to heat exchange located in 2nd level closet
 Filter: replace 1-per-3 months

COMBINATION SYSTEM: provides house heating and domestic hot water



Radiator(s): boiler also provides heat to basement radiators

Electric Radiant Heat: tested functional

REFERENCE LINK

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

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COOLING/Heat Pumps

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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	5 yrs. old	10 to 15 yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	50	Not Visible	Roof
Foam Board	Basement Walls:	7		

Limitations

Roof Space Inspected from Access Hatch	Access Not Gained To Flat Roof
Access Not Gained To Wall Space	Basement Walls Spot Checked Only

Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper Plastic	Waste Piping & Pump(s): Plastic Plastic Floor Drain	Water Heater see Heating Type: Combination Tank-less Fuel Type: Capacity: Age Yrs.: Life Expectancy:

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: [upgraded to copper](#)

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

WASTE PIPING: [all piping examined was in good repair](#)
 Basement Floor Drain: [upgraded to plastic](#)
[new plastic cleanout pipe\(s\) at front yard indicates drain upgrades](#)
[recommend installing backflow valve to main waste drain](#)
[if none present](#)

Washroom(s): [overall in good repair](#)
[recently renovated](#)

Kitchen(s) [overall in good repair](#)
[recently renovated](#)

Description

Floor Finishes: Wood	Wall Finishes: Drywall	Ceiling Finishes: Drywall	Windows: Casement Sliders Fixed Double Glazing	Exterior Doors: Metal French
Fireplaces: Non-Functional	Fireplace Fuel:			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 0 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Absence of Historical Clues due to New Finishes/Paint
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair
recently renovated

Trim/Cabinets/Counters: overall in good repair
recently renovated

FIREPLACE: not in use- further evaluation to determine options and/or restoring

**Basement Leakage: foundation damp-proofed to minimize leaking risk
pump cover sealed - not tested, service sump pump annually
recommend back up battery for sump pump

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



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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