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134 Pearson Avenue, Toronto, Ontario

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March 22, 2021

SUMMARY INSPECTION REPORT

PROPERTY: 134 Pearson Avenue, Toronto, Ontario

Inspector: Richard Gaughan

It is recommended that the Detailed Inspection Report following this Summary report be read thoroughly.

OVERALL CONDITION: Good. The house appears to be in good structural condition. No active foundation seepage was detected. The foundation walls have been underpinned to provide greater height in the basement. The west porch roof shingles requires replacement. The remaining flat and shingled roof surfaces show no major wear. A roof 'tune up' is recommended, however. The chimney structure is in good condition. The exterior brickwork is sound. The roof overhang has been capped with aluminum. Windows are a mix of modern vinyl framed and original wood framed windows. The front porch and rear wooden deck structures are intact. Adjust rear steps and secure bricks at base of rear porch post.

The house is equipped with a 200-amp electrical service. Wiring appears to have been upgraded throughout. The hot water heating boiler is 12 years old. Supplemental electric baseboard heat is used in the basement. The split coil heat-pump/air-conditioning system is operable. The incoming water service pipe has been upgraded. Water pressure is good. Drain upgrades have been done below the basement floor and under the front lawn. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile-work is sound. Most walls and ceilings are original plaster and are for the most part in good condition. The exterior walls are largely uninsulated (typical of solid masonry wall construction detail). Additional insulation is recommended in the attic. The common wall is constructed of double brick for superior sound isolation.

If there are any further questions with regards to the report or inspection, please call. *RICHARD J. GAUGHAN*
B.A. Sc. MECHANICAL ENGINEERING
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INSPECTION REPORT

PROPERTY: 134 Pearson Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Nested Real Estate

INTRODUCTION

Recommendations by the inspector are located below each paragraph heading and have been identified as one of the following:

P: priority repair/safety concern within the next 1 year.
M: monitor.
G: general recommendation/maintenance.

- ESTIMATED AGE OF HOUSE: over one hundred years

- BUILDING TYPE: two storey semi-detached

- FRONT OF HOUSE FACES: south

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- WEATHER: clear

- HOUSE OCCUPIED: yes

- WATER SOURCE: public

- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and mortar. From a structural standpoint, the foundations appear to be in good condition. The foundation walls have been underpinned to extend the height of the basement. The integrity of this type of structural modification to the foundation is unknown. No evidence of movement in the foundation was detected. The structural components in the basement (ie. foundation and flooring system) could not be properly examined due to the finished nature of the basement. The rear mudroom extension is supported on wood perimeter beams that are in turn supported by brick posts.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. Most water problems are a result of non-functioning eavestroughs, downspouts, or poor surface drainage. Ensure that the above do not allow water to pond beside the foundation.

M*: efflorescence is present on the west wall finish beside the side entry door. This is indicative of elevated moisture levels in this area. The wall area is located above grade.*

1.03 Exterior walls: The exterior walls are constructed of solid brick masonry. The brickwork is a structural component and supports some of the load of the house. *The common wall is constructed of two courses of brick. This is desirable in homes with shared walls as the masonry provides for an effective fire break and greatly reduces sound transmission.*

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. Floors felt solid throughout.

1.06 Termites: Due to the finished nature of the basement, few of the structural and non structural wood members were visible. Consequently, the presence or absence of termite activity or damage could not be determined.

G: *as the house may be situated in/near a known termite area, further information is recommended. Contact a licensed pest control company for information on possible activity in the immediate area.*

1.07 Roof framing: The visible roof framing in the attic is intact with no evidence of structural problems. The attic was viewed from the hatch only.

GENERAL EXTERIOR

2.01 Surface drainage: The land should show a positive slope away from the house on all sides. This ensures good surface drainage and reduces the possibility of moisture problems in the basement.

G: as there is a large tree on the front lawn, there is the potential for tree roots to interfere with the original clay drain pipes. It is not known whether the drains below the front lawn have been upgraded.

2.02 Window wells: Their purpose is to allow the grade to be raised above the window sill and prevent water from ponding beside the window. Correct grading of the soil should be maintained around the perimeter to prevent erosion. The rear metal window well is intact.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 20 years. All flashing around roof projections should be checked periodically to ensure there is a watertight seal. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles are in acceptable condition and those on the north side appear to be more recent. Those on the south side are over 10 years old. There is one layer of asphalt shingles present on all sides.

P: as the shingles on the west side of the front porch are near the end of their functional life, replacement is recommended in the near future. Replace torn shingle at the juncture between the flat roof and north facing shingles.

2.03F Modified bitumen membrane roof: This roofing installation typically involves a two-ply application with the seams sealed with either hot tar or heat-sealed with a propane torch. They are a reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation. The modified bitumen roofing membrane above the second floor appears to have been installed upwards of fifteen years ago. The roof surface and installation are in acceptable condition. The flat roofing membrane below the rear second floor deck could not be accessed and its age/condition is unknown. No water stains were observed on the ceiling finishes below.

G: a roof 'tune up' is recommended. The seams on the flat roof should be re-caulked.

2.05 Skylights: There are two skylights present above the rear porch and both appear watertight. Neither of the glass panels have failed. No water stains were observed on the ceiling finishes below.

M: the glass skylights pose a potential hazard on the rear upper deck and the glass should be protected or the skylights isolated from the deck area.

2.07A Brick Chimneys: The chimney at the southeast corner contains two flues for this home. One services the boiler, the other the fireplace. The brickwork and flashings with regards to the chimney are intact. The chimney structure has been rebuilt above the roof line. The boiler and gas fireplace flues are each is equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and ensure a proper draft in the flue.

2.08 Eavestroughs: They provide control for water runoff from the roofs to help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for loose sections and leaky seams. Aluminum eavestroughs are present on all sides. The downspouts discharge onto the surrounding land. Metal leaf guards have been installed on all sides to greatly reduce cleaning maintenance of the eavestroughs. The metal surface should be cleared of debris on a regular basis.

2.09A Masonry walls: The exterior walls are composed of brick masonry. Minor mortar deterioration is not uncommon and should gaps develop between bricks, they should be tuckpointed. The brickwork was found to be in generally good condition.

G: *seal spalling brickwork along the base of the west wall with a liquid brick sealer to provide a hard, waterproof surface and to retard further deterioration of the brickwork. There is localized mortar loss between bricks along the upper portion of the west wall.*

2.09B Aluminum siding: Aluminum siding is present above the front porch and is in good condition.

2.09G Solid wood siding: The tongue & groove wood finish on the rear addition is in good condition. Maintain with paint.

2.09M Cement Pargings: The exterior foundation walls on all sides above grade have been sealed with a parge coat of cement. The cement finish is intact.

e exterior walls include trim to cover frames and rim should be kept well painted and caulked.

d window frames is recommended.

G: both rear bedroom concrete window sills are cracked and are failing. The sills should be replaced.

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is finished in aluminum. The eavestroughs are anchored to the fascia board. The underside of the

eave is known as the soffit. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc. The eaves are intact.

2.11A Rear wooden porch: The wood deck at the rear is in generally good condition. Deck boards are sound, and rails are secure. The second floor deck structure is intact. Deck boards are sound, and rails are secure. *The gaps between the rails pose a falling hazard for small children.*

7

P/M: the NW brick post supporting the rear deck/mudroom extension has shifted and several bricks are loose at grade. The bricks should be secured, and the post monitored for further movement.

P: the rear wood steps need to be levelled and properly secured. A handrail is also recommended.

2.11A Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The masonry posts are relatively plumb. The deck boards are sound, and the rails are secure. The wooden steps are functional. A handrail is present alongside the steps.

G: there is localized surface decay and mortar loss between bricks on the front porch posts at grade.

G: the deck/steps require painting maintenance.

G: the wood skirting below the perimeter of the porch is in contact with the soil and is a potential entry point for termites and other insects and should be eliminated.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located at the southwest corner of the basement. The size of

the service is considered adequate for the electrical requirements of the house. The incoming service wires run through a vertical conduit mounted on the outside wall. The pipe is intact and is secure to the wall. A drip loop is present at the top of the mast. The distribution panel is a circuit breaker panel and is rated at 200-amps. The panel rating is adequate for the existing service size. The electrical service is grounded to the supply plumbing.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. It would appear that the house has been completely rewired. The wiring is modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

There are numerous 240-volt circuits, and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- main floor stove 40-amps
- basement stove 40-amps
- dryer 30-amps
-heat pump 20-amps
-electric bb heat 15-amps x 2

The above appliances have their circuits safely protected. The remaining breakers service the 120-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Each circuit should be protected by a 15-amp breaker. The breakers should be tripped twice a year to ensure that they are in good operating condition. None of the 115-volt circuits are overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. Overall, the supply of outlets was found to be sufficient throughout the house. There are at least two outlets per bedroom.

3.04 Operation of outlets & fixtures: Most of the outlets in the house were tested for continuity and grounding. The fixtures and switches were also checked for safe and proper operation. All outlets and light fixtures tested were found to be operable. The electrical outlets in each bathroom are protected by a ground fault interrupter (G.F.I.) device. Each was tested and found to be operable. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

G: *install a GFCI device on the kitchen counter outlets located within arms reach of the sink to minimize the risk of shock.*

3.05 Exterior wiring: Grounded wire and exterior rated components are important safety features of the wiring system. All exterior outlets should be equipped with a ground fault circuit interrupter. The rear exterior outlet is protected by a functional GFCI device.

G: *the ground fault interrupter (G.F.I.) device on the exterior outlet at the southwest corner is inoperable and should be replaced.*

Smoke Detectors: The house has been fitted with smoke/carbon monoxide detectors. The units are present on each floor. They were not tested.

HEATING/COOLING

4.01C Type of system: The house is heated by a gas-fired, hydronic hot water system. The hot water boiler was installed in 2009. The heat exchanger in this type of heating system typically lasts 20 to 25 years. The boiler was found to be operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The circulating pump is operable. The pump is impedance protected and does not require annual oiling. An expansion tank is located near the boiler in the basement. These are installed to limit increases in pressure to the allowable working pressure. An automatic water regulating valve that controls the fresh water supply to the system is present. There is also a pressure release valve present that prevents the operating pressure from exceeding 30 psi.

The metal exhaust flue that connects the boiler/water heater to the base of the chimney flue is intact. It should be inspected annually for perforations, blockage, or loose connections. The distribution piping visible in the basement was found to be in good condition.

A fresh air intake duct has been installed from the exterior into the boiler room. This ensures adequate combustion air for the boiler.

G: *gas fired boilers fitted with a draft hood must be inspected by a TSSA (Technical Standards & Safety Authority) technician on an annual basis to ensure proper and safe working order. At this time, the flue gases in the exhaust pipe will be tested for levels of carbon monoxide (CO) and subsequently fitted with a tag indicating this level. If levels of CO exceed 100PPM (parts per million), the heating appliance is considered unsafe, and it must be serviced and cleaned to ensure complete combustion.*

M: the thermostat appears to be inaccurate (or does not turn the boiler off when the set temperature is reached) as the temperature in the house was much higher than the thermostat indicated upon arrival at the house. A service call may be required if this continues.

4.02B Heat distribution: The radiators were inspected for operation and location to ensure adequate heating of the building. Air build-up within the rads is a common problem and regular bleeding of the rads is required. Check all rad valves annually for leakage. The location of radiators should provide a fairly even distribution of heat to most areas of the home. There is rust buildup at some of the basement pipe fittings, though no active leaks were noted. Supplemental electric baseboard heaters are used in the basement. All were found to be operable.

4.03E Split Coil heat pump/Air-conditioning: An air-cooled, 'ductless' heat pump/air conditioning system is present, with air handling units on the first and second floors. The system appears to have been installed within the last 10 years. This type of system provides low-grade heat during moderately cold weather, as well as cooling capability in summer. The system was operated in heat mode only.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main has been upgraded to a 3/4 inch copper line.

5.02 Flow rate: The flow rate on the top floor was observed when both the toilet was flushed, and the shower or tub faucet was open. Pressure was deemed to be good on the upper level. All sinks and toilets is fine. Two floor drains are present in the basement.

There is a white plastic clean-out access cover beside the porch and the diameter of this cleanout would indicate that this is access to the backwater valve. This should be confirmed as they require servicing every couple of years. The level of drain upgraded beyond the likely installation of the backwater valve under the front lawn is not known.

M: correct venting minimizes the risk of poor drainage and/or the discharge of sewer gas into the living environment. When the second or toilet is flushed, there is a gurgling sound in the toilet bowl. This is indicative of improper venting of the bathroom waste plumbing. So long as there is no release of sewer gas into the bathroom area, modifications are not required. Monitor.

The gas-fired hot water heater appears to be leased from a third party provider. Its capacity of 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2009.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The plumbing fixtures throughout the house are in good working order goal. The bathtub tiles in the basement bathroom are intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: There are about six inches of loose-fill rockwool insulation present in the attic.

G: *another six to eight inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of R-50.*
(Approximate Cost: $1,500 to $2,000)

6.02 Venting: Minimal attic ventilation is present (typical of older homes). Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months. *It is recommended that additional roof ventilation be provided if insulation levels are augmented in the attic or when the roofs are next resurfaced.*

6.03 Exterior walls: Insulation could not be found in most exterior walls. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. This type of wall construction usually has a thermal rating of R-4 to R-6. The finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: Storm and thermalpane windows are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished in original plaster with updated drywall present primarily in the basement, and in some of the ceilings. Overall, the walls and ceilings were found to be functional with minor repairs.

G: the plaster wall finish on the common wall in the rear bedroom is deteriorated/cracked and should be replaced with drywall at some point.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are functional. The staircases in the house are sound. The hardware on doors is functional.

G: secure rail alongside the upper staircase.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and related hardware were found to be intact and are functional. The vinyl framed windows are provided with thermalpane glass. Outside aluminum storms are provided on the original windows.

+ original double hung wood windows; they require periodic caulking, painting and putty repairs.
+ vinyl framed double hung and slider windows.

G: there is a broken pane of glass in the rear bedroom.

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the living room. The remote was not located and as a result, the unit was not operated.

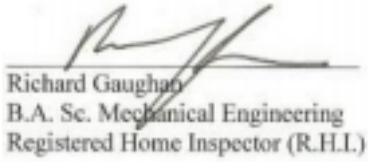
7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The basement bathroom exhaust fan is vented to the exterior. The dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

Note: *This inspection, which is carried out at the request of the listing agent, is intended to help the*

agent and seller determine the general overall condition of the house prior to listing of the property. This report is based on his opinion of the property's condition at the time of the inspection. The report cannot be taken as a guarantee, warranty or policy of insurance. The inspection is limited to those parts of the property and related equipment that are readily accessible and can be evaluated visually. The inspection excludes reference to potentially hazardous substances, including but not limited to mould, urea formaldehyde foam insulation, asbestos, lead paint, radon and underground fuel storage tanks.

If there are any further questions with regards to the report or inspection, please call.

Sincerely,



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