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37 Parkside Drive, Toronto, Ontario

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January 11, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 37 Parkside Drive, Toronto, Ontario

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

OVERALL CONDITION: Good. The house is in good structural condition. An interior foundation waterproofing membrane with a sump pump system is present. The roof shingles and most flat roofs have been upgraded and are in good condition. The exterior brickwork is sound. Upgraded vinyl/fiberglass windows are present throughout. Window frames and most of the roof overhang (eaves) have been capped with aluminum. The front enclosed porch structure is sound.

The house is equipped with a 100-amp electrical service. Wiring appears to have been upgraded throughout. The hi-efficiency furnace and heat pump/air-conditioners are recent upgrades. The hi-efficiency domestic hot water heater is new. The supply plumbing has been updated and is a mix of copper and polyethylene plastic pipe. Water pressure is good. The waste plumbing has been substantially updated with ABS plastic. Both bathrooms and kitchen have been renovated and are in good working order. Fixtures are operable and tile-work is sound. The wall/ceiling finishes have been substantially updated with drywall. Many of the exterior wall cavities appear to have been insulated as part of the renovations, including the basement/ceiling and below the front enclosed porch. The common wall is constructed of double brick for superior sound isolation. The natural gas fireplace in the basement is operable.

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

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INSPECTION REPORT

PROPERTY: 37 Parkside Drive, 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: three storey semi-detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: frozen
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of either stone or brick masonry. From a structural standpoint, the foundations appear to be 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 perimeter walls below the front porch have been fitted with concrete block. The composition and condition of the foundations below the rear two-story extension is unknown due to a lack of access.

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.

An interior waterproofing membrane (known as a 'Delta' membrane) is visible on the front foundation wall. The drain tile that is installed below the concrete floor slab connects into the sump pump system at the front of the basement. The owners confirmed that the membrane is wrapped around the south and west exterior foundation walls.

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. The hairline crack in the brickwork below the dining room window should be kept well sealed.*

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

1.07 Roof framing: The sheathing and framing below the roof structure could not be examined due to a lack of proper access. There is no indication from the exterior that any major structural deficiencies exist with the roof structures.

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.

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 good condition and are new. There appears to be one layer of asphalt shingles present.

G: the shingles on the plywood awning above the rear 3rd floor door are worn.

2.03F Modified bitumen membrane roof: The modified bitumen, flat roofing membrane above the 3rd floor was installed more than ten years ago and though partially covered in snow, appears to be in good condition. This type of roofing material typically lasts in excess of 20 years.

2.03F Single-ply (TPO) flat roof: This roofing installation involves a a single-ply application. They are a quality roofing system and typically last in excess of 25 years. The flat roofing membranes above the 2nd floor and front porch were installed < 5 years ago and though they were covered partially in snow, appear to be in good shape.

P: secure loose section of membrane directly below exterior door leading to 3rd floor flat roof.

2.07A Brick Chimneys: The brick chimney at the front is no longer in use. The brickwork, cap and flashings are intact. The chimney structure has been rebuilt above the roof line.

2.08 Eavestroughs: Aluminum eavestroughs are present on all sides. The downspouts discharge onto the surrounding land. Metal leaf guards have been installed to greatly reduce cleaning maintenance.

G: the eavestrough at the rear (sunroom extension) is improperly sloped and should be reinstalled so that water drains toward the downspout.

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 good condition.

2.09D Asphalt shingle siding: Roofing shingles have been applied on the vertical exterior walls of the 3rd floor dormer that leads to the flat roof and on the front gable above the second floor. These shingles are intact.

G: the asphalt shingles below the rear sunroom windows on the second level are very old and deteriorated on the south side. The siding material below these shingles (main level) should also be resurfaced at some point. Resurfacing with a new siding material is recommended in the next 2 to 3 years. There is a small hole in the asphalt shingle siding adjacent to the 3rd floor deck door. It should be sealed.

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

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

2.10B Soffits & Fascia: The roof overhang on the south and east sides (otherwise known as the eaves) is finished in aluminum. The front gable and porch overhang is also capped with 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 Front porch: The enclosed front porch structure shows no major defects. The horizontal roof beams are intact. The masonry posts are relatively plumb. The plywood siding on the porch is in good condition and is well painted. The deck surface is finished in stone. The wooden steps are functional. A handrail is present alongside the steps. The metal rails bordering the 2nd floor porch deck are secure. The perimeter walls in the crawlspace area below the porch structure has been sprayed with hi-density spray foam to minimize heat loss and keep the floor more comfortable in winter.

G: *the porch steps should ideally be levelled.*

2.12 Retaining walls: The concrete stone retaining walls at the front and rear are intact.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The main distribution panel is located on the south side 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 main distribution panel is rated at 125-amps. The panel rating is adequate for the existing service size. *Due to a lack of access, grounding of the electrical service to the supply plumbing could not be verified.*

3.02 Distribution wiring: The visible distribution wiring is composed of copper wire. Where accessible, the wiring was found to be modern, grounded cable and as best as the inspector was able to determine (checked for grounding of the outlets and made a visual inspection of most lighting circuits behind the switch cover plates), the house appears to have been rewired.
An outlet in the rear 2nd floor sunroom is ungrounded (reason unknown).

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.

- stove	40-amps
- oven	30-amps
- dryer	30-amps
- air conditioner	20-amps
- heat pump	30-amps

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 over-fused.

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 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.

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 in the basement, main floor and at the bottom of the 3rd floor stairwell. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a hi-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 south side of the house. The furnace was installed in 2016 and is operable.

The PVC plastic exhaust flue pipes that vent the furnace/water heater to the exterior are 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 most principal rooms. The location of return-air registers is limited to the main floor. Heat for the 3rd floor bedrooms is provided by the heat pump system on this level.

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

G: there is no heat source in the basement washroom or rear second floor sunroom extension.

4.03A Humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. A cascading type humidifier is located in the plenum above the furnace. The humidistat is located above the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

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 is <5 years old. The cooling load of the compressor was not confirmed. The condensate drain line is connected to the floor drain.

4.03E Split Coil air-conditioning/heat pump: An air-cooled, 'ductless' heat pump system provides heat and cool air via two air handling units on the third floor. The equipment was installed within the last year. The system was operated in heat mode only and is in good working order.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are a mix of Polyethylene and copper pipe. The main water shutoff valve is located at the front of the basement. The composition and diameter of the incoming water service pipe is unknown due to a lack of access.

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. This would indicate that the incoming water service pipe has been upgraded

5.03 Waste plumbing: The waste drainage plumbing has been substantially upgraded, though there are some sections of the original waste piping still present. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their age/condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

The presence of a back-flow preventer could not be verified in the main waste pipe below the basement floor/under the front lawn. These are now installed to prevent City waste/storm water from backing up into the basement. If one has been installed, its location should be confirmed, as they require servicing every few years.

A sump pump system is present below the floor at the front of the basement. The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the front of the house. The cover of the sump pit could not be removed. The equipment was not tested. *Ensure that it is in working condition at all times.*

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 gas-fired tankless "demand" hot water heater is a high-efficiency unit and was installed in 2021. The exhaust is vented directly through the exterior wall at the front of the house and is in good working order.

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

INSULATION

6.01A Attic: The ceiling cavities below the flat roofs above the 2nd and 3rd floors could not be accessed and the amount of insulation present is unknown. The recommended thermal resistance level (R value) for a flat roof is R-24 or more. Given that the upper levels of the house have been renovated, it is likely that the ceiling cavities are reasonably well insulated.

6.02 Venting: Minimal roof 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.

6.03 Exterior walls: The exterior walls are mix of insulated and uninsulated walls. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. The finished basement exterior walls (and ceiling, according to owner) are insulated with fiberglass insulation.

6.05 Crawl space: The area below the main floor at the front has had its perimeter walls insulated with high density spray foam insulation.

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

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are a mix of original plaster and modern drywall. Some of the walls have been covered with plywood on the second level. Acoustic tiling is also present in the front bedroom ceiling. Overall, the walls and ceilings were found to be in good shape.

G: there is a hairline crack in the plaster wall finish above the third-floor bedroom door. Cracks such as these are not uncommon in plaster wall and ceiling finishes. This crack is due to minor internal movement of the house. The crack should be repaired with a flexible caulking material, or reinforced wall tape.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively level. The staircases in the house are sound. Some of the door jambs are no longer square. This is the result of normal settlement in the floor joists and load bearing walls and does not indicate a structural problem.

G: *the front bedroom door that leads to the upper porch deck is difficult to open/close.*

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 in all locations are provided with thermalpane glass.

+ fiberglass/vinyl framed windows.

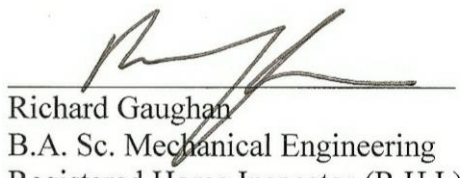
7.04F Fireplaces: A natural gas prefabricated fireplace has been installed in the basement. The exhausted vented directly through the exterior wall. The fireplace was operated and found to be functioning properly. Annual servicing and cleaning are advisable to ensure safe operation.

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans in the basement and on the 2nd floor are operable and appear to be 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. 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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