

# HOME INSPECTION REPORT



8 Grenadier Ravine Dr  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [Sept 19 2025](#)



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Please Read: [http://redbrickinspections.ca/docs/1\\_Introduction\\_Reference\\_Guide.pdf](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 asphalt shingles are aging. Budget to replace within 5-ys.

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

22-yr-old gas-fired hot-water boiler with a typical life expectancy of 20-25-ys.

COOLING/  
HEAT PUMPS

none

INSULATION/  
VENTILATION

Roof space insulation and ventilation is adequate

PLUMBING

Overall lower water pressure with copper, plastic and galvanized steel (see details) supply piping. Further evaluation to main waste drain. The washrooms and kitchen are in good repair.

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.

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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](http://www.redbrickinspections.ca)

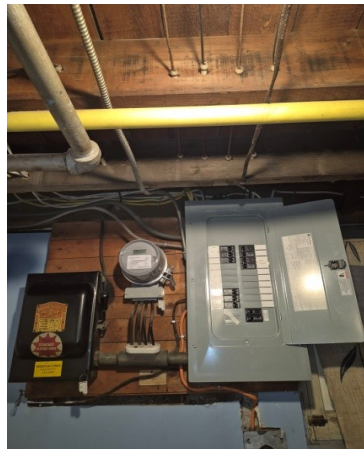
REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf">http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf</a>		
8 Grenadier Ravine Dr		<b>ROOFING/Chimneys</b>		Sept 19 2025
Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: North
Limitations				
Roof Inspected By: From Edge	Access Limited By:		Chimney Access Limited By:	
Observations/Recommendations				
<p>Tree Branches: <a href="#">retain arbourist for annual monitoring/trimming</a></p> <p>Sloped Surface: <a href="#">aging surface, budget to replace within 5 yrs.</a></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Chimney: <a href="#">requires general repairs, install liner</a>  <a href="#">install rain/screen cap to clay liner</a></p> <div style="text-align: center;">  </div>				
<p><a href="#">Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</a></p>				

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf</a>	
8 Grenadier Ravine Dr		<b>EXTERIOR</b>	
		Sept 19 2025	
<b>Description</b>			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Away From House House Above Ravine	Walls & Wall Structures: Brick
<b>Limitations</b>			
Exterior Inspection from Ground Level Flora Against Building Restricted Inspection			
<b>Observations/Recommendations</b>			
<p><b>**Gutters/Downspouts:</b> requires maintenance/cleaning</p> <p>WALL SURFACES: overall in good repair  DOORS/WINDOWS: require general repairs and maintenance  or replace windows  Soffit &amp; Facia: require general repairs and maintenance, trim vines</p> <div>    </div> <p>Step(s): provide hand railings for safety  <b>**Walk(s):</b> requires general repairs and maintenance</p> <div>   </div>			
<p>Note: Maintain Gutters &amp; Downspouts annually. Extend Downspouts at least 6-feet away from the house</p> <p><b>** Any or all these items may contribute to Basement Leakage. Please see Interior Page</b></p>			

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf">http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf</a>		
8 Grenadier Ravine Dr		<b>STRUCTURE</b>		Sept 19 2025
<b>Description</b>				
Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
<b>Limitations</b>				
Restricted Access to: Wall Space	Foundation Wall Not Visible: _____ % Roof Space Inspected From Access Hatch provided by client			
<b>Observations/Recommendations</b>				
<p>ROOF: overall in good repair</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;">   </div>				

**Description**

Service Size: <b>100</b>	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP		Type of material: <b>Copper</b>	<b>Knob-and-Tube-Copper</b>
Description: <b>Fuses</b>			<b>Grounded &amp; Ungrounded</b>
Location: <b>Basement</b>			
Distribution Panel	System Grounding:		
Rating: <b>100</b> AMP	Description: <b>Copper</b>		
Description: <b>Breakers</b>	Location: <b>Water Pipe</b>	Ground Fault Circuit Interrupter:	
Location: <b>Basement</b>		Location: <b>Outside</b>	
Auxiliary Panel(s):	Outlets		<b>Various Areas</b>
Rating: AMP	Description: <b>Grounded/Ungrounded</b>		
Description:	Number of Outlets: <b>Minimal</b>	Arc Fault Circuit Interrupter:	
Location:		Location:	


**Limitations****Main Disconnect Cover Not Removed****Observations/Recommendations**SERVICE ENTRANCE: **overall in good repair**Main Disconnect: **older though overall in good repair**SERVICE PANEL: **newer, overall in good repair**

## BRANCH WIRING:

Knob & Tube: **based on random sampling suspect in majority of house 75%+ may require upgrading for insurance purposes**  
for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

**Note 1:** All recommendations are safety issues - Treat them as high priority.**Note 2:** Please ensure accurate labelling on panels.



REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf">http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf</a>	
8 Grenadier Ravine Dr		HEATING	
		Sept 19 2025	
Description			
Description:	Efficiency:	Rated Input:	Approx. Age:
Hot Water Boiler:	Low	75 x1000BTU/hr	22 yrs.
			Life Expectancy:
			20+ yrs.
			Fuel Type:
			Gas
			Shut Off at:
			Meter-Exterior
Exhaust Vent Arrangement:			
None Found			
Limitations			Boiler Performance
Heat Loss Calculations Not Done			Pressure lbs/in2:
System Shut Off/Inoperative			10
Heat Exchanger- Inaccessible			
Observations/Recommendations			
Chimney Liner: not determined if present - install if required			
HOT WATER BOILER: service annually			
recommend obtaining replacement parts/servicing contract			
			
Radiator(s): monitor/repair valves as required			

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf">http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf</a>	
8 Grenadier Ravine Dr		<b>COOLING/Heat Pumps</b>	
		Sept 19 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			



REFERENCE LINK

[http://redbrickinspections.ca/docs/8\\_Insulation\\_Ventilation\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf)

8 Grenadier Ravine Dr

## INSULATION/VENTILATION

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### Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Cellulose:	Main Roof:	32	Not Visible	Roof

### Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

### Observations/Recommendations

ROOF SPACE: pics provided by client



Note: adding insulation is considered an improvement rather than a repair

R-values are estimated

**Description**

Service Piping into House:	Main Shut Off Valve at:	Water Flow (Pressure):
<a href="#">Copper</a>	<a href="#">Basement</a>	<a href="#">Below Average</a>
Supply Piping & Pump(s):	Waste Piping & Pump(s):	Water Heater
<a href="#">Copper</a>	<a href="#">Plastic</a>	
<a href="#">Galvanized Steel</a>	<a href="#">Cast Iron</a>	Type: <a href="#">Conventional</a>
<a href="#">Plastic</a>	<a href="#">Copper</a>	Fuel Type: <a href="#">Gas</a>
	<a href="#">Clay Floor Drain</a>	Capacity: <a href="#">40 Gal</a>
		Age Yrs.: <a href="#">23</a>
		Life Expectancy: <a href="#">20</a>

**Limitations**

<a href="#">Isolating/Relief Valves &amp; Main Shut Off Valves Not Tested</a>	<a href="#">Concealed Plumbing not Inspected</a>
<a href="#">Kitchen and Laundry Appliances Were Not Inspected</a>	<a href="#">Tub/Sink Overflows Not Tested</a>

**Observations/Recommendations**

**SUPPLY PIPING:**

Galvanized Steel: [older, typically requires replacement for insurance purposes](#)  
[lower pressure likely due to older pipes](#)




**WATER HEATER:** [old, contact utility to replace](#)

**WASTE PIPING:**

Basement Floor Drain: [suspect older main drain, recommend video-scan, risk of tree roots](#)  
[recommend installing backflow valve to main waste drain](#)

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

Kitchen(s) [overall in good repair](#)

REFERENCE LINK		<a href="http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf">http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf</a>		
8 Grenadier Ravine Dr		<b>INTERIOR</b>		Sept 19 2025
<b>Description</b>				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	Wood
Ceramic Tile			Primary Plus Storm	
Fireplaces:	Fireplace Fuel:			
Masonry	Wood			
<b>Limitations</b>				
Restricted/No Access To:		Foundation Not Visible <u>0</u> %		
CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected		Drainage Tile Not Visible		
Absence of Historical Clues due to New Finishes/Paint				
<b>Observations/Recommendations</b>				
<p>Trim/Cabinets/Counters: overall in good repair</p> <p>Floors/Walls/Ceilings: overall in good repair</p> <p>Windows/Doors: older units, upgrade as required or if renovating</p> <p>FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician (<a href="http://www.wettinc.ca">www.wettinc.ca</a>)</p> <p>**Basement Leakage: typical efflorescence, staining and dampness for older foundation recommend damp-proofing if renovating basement see steps below</p> <p>Comments: pit under boiler - open ground - should be covered with concrete</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> <ol style="list-style-type: none"> <li>gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior</li> <li>cracks/form ties on foundation: monitor/repair as required</li> <li>excavation/damp-proofing: monitor basement, consider step 3 as a last resort</li> </ol> <p>Environmental/Health Concerns: <a href="http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf">http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf</a></p>				



## **Bob Papadopoulos P.Eng, RHI**

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- **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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