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23 Bridgeview Road, Toronto, Ontario



May 31, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 23 Bridgeview Road, Toronto, Ontario

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

OVERALL CONDITION: The house appears to be in good structural condition. Elevated moisture levels were detected on some of the basement walls and an interior waterproofing membrane is recommended as part of any basement refinishing. The roof shingles are about 10 years old and are in good condition. The exterior brickwork is sound. Windows have been upgraded on the main and second levels. The roof overhang (eaves) and window frames are capped with aluminum. The front concrete stoop requires repair (reset some of the flagstones, replace missing mortar, install rails). The rear wood deck requires localized repair. The garage structure is sound. The garage door opener should be upgraded.

The house is equipped with a 60-amp electrical service. The service should be upgraded to 100-amps. Wiring is largely original and is ungrounded. The supply of outlets is limiting. Replace ungrounded outlets with GFCI device. Eventual rewiring of the house is recommended. The hot water heating boiler was upgraded about 10 years ago. The 2nd floor air conditioning unit is of similar age. Both are operable. The incoming water service pipe has been upgraded. Water pressure is good. Substantial drain upgrades have been made below the front lawn. The plaster wall and ceiling finishes show normal wear. The exterior walls are largely un-insulated (typical of solid masonry wall construction detail). Insulation levels in the 2nd floor knee wall cavities and attic spaces are nominal. The natural-gas fireplace is a recent installation and in good working order.

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

***NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 23 Bridgeview Road, 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.
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- ESTIMATED AGE OF HOUSE: 70-80 years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: clear
- 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.

1.02 Water penetration: The basement walls and floors were examined for evidence of water seepage. It is usually not possible to determine the severity and regularity of such problems without monitoring the walls over several months. Most water problems are a result of non functioning eavestroughs, downspouts, or poor surface drainage.



G: 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. There is mildew growth at the base of the southeast rec room wall. This should be scrubbed off. An interior waterproofing membrane and drain tile system (known as 'Delta' membrane), is recommended as part of any significant basement renovations. A dehumidifier should be operated in the basement during the summer months.

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: 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. The interior masonry walls in the basement provide good 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.

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. Due to a lack of proper access under the deck at the rear, surface drainage in this location is unknown. This area should be accessed to ensure that the grading is correct.

G: reinstall the flagstone ground cover at the rear of the garage to improve drainage away from the foundation walls.

G: the debris in the basement window well at the northeast corner below the rear deck should be removed.

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 generally good condition and were installed about ten years ago. There is one layer of asphalt shingles present on all sides.

G: replace worn shingles on corner of front bay window.

2.05 Skylights: The skylight installation above the main staircase is intact. No water stains were observed on the ceiling finishes below.

G: the thermal seal in the glass panel has failed and moisture condenses between the two pieces of glass. This is a cosmetic defect.

2.07A Brick Chimneys: The chimney at the southwest corner contains two flues. One services the boiler; the other the fireplace. Both flues are 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 structure is in good condition. Brickwork is intact and the metal flashing detail at the base of the chimney is watertight. A concrete cap is present at the top of the chimney structure.

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 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: the downspout at the northwest corner that discharges 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 on all sides are composed of brick masonry. The brickwork was found to be in generally good condition.

G: the mortar between bricks is loose or missing in several locations and minor tuckpointing repairs are recommended.

2.09D Asphalt shingle siding: Roofing shingles have been applied on the vertical exterior walls on the south dormer and are intact.

2.10A Exterior trim: Most exterior window frames have been covered in aluminum trim in to minimize deterioration and reduce maintenance.

G: maintain paint on exterior basement storm windows and frames.

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 appears to be in generally good structural condition. Most deck boards are intact and the steps are functional.



P: the NE step corner of the step structure is rotted and replacement of deteriorated boards is required. Some of the framing below the deck boards in this location may also be rotted.

2.11B Concrete stoop:



P: some of the flagstones have loosened or are uneven and should be reset on the front concrete deck structure. The missing mortar between stones should be replaced. There has been some minor movement in the deck slab and steps. Monitor.

P: a set of guardrails and a handrail is recommended to prevent a falling hazard.

2.13 Garage: The attached solid masonry garage is in acceptable condition. The overhead garage door is equipped with an automatic door opener. Proper fire protection is provided by the masonry wall finish.

G: the exterior wood door panels should be sanded and painted. The base of the front garage door frame at grade should be repainted. The rear garage entry door also requires painting maintenance.

G: the automatic garage door opener is an older model and is not equipped with a reverse brake mechanism. This feature is an important safety consideration and replacement of the unit is recommended.

(Approximate Cost: \$500 to \$600)

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 60-amp service. The main distribution panel is hand upgraded circuit breaker panel. The electrical service is grounded to the supply plumbing.

*P: the installation of a larger electrical service (typically 100-amps) is required.
(budget \$2,000)*

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is largely original and is ungrounded wire. Grounded plugs are present in the kitchen and in the 2nd floor washroom.

There are four 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- stove top	40-amps
- oven	30-amps
- dryer	30-amps
- air conditioner	15-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 outlet per bedroom.

*G: additional grounded outlets are required throughout the house.
(Budget \$10,000+ to rewire 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. All outlets and light fixtures tested were found to be operable. The electrical outlet in the 2nd floor bathroom is protected by a functional G.F.C.I. device. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

*P: those that are ungrounded should be fitted with a GFCI device until such time that the wiring is upgraded. This is a common and desirable upgrade where the wiring is original and is ungrounded.
(budget \$1,000)*

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 outlet at the rear is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

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/carbon monoxide detectors are present and are battery operated. None were tested. *They should ideally 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 upgraded in 2011. The heat exchanger in this type of heating system typically lasts 20 to 25 years. The hot water boiler was found to be operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

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. The distribution piping visible in the basement was found to be in good condition. A fresh air intake duct has been installed from the exterior into the boiler room. This ensures adequate combustion air for the boiler.

G: there is evidence of condensation within the flue above the boiler and an inspection of the exhaust venting system is recommended before the next heating season.

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 location of radiators should provide a fairly even distribution of heat to most areas of the home. There is rust buildup at some of the basement pipe fittings, though no active leaks were noted.

*G: asbestos insulation appears to be present around some of the basement rad pipes. The insulation is for the most part intact. You may however want to have it removed.
(budget \$3,000)*

4.03E Split Coil Air-conditioning: An air cooled, 'ductless' air-conditioning system is present on the 2nd floor stairwell landing. The equipment appears to be about 10 years old and is in good working order.

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. 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 is a mix of the original cast iron stack (runs from the basement and extends through the roof), lead pipe fittings, copper, clay drains below the basement floor, and some upgraded ABS plastic. The four white plastic clean-out access covers on

the front lawn (SW corner) confirm that some level of drain upgrade below grade has been made for both properties. 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. Two floor drains are present in the basement.

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.

M: the metal drain pipe below the 2nd floor bathroom sink is corroded and will require eventual replacement.

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 2010.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The plumbing fixtures throughout the house are in good working order. The bathtub tiles in the 2nd floor washroom are intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration. The jacuzzi motor is operable. *The jacuzzi was not however filled with water and operated.*

G: The main floor toilet flushes slowly and replacement of the toilet is recommended.

INSULATION

6.01A Attic: There are about eight to 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-32. This is a reasonable amount of insulation necessary to minimize heat loss through the ceiling. It should be noted that the recommended thermal insulating value today is R-50. The accessible knee wall cavities on the south side of the house have had fiberglass batts placed between the roof rafters and on the knee walls.

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. 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 basement is unfinished. The exposed foundation walls are uninsulated. A reduction in heating costs will be realized by framing and insulating the basement walls.*

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.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are composed of gyprock panels covered in a skim coat of plaster. The walls and ceilings were found to be functional with minor repairs.

G: some of the gypsum board panels are cupped. This is a common cosmetic defect with this particular wall/ceiling finish.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively level. Some of the floors have been covered with carpeting and the condition of the flooring beneath could not be determined. The staircases in the house are sound. The door jambs are relatively square, allowing good closure of interior doors.

G: there is some unevenness below the 2nd floor carpet. The under-pad is deteriorated.

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 operable. The windows on the first and second floors are provided with thermalpane glass. Original outside wooden storms are present on the basement windows. These windows do not readily open for ventilation. The solarium window structure in the kitchen appears watertight.

- + vinyl/vinyl framed casement windows.
- + original wood casement windows with exterior wood storms.

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


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 dryer in the basement is properly vented to the exterior.

P: the downdraft kitchen exhaust fan is inoperable. The exhaust fan in the 2nd floor washroom no longer functions. Both should be made operable.

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,



Richard Gaughan
B.A. Sc. Mechanical Engineering
Registered Home Inspector (R.H.I.)