HOME INSPECTION REPORT



389 Glenlake Ave

Toronto

Prepared for: The Babiak Team

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

Inspection Date: Sept 14 2026

Ontario Association of Home Inspectors OAHI

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: North

ROOFING	The asphalt shingles are older - see details.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house.
ELECTRICAL	The 100 AMP service size is adequate. In addition to some upgraded wiring there is knob and tube wiring-please see details.
HEATING	18-yr-old gas-fired hot-water boiler with a typical life expectancy of over 20-yrs.
COOLING/ HEAT PUMPS	The air-conditioner is older. Continue servicing until replacement becomes necessary.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall adequate water pressure with copper supply piping. Further evaluation to main waste drain. The washrooms and kitchen are older.
INTERIOR	Overall well maintained. There is evidence of basement leaking - see details.

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

Description

Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	High	Brick:	West
Asphalt Shingles:	2nd Slope:	High		

Limitations

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

Observations/Recommendations

Sloped Surface: south side shingles are more worn and should be replaced within 1-yr though likely more cost effective to replace throughout

2nd Slope: as above replace





Chimney: overall in good repair



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

REFERENCE LINK http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf

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EXTERIOR

Sept 14 2026

Description

Gutters & Downspouts:	Downspout(s) Discharge:	Lot Topography:	Walls & Wall Structures:
Aluminum:	Various Below Grade	Flat	Brick Metal Siding

Limitations

Exterior Inspection from Ground Level

Restricted Access Under Porch(es)

Restricted Access Under Deck(s)

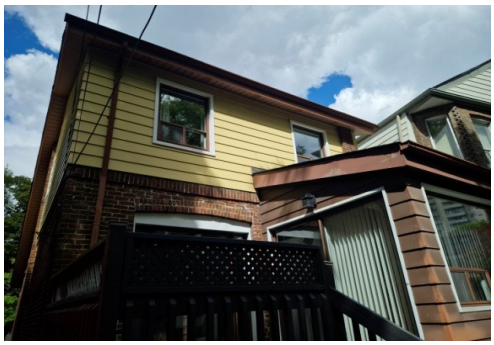
Observations/Recommendations

**Gutters/Downspouts: requires maintenance/cleaning
extend 6-ft away from house

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair





PORCH overall in good repair, general maintenance

DECK overall in good repair, general maintenance

**BASEMENT WALKOUT: overall well built, no drain at bottom landing, install if required







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

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STRUCTURE

Sept 14 2026

Description

Configuration:	Foundations:	Floor :	Walls :	Roof/Ceiling Framing:
Basement:	Stone	Wood Joists	Masonry (Double-Brick)	Wood Rafters/Joists
			Wood Frame (Siding)	

Limitations

Restricted Access to:	Foundation Wall Not Visible: 90 %
Wall Space	Roof Space Inspected From Access Hatch

Observations/Recommendations

overall well built house

ROOF: overall in good repair

minor sagging at front dormer - no signs of distress





REFERENCE LINK http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf

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ELECTRICAL

Sept 14 2026

Description

Service Size: 100 AMP (240volts)

Main Disconnect/Service Box
- Rating: 100 AMP
- Description: Breakers
- Location: Basement

Distribution Panel
- Rating: 100 AMP
- Description: Breakers
- Location: Basement

Auxiliary Panel(s):
- Rating: AMP
- Description:
- Location:

Service Entrance Cable:
- Location: Overhead
- Type of material: Not Visible

System Grounding:
- Description: Copper
- Location: Water Pipe

Outlets
- Description: Grounded/Ungrounded
- Number of Outlets: Minimal

Distribution Wire:
- Copper
- Grounded & Ungrounded
- Knob-and-Tube-Copper

Ground Fault Circuit Interrupter:
- Location:

Arc Fault Circuit Interrupter:
- Location:

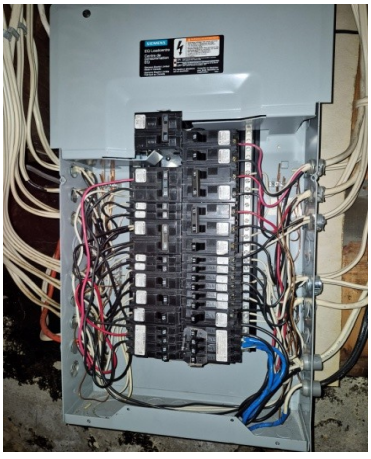
Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: older though overall in good repair

SERVICE PANEL: overall in good repair



BRANCH WIRING:

Knob & Tube: based on random sampling observed in majority of outlets and switches likely requires upgrading for insurance purposes

Exposed: exterior - some wires exposed - repair

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

Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Hot Water Boiler:	Low	100 x1000BTU/hr	18 yrs.	20+ yrs.	Gas	Meter-Exterior
Electric Heater(s):						

Exhaust Vent Arrangement: Metal Through Masonry Chimney

Limitations

Heat Loss Calculations Not Done
Heat Exchanger- Inaccessible

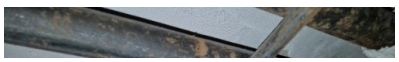
Observations/Recommendations

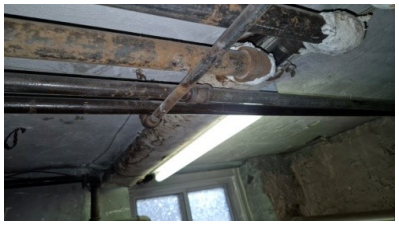
HOT WATER BOILER: annual CO test mandatory for this type of unit
recommend obtaining replacement parts/servicing contract



Radiator(s): monitor/repair valves as required

Piping: insulation on heating pipes may contain asbestos
encapsulating the insulation is often the best approach
Environmental Consultants can assist if this is a concern





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

COOLING/Heat Pumps

Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Air Conditioner (air-cooled):	24 x1,000 BTU/hr	22 yrs. old	15 to 20 yrs.

Limitations

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

Observations/Recommendations

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

Comments: access hatch to roof space: improve for better access





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

Description

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

Limitations

Roof Space Inspected from Access Hatch
Access Not Gained To Wall Space

Observations/Recommendations

ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency
Roof Access Hatch: insulate and weather-strip access hatch to roof space



Note: adding insulation is considered an improvement rather than a repair R-values are estimated

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf

Description

Service Piping into House:
Copper

Main Shut Off Valve at:
Basement-Front

Water Flow (Pressure):
Adequate

Supply Piping & Pump(s):
Copper

Waste Piping & Pump(s):
Plastic
Cast Iron

Water Heater
Type: Conventional
Fuel Type: Gas
Capacity: 40 Gal
Age Yrs.: 25
Life Expectancy: 20

Limitations

Isolating/Relief Valves & Main Shut Off Valves Not Tested
Kitchen and Laundry Appliances Were Not Inspected
Concealed Plumbing not Inspected
Tub/Sink Overflows Not Tested

Observations/Recommendations

WATERMAIN: upgrade to larger pipe for better water pressure if desired

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair
main drain to city sewer- recommend video-scan
recommend installing backflow valve to main waste drain

Basement Floor Drain: trap is dry - service

Washroom(s): older, anticipate renovations

Kitchen(s) older, anticipate renovations

REFERENCE LINK http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Wood
Carpet	Paneling		Fixed	Sliding Glass
Resilient				

Fireplaces:	Fireplace Fuel:
Masonry	Wood

Limitations

Restricted/No Access To:

CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected
Storage/Furnishings in Some Areas Limited Inspection

Foundation Not Visible 90 %

Drainage Tile Not Visible

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: older units, upgrade as required or if renovating

FIREPLACE: presently electric insert installed

**Basement Leakage: appears some damp-proofing done on south east
**Basement Leakage: leaking, staining, dampness in various areas

long term moisture may result in visible or concealed mould growth.
see steps below
recommend damp-proofing if renovating basement

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

REDBRICK INSPECTIONS LTD.

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/