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617 Beresford Avenue, Toronto, Ontario

June 8, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 617 Beresford Avenue, Toronto, Ontario

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

OVERALL CONDITION: Very good. The house was built in 2017. No structural issues were observed with the foundations, floors or walls. The roof shingles and visible flat roofs are in good condition. The exterior brick and stucco sidings are in good condition. Vinyl framed windows are present throughout and are operable. The exterior trim finishes are well sealed. The front and rear concrete decks are in good condition. The garage is also in good shape.

The house is equipped with a 200-amp electrical service. The wiring system is in good working order. The hi-efficiency furnace and air conditioner are operable. The supply plumbing is plastic pipe. Water pressure is good. The waste plumbing is ABS plastic pipe. Water flows freely through all drain fixtures. All bathrooms and kitchens are in good working order. Fixtures are operable and tile work is sound. Some of the bathroom tap sets require servicing. The drywall finishes are in good condition. 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.

NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 617 Beresford Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Nested Real Estate

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:	2017
- BUILDING TYPE:	three storey semi-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 poured concrete. 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 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 wall finishes in those areas of the basement that were accessible. Most water problems are a result of non functioning eavestroughs, downspouts, or poor surface drainage. Ensure that the above do not allow water to pond beside the foundation.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brick finish at the front of the house is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: The joists are composed of 10" engineered joists. Floors are 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. An exterior stairwell drain is provided at the bottom of the basement walkout in the rear basement stairwell. The drain was not tested for water flow. Ensure that it drains freely at all times.

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 and those that could be viewed 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 usually a reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation. The flat roof above the 3rd floor could not be accessed. No water stains were observed on the ceiling finishes below. The flat roof above the front porch is in good shape, as is the flat roof covering the garage. The flat roof covering the 3rd floor rear deck is also in good shape. Be sure to keep all scupper drains clear of debris so that they flow freely.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. The skylight installation is intact. No water stains were observed on the ceiling finishes below.

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.

G: an extension is recommended on the downspouts to prevent the discharging water from ponding near the foundation.

2.09A Masonry walls: The exterior walls at the front are composed of brick masonry. The brickwork was found to be in good condition.

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base and when installed properly can last in excess of thirty years. It is important that all vertical and horizontal joints be kept watertight to prevent water entry into the wall cavities. Synthetic stucco siding is present on the south and east walls and is in good condition.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the sidings.

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 decks: The concrete decks at the front and rear are in good structural condition. The concrete steps are functional and glass/metal rails are secure. No cracks exist in either deck slab.

2.12 Retaining walls: The poured concrete retaining walls comprising the rear basement stairwell are structurally sound.

2.13 Garage: The detached wood framed garage is in good shape. The flat roof is watertight. The overhead garage door is equipped with an automatic garage door opener. The reverse brake feature on the opener was tested and found to be operable. This is designed to prevent the door from closing and damaging your car or causing bodily injury.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located at the front corner of the basement. 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 panel rating is adequate for the existing service size. The electrical service appears to be 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 numerous 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- basement stove 40-amps
- dryer 30-ampsx2
- air conditioner 20-amps
- electric floor heat 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 over-fused.

3.03 Supply of outlets: The location of outlets in each room was verified. There are three 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.

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.

P: the outlet on the west kitchen counter wall should be better secured in the wall cavity.

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. They were not tested.

HeyHEATING/COOLING

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The PVC plastic exhaust flue pipe that vents the furnace/water heater 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. 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 the ensuite washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and was found to be operable.

4.03A Humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. A cascading type humidifier is located in the plenum above the furnace. The humidistat is located above the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

4.03C Heat Recovery Ventilating system: This system is located near the furnace and 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 and is activated by a humidistat located near the thermostat for the central heating system on the main floor. The filters and screens in the duct covers should be periodically cleaned.

4.03D Central air conditioning: The air-cooled central air conditioning system is operable. The unit has a cooling capacity of approximately 2.5 tons. The condensate drain line is connected to the floor drain beside the furnace.

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 in the furnace room. The incoming water main is 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 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 and one is believed to be present under the 3rd floor laundry.

G: the presence of 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) was not verified. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.

A sump pump system is present in the basement cold cellar room. The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the front corner 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.

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.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the basement and on the 2nd floor are intact. The tiled shower stall enclosure in the ensuite washroom is also intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

P: the tap sets in both 2nd floor bathtubs and in the 3rd floor soaker tub do not operate as intended and should be serviced. Secure tap set stand to floor behind the soaker tub as well.

INSULATION

6.01A Attic: There are about 12 inches of fiberglass batt 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: 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 fiberglass and Styrofoam insulation. This corresponds to a thermal resistance value of about R-20+ and should provide good protection against heat loss. The finished basement exterior walls are insulated with fiberglass insulation.

6.06 Weatherstripping: Thermalpane windows and insulating doors are present throughout the house.

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. There are a couple of visible hairline cracks in the basement concrete floor. These are a cosmetic defect.

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.

+ vinyl framed casement, fixed, and awning style windows.

G: the rear 2nd floor deck door lock mechanism requires adjustment.

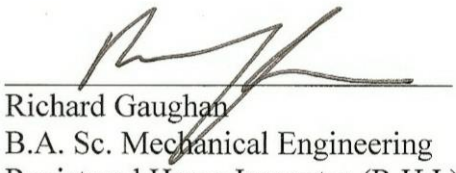
7.04F Fireplaces: The natural gas prefabricated fireplace in the living room was operated. Annual servicing and cleaning is advisable to ensure safe operation. The exhaust is side-vented through the exterior wall.

7.05 Ventilation: The kitchen exhaust fans in the basement and on the main floor are operable and are vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryers in the basement and on the 3rd floor are vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

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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