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## 11 Laws Street, Toronto, Ontario





January 19, 2022

## SUMMARY INSPECTION REPORT

PROPERTY: 11 Laws Street, Toronto, Ontario

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

**OVERALL CONDITION:** Very good. This freehold townhouse is in good structural condition and appears to be about 40 years old. The common walls are constructed of concrete block for superior sound isolation. Though the roof shingles were not visible due to snow coverage, they were installed within the last seven years according to the owner. The brick and aluminum sidings are in good shape. Windows have been upgraded throughout. Window frames and roof overhang (eaves) are capped with aluminum. The rear deck is a recent build.

The house is equipped with a 200-amp electrical service. Modern copper wire appears to be present throughout. The high-efficiency furnace was upgraded in 2010. The air conditioner was recently replaced. The supply plumbing is largely copper pipe, with some more recent plastic pipe installations. Water pressure is good. The waste plumbing is largely ABS plastic pipe, with clay pipe below the basement floor. Water flows freely through all drain fixtures. All bathrooms and kitchen are in good working order. Upper-level bathrooms and kitchen have been renovated. Fixtures are operable and tile work is sound. Additional insulation has been added to the attic. The interior drywall finishes and flooring are in good condition.

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

**NATIONAL HOME INSPECTION LTD.**  
**RICHARD J. GAUGHAN**  
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**REGISTERED HOME INSPECTOR (R.H.I.)**  
**SINCE 1983**

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## INSPECTION REPORT

PROPERTY: 11 Laws Street, 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: forty years
- BUILDING TYPE: three level row-house, freehold
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

## **STRUCTURE**

1.01 Foundation: The foundation walls are constructed of concrete blocks. From a structural standpoint, the foundations are in good condition. The structural components in the basement (ie. foundation and flooring system) could not be examined due to the finished nature of the basement. *The partition walls on either side are constructed of concrete block and extend up through the attic for superior sound isolation and act as an effective fire break.*

1.02 Water penetration: No active water seepage or elevated moisture levels were detected on exterior wall finishes in those areas of the basement that were accessible. 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.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brick finish on the main floor of the house is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: The joists supporting the main floor are composed of 2" by 10" lumber. Floors are relatively level and 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. *Termites are not a known problem 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. The visible sheathing boards below the roof shingles are intact.



*M: there is moisture on the loose fill insulation below a roof vent (just east of the attic hatch). This likely occurred during the heavy snowfall recently experienced. You may want to have the roof shingles and roof vent in this location inspected by a roofer once the snow is gone. Monitor during normal rainfall to ensure that moisture penetration does not reoccur.*

## **GENERAL EXTERIOR**

2. 01 Surface Drainage: Drainage adjacent to the house was difficult to determine due to snow coverage. In the spring, grading should be checked to ensure that there is a positive slope away from the house on all sides. This will ensure good surface drainage and reduce the possibility of moisture problems along the rear basement wall.

2.03A Asphalt roofing shingles: The asphalt shingles could not be inspected due to heavy snow coverage. They were upgraded <7 years ago according to owner. *No water stains were observed on the plywood sheathing finish below the roof shingles as seen in the attic.*

2.08 Eavestroughs: Aluminum eavestroughs are present on all sides. The downspouts discharge below grade at the front and likely onto the surrounding land at the rear.

2.09A Masonry walls: The exterior walls on the main floor are composed of brick masonry. The brickwork was found to be in good condition.

2.09B Aluminum siding: Aluminum siding is present on the second and third floors and is in also good condition.

2.09L Tudor style board-and-stucco siding: This wood siding material is present at the front and is intact. *The siding will require periodic painting maintenance.*

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim as part of the window upgrades to minimize deterioration and reduce maintenance.

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 Wooden deck: The deck was rebuilt within the last two years according to owner. *The deck was covered with snow and could not be inspected.*

2.13 Garage: The attached wood framed garage/storage area is intact. The overhead garage door is equipped with an automatic door opener.

*G: the automatic garage door opener is not equipped with a reverse brake mechanism. This feature is an important safety consideration and the installation of a reverse brake feature or replacement of the unit should be considered.*

## **ELECTRICAL**

3.01 Electrical service & panel: The home is equipped with an underground, 240-volt, 200-amp service. The main distribution panel is located in the laundry room area. An auxiliary panel is located at rear of basement (above the lower-level kitchen sink) and is protected by a 100-amp breaker located in the main panel. The size of the service is considered adequate for the electrical requirements of the house. 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 appears to be composed of copper wire. 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
- dryer                    40-amps
- water heater            30-amps
- auxiliary panel        40-amps

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. The kitchen is equipped with an adequate supply of outlets. There are two split receptacles present in the kitchen. Each half of a split receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the risk of the breaker tripping.

3.04 Operation of outlets & fixtures: Most of the outlets 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 the upper-level bathrooms are each 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 G.F.C.I. device on the lower-level bathroom outlet.  
(Approximate Cost: \$50 to \$75)*

*P: an outlet beside the lower level kitchen sink is loose and should be secured in the wall cavity.*

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 exterior outlets at the front and rear are equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

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

## **HEATING/COOLING**

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. This type of furnace utilizes the exhaust gases to a greater extent and improves the heating efficiency of the system. As well, the exhaust gases do not need to be vented up the chimney. The exhaust is vented through a compliant plastic pipe on the east side of the house. The furnace was upgraded in 2010. They typically last 15-20 years and the unit is in good working order. The PVC plastic exhaust flue pipe that vents the furnace to the exterior is intact. It should be inspected annually for moisture seepage at the joints.

4.02A Heat distribution: Supply air registers and return-air grates were inspected for operation and location. Supply-air registers are present and functional in all principal rooms. The location of return-air registers is sufficient.

Radiant floor, electric heating elements have been installed in the primary 2<sup>nd</sup> floor washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and is operable.

There is no humidifier connected to the furnace. If the air is found to be dry during the winter months, a cascading type humidifier is recommended.  
(Approximate Cost: \$400 to \$500)

4.03B Air filter: A passive air filter should be kept in place beside the air-handler assembly in the furnace. It should be inspected at least every two months and replaced if dirty.

4.03D Central air conditioning: The system could not be operated due to the low outdoor temperature. The equipment was installed within the last couple of years according to owner. The condensate drain line is connected to the floor drain.

## **PLUMBING**

5.01 Supply plumbing: The water distribution pipes are primarily made of copper, with some more recent upgrades using polyethylene plastic pipe. The main water shutoff valve is located on the south basement wall and is a three-quarter inch diameter incoming water feed.



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.

5.03 Waste piping: The waste drainage plumbing is made primarily of A.B.S. plastic. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their condition is not known. The drain pipes below the basement floor are made of clay. Water flow through all sinks and toilets is fine. A floor drain is located at the rear of the basement.

*G: consideration should be given to having a back-water valve installed in the main drain pipe beneath the concrete floor at the front of the basement. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.*  
(Approximate Cost: \$2,500)

No obvious deficiencies were detected with regards to venting of the drain pipes in each of the bathrooms and kitchen. Correct venting minimizes the risk of poor drainage and/or the discharge of sewer gas into the living environment.

The electric hot water heater has a capacity of 60 gallons. This is adequate for the number of bathrooms and kitchens in the house. The equipment is rented and is a more recent installation.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they are in good working order. The plumbing fixtures throughout the house are in good working order. The bathtub tiles in the lower level and 2nd floor bathroom are intact. The tiled shower stall enclosure in the ensuite washroom is also intact.

## **INSULATION**

6.01A Attic: There are about fourteen inches of loose-fill and fiberglass batt insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-50+. This is enough to minimize heat loss through the ceiling. *The attic hatch in the hallway ceiling should be fitted with weatherstripping to ensure an airtight seal.*

6.02 Venting: Adequate attic ventilation appears to have been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The framed exterior walls are insulated with fiberglass insulation. This typically corresponds to a thermal resistance value of about R-12 and should provide adequate protection against heat loss. The exterior basement walls also appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: Upgraded thermalpane windows and insulating doors are present throughout.

## **GENERAL INTERIOR**

7.01 Walls & Ceilings: The walls and ceilings are finished in drywall and are in good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are level. The staircases in the house are sound. The metal handrails and guardrails are secure. The door jambs are square, allowing good closure of interior doors. The hardware on doors is functional.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and related hardware are intact and are operable. The windows are provided with thermalpane glass.

- + vinyl framed windows.
- + wood-framed window at rear basement.


7.05 Ventilation: The kitchen exhaust fan was found to be operable. The exhaust is vented to the exterior. The bathroom exhaust fans on the 2<sup>nd</sup> floor are operable and are properly vented to the exterior via the attic. The dryer on the main floor is vented to the exterior. *It is not known whether the exhaust fan in the lower-level washroom is vented to the exterior.*

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*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. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.*

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

Sincerely,



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Richard Gaughan  
B.A. Sc. Mechanical Engineering  
Registered Home Inspector (R.H.I.)