

HOME INSPECTION REPORT



217 Humberside Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 16 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: North*

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 has been upgraded to copper grounded.

HEATING

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

COOLING/
HEAT PUMPS

13-yr-old air-conditioner with a typical life expectancy of 15-yrs. 8-yr-old ductless heat pump with a typical life expectancy of 15-yrs.

INSULATION/
VENTILATION

Restricted access to roof and wall spaces therefore insulation not determined.

PLUMBING

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

INTERIOR

Renovated. Doors and windows have been upgraded. 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	
217 Humberside Ave		ROOFING/Chimneys	
		Sept 16 2026	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:
Asphalt Shingles:	Slope:	Low	Brick:
Not Determined	Flat:		West
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
From Grade	Deck		
From Edge			
Observations/Recommendations			
Sloped Surface: overall surface in good repair northeast: some shingle repairs required Skylight(s): low curb- monitor performance Chimney: rebuilt and in good repair			
			
Flat Surface: not visible due to deck 			
Porch(s): overall surface 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

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Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Brick
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

WALL SURFACES:

Brick: overall in good repair

Vinyl Siding: overall in good repair

DOORS/WINDOWS: overall in good repair

DECK(s): overall in good repair

PORCH 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

REFERENCE LINK

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

217 Humberside Ave

STRUCTURE

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Description

Configuration:

Foundations:

Floor :

Walls :

Roof/Ceiling Framing:

Basement:

Stone

Wood Joists

Masonry (Double-Brick)

No Access

Wood Frame (Siding)

Limitations

Restricted Access to:

Foundation Wall Not Visible: 90 %

Wall Space

Roof Space

Observations/Recommendations

overall well built house

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

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ELECTRICAL

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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: Not Visible	Ground Fault Circuit Interrupter:
Location: Basement		Location: Outside Kitchen Bathroom(s)
Auxiliary Panel(s):	Outlets	
Rating: AMP	Description: Grounded	
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location: Panel

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: **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			
217 Humberside Ave		HEATING			Sept 16 2026
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Forced Air Furnace:	High	70 x1000BTU/hr	8 yrs.	20 yrs.	Gas Meter-Exterior
Electric Radiant Heat:					
Exhaust Vent Arrangement:		Plastic Through-Wall Vent			
Limitations					Furnace Performance
Heat Loss Calculations Not Done					Supply Temp F:
A/C Presently Operating					Return Temp F:
Heat Exchanger- Inaccessible					
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

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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	13 yrs. old	15 to 20 yrs.
Heat Pump (air-cooled)	12 x1,000 BTU/hr	8 yrs. old	

Limitations

Cooling Performance

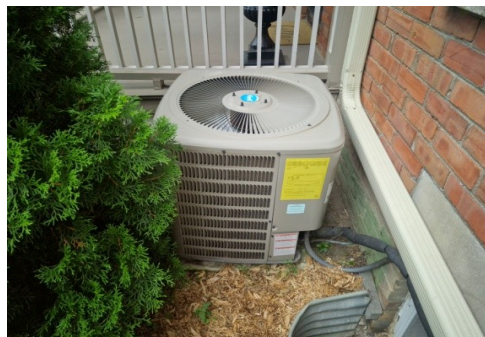
Supply Temp F:	55
Return Temp F:	70

Observations/Recommendations

DUCTLESS HEAT PUMP: [service annually](#)



AIR CONDITIONER: [service annually](#)



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REFERENCE LINK	http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf
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217 Humberside Ave	INSULATION/VENTILATION	Sept 16 2026
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Description

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

Limitations

Access Not Gained To Wall Space
Access Not Gained To Roof Space

Observations/Recommendations

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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

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PLUMBING

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Description

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
Copper	Basement	Good
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
Copper	Plastic	
Plastic		Type: Tank-less
		Fuel Type: Gas
		Capacity:
		Age Yrs.: 8
		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: not found

main drain to city sewer- recommend video-scan
recommend installing backflow valve to main waste drain

Washroom(s): overall in good repair

Kitchen(s) overall in good repair

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

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INTERIOR

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Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Metal
Ceramic Tile			Casement	French
			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:		Skylight(s)	
Masonry	Wood			
Non-Functional				

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

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: upgraded double glazed units

Door(s): rear-lost seal

STAIRS: provide hand rails to basement steps

FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician

(www.wettinc.ca)

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

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/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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