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873 Windermere Avenue, Toronto, Ontario

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April 25, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 873 Windermere Avenue, Toronto, Ontario

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

OVERALL CONDITION: Very good. The house has had a 2nd story added and the interior rebuilt in 2016. The south foundation wall has been waterproofed. The roof shingles are in good condition. The exterior clay brick and cement board siding on the 2nd floor are in good condition. Upgraded vinyl framed windows are present throughout. The roof overhang (eaves) and window frames are capped with aluminum. The rear deck structure is sound. The front concrete porch is also in good shape. The garage is in generally good condition.

The house is equipped with a 100-amp electrical service. Modern coper wire is present throughout. The hi-efficiency furnace and air conditioner were installed in 2015. The incoming water service pipe has been upgraded. Water pressure is good. The interior waste plumbing has been substantially updated with ABS plastic pipe. Some original clay drains are present below the basement floor and under the front lawn. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. Electric radiant floor heat is present in each bathroom below the floor tiles. The drywall finishes are in good condition. The exterior walls are well insulated, as is the attic.

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

NATIONAL HOME INSPECTION LTD.
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B.A. Sc. MECHANICAL ENGINEERING
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SINCE 1983

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INSPECTION REPORT

PROPERTY: 873 Windermere 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: 80+years, gutted and renovated, with a 2nd floor addition within the last 7 years.

- BUILDING TYPE: two story detached

- FRONT OF HOUSE FACES: west

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- 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 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.

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. An exterior waterproofing membrane has been installed on the south basement wall. The drain tile that is installed at the base of the foundation wall connects into the existing drain pipes under the basement floor.

1.03 Exterior walls: The exterior walls are constructed of solid masonry on the first level and wood framing on the second level. The main floor brickwork is a structural component and supports some of the load of the house.

1.04 Interior framing: Most of the floor joists supporting the main floor could not be inspected due to the finished nature of the basement. These joists are composed of 2" by 8" lumber. The centre beam in the basement provides intermediate support for the floors and walls above. 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 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.

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. A catch basin is present in front of the garage. It is assumed that the water collected in this drain discharges below grade.

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 were installed <7 years ago. There is one layer of asphalt shingles present on all sides.

2.05 Skylights: The skylight installation is intact. No water stains were observed on the ceiling finishes below.

2.08 Eavestroughs: Aluminum eavestroughs are present on all sides. The downspouts discharge below grade and into the sewer system at the SW corner, and onto the surrounding land.

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.

2.09G Hard board siding: Hardboard siding has been installed on the second floor. This material is very durable the siding was found to be in good condition.

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim to minimize deterioration and reduce maintenance. Caulking around window and door openings is intact.

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 wood deck at the rear is structurally sound. The synthetic deck boards are intact and glass/metal rails are secure. The steps are functional.

2.11B Concrete decks: The front concrete porch structure is sound. The concrete steps are functional, and rails are secure. A stone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

2.12 Retaining walls: The concrete brick retaining walls at the front are intact.

2.13 Garage: The detached wood framed garage is serviceable. The roof shingles are in good shape. The overhead garage door is equipped with an automatic door opener. The reverse brake feature on the opener was tested and found to be functional. This is designed to prevent the door from closing and damaging your car or causing bodily injury.

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 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 main distribution panel is rated at 125-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. 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.

- oven 40-amps
- dryer 30-amps
- air conditioner 25-amps
- electric floor heat 15-amps
- hot tub 50-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 overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. There are two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. Overall, the supply of outlets was found to be sufficient throughout the house.

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. The kitchen counter outlets located within arms reach of the sink are also ground fault protected.

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 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 floor. 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 north side of the house. The furnace was manufactured in 2015 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The PVC plastic exhaust flue pipe that vents the furnace/water heater 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 rooms. Radiant floor, electric heating elements have been installed in the washrooms beneath the floor tiles (none in the main floor powder room). Each is controlled by a wall mounted thermostat and is operable. As well, electric radiant floor heat is present in the basement. There are two thermostats for this level of the house.

4.03A Humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. A steam-type humidifier is located in the plenum above the furnace. The humidistat is located on the unit itself 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 air-cooled central air conditioning system was manufactured in 2015. A/C system typically last 15-20 years. The system was found to be operable. The unit has a cooling capacity of approximately two tons. This is sufficient for this house. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are largely modern polyethylene pipe, with the incoming water main 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.

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 original clay drainage pipes beneath the basement floor and under the front lawn could not be examined and their condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

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 hot water heater appears to be leased from a 3rd party provider. Its capacity of 50 gallons should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2019.

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 and tiled shower stall enclosures are intact. The tile grout and seal around the tub and at the base of the shower stall walls should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: There are about sixteen inches of loose-fill fiberglass 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.

6.02 Venting: Sufficient attic ventilation has 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 exterior walls on the main floor are constructed of solid masonry and appear to have been insulated with glass fiber insulation as part of the renovation. The 2nd floor walls are composed of a wood-frame structure. There is also glass fiber insulation present in the 2nd floor wall cavities (R-20). The finished basement exterior walls appear to have been insulated with fiberglass insulation.

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

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 relatively level. The staircases in the house are sound. 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 were found to be intact and are operable. The windows in all locations are provided with thermalpane glass.

+ vinyl framed casement/slider windows.

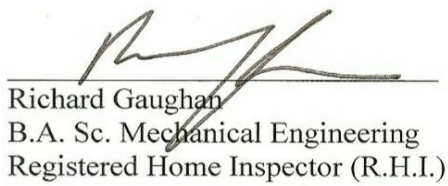
7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional.

Note: The hot tub and related mechanical equipment were not inspected as they are beyond the scope of this inspection.

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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