

HOME INSPECTION REPORT



16 Palisades

Toronto

Prepared for: The Babiak Team

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

Inspection Date: June 30 2025



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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: East*

ROOFING The roof surfaces through-out are overall in good repair.

EXTERIOR Overall well maintained. Older detached garage- see details.

STRUCTURE Overall well built house.

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

HEATING 20-yr-old gas-fired hot-water boiler with a typical life expectancy of 20-yrs.

COOLING/
HEAT PUMPS none

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 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.

☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐


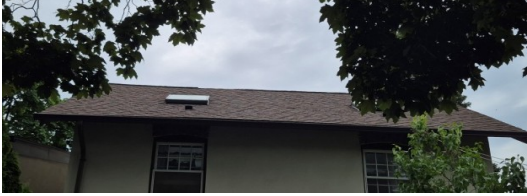



Below Typical

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		
16 Palisades		ROOFING/Chimneys		June 30 2025
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Stone:	North
Asphalt Shingles:	Garage:	Low		
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height	Height		
Observations/Recommendations				
<p>Sloped Surface: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Vulnerable Areas: north side where chimney intersects with chimney - monitor chimney in good repair</p> <div style="text-align: center;">  </div> <p>Garage: overall surface in good repair, trim tree</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>				

Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat	Walls & Wall Structures: Stucco Stone Stone Retaining Wall Wood Shingles

Limitations
Exterior Inspection from Ground Level Storage in Garage

Observations/Recommendations

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

WALL SURFACES: overall in good repair

DOORS/WINDOWS: overall in good repair, monitor/paint wood components as required

Soffit & Facia: monitor/paint wood components as required



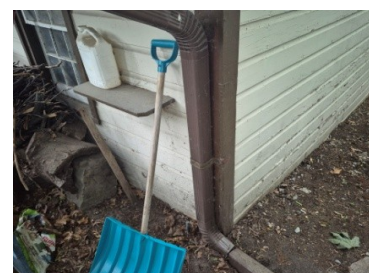
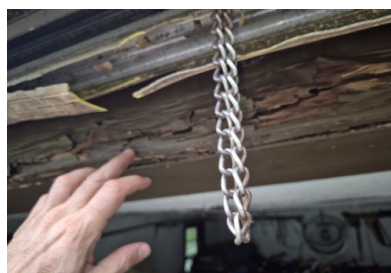
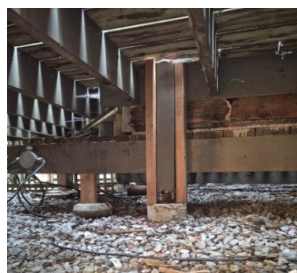
PORCH: overall in good repair

DECK: overall in good repair, monitor deck column support

DETACHED GARAGE: older, typically ongoing repairs



bottom perimeter prone to rot - repair as required, budget to repair perimeter


presently car door wood support requires repairs/replacement






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		
16 Palisades		STRUCTURE		June 30 2025
Description				
Configuration: Basement:	Foundations: Stone	Floor : Wood Joists	Walls : Masonry (Stucco Finish) Stone	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch			
Observations/Recommendations				
<p>overall well built house</p> <p>ROOF: overall in good repair structure reinforced when skylights were installed</p> <div style="display: flex; justify-content: space-around;">   </div>				

REFERENCE LINK	http://redbrickinspections.ca/docs/5_Electrical_Reference_Guide.pdf		
16 Palisades	ELECTRICAL		June 30 2025
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			
<p>SERVICE ENTRANCE: overall in good repair</p> <p>SERVICE PANEL: overall in good repair</p> <div></div> <p>BRANCH WIRING: random sampling determined the wiring has been upgraded throughout</p>			
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			
16 Palisades		HEATING		June 30 2025	
Description					
Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type: Shut Off at:
Hot Water Boiler:	Low	? x1000BTU/hr	20 yrs.	20+ yrs.	Gas Meter-Exterior
Exhaust Vent Arrangement:					
Limitations				Boiler Performance	
Heat Loss Calculations Not Done				Summer Test Procedure	
Heat Exchanger- Inaccessible				Pressure lbs/in2: 8	
Observations/Recommendations					
<p>HOT WATER BOILER: service annually annual CO test mandatory for this type of unit recommend obtaining replacement parts/servicing contract</p>  <p>Piping: basement rear storage: insulation on heating pipes may contain asbestos encapsulating the insulation is often the best approach Environmental Consultants can assist if this is a concern</p> <p>Radiator(s): monitor/repair valves as required</p>  					

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
16 Palisades	COOLING/Heat Pumps		June 30 2025
Description : none			
Description:	Cooling Capacity: x1,000 BTU/hr	Approx. Age: yrs. old	Typical Life Expectancy: yrs.
Limitations			Cooling Performance
			Supply Temp F: Return Temp F:
Observations/Recommendations			

Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	24		Roof
Fiberglass:				

Limitations

Roof Space Inspected from Access Hatch

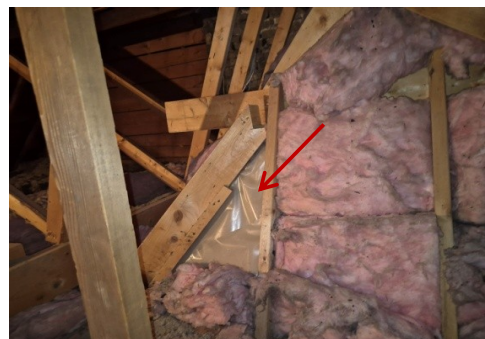
Access Not Gained To Wall Space

Observations/Recommendations

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

Roof Access Hatch: insulate and weather-strip access hatch to roof space

Skylight wells: some loose insulation - repair



REFERENCE LINK		http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf	
16 Palisades		PLUMBING	
		June 30 2025	
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		
	Cast Iron	Type: Induced Draft	
		Fuel Type: Gas	
		Capacity: 50 Gal	
		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			
<p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair older piping: monitor/replace as required</p> <p>Basement Floor Drain: main drain to city sewer- recommend video-scan recommend installing backflow valve to main waste drain</p> <p>Washroom(s): overall in good repair</p> <p>Kitchen(s) overall in good repair</p>			



REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
16 Palisades		INTERIOR		June 30 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Casement	
Carpet			Fixed	
			Sliders	
Fireplaces:	Fireplace Fuel:		Skylight(s)	
Masonry	Wood			
Insert	Gas			
Limitations				
Restricted/No Access To:		Foundation Not Visible <u>0</u> %		
excessive storage in some areas		Drainage Tile Not Visible		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected				
Storage/Furnishings in Some Areas Limited Inspection				
Observations/Recommendations				
<p>Floors/Walls/Ceilings: overall in good repair</p> <p>Trim/Cabinets/Counters: overall in good repair</p> <p>Windows/Doors: various upgraded units, upgrade older units as required</p> <p>Fireplaces:</p> <p>Masonry: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)</p> <p>Insert: service annually</p> <p>**Basement Leakage: presently no leaking detected with moisture meter random sampling typical efflorescence, staining and dampness for older foundation see steps below the north exterior foundation is damp-proofed to minimize leaking risk</p>				
<p>CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law</p> <p>** Steps recommended in order to minimize basement leakage</p> <p>1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</p> <p>2. cracks/form ties on foundation: monitor/repair as required</p> <p>3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort</p> <p>Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</p>				



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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