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30 Montye Avenue, Toronto, Ontario



January 21, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 30 Montye Avenue, Toronto, Ontario

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

OVERALL CONDITION: Very good. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles are in good condition. The exterior stucco, cement board and wood sidings are in good condition. Vinyl/fiberglass framed windows/doors are present throughout. Exterior trim finishes are generally well sealed. The front porch is sound. The rear wooden deck is also in good shape.

The house is equipped with a 200-amp electrical service. The wiring system is in good working order. The hi-efficiency furnace is operable. The A/C system was not operated. The hot water heater provides for domestic hot water use and hot water radiant floor heat in the basement. The ensuite bathroom and front/rear foyer areas are equipped with electric radiant floor heat. The supply plumbing is polyethylene plastic pipe. Water pressure is good. The waste plumbing is 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 exterior walls and 3rd floor ceilings are well insulated. The interior finishes are in good condition.

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

NATIONAL HOME INSPECTION LTD.
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SINCE 1983



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INSPECTION REPORT

PROPERTY: 30 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.

- | | |
|-------------------------|---|
| - AGE OF CONSTRUCTION: | 2017, with an original foundation and two side walls. |
| - BUILDING TYPE: | three storey detached |
| - FRONT OF HOUSE FACES: | south |
| - UTILITIES STATUS: | all on |
| - SOIL CONDITIONS: | frozen |
| - WEATHER: | clear |
| - HOUSE OCCUPIED: | yes |
| - WATER SOURCE: | public |
| - SEWAGE DISPOSAL: | public |

STRUCTURE

1.01 Foundation: The original foundation walls are made of brick masonry. There is an addition at the rear of the building. These foundation walls are made of concrete block. 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. 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. Given that a sump pump system is present, the rear extension foundation walls would have been waterproofed as part of the construction. The original foundation walls at the front were waterproofed from the interior, according to the owner as part of the reconstruction.

1.03 Exterior walls: The exterior walls are a mix of solid brick and wood framed walls.

1.04 Interior framing: The visible joists in the basement are composed of 12" engineered joists. Floors are 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. *As the house is situated in/near a known termite area, further information is recommended. Contact a licensed pest control company for information on possible activity in the immediate area.*

1.07 Roof framing: The sheathing and framing below the roof structure could not be examined due to a lack of access. There is no indication from the exterior that any 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. There is an area drain at the southwest corner of the walkway. Be sure to keep it clear of debris. It was not tested for water flow.

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. They were inspected from the ground using binoculars. There is one layer of asphalt shingles present on all sides.

2.05 Skylights: There are three skylights present above the third floor. All are watertight. None of the glass panels have failed. No water stains were observed on the ceiling finishes below.

2.09A Masonry walls: The east and west exterior walls-main floor are finished in stucco, applied over the original clay brick walls. The stucco is in good condition. A veneer stone siding has been applied to the lower front walls and this finish is intact.

2.09B Cement board siding: Cement board panels (or 'Hardie' board as it often called) is present on the east and west walls and is in good condition.

2.03D Wood siding: The shiplap wood siding on the front and rear walls is intact and is well sealed/painted.

2.10A Exterior trim: The exterior window frames have been caulked directly to the exterior sidings and window frames to minimize deterioration and reduce maintenance.

G: localized caulking maintenance is recommended around a couple of the rear bedroom window frames to ensure a watertight seal.

2.10B Soffits & Fascia/trim: The roof overhang (otherwise known as the eaves) is finished in aluminum.

2.11A Wooden deck: The rear wooden deck is in good structural condition. Decks boards are intact and the steps are functional.

G: consideration should be given to installing a guardrail at the leading edge of the deck and a handrail alongside the steps.

2.11B Front porch: The front wooden porch is in good condition. Decks boards are intact. The wood steps are functional and rails are secure.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The incoming service wires run through a vertical conduit mounted at the SE outside wall. The pipe is intact and is secure to the wall. A drip loop is present at the top of the mast. The distribution panel is a circuit breaker panel and is rated at 200-amps. *Due to a lack of access, grounding of the electrical service to the supply plumbing was not verified.*

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 | 30-amps |
| - hot tub | 40-amps |
| - steam humidifier` | 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 overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. There are multiple 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 and in the kitchen near the sink 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.

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 each equipped with a functional G.F.C.I. (ground fault circuit interrupter) to minimize the electrical shock hazard in this area.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors. The units are present on each floor and in each bedroom as per code for new construction. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a hi-efficiency, gas-fired forced air furnace. The exhaust gases are vented through a vent pipe that discharges through the west side of the house. The furnace is operable.

The PVC plastic exhaust flue pipe that vents the furnace and water heater to the exterior are intact, where visible. 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 principle rooms. The location of return-air registers is sufficient.

4.02B Radiant floor heat: Radiant floor hot water heat is present in the basement. No leak issues were observed in the plastic piping or manifolds located in the mechanical room where pipe connections are visible. The thermostat for this component of the heating system is located on the wall near the basement stairs.

Radiant floor electric heating elements have been installed in the ensuite washroom and in the front and rear foyers on the main floor beneath the floor tiles. Each is controlled by a wall mounted thermostat and is operable.

The thermostats for the primary heating/cooling systems are located on the 1st and 3rd floors.

4.03A Steam 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 near the furnace and is operable. The humidistat is located above the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

4.03C A HRV (Heat Recovery Ventilating) system is located in the basement mechanical room. This system discharges stale air from the house to the exterior while simultaneously replacing it with fresh air. The air flows are directed through a heat exchanger to minimize energy losses while in operation. The system is operable. The filters and screens in the duct covers should be periodically cleaned. The humidifier is located below the primary thermostat on the main 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 not operated due to cold weather conditions. The air conditioner has a cooling capacity of 2.5 tons. The condensate drain lines are connected to a floor drain adjacent to the furnace.

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. The incoming water main appears to be 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 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 condition is not known. The owner confirmed that the main waste plumbing pipe below the front lawn was upgraded as part of the construction. Water flow through all sinks and toilets is fine. A floor drain is present in the basement mechanical room. The presence of a floor drain below the 2nd floor laundry was not verified.

A back-water valve is present in the main drain pipe beneath the front concrete floor (SW basement bedroom). Back-water valves prevent water from the Municipal sewers from backing up into the house.

A sump pump system is present at rear of the basement (NE corner). The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the NE corner of the house. Ensure that the sump pump is in good working order at all times. Given that the sump pit was dry, this would indicate that the sump pump sees little use. This is desirable.

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 has a capacity of 50 gallons. The tank provides hot water for domestic use and for the hot water radiant floor system in the basement. The tank was installed in 2017 and is in good working order.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The tiled shower stall enclosures in each washroom and the bathtub enclosure in the 2nd floor washroom are intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration. There is a water purification system below the kitchen sink and is connected to a tap on the counter. The filters will require occasional replacement.

INSULATION

6.01A Attic: The ceiling cavity below the 3rd floor cathedral ceiling could not be accessed. Given the scope of renovation/construction of the house, the ceiling cavity is assumed to be insulated with hi-density spray foam insulation (confirmed by owner).

6.02 Roof ventilation: Roof ventilation was not verified due to a lack of access. Roof ventilation is not required if high density spray foam insulation is used (as is the case).

6.03 Exterior walls: The exterior walls appear are well insulated with either fiberglass batts/spray foam 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 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.

+ Fiberglass/vinyl framed casement/fixed 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 2nd floor dryer is vented to the exterior. *The dryer vent pipe should be checked for lint accumulation prior to use.* All exterior vent covers are intact and are operable. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

Note: The hot tub and related 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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