

HOME INSPECTION REPORT



57 Avon Ave
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [July 29 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 through-out are overall in good repair.

EXTERIOR Overall well maintained.

STRUCTURE Overall well built older house. Floor has been shored up - see details.

ELECTRICAL The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.

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

COOLING/
HEAT PUMPS 7-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.

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

INTERIOR 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.

☐
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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

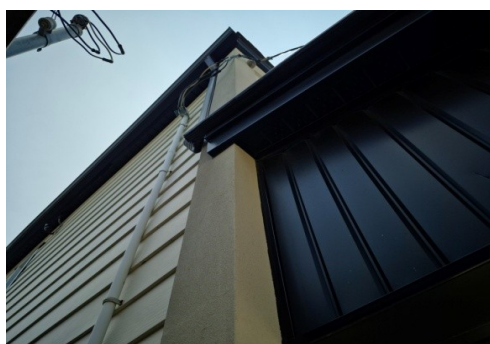
REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf		
57 Avon Ave		ROOFING/Chimneys		July 29 2026
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick Abandoned:	East
Asphalt Shingles:	Porch(s):	Low		
Asphalt Shingles:	East Slope:	Low		
Limitations				
Roof Inspected By:	Access Limited By:		Chimney Access Limited By:	
From Grade				
From Edge				
Observations/Recommendations				
Sloped Surface: overall surface in good repair Porch(s): overall surface in good repair    East Slope: overall surface in good repair 				
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)				

Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Metal Siding Synthetic Stucco

Limitations	
Exterior Inspection from Ground Level	Restricted Access Under Porch(es)
Underside of Deck(s) Inspected from Access Door	

Observations/Recommendations

WALL SURFACES: overall in good repair
DOORS/WINDOWS: overall in good repair



STRUCTURES overall in good repair
DECK overall in good repair, monitor for sagging and install central supports if required



**Walk(s)/Driveway(s): overall in good repair
seal gap along wall



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: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Siding) Wood Frame (Siding) Wood Frame(Stucco Finish)	Roof/Ceiling Framing:
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Limitations

Restricted Access to: Wall Space Roof Space	Foundation Wall Not Visible: <u>60</u> %
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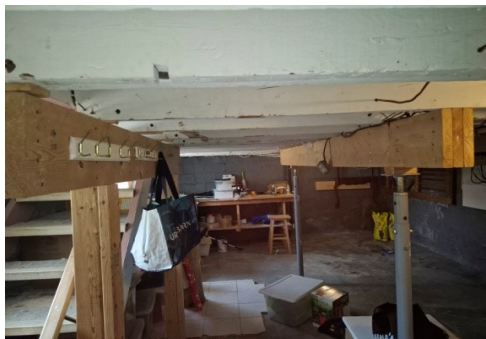
Observations/Recommendations

overall well built older house

ROOF: access sealed (also ceiling light obstruction)



FLOORS: basement: main floor joists (basement stair opening) have been shore dup with beams and posts, posts should be on proper footings thought overall functional, continue o monitor, if renovating basement will require proper installation, also beam should be properly secured to joists and posts properly secured to floor



Description

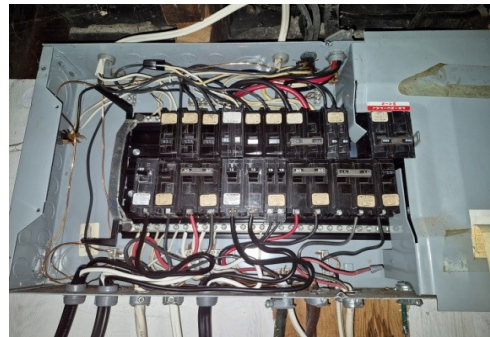
Service Size: 100	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating: 100 AMP		Type of material: panel obstructed by cat	Grounded & Ungrounded
Description: Breakers			Knob-and-Tube-Copper
Location: Basement			
Distribution Panel		System Grounding:	
Rating: 100 AMP		Description: Copper	
Description: Breakers		Location: Water Pipe	Ground Fault Circuit Interrupter:
Location: Basement			Location: Outside
Auxiliary Panel(s):		Outlets	
Rating: AMP		Description: Grounded/Ungrounded	
Description:		Number of Outlets:	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: some loose wiring in basement

Knob & Tube: based on random sampling observed in front bedroom window and suspect in various ungrounded outlets (see below)
may require upgrading for insurance purposes

Ungrounded Outlet(s): various units: provide GFCI's (ground fault circuit interrupters) and/or upgrade wiring if required

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	
57 Avon Ave		HEATING	
		July 29 2026	
Description			
Description:	Efficiency:	Rated Input:	Approx. Age:
Forced Air Furnace:	High	60 x1000BTU/hr	new yrs.
			20 yrs.
			Gas
			Meter-Exterior
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 Filter: replace 1-per-6 to 12 months			



REFERENCE LINK

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

57 Avon Ave

COOLING/Heat Pumps

July 29 2026

page 7

Description

Description:

Cooling Capacity:

Approx. Age:

Typical Life Expectancy:

Air Conditioner (air-cooled):

? x1,000 BTU/hr

7 yrs. old

15 to 20 yrs.

Limitations**Cooling Performance**

Supply Temp F:

55

Return Temp F:

70

Observations/RecommendationsAIR CONDITIONER: [service annually](#)Outdoor Coil: [poor access under deck, requires service/cleaning](#)

REFERENCE LINK

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

57 Avon Ave

INSULATION/VENTILATION

July 29 2026

page 8

Description

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

Limitations

Access Not Gained To Wall Space

Access Not Gained To Roof Space

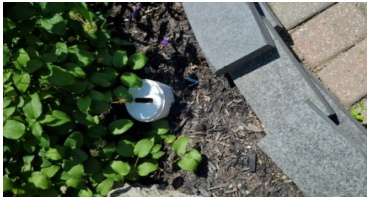
Observations/Recommendations

ROOF SPACE: access sealed (also ceiling light obstruction)



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		
57 Avon Ave PLUMBING July 29 2026		
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	Cast Iron	Type: Induced Draft
	Clay Floor Drain	Fuel Type: Gas
		Capacity: 40 Gal
		Age Yrs.: 5
		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: main drain to city sewer- recommend video-scan new plastic cleanout pipe(s) at front yard indicates drain upgrades 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		
57 Avon Ave		INTERIOR		July 29 2026
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Drywall	Drywall	Single/Double Hung	Metal
Ceramic Tile			Casement	
			Sliders	
			Fixed	
Fireplaces:	Fireplace Fuel:			
Limitations				
Restricted/No Access To: _____		Foundation Not Visible <u>60</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Absence of Historical Clues due to New Finishes/Paint				
Observations/Recommendations				
Floors/Walls/Ceilings: overall in good repair Trim/Cabinets/Counters: overall in good repair Windows/Doors: upgraded double glazed units **Basement Leakage: presently no leaking detected with 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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