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2 Allanbrooke Drive, Toronto, Ontario

May 1, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 2 Allanbrooke Drive, 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 foundation seepage was detected. The roof shingles and both flat roofs are in good shape. The exterior clay brick and cedar shingle sidings are intact. Wood framed windows are present throughout. All are operable. The front and side concrete porch structures are sound. The ceiling/trim of the west porch overhang requires paint. The upper roof overhang (eaves) are capped with aluminum.

The house is equipped with a 200-amp electrical service. The wiring system is in good working order. The hi-efficiency furnace is in good working order. The air conditioner was not operated. The supply plumbing is plastic pipe. Water pressure is good. The waste plumbing is ABS plastic pipe. Water flows freely through all accessible drains. The sump pump is operable. The backwater valve was not located. The exterior walls and attic are well insulated. The natural gas fireplace is operable.

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

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INSPECTION REPORT

PROPERTY: 2 Allanbrooke Drive, 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: 2021
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: south
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete. 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.

1.02 Water penetration: No active water seepage or elevated moisture levels were detected on exterior basement wall finishes. An exterior waterproofing membrane has been installed on all foundation walls. The drain tile installed at the base of the foundation walls ties into the sump pump system, located in the east basement mechanical room.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure.

1.04 Interior framing: Though the floor joists could not be examined, floors felt solid throughout and are level.

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.

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.

2.02 Window wells: Their purpose is to allow the grade to be raised above the window sill and prevent water from ponding beside the window. Correct grading of the soil should be maintained around the perimeter to prevent erosion. The wells are intact. The south facing window wells have metal covers to prevent a falling hazard.

G: remove construction debris in the SW well and fill with drainage gravel.

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 were inspected from the ground using binoculars. They are in good condition.

2.03F Modified bitumen membrane roof: This roofing installation typically involves a two-ply application with the seams sealed with 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. There is a small area of flat roofing membrane above the attic that could not be inspected due to a lack of access. The underside of this roof was however inspected from the attic and no water stains are observed on the plywood sheathing below. The flat roof above the porch is in good condition.

2.07A Stone Chimneys: The front stone chimney vents the gas fireplace. The stonework is in good condition. The flashings at the base of the chimney appear watertight. There appears to be a continuous metal within the chimney for venting the fireplace.

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 most sides are composed of brick masonry. The brickwork was found to be in good condition.

2.09D Cedar shingle siding: Both south gables are finished cedar shingles. The shingles are intact.

2.10A Exterior trim: The exterior window frames are wood-framed and the exterior of the frames is capped with aluminum. Caulking around all 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 the soffit. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

2.11B Concrete porch: The front and side concrete porches are in good condition. The concrete steps are functional. A stone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

P: the ceiling/trim of the west porch overhang requires paint. The wood columns are capped with wood and some of the wood finishing that borders the posts at grade is poorly done/incomplete.

2.12 Retaining walls: The stone retaining wall bordering the front of the property appears sound. The east driveway walls and paving stone driveway are in very good shape.

2.13 Garage: The attached wood framed garage is in good condition. 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. Proper fire protection is provided by the drywalled wall finish.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-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 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 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
- oven 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. 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 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.

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 front and rear are 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/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 high-efficiency, gas-fired forced air furnace. The exhaust is vented through compliant plastic pipes on the south side. The furnace was operated. Having it inspected and cleaned annually will help maintain a high level of heating efficiency. The PVC plastic exhaust flue pipes that vent the furnaces and water heater to the exterior are intact. They should be inspected annually for moisture seepage at the joints.

G: the thermostat was not operating correctly.

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.

Radiant floor, electric heating elements have been installed in most washrooms (none in main floor powder room) beneath the floor tiles. Each is controlled by a wall mounted thermostat and was found to be operable.

4.03C A HRV (Heat Recovery Ventilating) system is located behind the furnace. 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 blower in the furnace must be in constant operation for the HRV system to be effective.

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 has a cooling capacity of approximately three tons. It was not operated as the furnace was in use. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are largely modern polyethylene pipe, with the incoming water main made of copper. The main water shutoff valve is located below the electrical panel at the east end of the basement. The incoming water main is an oversized one inch copper incoming water main.

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 is located in the furnace room.

The back-water valve was not located. These are now required in the main drain pipe beneath the basement floor or under the lawn. Back-water valves prevent water from the Municipal sewers from backing up into the basement. *Its location should be verified.*

A sump pump system is present in the basement mechanical room floor. The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the south side of the house. The pump is operable and should be inspected annually to ensure that the float is set up to operate the pump correctly. *A marine battery backup system is recommended if the pump sees regular use, so as to ensure continuous operation during power outages.*

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 provides for potable hot water. The equipment is operable and the exhaust is vented directly through the exterior wall.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in each washroom are intact. The tiled shower stall enclosure in each washroom is intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: There are about 20 inches of loose-fill fiberglass insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-60. This is enough to minimize heat loss through the ceiling.

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 either high density spray foam insulation or fiberglass insulation (R-20+).

6.06 Weatherstripping: Quality 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 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.

+ wood framed casement/fixed windows.

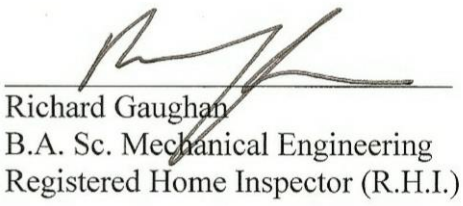
7.04F Fireplaces: The natural gas prefabricated fireplace in the living room was operated. Annual servicing and cleaning is advisable to ensure safe operation.

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 is vented to the exterior.

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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