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134 The Kingsway, Toronto, Ontario

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February 16, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 134 The Kingsway, Toronto, Ontario

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

OVERALL CONDITION: Typical. The house is in good structural condition. No active foundation seepage was detected. The roof shingles are about 10 years old and are in good condition. The exterior brickwork is sound. Localized re-pointing is required on the front stone wall. The original double hung wood windows require putty/painting maintenance. A number of the windows have been painted shut. The chimney structure is sound. The front concrete deck is intact. The garage is serviceable. The roof overhang (eaves) and window frames should ideally be capped with aluminum.

The house is equipped with a 100-amp electrical service and has a modern circuit breaker panel. Wiring is largely original knob & tube wire. The wiring system requires upgrade. The hot water heating boiler is over 30 years old and is operable. Budget for eventual upgrade. The attic-mounted air conditioning system is 25 years old. It was not operated due to winter conditions. The supply plumbing is copper pipe. The incoming water service pipe appears to be an original lead feed and should be upgraded. The waste plumbing is largely original cast iron/clay/lead pipe. Water flows freely through all drain fixtures. Bathrooms in kitchen are functional. Tile-work is sound, and fixtures are operable. The plaster wall and ceiling finishes show no major defects. The exterior walls are un-insulated (typical of solid masonry wall construction detail). The attic is very well insulated. The main-floor, wood burning fireplace requires servicing before use. The basement fireplace no longer appears usable.

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

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INSPECTION REPORT

PROPERTY: 134 The Kingsway, Toronto, Ontario

Inspector: Richard Gaughan Client: Linda Tickins

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: one hundred years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: east
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. From a structural standpoint, the foundations appear to be in good condition. The structural components in the basement (ie. foundation and flooring system) could not be fully examined due to the finished nature of the basement.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. 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: *efflorescence is present on the visible foundation walls in several locations. This is indicative of elevated moisture levels in this area. As is typical of older homes, foundations often have either no waterproofing or what is there is ineffective. Localized seepage is a possibility due extraordinary rainfall or neglect of eavestroughs or correct surface drainage.*

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.

1.04 Interior framing: All visible joists are sound and properly spaced. The joists in the basement are composed of 2" by 8" lumber. The interior masonry wall in the basement provides adequate intermediate support for the floors and walls above. Floors are relatively 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. *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 roof framing and sheathing boards 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.

G: *the soil adjacent to the house on the south side and at the rear should be adjusted to improve drainage away from the foundation walls.*

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 rear wells are intact.

M: *as there is a tree on the front lawn, there is the potential for roots to interfere with the drain pipes.*

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 and were installed ten years ago according to owner. There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The chimney on the east side contains three flues. One services the boiler; the other two service both fireplaces, though it could not be determined as to whether the basement fireplace is connected to the base of the chimney structure. The stonework and flashings are intact. The boiler 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 fireplace flue appears to be unlined.

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 into the sewer system (below grade) and onto the surrounding land. The underground drain pipes typically connect into the sewer system beneath the basement floor, often via a floor drain.

G: those downspouts that discharge below grade should ideally be disconnected and redirected onto the surrounding land as per City of Toronto bylaw requirements. Ensure that the runoff is well away from the foundation. In the event that this is not practical, an exemption can be requested from the City (can be done on-line).

2.09A Masonry walls: The exterior walls are composed of brick masonry on three walls and stone on the front wall. The brickwork was found to be in good condition. The parapet wall extensions above the stone walls at the front of the house are intact. Concrete coping stones protect the top of the wall and appear secure.

G: the mortar between stones is loose or missing at the front and replacement of missing mortar is required.

G: several bricks along the base of the west garage wall are deteriorated (flaking of the brick face) and the damaged bricks should be patched with cement.

2.10A Exterior trim: All major openings in the exterior walls include trim to cover frames and provide a place to seal and flash sidings. The trim should be kept well painted and caulked.

G: the caulking around some of the exterior window frames is cracked or missing and should be replaced. Repaint exterior window frames where necessary. The exterior window frames should be capped with aluminum as part of any window upgrades.

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) are painted wood. The eavestroughs are anchored to the fascia board. The underside of the eaves is known as the soffit. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

G: painting of the soffits and fascia on all sides is required. Consider covering the wood soffits and fascia in aluminum to eliminate painting maintenance and potential wildlife entry.

2.11B Concrete decks: The front concrete stoop is intact. The concrete steps are functional and metal rails are secure, *though there is significant corrosion to a couple of the metal rail posts that anchor into the concrete deck.* The deck surface is intact, with no evidence of movement.

2.13 Garage: The attached solid masonry garage is serviceable. The roof shingles are watertight. The overhead garage door is operable. *The door face requires paint. The heating radiator at the rear of the basement is not in use.*

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The main distribution panel has been upgraded to a modern circuit breaker panel and is located at the northeast corner of the basement. The size of the service is considered adequate 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 panel rating is adequate for the existing service size. 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 largely the original knob-and-tube wire with some modern grounded two conductor cable present-primarily in the kitchen.

P: budget for replacement of all original wire. This would include the installation of additional outlets and possibly additional lighting circuits. The kitchen wiring does not require upgrade. Interconnected smoke/carbon monoxide detectors should be installed on each level as part of the rewiring.
(further assessment required to determine accurate cost)

There are three active 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
- air conditioner 30-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. The kitchen is equipped with an adequate supply of outlets. There are three split receptacles present in the kitchen. Each half of a split receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the risk of the breaker tripping.

P: additional grounded outlets are recommended throughout the house.

3.04 Operation of outlets & fixtures: Most of the outlets 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.

P: all washroom outlets should be provided with a ground fault circuit interrupter (G.F.I.) device to provide the required level of safety from electrical shock in this area of the house. Wiring for the light above the basement pool table and a light in the laundry room should be reinstalled.

P: The outlets in the basement have corrosion within some of the outlet boxes. These outlets should be replaced.

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.

G: an outlet was not located on the exterior of the building.

7.06 Smoke Alarms: Working smoke alarms should be present on each floor as a minimum. In addition, there should be one working carbon monoxide detector (preferably more) on each sleeping level. Smoke detectors are present and are battery operated. None were tested. They should be replaced upon move-in.

HEATING/COOLING

4.01C Type of system: The house is heated by a gas-fired, hydronic hot water system. The hot water boiler was installed about 30 years ago. The heat exchanger in this type of heating system typically lasts 25 to 30 years.

M: *as the boiler is in an older unit, replacement should be budgeted for within the next two to three years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.*
(Approximate Cost: $6,000 to $8,000)

The gas burner and related equipment was found to be operable. The circulating pump is operable. The pump is impedance protected and does not require annual oiling. An expansion tank is located near the boiler in the basement. These are installed to limit increases in pressure to the allowable working pressure. An automatic water regulating valve that controls the fresh water supply to the system is present. There is also a pressure release valve present that prevents the operating pressure from exceeding 30 psi.

The metal exhaust flue that connects the hot water boiler and water heater to the base of the chimney flue is intact. It should be inspected annually for perforations, blockage, or loose connections.

G: *gas fired boilers fitted with a draft hood must be inspected by a TSSA (Technical Standards & Safety Authority) technician on an annual basis to ensure proper and safe working order. At this time, the flue gases in the exhaust pipe will be tested for levels of carbon monoxide (CO) and subsequently fitted with a tag indicating this level. If levels of CO exceed 100PPM (parts per million), the heating appliance is considered unsafe and it must be serviced and cleaned to ensure complete combustion.*

4.02B Heat distribution: The radiators were inspected for operation and location to ensure adequate heating of the building. Air build-up within the rads is a common problem and regular bleeding of the rads is required. Check all rad valves annually for leakage. The steel distribution piping in the basement was found to be in good condition. The location of radiators should provide a fairly even distribution of heat to most areas of the home.

G: the rear basement radiator is not secure to the wall. This rad should be properly secured.

G: asbestos insulation is present around the rad pipes in the front basement storage room beside the basement staircase. The insulation is for the most part intact. You may however want to have it removed. The vinyl floor tiles in the basement rec room and on the basement stairs likely contain asbestos. The material is bonded within the vinyl tile and does not pose a risk if left undisturbed.

4.03E Attic mounted central air-conditioning: The house is provided with an attic-mounted, central air-conditioning system and the supply-air vents are located on the first and second floors. The system was installed about 25 years ago and has a cooling capacity of 2.5 tons. The equipment was not operated due to winter conditions.

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 front of the basement.

G: the composition of the incoming water main could not be determined. The shut-off valve is old and the pipe is likely an original lead feed. Its composition should be confirmed.

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 moderate on the upper level.

G: *the incoming service pipe appears to be an original lead pipe. Replacing this with a 3/4 inch copper pipe is recommended to improve flow rate and water quality. The City of Toronto will assist in the cost to upgrade the incoming water main.*
(further assessment required to determine accurate the cost)

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), clay drains below the basement floor, and some upgraded plastic. The drainage pipes beneath the basement floor and under the front lawn 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 laundry room.

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 installation of a backwater valve is recommended in the main drain pipe below the basement floor. These prevent waste water from entering the house due to overwhelmed sewer lines below the street.

The gas-fired hot water heater appears to be leased from a third party provider. Its capacity of 40 gallons should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2013.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The fixtures throughout the house are for the most part functional. The bathtub tiles in the second floor washroom are intact. The tiled shower stall enclosure in the ensuite washroom is also intact.

P: the rear 2nd floor toilet is not secure to the floor. Secure loose taps in main floor powder room sink.

INSULATION

6.01A Attic: There are about twenty inches of loose-fill fiberglass insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-50. This is enough to minimize heat loss through the ceiling.

6.02 Venting: Some attic ventilation is present. Good ventilation reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months.

6.03 Exterior walls: Insulation could not be found in the 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. Insulation does not appear to be present behind the wall finish in the basement.

G: basement insulation is recommended to reduce heating costs.
(further investigation req'd to determine accurate cost)

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. Storm and thermalpane windows are present throughout the house.

G: *caulking is required around some of the exterior window/door frames.*

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished in original plaster with updated drywall present in the kitchen. Overall, the walls and ceilings were found to be in good shape with localized repairs.

G: as part of any basement renovations, the wood wall finishes in the rec room should be removed. The walls should be insulated prior to installing drywall.

G: t*he water stains in the front hallway ceiling were checked with a moisture meter and found to be dry during the inspection. The damage was apparently due to an overflow from the bathroom above.*

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are functional. 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.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and are intact. Outside aluminum storms are provided on most windows.

+ double hung and awning wood windows; they require periodic caulking, painting and putty repairs.

G: although most of the original windows in the house are provided with aluminum storm windows, many have been painted shut and require putty and painting maintenance. Consideration should be given to eventually replacing the original wood windows throughout the house.

7.04A Fireplaces: A wood burning masonry fireplace is present in the basement and on the first floor. The basement fireplace no longer appears usable as there is no obvious connection from the firebox to the chimney structure. This should be confirmed. The living room fireplace appears usable. The firebox is intact in a metal damper is present.

G: a W.E.T.T. certified technician should inspect the fireplace before use (likely requested by your insurer). This level of inspection will identify safety issues that require correction before use. The metal damper within the fireplace on the main floor has become dislodged and cannot be opened or closed. This should be re-seated to reduce heat loss when it is not in use.

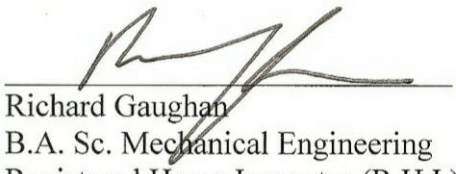
7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an open window is acceptable where a vent is not present. The exhaust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

P: the kitchen exhaust fan is operable, though the exterior vent does not open when the exhaust fan is activated. The exhaust hood and exterior vent require replacement.

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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