

# HOME INSPECTION REPORT



3 Humbercrest Blvd  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [May 28 2026](#)



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.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 Overall well maintained.

STRUCTURE Overall well built house

ELECTRICAL The 200 AMP service size is adequate and the wiring is copper grounded.

HEATING 5-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.

COOLING/  
HEAT PUMPS The air-conditioner is older. Continue servicing until replacement becomes necessary.

INSULATION/  
VENTILATION Roof space insulation and ventilation is adequate.

PLUMBING Overall good water pressure with copper supply piping. A back flow valve has been installed to the main waste drain. The washrooms and kitchen are 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) <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>*

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
3 Humbercrest Blvd		<b>ROOFING/Chimneys</b>		
May 28 2026				
<b>Description</b>				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type:	Location:
<b>Limitations</b>				
Roof Inspected By: From Edge From Grade	Access Limited By: Height	Chimney Access Limited By:		
<b>Observations/Recommendations</b>				
Tree Branches: <a href="#">retain arbourist for monitoring/trimming</a>				
Sloped Surface: <a href="#">overall surface in good repair</a>				
				
				
<p><a href="#">Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</a></p>				

**Description**

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat Towards House	Walls & Wall Structures: Stone Stucco
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**Limitations**

Exterior Inspection from Ground Level

**Observations/Recommendations**

WALL SURFACES: overall in good repair, southwest: seal seam with caulking  
 DOORS/WINDOWS: overall in good repair  
 DECK overall in good repair  
 PORCH overall in good repair



RETAINING WALL: 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 Form

**Description**

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Trusses
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**Limitations**

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>90</u> % Roof Space Inspected From Access Hatch
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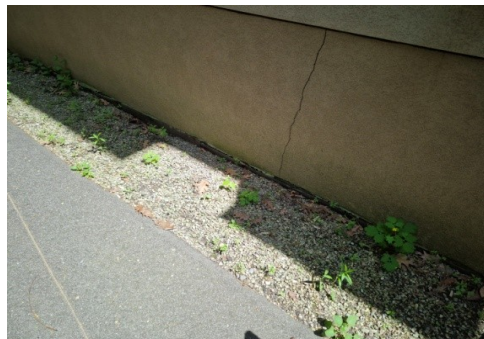
**Observations/Recommendations**

overall well built house

ROOF: overall in good repair



FOUNDATIONS: north side: typical settlement crack




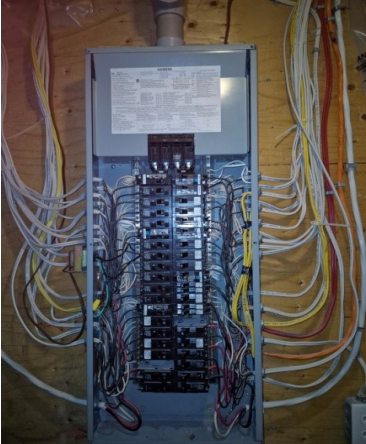
**Description**

Service Size: <b>200</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Underground</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 Kitchen Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Typical</b>	Arc Fault Circuit Interrupter:
Location:		Location: <b>Panel</b>

**Limitations**

**Main Disconnect Cover Not Removed**

**Observations/Recommendations**

Ref#*	<p>SERVICE ENTRANCE: <b>overall in good repair</b>                  Clearance: <b>wires close to roof: might require extending mast - contact utility</b>                  SERVICE PANEL: <b>overall in good repair</b></p> <div style="display: flex; justify-content: space-around;">   </div> <p><b>Note 1:</b> All recommendations are safety issues - Treat them as high priority.  <b>Note 2:</b> Please ensure accurate labeling on panels.</p>
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REFERENCE LINK [http://redbrickinspections.ca/docs/6\\_Heating\\_Reference\\_Guide.pdf](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:	Shut Off at:
Forced Air Furnace:	High	80 x1000BTU/hr	5 yrs.	20 yrs.	Gas	Meter-Exterior

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

## Limitations

<a href="#">Heat Loss Calculations Not Done</a>	<a href="#">A/C Presently Operating</a>
<a href="#">Heat Exchanger- Inaccessible</a>	

Ref#\*

## Observations/Recommendations

FORCED AIR FURNACE: [service annually](#)  
[some rusting noted which can reduce life expectancy of unit,](#)  
[service before next heating season](#)

Filter: [replace 1-per-3 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)

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## COOLING/Heat Pumps



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### Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	22 yrs. old	10 to 15 yrs.

### Limitations

#### Cooling Performance

Supply Temp F:	55
Return Temp F:	70

Ref#\*

### Observations/Recommendations

AIR CONDITIONER: old unit, continue servicing until replacement becomes necessary



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Guide.pdf)



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# INSULATION/VENTILATION

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## Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	40	Plastic	Roof Roof Soffit

## Limitations

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

Ref#\*

## Observations/Recommendations

ROOF SPACE: insulation and ventilation is adequate



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

REFERENCE LINK

[http://redbrickinspections.ca/docs/9 Plumbing Guide.pdf](http://redbrickinspections.ca/docs/9_Plumbing_Guide.pdf)



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# PLUMBING

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## Description

Service Piping into House: <a href="#">Copper</a>	Main Shut Off Valve at: <a href="#">Basement</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>	Water Heater  Type: <a href="#">Induced Draft</a> Fuel Type: <a href="#">Gas</a> Capacity: <a href="#">50 Gal</a> Age Yrs.: <a href="#">12</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>

Ref#\*


## Observations/Recommendations

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

WASTE PIPING: [all piping examined was in good repair](#)  
[a back flow valve has been installed to the main waste drain](#)

Washroom(s): [overall good quality installations well maintained](#)  
Whirlpool Tub: [service annually](#)

Kitchen(s) [overall good quality installations well maintained](#)

REFERENCE LINK	<a href="http://redbrickinspections.ca/docs/11_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Reference_Guide.pdf</a>			
3 Humbercrest Blvd	<b>INTERIOR</b>			May 28 2026
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Double Glazing	Metal
Ceramic Tile			Casement	French
Carpet			Fixed	
			Skylight(s)	
Fireplaces:	Fireplace Fuel:			
Zero Clearance	Gas			
<b>Limitations</b>				
Restricted/No Access To: _____			Foundation Not Visible <u>90</u> %	
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected			Drainage Tile Not Visible	
Storage/Furnishings in Some Areas Limited Inspection				
Ref#*	<b>Observations/Recommendations</b>			
	<p style="text-align: center;">FIREPLACE: <a href="#">service annually</a></p> <p style="text-align: center;">Floors/Walls/Ceilings: <a href="#">overall good quality installations well maintained</a></p> <p style="text-align: center;">Trim/Cabinets/Counters: <a href="#">overall good quality installations well maintained</a></p> <p style="text-align: center;">Windows/Doors: <a href="#">overall in good repair</a></p> <p style="text-align: center;">**Basement: <a href="#">presently no leaking detected with moisture meter random sampling, the basement has been damp-proofed which will minimize moisture newly installed sump pump - service annually</a></p> <div style="text-align: center;">  </div>			
	<p>CO/Smoke detectors: <a href="#">please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</a></p> <p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: <a href="#">ongoing maintenance and repair/see Exterior</a></p>			
	Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a>			



## **Bob Papadopoulos P.Eng, RHI**

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- **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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