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881 Windermere Avenue, Toronto, Ontario



February 5, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 881 Windermere Avenue, Toronto, Ontario

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

OVERALL CONDITION: Good. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles are a more recent upgrade and in good condition. The exterior stucco siding is in good condition. Vinyl framed windows have been installed throughout and are operable. The roof overhang (eaves) is capped with aluminum. Caulking around all window and door openings is intact. The rear wooden decks are in good condition. The front concrete step/deck structure is also in good condition. The garage shed structure was not accessed.

The house is equipped with a 200-amp electrical service. The wiring system is in good working order. There is an EV charger at the front corner of the building. The high-efficiency furnace was upgraded in 2018. The air conditioner appears to be older. The supply plumbing is copper pipe. Water pressure is good (upgraded incoming water service pipe). The waste plumbing is largely ABS plastic pipe, with some older clay pipe below the basement floor and possibly under the front lawn. 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 exterior walls appear to be insulated with fiberglass batts and Styrofoam panels. The attic is well insulated. The wall and ceiling finishes are in good condition.

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.)



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INSPECTION REPORT

PROPERTY: 881 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 ORIGINAL HOUSE: | 60 years (appears to be rebuilt on an existing bungalow within the last 20 years) |
| - BUILDING TYPE: | two storey detached |
| - FRONT OF HOUSE FACES: | west |
| - UTILITIES STATUS: | all on |
| - SOIL CONDITIONS: | snow/frozen |
| - HOUSE OCCUPIED: | yes |
| - WATER SOURCE: | public |
| - SEWAGE DISPOSAL: | public |

STRUCTURE

1.01 Foundation: The visible foundation walls are constructed of concrete block. No structural defects with the foundations were observed. The structural components in the basement (ie. foundation and flooring system) could not be fully examined due to the finished nature of the basement.

1.02 Water penetration: No active water seepage was detected on exterior drywall finishes in those areas of the basement that were accessible. An exterior waterproofing membrane is visible on the front cold cellar walls. It is not known whether the main foundation walls were waterproofed as part of the renovations (unlikely).

M: efflorescence is present on the north basement wall, behind the furnace. This is indicative of elevated moisture levels. There is also minor water damage to the drywall, adjacent to this wall. As is typical of older homes, foundations often have either no waterproofing or what is there is ineffective. Localized seepage is a possibility due extraordinary rainfall or neglect of eavestroughs or correct surface drainage. Monitor.

1.03 Exterior walls: The exterior walls appear to be structurally supported by masonry walls on the main floor and wood framed walls on the 2nd floor.

1.04 Interior framing: The visible joists in the basement are composed of 2x8" wood joists. The centre beam in the basement provides intermediate support for the floors and walls above. Floors are level 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 are intact, with no evidence of structural problems. The space was viewed from the access hatch in the middle bedroom closet.

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 flashings 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 were inspected from the ground using binoculars, and from the rear 2nd floor deck. All visible shingles are in good condition. They appear to have been upgraded < 10 years ago.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. The skylight in the middle bedroom appears watertight. The glass panel is intact. No water stains were observed on the ceiling finishes below.

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. *An extension is recommended on the front downspout at the southwest corner.*

2.09A Masonry walls: The front exterior wall (main floor) is finished in a veneer stone siding. The stonework was found to be in good condition.

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base and when installed properly can last in excess of 40 years. 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 most sides and was found to be in good condition.

G: There is localized damage to the stucco finish at either end of the rear deck, where deck rails had previously been anchored to the wall. As well, there is localized damage to the stucco below the rear French door set. The stucco should be made watertight.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the sidings. The window/door openings are well sealed and caulking 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 upper and lower-level wood decks at the rear are in good structural condition. The deck boards and upper-level wood guardrails are secure and intact. The lower-level steps are also in good condition.

2.11B Front porch: The front concrete deck and step structure is structurally sound. The concrete steps are functional and glass rails are secure.

2.13 Garage/shed: The detached wood framed garage/shed could not be accessed. The structure is an older installation. It is not known whether the structure sits on a concrete pad. The visible roof shingles are in good condition (much of it was covered in snow). The sidings are intact.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located on the south basement wall. 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 size of the service is considered sufficient for the electrical requirements of the house. The distribution panel is a circuit breaker panel and is rated at 200-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. 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.

- EV charger	60-amps
- dryer	30-amps
- air conditioner	30-amps
- hot tub	60-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. The kitchen is equipped with a good supply of outlets. There are multiple 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 and beside the kitchen sink are protected by a ground fault interrupter (G.F.I.) device. 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 GFCI devices on the outlets are operable.

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. The furnace was upgraded in 2018. The PVC plastic exhaust flue pipes that vent the furnace/water heater to the exterior are intact. They 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 principal rooms. The location of return-air registers is sufficient.

4.03D Central air conditioning: The system could not be operated due to the low outdoor temperature. The age of the equipment was not determined as the exterior rating plate has been removed. The condensate drain line is connected to the waste plumbing below the laundry tub.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes is largely copper pipe. The main water shutoff valve is located behind a metal hatch near the entry door to the basement bathroom. The incoming water service pipe appears to have been upgraded to a $\frac{3}{4}$ or one inch copper feed.

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 are a mix of updated plastic pipe and original clay piping. Some level of drain upgrade has been made below the driveway. Water flow through all sinks and toilets is fine. There are two floor drains in the basement. Neither were tested for water flow.

*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.
(Approximate Cost: \$2,500 to \$3,000)*

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 was upgraded in 2011 and the exhaust is vented directly through the exterior wall. The equipment is operable. It appears to be a rental unit.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The shower stall and bathtub tiles in the three bathrooms are intact.

INSULATION

6.01A Attic: There are about twelve inches of fiberglass batt insulation present in the attic. This corresponds to a thermal insulating value of R-50.

6.02 Venting: Sufficient attic ventilation appears to have 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 are insulated with fiberglass insulation. The exterior walls are also insulated from the exterior with a thickness of Styrofoam insulation, installed as part of the stucco application. The basement exterior walls are insulated with fiberglass insulation.

6.06 Weatherstripping: Thermalpane windows and insulating doors are present throughout.

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 functional.

G: pocket door in basement does not operate freely and the hardware is broken.

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

+ vinyl framed casement/slider/fixed windows.

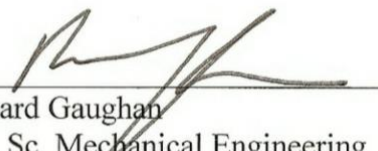
7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans in each washroom are operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior.

Note: The hot tub and related plumbing, mechanical and electrical 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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Registered Home Inspector (R.H.I.)