HOME INSPECTION REPORT

33 Halford Ave

Toronto

Prepared for: The Babiak Team

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

Inspection Date: June 5 2026

Ontario Association of Home Inspectors

REDBRICK INSPECTIONS LTD.

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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 roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house with additions.
ELECTRICAL	The 200 AMP service size is adequate and the wiring is copper grounded (majority) and ungrounded (minor) -see details.
HEATING	10-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.
COOLING/ HEAT PUMPS	10-yr-old air-conditioner with a typical life expectancy of 15-yrs.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall good water pressure with copper supply piping. The washrooms and kitchen are in good repair.
INTERIOR	Renovated. 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

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

33 Halford Ave

ROOFING/Chimneys

June 5 2026

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	West Slope:	Low	Brick:	South
Asphalt Shingles:	East Slope:	Medium		

Limitations

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

Observations/Recommendations

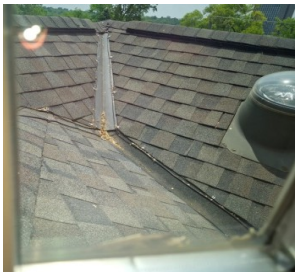
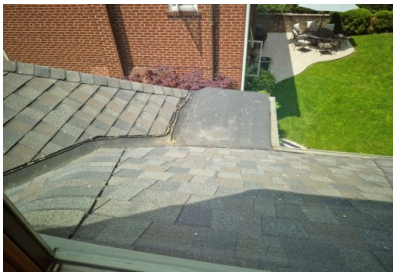
West Slope: overall surface in good repair

Chimney: rebuilt and in good repair



East Slope: overall surface in good repair

Ice Dams: various areas use heating cables- monitor performance

Solarium: overall in good repair

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

Description

Gutters & Downspouts:	Downspout(s) Discharge:	Lot Topography:	Walls & Wall Structures:
Aluminum:	Below/Above Grade	Towards House Away From House	Brick Wood siding Stone Retaining Wall

Limitations

Exterior Inspection from Ground Level

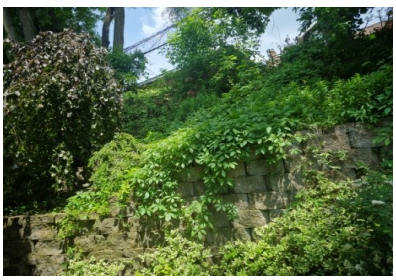
Observations/Recommendations

WALL SURFACES:
Brick: overall in good repair
Wood siding: overall in good repair
Comments: various wood trim components, maintenance as required
DOORS/WINDOWS: overall in good repair



ATTACHED GARAGE: rear: interior door requires auto closer
PORCH overall in good repair, general mortar maintenance
**Walk(s)/Driveway(s): overall in good repair
RETAINING WALL(s): 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:	Masonry Block	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
	Poured Concrete		Wood Frame (Siding)	Not Visible

Limitations

Restricted Access to:	Foundation Wall Not Visible: 90 %	
Wall Space	Roof Space Inspected From Access Hatch	limted to portion at front

Observations/Recommendations

overall well built house with additions

ROOF: overall in good repair
(portions obstructed)

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 & Ungrounded

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
Bathroom(s)

Rating: AMP
Description: Grounded/Ungrounded
Laundry Area

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

SERVICE PANEL: overall in good repair
panel obstructed by cabinet - cover not removed

BRANCH WIRING: based on random sampling majority upgraded

Knob & Tube: based on random sampling none observed - see below

Ungrounded Outlet(s): based on random sampling observed in dining room and bedroom above,
overall minimal amount ungrounded wiring estimated
provide GFCI's (ground fault circuit interrupters)

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:
Forced Air Furnace:	High	80 x1000BTU/hr	10 yrs.	20 yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done

A/C Presently Operating

Heat Exchanger- Inaccessible

Furnace Performance

Supply Temp F:

Return Temp F:

Observations/Recommendations

FORCED AIR FURNACE: service annually

recommend obtaining replacement parts/servicing contract

Filter: replace 1-per-3 months

ELECTRIC HEATERS(s): master washroom: - inoperative when tested - further evaluation

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	30 x1,000 BTU/hr	10 yrs. old	15 to 20 yrs.

Limitations

Cooling Performance	
Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

AIR CONDITIONER: service annually

Description

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

Limitations

Roof Space Inspected from Access Hatch west Access Not Gained To Roof Space east

Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: west: uneven distribution of insulation - improve/add insulation

remove debris



Comments: material in roof space: may contain asbestos

since material located in roof outside of building envelope - low risk

encapsulating the insulation is often the best approach

Environmental Consultants can assist if this is a concern

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

Water Heater 2 units

Type: Induced Draft
Fuel Type: Gas
Capacity: 50 Gal
Age Yrs.: 1
Life Expectancy: 15

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

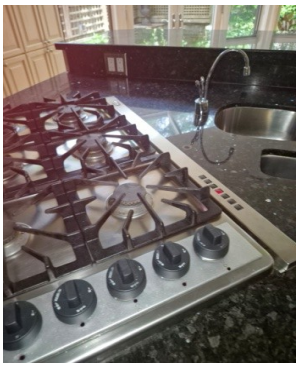
WASTE PIPING: all piping examined was in good repair
new plastic cleanout pipe(s) at front driveway indicates drain upgrades

Basement Floor Drain: main unit not found - likely under finished floor
one unit noted at rear storage room
recommend installing backflow valve to main waste drain

Washroom(s): overall in good repair

Whirlpool Tub: two units: not tested, service before use

Kitchen(s) overall in good repair
auto extraction vent: could not get to work- further evaluation



Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Ceramic Tile			Fixed	French
Carpet			Skylight(s)	
Resilient				

Fireplaces:	Fireplace Fuel:
Zero Clearance	Gas
Insert	Gas

Limitations

Restricted/No Access To: _____ Foundation Not Visible 90 %

CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected Drainage Tile Not Visible

Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

STAIRS: provide hand rails to basement steps
minor sloping of treads typical for older house

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

Fireplaces: reported functional
service annually

**Basement Leakage: presently no leaking detected with moisture meter random sampling as observed from north window wells foundation damp-proofed to minimize leaking risk

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/
• Environmetal Site Assessment: ESA Phase 1 Certified	http://aesac.ca/