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44 Montye Avenue, Toronto, Ontario



January 19, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 44 Montye Avenue, Toronto, Ontario

The detailed inspection report following this summary report should be read thoroughly.

OVERALL CONDITION: Very good. No active foundation seepage was detected. The house was gutted and rebuilt in 2017, including the addition of a 3rd floor and rear extension. The roof shingles are in good condition. The exterior stucco and aluminum sidings are intact. Vinyl framed windows are present throughout and all are operable. The roof overhang (eaves) is capped with aluminum. The rear wooden deck and front porch structures are sound. The garage is serviceable.

The house is equipped with a 100-amp electrical service. The wiring system is in good working order. The high efficiency furnace and air conditioner both date to 2017. The hot water heater is a rental unit. The supply plumbing is plastic pipe. Water pressure is good. The waste plumbing appears to have been upgraded with ABS plastic pipe. Water flows freely through all drain fixtures. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The drywall finishes are in good shape. The exterior walls appear to be insulated with fiberglass throughout.

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

NATIONAL HOME INSPECTION LTD.
RICHARD J. GAUGHAN
B.A. Sc. MECHANICAL ENGINEERING
REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983



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INSPECTION REPORT

PROPERTY: 44 Montye 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.
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- ESTIMATED AGE OF HOUSE:	original house built 80-100 years ago, rebuilt on existing foundation in 2017.
- BUILDING TYPE:	three storey detached
- FRONT OF HOUSE FACES:	south
- UTILITIES STATUS:	all on
- SOIL CONDITIONS:	wet
- WEATHER:	overcast
- HOUSE OCCUPIED:	yes
- SEWAGE DISPOSAL:	public

STRUCTURE

1.01 Foundation: The original foundation walls could not be examined and their composition is unknown. An addition is located at the rear. Its foundation walls are constructed of poured concrete. The structural components in the basement (ie. foundations and flooring system) could not be examined due to the finished nature of the basement.

G: there is a horizontal crack in the exterior concrete wall finish near grade at the northwest corner of the house. The crack was reviewed by a consulting engineer and was deemed to be non-structural (see attached report).

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 inspector was unable to confirm whether the waterproofing membrane covers all foundation walls.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure.

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 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 structure.

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. Maintain a watertight seal between the concrete walkways on both sides of the house.

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 on all sides are in good condition and were installed in 2017. There is one layer of asphalt shingles present on all sides.

2.08 Eavestroughs: They provide control for water runoff from the roof(s) 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.

2.09B Aluminum siding: Aluminum siding is present on the east side and was found to be in good condition. *There is some unevenness in the aluminum panels along the east wall. The reason for this is not known, though this would be a cosmetic defect.*

G: the horizontal metal ledge at the base of the east aluminum siding is sloped incorrectly and enables water to pond. The slope should be modified to prevent this occurrence.

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base. It is important that all vertical and horizontal joints be kept watertight to prevent water entry into the wall cavities. Synthetic stucco siding is present on three sides and is in good condition.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the stucco.

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 in good structural condition. The deck boards are sound and the wooden steps are functional.

2.11A Front porch: The front porch structure is also in good condition. The deck is structurally sound. Decks boards are intact and the glass rails are secure. The steps are functional.

2.13 Garage: The detached wood framed garage is an older installation and is serviceable. The roof shingles are in good shape. The exterior walls are covered in vinyl siding. 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 sufficient 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. Grounding of the electrical service to the supply plumbing could not be verified due to a lack of access.

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 three 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
- dryer	30-amps
- air conditioner	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 overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. The island counter outlet in the kitchen has a dedicated 20-amp circuit. 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 island counter outlet is 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 front and rear are equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area. Wiring between the house in the garage runs below grade and appears to be contained within a plastic conduit.

Smoke Detectors: The house has been fitted with electrically connected 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 west side of the house. The furnace was installed in 2017 and is in good working order. 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 principle rooms. The location of return-air registers is sufficient.

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 manufactured in 2017 and has a cooling load of 2 tons. 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. The main water shutoff valve is located at the front of the basement. Due to a lack of access, the composition and age of the incoming water service pipe could not be verified. Given that there is good water flow on the upper level of the house, it is likely that the incoming water service pipe has been upgraded.

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 age/condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located behind the furnace and could not be accessed. It is not known whether a floor drain is present below the laundry machines on the second floor (it is suspected that one is present however). This should be confirmed.

The presence of a back-water valve in the main drain pipe beneath the concrete floor at the front of the basement (or under the front lawn) could not be verified due to a lack of access. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house. If one is present, its location should be verified as they do require servicing every few years.

A sump pump system is present at 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 exterior at the SW

corner. The system appears to see little use, as there was no water in the sump pit. Due to limited access, the pump was not operated. Ensure that the pump is in good working order 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 hot water heater appears to be leased from a third party provider. Its capacity of 50 gallons should be sufficient for the number of bathrooms and kitchens in the house. The equipment was installed in 2017.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters are operable. The bathtub tiles in the 2nd floor washrooms are intact. The tiled shower stall enclosures in the basement and on the 3rd floor are also 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: This area was not accessed during the inspection and as a result, the amount of insulation above the top floor ceiling could not be determined. The recommended thermal resistance level for this area is now R-50/60. Given that the third floor was built as part of the reconstruction in 2017, the ceiling cavity is assumed to be well insulated.

6.02 Venting: Roof 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 framed exterior walls appear to be insulated with fiberglass insulation throughout. This corresponds to a thermal resistance value of about R-12 and should provide good protection against heat loss. The finished basement exterior walls also appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: 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 most doors is operable.

P: the passage set on the rear entry door does not allow for closure of the door from the exterior without a key. The passage set should be replaced.

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

+ vinyl framed casement/fixed windows.


7.04F Electric fireplaces: There are two electric fireplaces; one in the basement and the other on the first floor. Both are operable.

7.05 Ventilation: The kitchen exhaust fan is operable and is properly vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer on the second floor 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.

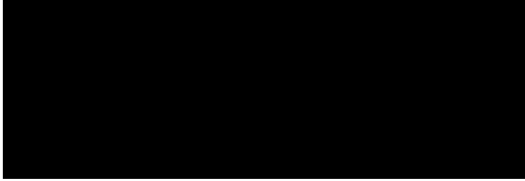
Sincerely,



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

January 26, 2023

Robert Eeuwes,



Project: 44 Montye Avenue, North York, ON. M6S 2G9

Subject: Foundation Wall Inspection: Structural Report

EIDS Consultants Inc. has carried out the inspection of the cracked foundation wall at one side of the property at 44 Montye Avenue, North York. Inspection was done on Monday, dated 23 January, 2023.

Fig.-01 and 02 show the as-built condition of the wall. During inspection, we have noted that original basement wall is structurally sound with no signs of any crack or settlement. From the site condition, we are with the opinion that additional foundation wall protruding out has been constructed adjacent to the main basement wall at later time. Reason of the construction of this wall is unknown.

Fig.-03 & 04 show the cracks occur in the additional part of the foundation wall. Based on our visual inspection of the wall, we are with the opinion that, wall was constructed over concrete pavement slab with no foundation below.

Fig.-03 & 04 show the cracking of the wall just above the pavement slab. We are with the opinion that this wall is not the part of the main basement wall and is a non-structural wall. The cracks found, do not pose any safety concern to the main structure of the house.

Following are the possible causes of the cracks,

- 1- Settlement of the soil underneath the pavement slab.
- 2- Possible construction joint at the crack location during casting of the foundation wall.
- 3- Foundation wall is not going down 4ft below the grade level and cracks might have caused due to frost related soil movement.

To arrest the crack and to ensure, it does not happen again, the protruding part of the foundation wall shall go down to the main basement wall footing level.

Since, wall is a non-structural wall, alternate solution is to grout the cracks as and when they appear.

Proposed grouting procedure is as follows,

CRACK REPAIR PROCEDURE:

- 1- Chip-off the cracks to create a rough surface necessary to enable the fresh concrete or grout to attach with existing concrete firmly.
- 2- Using the wire-brush to brush the area and to cleaned-off the chipping to achieve a clean surface.
- 3- Dampen the chipped area with clean water.
- 4- Fill the cracks with approved non-shrink concrete grout as per manufacturer's recommendation on how to apply the grout and how to keep it damp to gain the required strength.

Note:

“Quikrete Non-Shrink Precision Grout” is recommended for this type of crack repair works.

Best Regards,

Shaukat Ali, M.Eng., P.Eng., LEED GA
Director & Principal Structural Engineer



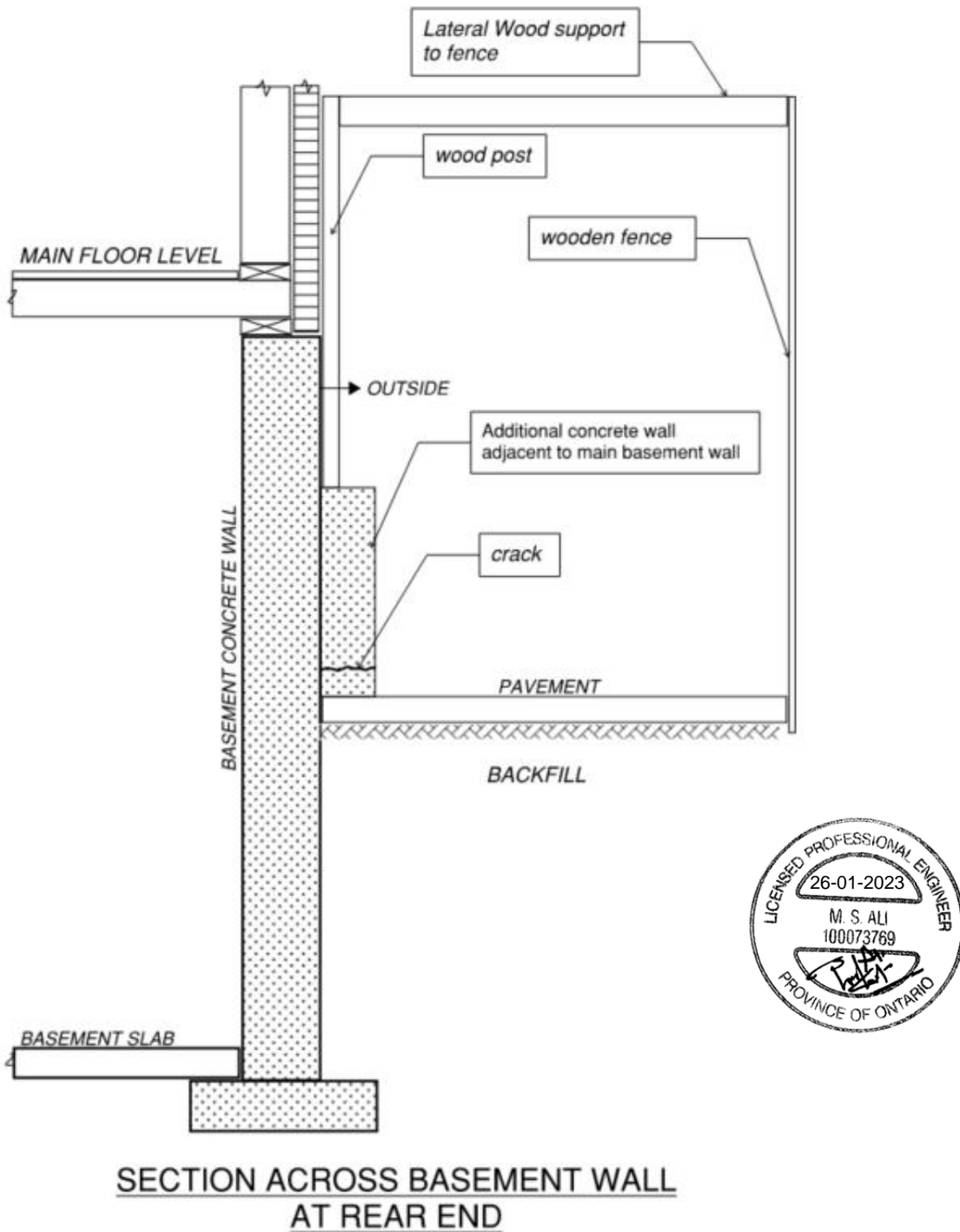


Fig.-01:



Fig.-02:





Fig.-03:



Fig.-04:

