

HOME INSPECTION REPORT



187 Ellis Ave

Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: May 12 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: West*

ROOFING The metal roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained. See details for general repairs and maintenance. Budget for retaining wall repairs/replacement.

STRUCTURE Overall well built house.

ELECTRICAL The 200 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 The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/
VENTILATION Restricted access to roof and wall spaces therefore insulation not determined. It was reported insulation was installed during renovations.

PLUMBING Overall good water pressure with copper supply piping. The washrooms and kitchen are older though overall 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

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

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ROOFING/Chimneys

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Description

Roofing Material: Metal:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type:	Location:
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Limitations

Roof Inspected By: From Edge	Access Limited By: Height	Chimney Access Limited By:
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Observations/Recommendations

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

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: Flat Away From House House Above Ravine	Walls & Wall Structures: Brick Stone
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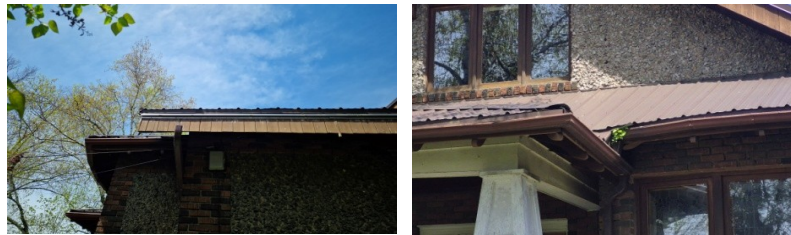
Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

****Gutters/Downspouts:** requires maintenance/cleaning
missing on south side

Soffit & Facia: requires general repairs and painting maintenance



ATTACHED GARAGE: old car door opener, replace with auto reverse sensors for safety
interior door: replace with fire rated door and requires auto closer

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair

PORCH requires general repairs and maintenance, brick repairs

DECK south: provide hand railings for safety, provide sealant on decking



RETAINING WALL(s): older wood walls: monitor repair/budget to replace
masonry: typical settlement cracks - repair and monitor
stone: general repairs



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: Masonry Block	Floor : Wood Joists Concrete	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>99</u> %
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Observations/Recommendations

overall well built house

Concrete Floors: rear deck (above garage), continue to seal surface to minimize moisture penetration,

Comments: some rusting noted at steel beam supports in garage- apply anti-rust paint

also paint underside of steel decking

WALLS: garage: minor cracks typical



Description

Service Size: 200 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 200 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 200 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside
Auxiliary Panel(s):	Outlets	
Rating: 100 AMP	Description: Grounded	
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location: Basement		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE PANEL: overall in good repair
 Auxiliary Panel: overall in good repair



BRANCH WIRING: random sampling determined the wiring has been upgraded throughout
 some loose wires, wires connect with ducts, open junction box
 GFCI: provide to washroom outlets
 overall minor repairs

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:
Forced Air Furnace:	High	100 x1000BTU/hr	33 yrs.	20+ yrs.	Gas	Meter-Exterior

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

Limitations

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

Furnace Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: [continue servicing until replacement becomes necessary](#)
Electronic Filter: [old, service, replace if required or disconnect power to unit, use disposable filter - replace 1-per-6 to 12 months](#)



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):	42 x1,000 BTU/hr	20+ yrs. old	15 to 20 yrs.

Limitations

Cooling Performance

Supply Temp F:
Return Temp F:

Observations/Recommendations

AIR CONDITIONER: not tested: should be serviced before using old unit, continue servicing until replacement becomes necessary consider replacing with new unit for improved efficiency



REFERENCE LINK

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

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INSULATION/VENTILATION

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Description

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

[Access Not Gained To Wall Space](#)

[Access Not Gained To Roof Space](#)

Observations/Recommendations

[reported house was insulated during renovations](#)

[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	Water Heater Type: Tank-less Fuel Type: Gas Capacity: Age Yrs.: 17 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](#)

WATER HEATER: [aging unit](#)

WASTE PIPING: [all piping examined was in good repair](#)
[main drain: recommend video-scan, risk of tree roots](#)
[recommend installing backflow valve to main waste drain](#)

Washroom(s): [older, repair as required/budget to renovate](#)
 Whirlpool Tub: [not tested, service before use](#)
 Master Ensuite: [requires door](#)

Kitchen(s) [older, repair as required/budget to renovate](#)
[requires stove hood and vent](#)

Description

Floor Finishes: Wood Ceramic Tile Carpet	Wall Finishes: Plaster/Drywall	Ceiling Finishes: Plaster/Drywall	Windows: Casement Fixed	Exterior Doors: Wood Sliding Glass
Fireplaces: Insert	Fireplace Fuel: Gas			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 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

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

****Basement Leakage:** presently no leaking detected with moisture meter random sampling
 typical efflorescence, staining and dampness for older foundation
 see steps below

Comments: cold room: mouldy surfaces - typical - clean/treat

FIREPLACE: service annually
 Fireplace: electric unit, not tested, old, disconnect

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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