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566 Crawford Street, Toronto, Ontario

June 7, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 566 Crawford Street, Toronto, Ontario

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

This attached solid brick masonry Century aged home was found to be in good structural condition and extensive renovations were completed about six years ago. This included lowered the basement floor level and underpinning the foundation walls. The roofing membranes were found to be in good condition, the exterior wall brickwork is for the most part intact, and the windows throughout the home have been replaced and contain thermalpane glass. The home is provided with a 200-amp electrical service, two separately metered circuit breaker panels and it has been re-wired. The high-efficiency furnace and central air-conditioner are about six years old and separate ductless heat pump system services the basement apartment. The water supply piping is primarily composed of modern plastic Polyethylene PEX materials and a one inch diameter incoming supply pipe provides good water pressure.

Repairs identified in this report and that should be expected over the improving clearances at the third floor roof deck to accommodate drainage and upgrading the insulation in some of the attic spaces. Additional expenses will be incurred where an estimate was not provided.

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

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INSPECTION REPORT

PROPERTY: 566 Crawford Street, Toronto, Ontario

Inspector: Mark Goddard Client: Linda Tickens

INTRODUCTION

The following report is for use by the above client only. 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: over one hundred years

- BUILDING TYPE: two and 1/2 storey attached

- FRONT OF HOUSE FACES: east

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- WEATHER: raining

- HOUSE OCCUPIED: basement unit only

- WATER SOURCE: public

- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The original foundation walls are constructed of stone and mortar. From a structural standpoint, the foundation appears 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 walls and ceilings. The foundation walls beneath the front porch and adjacent to the furnace room at the northeast corner are constructed of concrete blocks and these will have been installed with construction of the exterior stairwell entrance to the basement.

The basement floor has been lowered in the past and the original foundation walls were re-supported with an underpinning method. The integrity of this type of structural work could not be confirmed, though there does not appear to be any abnormal settlement in the foundation. This underpinning is visible on the north side of the basement apartment.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. Most water seepage problems are a result of poorly functioning eavestroughs and downspouts, and poor surface drainage near the home. Ensure that all surface water and discharging water from the downspouts flows away from the foundation walls. There is evidence to indicate that an interior foundation drain system was installed when the basement floor level was lowered and water collected by this drain will be controlled by a sump pump in the front cold cellar.

1.03 Exterior walls: The exterior walls are constructed of solid brick masonry. The brickwork is a structural component and supports some of the load of the house.

1.04 Interior framing: None of the floor joists supporting the main floor could be inspected due to the finished nature of the basement ceiling. These joists are composed of 2" by 10" lumber.

1.06 Termites: Due to the finished nature of the basement, little of the wood framing was visible. Consequently, the presence or absence of termite activity or damage could not be determined.

1.07 Roof framing: The sheathing and framing below most sections of the roof structure could not be examined due to a lack of access. There is no indication from the exterior that any significant deficiencies exist with the roof structure. The visible framing in the attic space at the front of the third floor and in the rear corner knee-wall cavities appears to be 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 water seepage problems in the basement. An exterior stairwell drain is provided at the bottom of the basement walkout and it should be kept clear of debris. The water in the trap at the base of the drain may be at risk of freezing during the winter months.

M: the narrow concrete walkway between the homes at the southwest corner should be monitored for eventual replacement to ensure that all surface water is directed beneath the rear deck and to the rear of the property.

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 of window wells to prevent erosion of soil. The two window wells on the south and west sides at the rear appear to be intact and they are fitted with drains that are likely connected to the sump pump in the basement cold cellar.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 15 to 20 years, though some of the heavier grade shingles will last up to 30 years. All flashings around roof projections should be checked annually to ensure that there is a watertight seal. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles on the pitched roof appear to have been installed about five years ago and they were found to be in good condition. There is one layer of asphalt shingles present in all locations. The roof was fully accessed and walked upon at the time of the inspection.

M: the Hydro conduit flashings at the lower front should be monitored and resealed if necessary.

M: the asphalt shingles above the porch at the lower front are on a very shallow pitched roof. An ice-and-water shield membrane must be present beneath the shingles in this location and it appears to have been installed. These shingles will be more at risk of premature wear.

2.03F Modified Bitumen membrane roof: There are a number of different products for this roofing system. The installation typically involves a two-ply application with the seams sealed with either hot tar or heat sealed with a propane torch. They are usually a reliable roof cover and typically last in excess of twenty years depending on the product and the installation. There is a Modified Bitumen roofing membrane on the flat roof above the third floor that appears to have been installed about ten to twelve years ago. It was found to be in generally good condition.

The Modified Bitumen flat roofing membrane below the deck at the rear of the third floor could not be properly viewed and its full condition could not be determined. However, it will have been installed at the same time as the asphalt shingles and it appears to be about five years old. Debris may have to be periodically removed from the space beneath the deck to ensure unobstructed water flow.

M: the metal flashing at the leading edge of the flat roof above the third floor should be monitored and it may have to be modified to remove the raised lip.

M: some of the supporting wood beneath the deck on the upper rear flat roof has been installed in a fashion that will obstructed water flow. There should be improved clearances at the intersection between the asphalt shingles on the pitched roof and the flat roofing membrane to prevent ponding of water. This adjustment to the deck should be coordinated with construction of railings in this location. Furthermore, the small deck landing surface near the exterior door should be lowered in elevation to improve clearances at the door threshold.
(Approximate Cost: $750 to $1,000)

2.07A Brick Chimneys: They provide protection and a chase for exhaust flues from fireplaces and heating systems. The chimney should be plumb and square. A cap normally protects the top of the chimney and sheds water away to minimize deterioration of the masonry. The flashings between the chimney and the roof should be checked on an annual basis for watertight seal. The brick chimney on the north side contains one flue for this home and it is no longer in use. The brickwork in the chimney is largely intact.

G: some of the mortar between bricks is loose near the top of the chimney and localized tuckpointing repairs should be completed. The gaps in the concrete cap should be filled and sealed to prevent water entry.

2.08 Eavestroughs: They provide roof drainage and help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for loose sections and leaky seams. The eavestroughs and downspouts at the lower front and upper rear are made of aluminum. The downspouts discharge onto the surrounding land.

P: a section of the eavestrough at the upper southwest corner should be resecured to the fascia. The extension on the downspout at the southwest corner should be elevated and improved to ensure that all discharging water is properly controlled in the backyard.
(Approximate Cost: $100 to $200)

M: the extension in the downspout that services the third floor rear dormer eavestrough should be improved.

G: due to the close proximity of large trees near the house, it will be necessary to clean out the eavestroughs at least twice a year to prevent clogging of the system and to ensure a proper flow of water to the downspouts.

2.09A Masonry walls: The exterior walls in most locations 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.

M: the brickwork is spalling (flaking of the brick face) in several locations on the south side at the rear and this will be due to long term past problems with water overflowing the upper eavestrough system. Some of the damaged bricks will likely have to be replaced in the future and further localized tuckpointing repairs may be necessary.

2.09J Board-on-board wood siding: The wood siding at the lower rear is in acceptable condition. The wood siding will require periodic painting or staining maintenance to prevent deterioration.

M: ideally, a metal drip flashing should be installed above the wood siding at the lower rear.

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

2.10B Soffits & fascia: The soffit and fascia protect as well as seal the attic and roof framing. The soffit is the horizontal overhang on the roof and the fascia is the vertical board to which eavestroughs are secured. They should be periodically checked for holes created by animals. The soffits and fascia in most locations are clad with aluminum and/or vinyl.

2.11A Wooden porches & decks: The wood deck located at the lower rear was found to be in acceptable condition. The deck located on the flat roof at the upper rear was found to be in generally good condition. A periodic coat of preservative or paint to all exposed wood is recommended to maximize its life. There should ideally be no wood in contact with the soil. All decking boards, railings, and step treads should be for damage on an annual basis.

M: there is localized damage to some of decking boards at the lower rear and some repairs will eventually be necessary. The loose treads in the narrow set of steps at the southwest corner of the house should be secured.

M: guardrails should be installed at two locations on the north and south sides of the third floor deck to prevent ready access to the pitched roof. This should be coordinated with an adjustment to the deck support to improve clearance for water drainage in this area.

P: a handrail should be installed on the steps down to the backyard from the rear deck.

2.11B Concrete decks: The concrete deck on the front porch was found to be in good condition. The concrete slab appears to be sound and no cracks were noted.

2.12 Retaining walls: The concrete block retaining walls adjacent to the basement exterior stairwell at the front are in good condition.

ELECTRICAL

3.01 Electrical service & panel: This home is provided with an overhead 120/240-volt, 200-amp service. The size of the service is considered adequate for the electrical requirements of the house. The main electrical service is divided into two separately metered sub-services, 200-amps for the primary panel that services most circuitry in the house and 100-amps for the basement apartment. The main service entry, disconnect switches and distribution panels are located at the northeast corner of the basement. The distribution panels are rated for 125-amps and 200-amps and this is adequate for the existing sub-service sizes. The electrical services are grounded to the supply plumbing.

M: the main copper service wires in the conduit that extends through the roof are sized at # 3/0 and these wires are rated to support 200-amps. The two main distribution panels in the furnace room have a combined drawing capacity of 300-amps and the main 200-amp breaker in the larger panel may have to be replaced with a 100-amp circuit breaker.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. It appears as if the house has been completely rewired. The accessible wiring is modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

There are eight 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings follows:

- kitchen range top 40-amps; main panel
- kitchen oven 30-amps; main panel
- basement stove 40-amps; basement panel
- basement washer/dryer 30-amps; basement panel
- second floor washer/dryer 30-amps; main panel
- air conditioner 20-amps; main panel
- ductless heat pump 20-amps; basement panel
- electric heating 15-amps; basement panel

G: the circuit breaker for the basement heat pump system is slightly oversized and it should be replaced with a 15-amp breaker as that is the design capacity of the exterior condensing unit.

G: a tie bar should be installed to connect the pair of 15-amp circuit breakers for the electric baseboard heaters.

The remaining breakers service 120-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Most circuits should be protected by a 15-amp breaker. The breakers should be tripped annually to ensure that they are in good operating condition. Seven 20-amp breakers in the two panels are correctly sized to service the wiring and dedicated T-slot outlets in the basement and main floor kitchens.

3.03 Supply of outlets: The location of outlets in each room was verified. Often, furnishings in the house impede the ability of the inspector to locate all outlets. Overall, the supply of outlets was found to be adequate throughout the house.

3.04 Operation of outlets & fixtures: Many of the outlets in the house were tested for continuity and grounding. The light fixtures and switches were also checked for proper operation. Six arc fault protected circuit breakers are located in the two panels and have been installed to provide additional protection for some of the outlets, typically in the bedroom. The electrical outlets in all washrooms are protected by ground fault circuit interrupter devices. Each was tested and found to be operable. This type of outlet provides a higher level of safety in bathrooms. The kitchen counter outlets located near the sinks are also ground fault protected.

3.05 Exterior wiring: Grounded wire and exterior rated components are important safety features of the wiring system. The exterior outlets at the front and rear are protected with functional ground fault circuit interrupters to minimize the electrical shock hazard in these areas.

M: a metal guide wire may have to be installed to improve support for the main exterior electrical service conduit that extends through the lower front roof.

3.06 Smoke Alarms: Working smoke alarms should be present on each floor of the house. In addition, there should be one working carbon monoxide detector on each sleeping level. Smoke alarms are present although none were tested during the inspection. They appear to be interconnected and it should be verified that there are functional smoke detectors on each floor of the house.

P: a smoke detector has been removed from the third floor ceiling and it should be replaced.

HEATING/COOLING

4.01M Type of system: The house is primarily heated by a high-efficiency, gas-fired forced-air furnace. This type of furnace utilizes the exhaust gases to a greater extent and improves the heating efficiency of the system. The exhaust is vented through a plastic pipe on the east side of the house. Based on the size of the home, the 2-stage furnace input heating capacity of 42,000 to 60,000 BTU's per hour should be sufficient. The furnace was installed in 2016 and heat exchangers typically last 15 to 20 years. The heat exchanger could not be accessed and its condition is not known. This is the critical component in the furnace and with time becomes susceptible to failure.

The furnace was not tested during the inspection as the air-conditioner was in operation. Having the heating system inspected and cleaned annually is a wise practice and will help maintain a high level of heating efficiency.

The PVC plastic exhaust flue pipe that vents the furnace 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 operation and location. It is common for the supply-air flow to be unbalanced and this will result in uneven heating and cooling. Dirt and dust build-up in the ducts will also adversely affect air flow. They should be cleaned every five to ten years. The distribution ductwork that services the three floors of the house extends up from the basement furnace room to the ceilings on the first and second floors and it was found to be in good condition. It would be a wise energy conservation practise to seal any noted leaks in the supply-air ductwork. Supply-air registers are present and functional in all rooms of the house and most are located in the ceilings on first and second floors. The number of return-air grates should be sufficient. The thermostat for the heating system is located centrally on the main floor.

G: there are a few abandoned original supply-air registers on first and second floors of the house.

Electric radiant heating is provided in the tiled floor of the basement washroom. It is controlled by wall mounted thermostats in the washroom. Two electric baseboard heaters are located at the rear of the basement and along with the ductless heat pump system are the primary sources of heat for the basement apartment.

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 in the ductwork above the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows. (maintenance; soak the metal screen in vinegar once a year to remove calcium buildup; check drain pipe at bottom of unit for possible blockage). A baffle is located in the humidifier duct and it should be opened during the winter months when the heating system is in use.

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 found to be operable during the inspection. The exterior condensing unit was installed within the last six years and it has a cooling capacity of approximately two tonnes. This appears adequate for this size of house. The furnace blower is fitted with an ECM motor which is of sufficient size for the air conditioning system. The condensate drain pipe extends to discharge into a floor drain. A baffle is located in the humidifier duct and it should be closed during the summer months when the air conditioning system is in use.

4.03E Ductless Air-conditioning: The basement apartment is provided with a ductless wall mounted split coil air-conditioning system. This unit is a heat pump that will also provide auxiliary heating the shoulder seasons of the winter. The system will have been installed within the last six years and it has a cooling capacity of three-quarter tonnes. The condensate drain pipe appears to discharge into the basement washroom drain piping (to be verified). The cooling cycle of the heat pump system was tested and found to be operable during the inspection.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are largely made of modern plastic Polyethylene (PEX) materials (REHAU manufacturer) with copper

sections near the water meter. The main water shutoff valve is located in the furnace room at the front of the basement.

An inside shutoff valve (with a drain) has been installed in the supply pipe that services the outdoor faucet and an irrigation system at the front of the property. It is located in the furnace room. Closure of the internal valve (and draining of the external section of pipe) will prevent the exposed pipe from freezing during the winter months. The outdoor faucets at the front and on the south side at the rear of the house are also frost-free fixtures. Draining of the external section of the fixture will prevent the exposed pipe from freezing during the winter months. This will necessitate removing all garden hoses seasonally. The exterior irrigation system in the front yard has not yet been activated this season.

5.02 Water Pressure: The water pressure (and flow rate) was observed on the upper floor of the house with simultaneous operation of several fixtures. Typically, two faucets are opened and a toilet is flushed. The water pressure and flow rate was found to be good and the house is serviced with a one inch diameter copper pipe.

5.03 Waste plumbing: The waste drainage plumbing appears to have been substantially replaced with ABS and PVC plastic during renovations, though there are some sections of the original waste piping still present. An original cast iron stack that typically extends from the basement to the second floor washroom is present above the roof surface. The drainage pipes beneath the basement floor and under the front yard could not be examined and their condition is not known. However, the drain pipes beneath the basement floor will have been replaced with the floor level was lowered. Most of the basement waste drainage plumbing could not be viewed due to the finished nature of the walls and ceilings. Water flow through all drains and toilets is acceptable. Two floor drains were noted in the basement, in the furnace room and near the basement laundry facilities.

A back-water valve has been installed in the main drain pipe beneath the concrete floor at the front of the basement. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the basement. There is also a clean-out access to the main drain pipe beneath the front yard located in the front cold cellar.

P: a slight active leak was noted in the waste plumbing beneath the basement washroom sink and a repair is required.

A sump pump system is present in the basement. The reservoir in the floor in the cold cellar at the front of the basement is designed to collect water from an interior foundation drain system ("weeping tiles") and also the window wells at the rear and then pump that water to the exterior at

the front of the house. The pump was operable and should be inspected annually to ensure that the float is set up to operate the pump correctly.

The main waste plumbing stack is vented through the roof to the exterior (see in wood frame box that extends through the roof deck). However, it could not be determined whether the branch waste plumbing in all locations is connected and functional.

G: a mechanical vacuum relief vent was noted in the main floor kitchen drain pipe. This is not a standard installation, but is often used when correct venting methods are difficult to provide.

5.04 Demand Water Heater: The house is serviced with an Automatic Instantaneous Water Heater to provide hot water for the plumbing fixtures. This "demand" tankless water heater may be an owned appliance (to be verified) and it was installed about six years ago (in 2016). This modulating water heater has a heating capacity of 19,900 to 180,000 BTU's per hour and a recovery capacity of 265 gallons per hour and this should be adequate for the number of bathrooms and kitchens in the house.

5.05 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 functional. The bathtub tiling in the basement and second floor washrooms 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: Most of the attic spaces and flat roof ceiling cavities above the second and third floors could not be accessed during the inspection and as a result, the amount of insulation above the ceilings could not be determined. The recommended thermal resistance level (R value) for the attic is a minimum R-32, which corresponds to about ten inches of fiberglass batts or loose-fill cellulose fibre insulation. The flat roof cavities should ideally be insulated with eight inches of insulation. There are about four inches of high density spray foam insulation that has been applied to the rafters in the accessible attic space at the front of the third floor.

6.01D Knee-wall cavities: The small attic spaces behind the walls at the rear corners of the third floor are known as knee-wall cavities. Unless the space is used for storage, the walls and floor joist cavities in these attic spaces should both be insulated. Access to these cavities was limited (there

are two observation panel openings) and there is not any access to the attic space beneath the turret at the upper front of the home.

M: the installation of additional insulation is recommended in the knee-wall cavities at the rear corners of the third floor. Ideally, additional high density spray foam should also be installed on the roof rafters at the front of the third floor to increase the depth.

6.02 Venting: Minimal attic ventilation is present (typical of older homes). Attic venting reduces heat buildup in the attic and minimizes the risk of potential condensation and ice-damming problems in the winter months.

6.03 Exterior walls: Insulation does not appear to present in many of the original exterior walls. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation. This type of wall construction usually has a thermal rating of R-4 to R-6.

The basement exterior wall cavities were not accessed and the amount of insulation present was not determined.

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 often air movement between the interior and exterior walls in most houses. Interior losses occur around electrical outlets and at windows and exterior doors. Savings can be gained by checking the above areas and making corrections where necessary. Double-paned 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 drywall installed with past renovations. The wall and ceiling finishes were found to be in generally good condition.

7.02 Flooring: The flooring systems show no obvious defects. They felt secure throughout and are functional. The staircases in the house are sound.

G: sub-flooring should be installed in the third floor front attic space, if use for storage is planned.

G: there should be improved clearances for the handrail in the upper section of stairwell to the second floor so that it can be easily grasped.

The door jambs are for the most part square throughout the house, allowing good closure of interior doors. The hardware on the doors is functional.

7.03 Windows: The following is a list of window types and any noted deficiencies. It is normal for the operation of wood windows to vary due to swelling and shrinking of the frames between the summer and winter months.

+ sliding glass windows surrounded by a vinyl frame.
+ vinyl framed casement windows.
+ fixed vinyl framed windows.
+ vinyl framed awning windows.
+ vinyl framed single & double hung windows.

The windows and related hardware were found to be intact and all operable windows are functional. The windows throughout the house are provided with thermalpane glass.

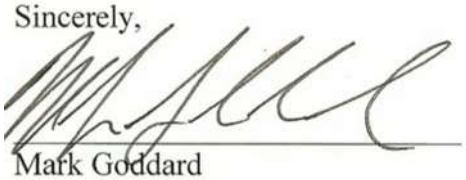
7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The kitchen exhaust fans in the basement and on the main floor were found to be operable and they are vented to the exterior. The exhaust fans located in all washrooms are operable and they appear to be vented to the exterior. The dryers in the basement and on the second floor are also vented to the exterior.

SUMMARY

This attached solid brick masonry Century aged home was found to be in good structural condition and extensive renovations were completed about six years ago. This included lowered the basement floor level and underpinning the foundation walls. The roofing membranes were found to be in good condition, the exterior wall brickwork is for the most part intact, and the windows throughout the home have been replaced and contain thermalpane glass. The home is provided with a 200-amp electrical service, two separately metered circuit breaker panels and it has been re-wired. The high-efficiency furnace and central air-conditioner are about six years old and separate ductless heat pump system services the basement apartment. The water supply piping is primarily composed of modern plastic Polyethylene PEX materials and a one inch diameter incoming supply pipe provides good water pressure. Repairs identified in this report and that should be expected over the improving clearances at the third floor roof deck to accommodate drainage and upgrading the insulation in some of the attic spaces. Additional expenses will be incurred where an estimate was not provided.

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

Sincerely,



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