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402 Clendenan Avenue, Toronto, Ontario



May 23, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 402 Clendenan Avenue, Toronto, Ontario

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

OVERALL CONDITION: Generally good. The house appears to be in good structural condition. No active foundation seepage was detected. The flat roof was resurfaced <15 years ago, according to owner and is a modern membrane roofing application. The exterior brick and vinyl sidings are intact. Upgraded vinyl framed windows are present throughout. The window frames have been capped with aluminum. The front concrete deck and rear wooden porch structures are sound. The garage is in fair condition.

The house is equipped with a 100-amp electrical service. Wiring has been largely updated, though there is some of the original knob&tube wire in use at the front of the house. It should be replaced. The hi-efficiency furnace and air conditioner were installed in 2011. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing is a mix of original cast iron/clay pipe, and updated 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 wall and ceiling finishes are a mix of drywall and plaster. The rear addition walls are insulated with fiberglass. The crawl space below the kitchen is not insulated, though the floor is equipped with electric radiant floor heat.

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

re: Knob & Tube:

This issue has been further evaluated by a master electrician The amount of knob & tube is very minimal. The sellers will remedy any known knob & tube before closing.

Please speak to the listing agent about the details.



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INSPECTION REPORT

PROPERTY: 402 Clendenan 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:

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

- ESTIMATED AGE OF HOUSE: 120+ years
- BUILDING TYPE: two storey semi-detached
- FRONT OF HOUSE FACES: east
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and mortar. No structural defects were observed with the foundations where access was made. The structural components in the basement (ie. foundation and flooring system) and in the crawl space could not be fully examined due to a lack of access.

G: there is missing mortar between the stones on the south foundation wall in the crawl space. The joints should ideally be repointed with mortar.

G: the foundation visible above grade along the south exterior wall has had spray foam insulation blown into gaps in the mortar between stones. Ideally, the spray foam insulation should be removed and replaced with mortar.

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 on the south and east side are constructed of double brick. The masonry is a structural component and supports some of the load of the house. Those walls covered in vinyl are wood framed construction, including the common wall.

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 8/10" lumber. There has been some settlement of the flooring systems over the years and the floors are non-level in some areas, particularly on the second floor.

1.05 Crawl spaces: A crawl space is present at the rear. The crawl space was inspected from an access hatch behind the furnace and no obvious structural defects were observed from this vantage point.

G: there is wood/soil contact around the rear extension. Due to a lack of access, the condition of wood framing members supporting this rear-most extension is unknown. Access should be gained and all wood/soil contact eliminated below the addition. As well, there is wood/soil contact in the rear accessible crawl space along the north side. The centre beam touches the soil. In the event that there are issues with termites on the property in the future, all wood/soil contact in the rear crawl space would have to be eliminated.

(Further assessment required to determine accurate cost)

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 access.

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. Catch basins are present at the southwest corner and in front of the garage. The drains should be kept clear of debris. They were not tested for water flow. The owner confirmed that these drains discharge water into a drywell or French drain system below the rear garden. This was done due to flooding that could occur in the backyard, as water previously had no place to go.

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 above the rear addition are in good condition and were installed <5 years ago. There is one layer of asphalt shingles present.

G: the shingles above the front 2nd floor bay window are old and should be replaced.
(Budget \$300)

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 covering the flat roof above the 2nd floor could not be accessed, though photos were provided of the roof from 2017- confirmed that a modified bitumen roofing system is in place and appeared to be in good condition at that time. The roof was apparently resurfaced within the last 15 years. No water stains were observed on the ceiling finishes below.

2.04 Parapet walls: This wall structure extends above the flat roof surface on the south side. It would appear that the parapet wall has been covered with the roofing material to ensure a watertight seal between the brickwork and the roof membrane.

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 at the rear. The main downspout that discharges water from the flat roof discharges below grade. The drain pipe apparently connects into a dry well or French drain under the backyard.

M: monitor the rear eavestrough as the width of the eavestrough may be insufficient during very heavy rainfall. If water is found to overflow this eavestrough, then a wider eavestrough should be installed.

2.09A Masonry walls: The exterior walls on the south and east sides 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. The front wall of the house brickwork has been sandblasted, resulting in some localized surface deterioration (known as spalling).

2.09F Vinyl siding: Located at the rear, this is a durable siding and is relatively maintenance free. The siding 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 at the rear (otherwise known as the eaves) is finished in aluminum. The eavestroughs are anchored to the fascia board. The underside of the eaves is known as the soffit. The eaves are intact. Those on the east and south sides are painted wood.

G: wire mesh has been installed at the southeast corner below the roofline to deal with past wildlife activity. A more permanent repair may be desired.

G: painting of the soffits and fascia on the south and east sides is recommended.

2.11A Wooden deck: The wood deck at the rear is structurally sound. Decks boards are intact and rails are secure. The steps are functional.

2.11B Concrete decks: The front concrete stoop is intact. The concrete steps are functional and metal rails are secure. No cracks exist in the deck slab.

2.13 Garage: The detached wood framed garage is in fair condition. 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.

G: this structure is supported directly on the soil. As a result, the base of the garage frame is rotting and has caused some shifting in the garage. Further movement will occur unless a concrete footing is provided under the framed walls.

(Budget \$10,000)

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 southeast 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. The panel rating is adequate for the existing service size.

P: the grounding of the main panel to the incoming water service pipe is deficient. A jumper cable should be clamped to each side of the water meter. This will ensure that the electrical system remains grounded to the supply plumbing in the event that the water meter is removed. Gauge #8 wire should be used for this purpose.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is largely modern grounded cable that is equipped with a grounding wire. Some of the lighting and outlet circuits on the main floor at the front (and likely lighting and outlets in the front and middle bedrooms) are serviced by the original knob-and-tube wire.

P: there can be issues with some homeowners obtaining an insurance policy for a home that contains knob-and-tube wiring. Some insurance companies have a blanket "NO" policy, others will accept a certain amount of original wiring, and others still may request an inspection and report prepared by a local Hydro utility or licensed electrician. As it may be difficult to obtain an insurance policy, perspective home owners should be aware of this situation and replacement of all remaining knob-and-tube wiring may be necessary

(Further investigation req'd to determine accurate cost)

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. Have you checked out your mandolin pick up issue?

- 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 over-fused.

3.03 Supply of outlets: The location of outlets in each room was verified. The kitchen is equipped with an adequate supply of outlets.

G: there is only one outlet in the middle bedroom. Additional outlets are recommended-including in the living room, as part of the replacement of the original wiring.

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.

P: install a GFCI device on the kitchen counter outlet(s) located within arms reach of the sink to minimize the risk of shock.

G: the 3-pronged outlets in the living room, and in the front and middle bedrooms are ungrounded. These are likely connected to the original wire at some point in the distribution wiring system. This would be corrected as part of replacing the remaining original wire.

G: reversed polarity was noted at an outlet in the rear bedroom. This is corrected by switching the black and white wires on either side of the outlet.

P: the 2nd floor washroom outlet should be provided with a ground fault circuit interrupter (G.F.I.) device to provide the required level of safety from electrical shock in this area of the house.

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.

G: an outlet was not located on the exterior of the building.

7.06 Smoke Alarms: Working smoke alarms should be present on each floor as a minimum. In addition, there should be one working carbon monoxide detector (preferably more) on each sleeping level. Smoke/carbon monoxide detectors are present on each level. None were tested. They should ideally be replaced upon move-in.

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 south side of the house. The furnace was installed in 2011 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. It is common for the supply-air flow to be unbalanced and this will result in uneven heating and cooling. Dirt and dust build-up in the ducts will also adversely affect air flow. They should be cleaned every five to ten years. Supply-air registers are present and functional in all principle rooms. The location of return-air registers is limited to the main floor. This is typical of older homes and air conditioning in particular can be affected by the lack of return ductwork on the upper level. If renovations are done in future, one should consider providing a return-air register to the 2nd floor.

Radiant floor, electric heating elements have been installed in the kitchen beneath the floor tiles. It is controlled by a wall mounted thermostat and is operable. *As the underside of the floor is not insulated, there will be unnecessary heat loss using this system. For this reason, improved insulation levels are recommended in the crawl space below the kitchen floor.*

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 2011 and is operable. The unit has a cooling capacity of two tons. The condensate drain line is connected to a condensate pump. This is a mechanical device and is located beside the furnace at floor level. A plastic pipe runs from the pump and drains into the waste plumbing.

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 reasonably good on the upper level.

5.03 Waste plumbing: The waste drainage plumbing appears to have been substantially upgraded, though there are 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. *There is no floor drain in 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 (or under the front lawn). Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.

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. A mechanical vacuum relief vent is present below the 2nd floor bathroom sink drain pipe. This is not a standard installation, but is often used when correct venting methods are difficult to provide.

The gas-fired hot water heater appears to be leased from a 3rd party provider. Its capacity of 50 gallons should be sufficient for the number of bathrooms. The tank was installed in 2020.

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 operable. The bathtub

tiles on the first and second floors 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

6.01C Flat roof: The ceiling cavity above the 2nd floor could not be accessed and insulation levels are unknown. Older flat roofs are often poorly insulated and lack a proper vapour barrier.

6.02 Venting: Roof ventilation could not be verified due to a lack of access. Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months. *It is recommended that roof ventilation be provided when the roof is next resurfaced or insulation levels augmented in the ceiling cavity.*

6.03 Exterior walls: Insulation could not be found in most of the original 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 addition exterior walls are insulated with fiberglass insulation. The finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.05 Crawl space: The area below the kitchen and rear extension sit overtop of crawl space.

G: there is no insulation in the accessible crawl space below the kitchen. Ideally, the perimeter walls of the crawl space should be insulated. Insulation levels in the rearmost crawl space are unknown as there is no access.

6.06 Weatherstripping: Besides insulation, an effective means of controlling heat loss is by ensuring that the interior of the house is well sealed. There is considerable air movement between the interior and exterior walls in most houses. Interior losses occur beneath baseboards, around electrical outlets, above the foundation sill plate in the basement, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. Thermalpane windows are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in a combination of original plaster and modern drywall. The wall and ceiling finishes were found to be in good shape.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout. There is some unevenness in the flooring systems, and is most notable on the 2nd floor (ie middle bedroom/hallway) The staircases in the house are intact, though the basement staircase is old and the treads are worn. 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. The hardware on doors is functional.

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

+ vinyl framed windows.

G: the friction rods that control vertical movement no longer function in the dining room and middle bedroom windows and these two windows are to be replaced by owner before closing.

******These windows have been ordered and will be replaced at homeowners expense on June 21******

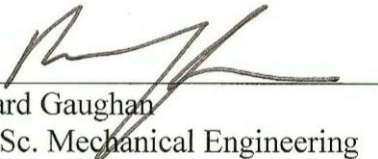
7.05 Ventilation: The kitchen exhaust fan was found to be operable. The exhaust is vented to the exterior. The dryer in the basement is also vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

G: a bathroom exhaust fan should be installed in each of the bathrooms if they are to be renovated.

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.)