

# HOME INSPECTION REPORT



16 Coe Hill Drive  
Toronto

Prepared for: [The Babiak Team](#)

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

Inspection Date: [March 24 2026](#)



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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



REFERENCE LINK [http://redbrickinspections.ca/docs/2\\_Roofing\\_Reference\\_Guide.pdf](http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf)

16 Coe Hill Drive **ROOFING/Chimneys** March 24 2026

Description				
Roofing Material: Asphalt Shingles:	Location: Slope:	Leakage Probability: Low	Chimney(s) Type: Brick:	Location: North

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

Observations/Recommendations

Sloped Surface: [overall surface in good repair](#)  
Chimney: [overall 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: Brick
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**Limitations**

Exterior Inspection from Ground Level  
 Restricted Access Under Deck(s)

**Observations/Recommendations**

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



DECK overall in good repair, floor boards- monitor and repair as required  
 PORCH overall in good repair, maintenance as 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](http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf)

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# STRUCTURE

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## Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Double-Brick)	Roof/Ceiling Framing: Wood Rafters/Joists
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## Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>75</u> % Roof Space Inspected From Access Hatch
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## Observations/Recommendations

overall well built house

ROOF: overall in good repair



**Description**

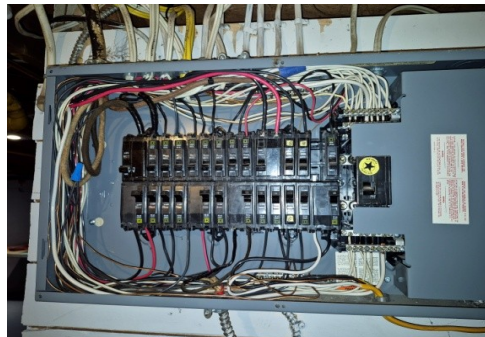
Service Size: <b>100</b> AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: <b>Overhead</b>	<b>Copper</b>
Rating: <b>100</b> AMP	Type of material: <b>Not Visible</b>	<b>Grounded</b>
Description: <b>Breakers</b>		
Location: <b>Basement</b>		
Distribution Panel	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 Kitchen Bathroom(s)</b>
Auxiliary Panel(s):	Outlets	
Rating: AMP	Description: <b>Grounded</b>	
Description:	Number of Outlets: <b>Typical</b>	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**



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](http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf)

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# HEATING

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## Description

Description:	Efficiency:	Rated Input:	Approx. Age:	Life Expectancy:	Fuel Type:	Shut Off at:
Hot Water Boiler:	Mid	70 x1000BTU/hr	17 yrs.	20+ yrs.	Gas	Meter-Exterior

Exhaust Vent Arrangement: [Metal Through-Wall Vent](#)

## Limitations

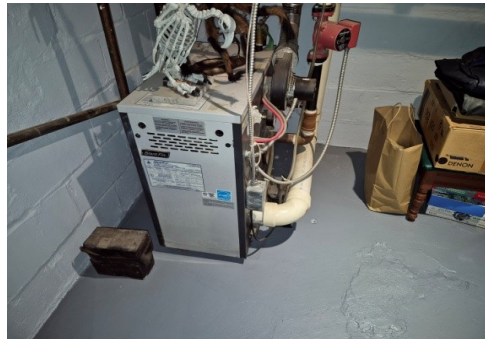
[Heat Loss Calculations Not Done](#)

## Boiler Performance

Pressure lbs/in2:	20
Temp Deg F:	130

## Observations/Recommendations

HOT WATER BOILER: [service annually](#)  
[recommend obtaining replacement parts/servicing contract](#)



Radiator(s): [monitor/repair valves as required](#)



REFERENCE LINK

[http://redbrickinspections.ca/docs/7\\_AC\\_Heat\\_Pump\\_Reference\\_Guide.pdf](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:
Ductless (air-cooled)	? x1,000 BTU/hr	5 yrs. old	10 to 15 yrs.

### Limitations

Data Plate Not Legible  
Cannot Test With Low Outdoor Temp

### Cooling Performance

Supply Temp F:  
Return Temp F:

### Observations/Recommendations

DUCTLESS A/C: not tested: should be serviced before using



REFERENCE LINK

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

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# INSULATION/VENTILATION

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## Description

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

## Limitations

Access Not Gained To Wall Space

Roof Space Inspected from Access Hatch

## 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

**Description**

Service Piping into House: Copper	Main Shut Off Valve at: Basement-Front	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron Plastic Floor Drain	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: 8 Life Expectancy: 20

**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

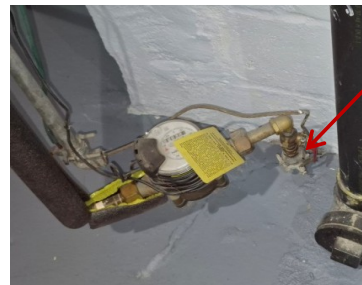
WASTE PIPING: all piping examined was in good repair

Basement Floor Drain: a back flow valve has been installed to the main waste drain



Kitchen(s) overall in good repair  
Washroom(s): overall in good repair

WATERMAIN: appears older - possibly older lead or galvanized steel pipe-  
recommend upgrade to copper  
contact city to arrange replacement



**Description**

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Casement	Wood
Resilient		Paneling	Sliders	Metal
Ceramic Tile			Fixed	
Fireplaces:	Fireplace Fuel:			

**Limitations**

Restricted/No Access To: \_\_\_\_\_ Foundation Not Visible 75 %  
 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: many upgraded units, upgrade older units as required

**\*\*Basement Leakage:** presently no leaking detected with moisture meter random sampling  
 foundation damp-proofed to minimize leaking risk  
 service sump pump annually



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



## **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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