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525 Indian Road, Toronto, Ontario

March 13, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 525 Indian Road, Toronto, Ontario

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

OVERALL CONDITION: Good. No structural defects with the foundations are observed. The common wall is constructed of double brick for superior sound isolation. No active basement seepage was detected. The roof shingles are in good condition. The exterior brickwork is sound. The 2nd floor cedar shingle siding should be repainted. Upgraded vinyl framed windows are present throughout. The roof overhang (eaves) and window frames are capped with aluminum. The front porch structure and rear wooden deck are in good shape. The garage requires new shingles and replace damaged sheathing at rear. The chimney structure is in good condition.

The house is equipped with a 125-amp electrical service. Wiring appears to have been upgraded throughout. The mid-efficiency furnace is 20+ years old and is operable. The air conditioner was upgraded in 2018. The supply plumbing is largely copper pipe. Water pressure is reasonably good. The waste plumbing is a mix of the original cast iron/clay pipe, and updated ABS plastic pipe. Water flows freely through all drain fixtures. Both 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 exterior walls are a mix of insulated and un-insulated walls. Additional insulation and roof ventilation is recommended in the attic. An electric fireplace is present on the main floor.

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

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INSPECTION REPORT

PROPERTY: 525 Indian Road, 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: 100 years
- BUILDING TYPE: two storey semi-detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and mortar. The composition of the rear addition foundations walls was not determined (likely concrete block). No structural defects with the foundations were observed. The interior and most exterior foundation walls above grade have been parged in a layer of cement.

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 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. An addition is located at the rear. These exterior walls are wood frame construction.

1.04 Interior framing: All visible joists are sound and properly spaced. The joists in the basement are composed of 2" by 8" lumber. Floors felt solid throughout. The built-up wood beam in the basement provides intermediate support for the floors and walls above.

M: the wood beam in the basement has been significantly cut to enable better headroom into the bathroom and furnace room area. It is not known whether the beam has been re-supported in the adjacent wall cavity, though there is no evidence of settlement or cracking in the beam where the cut was made.

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. *The immediate area in which the home is located does not have a history of termite activity.*

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.

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 <10 ago. There is one layer of asphalt shingles present on all sides.

2.05 Skylights: There are two skylights present in the rear kitchen extension . Both are watertight. Neither of the glass panels have failed. No water stains were observed on the ceiling finishes below. The kitchen skylight can be opened for ventilation.

2.07A Brick Chimneys: The brick chimney on the south side contains one flue for this home and it services the furnace/water heater. The flue is equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and ensure a proper draft in the flue.

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.

M: ensure that the discharge from the downspout beside the front porch post does not get plugged up as the pipe is located below the front lawn and discharges to the sidewalk.

P: *the downspout has become dislodged at the southeast corner and should be reconnected.*

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. There are a couple of hairline cracks in the brickwork on the main floor (porch area). These have been patched with cement and show no signs of further expansion.

2.09C Cedar shingle siding: This type of wall finish is present on the second floor. The shingles are intact.

G: the shingles requires a coat of paint.

2.09F Vinyl siding: Located on the rear addition, 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 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. The eaves are intact.

2.11A Wooden deck: The wood deck at the rear is sound. The deck boards are intact and the wooden steps are functional.

2.11B Front porch: The front porch structure shows no major defects. The horizontal roof beams are covered in aluminum and the beam shows no evidence of sagging. The masonry posts are relatively plumb. Decks boards are intact and the wood rail is secure. The steps are functional.

G: the front porch deck boards require a coat of paint. You may want to install a handrail alongside the front porch steps.

2.13 Garage: The detached wood framed garage is serviceable.

P: the roof shingles are at the end of their functional life. Replacement of the shingles is recommended in the near future. Roof sheathing replacement is required at the rear as part of the re-shingling.
(Approximate Cost: $1,500 to $2,500)

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 125-amp service. The main distribution panel is located on the north basement wall. 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 electrical service is grounded to the supply plumbing.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. It would appear that the house has been completely rewired. 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 (not in use as the stove operates on natural gas)
- dryer 30-amps
- air conditioner 20-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. There are at least two outlets per bedroom. The kitchen is equipped with a good supply of outlets.

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 (located in the basement bathroom). It 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 outlet on the front porch is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

G: the NE exterior outlet is not energized (reason unknown).

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

4.01A Type of system: The house is heated by a mid efficiency, gas-fired forced air furnace. The furnace was installed in 2002 and is operable. The furnace was recently serviced by a licensed technician and was given a clean bill of health.

M: *as the furnace is in an older unit, replacement should be budgeted for within the next three years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.*
(Approximate Cost: $4,500 to $5,000)

The gas burner and related equipment was found to be operable. The blower and its motor are operable. The fan limit control was found to be operable. The high level limit control was not tested. The metal exhaust flue that connects the furnace and water heater to the base of the chimney flue is intact. It should be inspected annually for perforations, blockage, or loose connections.

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 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.

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 cooling system was not operated as the furnace was in use. The equipment was manufactured in 2018 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 copper. There have been some more recent upgrades with Polyethylene piping in the basement. The main water shutoff valve is located at the front of the basement. The incoming water main is an older 1/2" copper line. Water pressure is usually fine with these water mains, though one can expect a drop in pressure when more than one fixture is flowing water.

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 is a mix of the original cast iron stack (runs from the basement and extends through the roof), clay drains below the basement floor, and some upgraded 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 in the furnace room.

G: *the presence of a back-water valve in the main drain pipe beneath the concrete floor (or under the front lawn) was not verified. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house. There is a six inch diameter plastic access cap in the basement floor beside the water heater and this may be the location of a backwater valve. You may want to have this confirmed, as backwater valves require occasional servicing.*

There is a white plastic clean-out access cover on the front lawn and this typically indicates that upgrades to the main waste discharge pipe have been made. The scope of the drain upgrades is not known.

The main waste plumbing stack is properly vented through the roof to the exterior. However, it could not be determined whether the branch waste plumbing in the basement washroom is connected and functional.

The gas-fired hot water heater appears to be leased from a third 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 2018.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2nd floor washroom are intact. The acrylic/vinyl shower stall in the basement is intact. The seams should be kept well sealed with caulking. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

G: the shower/faucet diverter in the 2nd floor bathtub is difficult to operate.

INSULATION

6.01A Attic: There are about eight inches of loose-fill and fiberglass batt insulation present in the attic.

G: *another six to eight inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of R-60.*
(Approximate Cost: $1,500 to $2,000)

6.02 Venting: Minimal attic 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. It is recommended that additional roof ventilation be provided if insulation levels in the attic are augmented.

6.03 Exterior walls: The exterior walls on the main floor are a mix of insulated and uninsulated wall. This is typical with this type of construction. The 2nd floor walls are composed of a wood-frame structure. It could not be determined whether there is any insulation present in the second floor wall cavities. There is a four inch wall cavity in which insulation may be placed. The addition exterior walls are insulated. *The exposed foundation walls are uninsulated. A reduction in heating costs will be realized by framing and insulating the basement walls.*

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 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. 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. The hardware on doors is functional.

G: *there is localized unevenness in the floors due to past internal settlement. Further movement is unlikely.*

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 all are functional. The windows in all locations are provided with thermalpane glass.

+ modern vinyl framed windows.

7.05 Ventilation: The kitchen exhaust fan was found to be operable. The exhaust is vented to the exterior. The bathroom exhaust fan located on the 2nd floor is operable. The exhaust vent pipe in the attic could not be traced due to a lack of access. 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.

G: a bathroom exhaust fan should be installed in the basement washroom if the shower stall sees regular use.

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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Registered Home Inspector (R.H.I.)