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147 Royalavon Crescent, Toronto, Ontario

February 16, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 147 Royalavon Crescent, Toronto, Ontario

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

OVERALL CONDITION: Typical. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles were covered in snow. The owner confirmed they were upgraded in 2014. The garage flat roof is an older installation. The garage roof structure requires localized re-supporting from the underside. The exterior brickwork and both chimney structures are sound. Vinyl siding is present on the 2nd floor and rear addition. Vinyl framed windows are present throughout. Exterior trim finishes are capped with aluminum. The rear deck is not level in one corner. The garage is serviceable. The pool was not inspected.

The house is equipped with a 100-amp electrical service. Wiring is a mix of original-ungrounded wire, and modern romex cable. Most ungrounded outlets are fitted with GFCI devices. Eventual replacement of the remaining original wire is recommended. The high efficiency furnace was installed in 2012. The air conditioner was upgraded in 2018. The incoming water service pipe has been upgraded. Water pressure is good. Substantial drain upgrades have been made below the basement floor and under the front lawn. Water flows freely through all drain fixtures. Bathrooms and kitchen are in generally good working order. Fixtures are operable and tile work is sound. The wall and ceiling finishes are a mix of plaster and drywall. The rear addition walls are insulated with fiberglass. The crawl space under the rear addition is well insulated, as is the attic. Both wood burning fireplaces appear usable, subject to some modifications.

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

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INSPECTION REPORT

PROPERTY: 147 Royalavon Crescent, Toronto, Ontario

Inspector: Richard Gaughan Client: Belinda Mulford

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: eighty years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: frozen
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. 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. An addition is located at the rear. Its foundation walls are also constructed of concrete block.

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. The owner confirmed that the front and north foundation walls were waterproofed from the exterior.

1.03 Exterior walls: The exterior walls are constructed of solid masonry on the first level and wood framing on the second level and rear addition. The main floor brickwork is a structural component and supports some of the load of the house.

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 8" lumber.

1.05 Crawl spaces: A crawl space is present at the rear was inspected from the access hatch and no deficiencies were noted with regards to structural components were observed.

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.

P: the garage roof requires localized re-supporting in one location.

GENERAL EXTERIOR

2.01 Surface Drainage: Drainage adjacent to the house was difficult to determine due to snow coverage. In the spring, grading should be checked to ensure that there is a positive slope away from the house on all sides. This will ensure good surface drainage and reduce the possibility of moisture problems in the basement. Due to a lack of proper access under the deck at the rear, surface drainage in this location is also unknown.

2.03A Asphalt roofing shingles: The asphalt shingled roof on all sides was covered in snow at the time of the inspection and its condition is not known. The owner presented documentation to confirm that the roof was re-shingled in 2014, using a quality roofing shingle.

2.03D Flat roof: The flat roof above the garage what's covered in snow and could not be inspected. The owner confirmed that the roof is an older installation. A small section that was visible confirms that it is a single ply of heavy rubberized roofing material. These typically have very good life. No water stains were observed on the ceiling finishes below. That being said, the roof should be inspected in the spring. It will be necessary at some point to resurface this roof. Be sure to re-support the weakened section of flat roof prior to walking on this roof.

G: the flashing detail on the roof above the front entry between the shingles and vinyl house siding is not watertight. Further flashing detail is required.

2.07A Brick Chimneys: The brick chimney on the north side contains one flue and it services the water heater. The chimney on the south side contains two flues servicing both fireplaces. The brickwork, cap and flashings with regards to the chimneys are largely intact. 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.

G: *replace loose/missing mortar between bricks on the chimney on both chimney structures.*

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.

2.09A Masonry walls: The exterior walls on the main floor are composed of brick masonry. Minor mortar deterioration is not uncommon and should gaps develop between bricks, they should be tuckpointed. The brickwork was found to be in generally good condition.

G: *the mortar between bricks is loose or missing on the north side and above the rear garage door. and localized tuckpointing repairs are recommended.*

G: the decorative brickwork bordering the front door opening is not secure to the wall. As well, the frame is not square. You may want to have this decorative brickwork removed.

2.09F Vinyl siding: Located on the second floor and 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 in most locations 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. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

2.11A Wooden deck: The wood deck at the rear is serviceable. Deck boards are intact, rails are secure, and step are functional. Ther steps are not level due to settlement of the deck in one corner.

P: the deck slopes to one corner and further assessment of the understructure is required (no ready assess). If possible, the deck should be jacked up and levelled. If there are rot issues with the deck structure, then a rebuild would be required.

2.11B Concrete decks: The front concrete deck is intact. The concrete steps are functional. The metal handrails are secure.

2.13 Garage: The attached solid masonry garage is in acceptable condition. The overhead garage door is operable. The base of the metal garage door should be maintained with paint as there is some corrosion.

M: the flat roof on the garage is an older installation, though it was covered in snow and could not be inspected. As well, the roof was not walked up on due to a weakness in one portion of the roof framing structure. The surface has been recently mopped with roofing tar, according to owner. Eventual resurfacing of this roof will be required.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. 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. The wiring within the original house structure is largely original and is ungrounded wire. Most outlets in the living and dining room areas, and original bedrooms on the 2nd floor are ungrounded. These outlets appear to be wired through to a number of GFCI devices located beside the main electrical panel in the basement. This is a desirable retrofit where original wiring is in use and outlets are ungrounded. Upgraded wiring is present in the kitchen, and rear addition on both levels.

G: eventual upgrade of all remaining original wire is recommended. This should be done in any case as part of any significant renovations on the house.
(Further assessment required to determine accurate cost)

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.

- dryer 30-amps
- air conditioner 30-amps
- auxiliary panel 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. Overall, the supply of outlets was found to be sufficient throughout the house. There are at least two outlets per bedroom. The kitchen is equipped with a good supply of outlets.

G: as part of the eventual rewiring, additional outlets are recommended in the living and dining room areas, and in both front bedrooms.

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. 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.

P: *the exterior outlet at the rear should be replaced with a G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.*

P: *there is no smoke/carbon monoxide detector present in the basement. One is required.*

G: the pool wiring system was not inspected. A separate inspection by an electrician is recommended.

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 on the north side of the house. The furnace was upgraded in 2012 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 all principle rooms. The location of return-air registers is sufficient.

G: *the supply and return ducts were found to be dirty. Improvements in the operating efficiency and air quality would be realized by having the ductwork professionally cleaned.*

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 system could not be operated due to the low outdoor temperature. 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 throughout the house are made of copper. The main water shutoff valve is located at the northwest corner. The incoming water main has been upgraded to 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 plumbing: The waste drainage plumbing has been substantially upgraded, though there are some sections of the original waste piping still present. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their age/condition is not known. The owner confirmed that some level of drain upgrade had been made below the front lawn. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

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.

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 appears to be leased from a 3rd party provider. Its capacity of 50 gallons should be sufficient for the number of bathrooms and kitchens in the house. The equipment was upgraded in 2011.

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 ensuite 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. A water purification system is present in the basement (likely for the fridge). It was not inspected.

G: the ensuite shower stall tap set is a bit sticky. The drain stop in the sink does not function.

INSULATION

6.01A Attic: There are about ten inches of loose-fill and fiberglass batt insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-40. This is enough to minimize heat loss through the ceiling.

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 when the roofs are next resurfaced*.

6.03 Exterior walls: Insulation could not be found in the exterior walls of the original house. 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. The addition exterior walls are insulated with fiberglass insulation. The finished basement exterior wall cavities are insulated with fiberglass.

6.05 Crawl space: The area below the main floor at the rear has had the underside of the floor (between the joists) insulated with fiberglass, as well as the perimeter walls.

6.06 Weatherstripping: Storm and thermalpane windows 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 generally good shape.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout. The staircases in the house are sound. The door jambs are relatively square, allowing good closure of interior doors. The hardware on most doors is functional.

P: *there is no handrail alongside the staircase between the basement and main 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 most are functional. Most windows are provided with thermalpane glass. The metal solarium structure that comprises the window above the kitchen sink is intact.

+ vinyl/metal framed windows.

G: one of the windows in the living room should be serviced so that it opens /closes properly.

7.04A Fireplaces: A wood burning masonry fireplace is present in the basement and on the first floor. The brick firebox in the living room fireplace is intact in the metal firebox in the basement fireplace is also intact. Both damper systems are operable. The living room damper system utilizes a spring-loaded damper that sits at the top of the chimney. A metal cable hangs into the firebox (from the top of the chimney) to enable opening and closing of the damper. An adjustment on the lock bracket is required so that it can be locked properly.

G: a W.E.T.T. certified technician should inspect the fireplaces before use (likely requested by your insurer). This level of inspection will identify potential safety issues that require correction before use. Some of the tiles on the hearth floor of the living room fireplace are loose and there is inadequate clearance in front of both fireplaces.

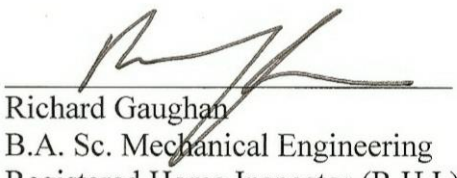
7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an open window is acceptable where a vent is not present. The kitchen exhaust fan is operable. The exhaust appears to be properly vented to the exterior. The bathroom exhaust fan located on the first and second floors are operable and also appear to be vented to the exterior. The dryer in the basement is vented to the exterior.

Note: The swimming pool in the backyard and related equipment were not examined as they are beyond the scope of this inspection. A separate inspection of the swimming pool and associated plumbing, electrical, heating and filtering equipment is recommended to verify its overall condition.

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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