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138 Lappin Avenue, Toronto, Ontario



April 24, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 138 Lappin Avenue, Toronto, Ontario

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

SUMMARY: Good. No structural defects with the foundations were observed. No active basement seepage was detected (other than front cold cellar). The asphalt shingles and flat roof membrane are in good shape. The rear skylight should be upgraded. The unused chimney at the rear should be dismantled to roof level and capped. The roof overhang (eaves) and window frames are capped with aluminum. Windows have been upgraded and are vinyl framed. The exterior brickwork is sound. The addition vinyl siding is intact. The concrete front porch structure is intact. The rear entry steps require modification. The concrete block garage is in good shape. Improved drainage is recommended along the rear of the garage.

The house is equipped with a 100-amp electrical service. Wiring has been upgraded throughout. The hi-efficiency furnace was upgraded in 2023. A larger return-air vent is recommended on the main floor. A heat pump system has been installed (2023) to optimize heating efficiency. The supply plumbing is a mix of plastic and copper pipe. The incoming water service pipe is an older ½ inch feed. Water pressure is moderate. The waste plumbing is a mix of original cast iron/clay pipe, and updated ABS plastic pipe. Water flows freely through all drain fixtures. The 2nd floor bathrooms and kitchen are in very good shape. Fixtures are operable and the tiled tub enclosure is intact. The basement bathroom is serviceable. Insulation levels in the exterior walls were not verified due to a lack of access. The walls and ceilings are updated drywall.

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

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INSPECTION REPORT

PROPERTY: 138 Lappin Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Nested Realty

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: 120 years
- BUILDING TYPE: two storey row house
- FRONT OF HOUSE FACES: south
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: overcast
- 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 with the foundations were observed. The structural components in the basement (ie. foundation and flooring system) could not be examined due to the finished nature of the basement. They were inspected where accessible, from the exterior-above grade. An addition is located at the rear. It utilizes a poured concrete floor slab and sits on a concrete block foundation. No structural defects with the rear extension were observed.

M: the clay brick foundation walls that comprise the cold cellar under the front porch have shifted, particularly at the west end. Monitor.

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.

M: the front basement cold cellar is not watertight and moisture was noted on the floor in one corner.

1.03 Exterior walls: The exterior walls are constructed of solid masonry. The masonry is a structural component and supports some of the load of the house. *The common walls are constructed of two courses of brick according to owner. This is desirable in homes with shared walls as the masonry provides for an effective fire break and greatly reduces sound transmission.*

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. Some re-supporting of the main floor-flooring system has been done with new lumber. *The wood framing that sits below the front concrete deck slab (visible in front cold cellar) appears to have been installed to support the concrete while it cured. Typically, the slab is reinforced and does not require support from below. The rear extension floor slab has been reinforced with a column and a wood framed wall structure.*

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. There is no indication from the exterior that any major structural deficiencies exist with the roof structures.

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.

G: an area drain should be installed at the SW corner of the garage to prevent water from ponding in this location.

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 2nd floor were inspected using a drone and are in good condition. They were upgraded within the last seven years. The shingles on the rear addition and porch roof are also in good condition.

2.03F Modified bitumen membrane roof: This roofing installation typically involves a two-ply application, with the seams sealed using 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 flat roofing membrane above the 2nd floor appears to have been installed 10+ years ago. The roof surface is in good condition.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking.



M: the skylight on the rear addition is not a prefabricated unit and is at risk of leaking. A glass panel has been installed and sits below the roof shingles . A piece of acrylic then covers the glass with the asphalt shingles around its perimeter Ideally, a manufactured skylight should be installed with a curb so that is raised off the roof. As a minimum, the roof shingles bordering the acrylic panel should be better sealed with roofing tar.

2.07A Brick Chimneys: The chimney at the southwest corner contains two flues for this home. One services the water heater; the other is no longer in use. The brick chimney at the northeast corner is no longer in use. The water heater 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. The chimney at the front has been capped with roofing membrane to prevent water leakage and the brickwork below is parged in a layer of cement. The flashing detail is also flat roofing material.



P: consider removing the unused chimney at the northeast corner to the roof line as it is in poor condition.

Ground beef

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. The rear downspout extends below the garage and discharges into the laneway.

G: the plastic elbow at the rear (at grade) is broken and should be replaced.

2.09A Masonry walls: The exterior walls at the front and rear are composed of brick masonry. The brickwork was found to be in generally good condition.



G: the mortar between bricks is loose or missing on the north and east walls and localized tuckpointing repairs are recommended. The severely deteriorated brick below the unused chimney on the east wall at the rear should be patched with cement. Further decay will not occur if the chimney above is dismantled and sealed.

2.09F Vinyl siding: Located on the rear addition, this north siding is intact. *The weathertightness on the west addition wall was not verified due to a lack of access (appears incomplete).*

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 front and rear (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.

2.11B Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The masonry posts are relatively plumb. The concrete steps are functional and metal rails are secure. A handrail is present alongside the steps. *The hairline crack in the deck surface should be kept sealed with an epoxy to maintain watertightness.*

G: the rear concrete steps should be adjusted/modified so that the treads are evenly spaced.

2.13 Garage: The detached solid masonry garage is sound. The roof shingles are watertight. *The shingles are on a shallow pitched roof and this will reduce their life.* 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: the mortar joints between the concrete blocks along the base of the rear wall should be made watertight with mortar. As there is no area drain in this location, it is likely that water will build up in this area during heavy rain.

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 on the south basement wall, near the furnace. The main disconnect is located in the front cold cellar. 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 cover plate on the electrical panel was not removed and subsequently the wiring sizes and appropriate fusing was not verified. Panel covers are only to be removed by a licensed electrician.

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.

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
- heat pump	40-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 two 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. Most 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 counter outlets located within arms reach of the sink are also ground fault protected.

G: both outlets located in the west kitchen cabinets should have the cabinet doors equipped with a device that kills power to each outlet when the cabinet doors are closed.

G: an outlet was not located on the exterior of the building (front/rear). There is however an outlet in the garage and it is equipped with a G.F.C.I. device.

Smoke Detectors: The house has been fitted with 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. The exhaust is vented through a compliant plastic pipe at the front of the house. The furnace was upgraded in 2023 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 to the exterior is intact. The metal exhaust flue that connects the water heater to the base of the chimney flue is also intact. Both 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 most principle rooms. The location of return-air registers is sufficient.

M: there is no heat source in the 2nd floor washroom middle common area. Both areas are located within the interior of the house. This lessens the need for air handling in these two areas. The vent on the upper wall of the common area is a return-air vent.

G: the return-air vent at the foot of the main staircase (on the wall) should ideally be enlarged (or the grill replaced with one that has more open surface area), as it appears to be an inadequately sized return-air vent.

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 Heat pump system: The air-cooled central heat pump system was installed in 2023. The heating and cooling loads of the unit were not determined. Heat pumps have the ability to provide warm air during cold weather conditions, as well as air conditioning in the summer months. 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 laundry tub whenever the reservoir within the pump fills up with water.

PLUMBING

5.01 Supply plumbing: The water distribution pipes are made of copper and plastic pipe. The main water shutoff valve is located at the front of the basement. The incoming water main appears to be 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 reasonably 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), some clay drains below the basement floor, and upgraded plastic. The drainage pipes beneath the basement floor and to the street main 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 cold cellar.

G: the presence of a back-water valve installation in the main drain pipe beneath the concrete floor at the front of the basement (or under the front lawn) was not verified. Back-water valves prevent water from the Municipal sewers from backing up into the house. If one is present, its location should be verified, as they require servicing every few years. Otherwise, consideration should be given to having one installed.

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.

G: the gas-fired hot water tank is old (and less efficient) and replacement is recommended. As it appears to be a leased/rental unit, contact your water tank provider for options regarding this upgrade (there may be no up front charges-other than signing a new lease, or continuing to use the existing tank at no charge, until the tank expires).

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 washroom 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.

P: the shower diverter on the spigot that controls water flow to the shower head in the basement shower stall is seized and the spigot should be replaced.

INSULATION

6.01A Attic: The attic space and ceiling cavity below the flat roof above the 2nd floor could not be accessed and insulation levels were not verified. The recommended thermal resistance level (R value) for an attic is R-50+. Flat roofs should ideally be insulated with at least 6-8 inches of insulation (R-24+).

6.02 Venting: Some attic ventilation is present. Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months. *The flat roof does not appear to be vented.*

6.03 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. It is not known whether insulation was installed at the exterior walls as part of the renovations on the main and second floors. The basement exterior wall cavities were not accessed and the presence of insulation is unknown.

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. Upgraded thermalpane windows are present throughout most of the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in updated drywall and are in good condition. The rear extension on the main floor has had its walls and ceilings finished in vinyl panelling.

G: there are holes in the drywall finish in the basement bathroom that should be repaired.

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.

P: there is no handrail alongside the staircase between the basement and main floor. One should be provided.

G: the basement bathroom door is ill fitting and front cold cellar door requires upgrade.

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 are provided with thermalpane glass.

+ modern vinyl framed windows.

G: the thermal seal has failed in the picture window in the rear extension on the main floor. This results in some condensation/discoloration within the glass panel. This is a cosmetic defect.

7.05 Ventilation: The kitchen exhaust fan was found to be operable. The exhaust appears to be properly vented to the exterior. The bathroom exhaust fan in the 2nd floor washroom is operable and appears to be vented to the exterior. 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: there is no exhaust fan in the basement bathroom.

Note: *This inspection, which is carried out at the request of the listing agent, is intended to help the listing agent and seller determine the general overall condition of the house prior to listing 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 or underground fuel storage tanks. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.*

The inspection is conducted according to the Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI) and a copy of these standards is available to you upon request. It is not a building code or by-law compliance inspection.

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

Sincerely,


Richard Gaughan
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Registered Home Inspector (R.H.I.)