

HOME INSPECTION REPORT



497 Keele St
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [June 11 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 roof surfaces are overall in good repair. Dormer asphalt shingles aging.

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

STRUCTURE Overall well built house.

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

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 Restricted access to roof and wall spaces therefore insulation not determined. Spray foam insulation on basement walls which is above average.

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

INTERIOR Renovated. 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		
497 Keele St		ROOFING/Chimneys		June 11 2026
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Porch(s):	Low	Brick Abandoned:	South
Modified Bitumen:	Flat:	Low		
Asphalt Shingles:	Dormer(s):	Medium		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Edge Walking On				

Observations/Recommendations

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



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

Dormer(s): [aging surface, budget to replace within 5 yrs.](#)



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

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below/Above Grade	Lot Topography: Flat Towards House	Walls & Wall Structures: Brick Metal Siding
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

****Gutters/Downspouts:** requires maintenance/cleaning

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair, basement walkout: should caulk/paint

Windows: front upper: open flashing seams - seal to avoid wood framing damage



****Walk(s):** overall in good repair, somewhat trip hazard

****Window wells:** recommend window well covers



PORCH overall in good repair

****BASEMENT WALKOUT:** overall well built, provide hand railings for safety to steps

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

REFERENCE LINK

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

497 Keele St

STRUCTURE

June 11 2026

page 4

Description

Configuration: Basement:	Foundations: Brick	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: No Access
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Limitations

Restricted Access to: Wall Space Flat Roof Space	Foundation Wall Not Visible: <u>95</u> %
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Observations/Recommendations

overall well built house

WALLS:

Masonry Arch: prior typical settlement cracks typical, monitor



Description

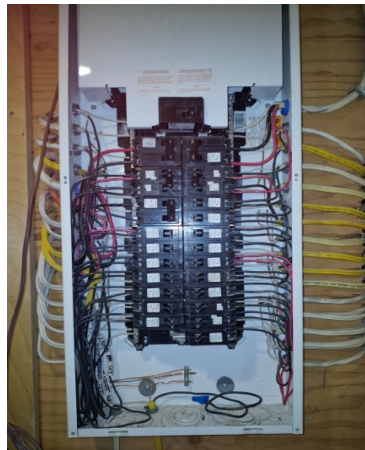
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded
Description: Breakers		
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper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

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

497 Keele St

HEATING

June 11 2026

page 6

Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Forced Air Furnace: Mid 60 x1000BTU/hr 10 yrs. 20 yrs. Gas Meter-Exterior
Electric Radiant Heat:

Exhaust Vent Arrangement: Plastic Through-Wall Vent

Limitations

Heat Loss Calculations Not Done A/C Presently Operating
Heat Exchanger- Inaccessible Summer Test Procedure

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](#)



REFERENCE LINK

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

497 Keele St

COOLING/Heat Pumps

June 11 2026

page 7

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	18 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](#)



REFERENCE LINK

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

497 Keele St

INSULATION/VENTILATION

June 11 2026

page 8

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Spray foam:	Basement Walls:	24		

Limitations

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

Observations/Recommendations

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): Plastic	Waste Piping & Pump(s): Plastic Plastic Floor Drain	Water Heater Type: Induced Draft Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 4 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

Basement Floor Drain: newer installations
 recommend installing backflow valve to main waste drain
 new plastic cleanout pipe(s) at front yard indicates drain upgrades

Washroom(s): renovated, well maintained

Kitchen(s) renovated, well maintained

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood Ceramic Tile	Drywall	Drywall	Casement Sliders Fixed Double Glazing	Metal
Fireplaces:	Fireplace Fuel:			

Limitations

Restricted/No Access To: _____ Foundation Not Visible 95 %
 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

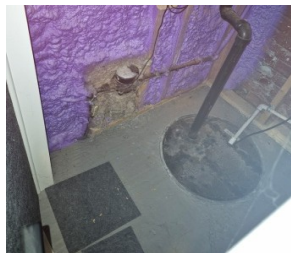
Observations/Recommendations

Floors/Walls/Ceilings: **renovated, well maintained**

Trim/Cabinets/Counters: **renovated, well maintained**

Windows/Doors: **upgraded double glazed units**

****Basement Leakage: presently no leaking detected with moisture meter random sampling
 foundation damp-proofed to minimize leaking risk
 service sump pump annually**



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**



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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