

# HOME INSPECTION REPORT



82 Howard Park Rd  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [May 20 2026](#)



[www.redbrickinspections.ca](http://www.redbrickinspections.ca)  
[bob@redbrickinspections.ca](mailto:bob@redbrickinspections.ca)  
416-829-6655

Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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: South*

ROOFING The roof surfaces where visible are overall in good repair.

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

STRUCTURE Overall well built house.

ELECTRICAL The 200 AMP service size is adequate and the wiring has been upgraded to copper grounded.

HEATING 20-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-25-yrs.

COOLING/  
HEAT PUMPS 20-yr-old air-conditioner with a typical life expectancy of 15-20-yrs.

INSULATION/  
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING Overall good water pressure with copper and plastic supply piping. Some drain upgrades noted- see details. The washrooms and kitchen (older) are overall in good repair.

INTERIOR Overall well maintained. 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](http://www.redbrickinspections.ca)

Description				
Roofing Material:	Location:	Leakage Probability:		Chimney(s) Type:
Asphalt Shingles:	Slope:	Low		Brick:
Modified Bitumen:	2nd Flat:	Low	lower	Location:
Not Determined	Flat:	upper		West

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

**Observations/Recommendations**

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

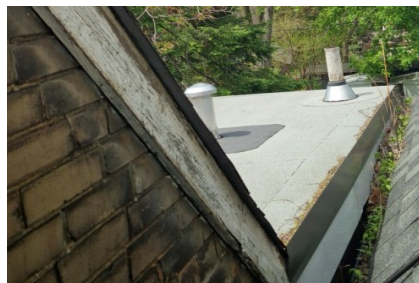
Sloped Surface: [overall surface in good repair](#)

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



Flat Surface: [upper roof not accessible](#)

2nd Flat: [lower rear flat: limited observation from edge, 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: Flat	Walls & Wall Structures: Brick Vinyl Siding Metal Siding
------------------------------------	--	-------------------------	---

**Limitations**

Exterior Inspection from Ground Level  
Inaccessible Wall

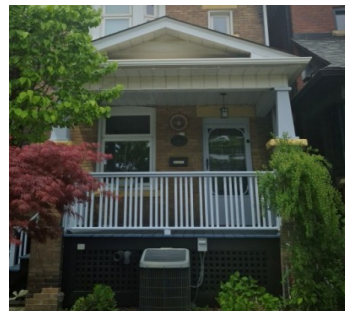
**Observations/Recommendations**

**WALL SURFACES:**

- Brick: overall in good repair
- Vinyl Siding: overall in good repair
- Soffit & Fascia: east side: requires maintenance/cleaning



**PORCH overall in good repair**



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)	No Access
Crawl Space:	Masonry Block		Wood Frame (Siding)	

**Limitations**

Restricted Access to:	Foundation Wall Not Visible: <u>80</u> %
Wall Space	
Roof Space	
Flat Roof Space	

**Observations/Recommendations**

overall well built house

FLOORS: minor sagging around stair areas though typical for older house



**Description**

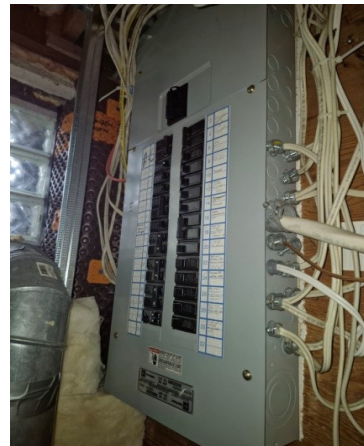
Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>200</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	System Grounding:	
Rating: <b>200</b> AMP	Description: <b>Copper</b>	
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:
Location: <b>Basement</b>		Location: <b>Outside</b>
Auxiliary Panel(s):	Outlets	<b>Bathroom(s)</b>
Rating: AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Upgraded</b>	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**



BRANCH WIRING: **random sampling determined the wiring has been upgraded throughout**  
 GFCI: **provide to exterior outlet**

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](http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf)

82 Howard Park Rd

# HEATING

May 20 2026

page 6

## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Forced Air Furnace:	High	100 x1000BTU/hr	20 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Plastic Through-Wall Vent](#)

## Limitations

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

## Observations/Recommendations

FORCED AIR FURNACE: [service annually, rusting noted](#)  
[rusting can reduce life expectancy](#)  
[continue servicing until replacement becomes necessary](#)  
Filter: [replace 1-per-6 to 12 months](#)



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf)

82 Howard Park Rd

## COOLING/Heat Pumps

May 20 2026

page 7

### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	20 yrs. old	15 to 20 yrs.

### Limitations

### Observations/Recommendations

AIR CONDITIONER: aging unit, continue servicing until replacement becomes necessary  
not tested: should be serviced before using



Comments: 3rd level typically more difficult to cool- may require supplemental unit



**Description**

Service Piping into House: <a href="#">Copper</a>	Main Shut Off Valve at: <a href="#">Basement-Front</a>	Water Flow (Pressure): <a href="#">Good</a>
Supply Piping & Pump(s): <a href="#">Copper</a> <a href="#">Plastic</a>	Waste Piping & Pump(s): <a href="#">Plastic</a> <a href="#">Cast Iron</a>	Water Heater Type: <a href="#">Tank-less</a> Fuel Type: <a href="#">Gas</a> Capacity: Age Yrs.: <a href="#">?</a> Life Expectancy: <a href="#">15</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

WATERMAIN: [upgraded to copper](#)

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

WASTE PIPING: [all piping examined was in good repair](#)  
[new plastic cleanout pipe\(s\) indicates drain upgrades](#)  
[main drain to city sewer- recommend video-scan](#)  
[recommend installing backflow valve to main waste drain](#)

Stack: [rear basement: rusting, replace if required](#)



Kitchen(s) [older, overall in good repair](#)

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

**Description**

Floor Finishes: Wood Ceramic Tile Resilient	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Casement Sliders Single/Double Hung	Exterior Doors: Wood
Fireplaces: Non-Functional	Fireplace Fuel:			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 80 %  
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible  
 Storage/Furnishings in Some Areas Limited Inspection

**Observations/Recommendations**

STAIRS: rear: provide hand rails to second level steps

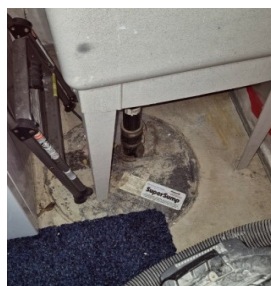
Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

\*\*Basement Leakage: interior foundation damp-proofed to minimize leaking risk  
 service sump pump annually

\*\*Crawlspace Leakage: typical efflorescence, staining and dampness for older foundation



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](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/>
-