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218 Mavety Street, Toronto, Ontario



October 16, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 218 Mavety Street, Toronto, Ontario

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

OVERALL CONDITION: Very good. The house was gutted and renovated within the last 15 years. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles/flat roofs were replaced within the last 10 years and are in good shape. The brick/vinyl/stucco sidings are in generally good condition. Windows are vinyl-framed windows and are fine. The roof overhang is capped with aluminum. The front concrete/stone stoop and rear wooden decks are in good shape. The crawl spaces below the front and rear portions of the house could not be accessed.

The house is equipped with a 200-amp electrical service. Wiring is modern copper wire. The high-efficiency furnace and tankless hot water heater were upgraded in 2022. The air conditioner was upgraded in 2019. There is a heat pump unit for the 3rd floor and is a recent installation. The supply plumbing is largely polyethylene plastic pipe. The incoming water service pipe has been upgraded to a ¾ copper feed. Water pressure is good. The visible waste plumbing is updated ABS/PVC 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 modern drywall and are in good condition. The exterior walls appear to have been insulated with fiberglass. Insulation levels within the front and rear crawl spaces were not verified.

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

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INSPECTION REPORT

PROPERTY: 218 Mavety Street, 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.
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- ESTIMATED AGE OF HOUSE: >120 years
- BUILDING TYPE: three storey semi-detached
- FRONT OF HOUSE FACES: east
- 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 a mix of concrete block, clay brick, and stone. No visible 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. They were inspected where accessible and from the exterior-above grade. The composition of the foundations below the rear extension crawl space could not be verified.

G: there are some mortar loss between stones along the base of the front basement wall where access was gained. Ideally, the missing mortar should be replaced.

1.02 Water penetration: No active water seepage was 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 structurally supported by a wood framed structure. The brick finish at the front is non-load bearing and does not provide structural support for the exterior wall structure.

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 visible floor joists above the mechanical room area in the basement are upgraded engineered floor joists. This is desirable and provides for a more rigid floor system. This would also confirm that the scope of renovation throughout the house was extensive.

1.05 Crawl spaces: A crawl space is present at the front and rear. The crawl spaces could not be accessed and the condition of structural components in these areas was not verified. *It is recommended that the spaces be accessed in future to ensure that there are no defects. In particular, ensure that there is no wood/soil contact below the exterior walls within the rear crawl space.*

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 fully examined due to limited access. There is an access hatch in the front bedroom closet ceiling as well as access on the 3rd floor . Those areas of the roofing system that could be viewed from these vantage points confirm that substantial reconstruction was made to the roofing system. As well, there, is no indication from the exterior that any major 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.

G: an impervious and properly graded surface should be installed at the rear (along the south wall) to prevent surface water from ponding. Presently there is a narrow concrete pad that extends out along the base of the south exterior wall. the concrete should ideally be extended to the property line.

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. The asphalt shingles were inspected using a drone and are in good condition. They appear to have been installed within the last ten years. There is one layer of asphalt shingles present on all sides.

2.03F Modified bitumen membrane roof: The flat roofing membrane above the front porch/bay window also appears to have been installed <10 years ago. The roof surface is in good condition.

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 front and rear. The downspouts discharge onto the surrounding land.

P: an extension is recommended on the downspout at the rear to prevent the discharging water from ponding near the foundation.

2.09A Masonry walls: The front exterior walls is composed of brick masonry. The brickwork was found to be in generally good condition.

M: The brickwork has been sandblasted. This is an abrasive process used to remove paint and dirt from the brick face. Unfortunately, it also removes the protective outer face of the brick, resulting in some localized spalling that is visible at the peak of the brickwork and beside the front stoop at ground level. Monitor.

2.09F Vinyl siding: Located on the south and west walls, this is a durable siding and is relatively maintenance free. The siding is intact.

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base and is located at the base of the front wall. The stucco siding is in good condition.

2.10A Exterior trim: The exterior window frames are vinyl framed to minimize deterioration and reduce maintenance. Caulking around window and door openings 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 roof overhang 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 2nd floor wood deck at the rear is in good structural condition. Deck boards are largely intact, and the perimeter wood rails are secure. *The front metal rails above the bay window are decorative in nature and are not well enough secured to act as a safety barrier.*

G: one of the rear deck boards has suffered water damage (likely due to the planter sitting on the wood for an extended period.

G: the shed beside the rear sliding door set is no longer in use. The roof shingles and sheathing have failed.

2.11B Concrete decks: The front concrete deck is in good shape. A flagstone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located at the SE 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 distribution panel is a circuit breaker panel and is rated at 200-amps. The electrical service is grounded to the supply plumbing. 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. The wiring is modern grounded 'Romex' cable.

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.

- oven	40-amps
- 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 overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. There is one 20-amp receptacles present in the kitchen. This is on a dedicated circuit and 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. 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 o
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outlets and light fixtures tested were found to be operable. Three arc fault protected circuit breakers are present in the main panel and have been installed to provide additional protection for

the bedroom outlets. 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.

3.05 Exterior wiring: Grounded wire and exterior rated components are important safety features of the wiring system. The exterior outlets at the rear (both levels) are each equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

Smoke Detectors: The house has been fitted with electrically connected smoke detectors. The units are present on each floor. They were not tested. *Ensure that they are operable upon occupancy and that they are equipped with carbon monoxide detection capability.*

HEATING/COOLING

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. The furnace was upgraded in 2022. The thermostat could not be overridden to enable the furnace to be activated. 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 location. Supply-air registers are present in all principle rooms (including three on the 3rd floor). The location of return-air registers is sufficient. The 3rd floor has been fitted with a heat pump system.

This enables both heating and cooling and allows the ductwork on the lower levels to provide heat and cool exclusively if desired.

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 2019 and is operable. The unit has a cooling load of two tons. The condensate drain line is connected to the waste plumbing.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are polyethylene pipe, with the incoming water main 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.

G: The plastic garden hose pipe protruding through the rear wall beside the rear entry door is too long and could be damaged. The section of exposed plastic pipe should be cut back to the wall.

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. Water flow through all sinks and toilets is fine. A floor drain could not be located in the basement due to the floor covering.

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.

The gas-fired tankless "demand" hot water heater appears was upgraded in 2022 and the exhaust is vented directly through the exterior wall at the rear. The equipment is operable.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2nd floor washroom are intact. The tiled shower stall enclosure in the ensuite washroom

is also intact. The tile grout and seal around the tub and at the base of the shower saw enclosure should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

G: the tap in the ensuite shower stall is somewhat difficult to turn. You may want to have the tap cartridge serviced or replaced.

INSULATION

6.01B Cathedral ceilings: The cathedral ceiling cavity above the 3rd floor was not readily accessible. There is attic access in the 2nd floor closet ceiling and through an access hatch on the 3rd floor at the front. The underside of the shingled roof has been insulated with fiberglass insulation.

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.

6.03 Exterior walls: The framed exterior walls were accessed in a couple of locations by removal of the electrical outlet cover plates. Fiberglass insulation was observed. Given the scope of renovation, it is likely that the exterior walls were insulated with fiberglass as part of the reconstruction.

The visible basement wall in the mechanical room area has been insulated with hi-density spray foam insulation. It is not known whether all basement exterior walls were insulated using this insulation material.

6.05 Crawl space: The areas below the main floor at the front and rear are known as crawl spaces. As access could not be gained to the crawl spaces, levels of insulation were not determined. Given the scope of reconstruction, it is likely that these spaces are reasonably well insulated.

6.06 Weatherstripping: Modern 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.

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

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 those that can be opened are operable. The windows in all locations are provided with thermalpane glass.

+ modern vinyl framed 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 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: the venting of exhaust through the kitchen fan to the exterior is poor as much of the air vents directly above the unit and back into the kitchen. The vent on the top surface of the microwave/exhaust fan assembly should be sealed off to ensure that all air exhausts to the exterior.

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).

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

Sincerely,


Richard Gaughan
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