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200 Galley Avenue, Toronto, Ontario

March 13, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 200 Galley Avenue, Toronto, Ontario

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

OVERALL CONDITION: Good. No structural defects with the foundations were observed. The common wall is constructed of double brick for superior sound isolation. The roof shingles and flat roof have been recently resurfaced. The exterior brickwork is sound. The chimney has been rebuilt above the roof line. The roof overhang is painted wood. Windows have been upgraded and are vinyl framed. Window frames are capped with aluminum. The front porch is in generally good condition. Foundation seepage was detected along the rear basement wall/stairwell area.

The house is equipped with a 200-amp electrical service and is split into two separately metered panels. The house appears to have been rewired, though there are a couple of ungrounded outlets on the main floor. The hi-efficiency furnace was upgraded in 2016. The A/C dates to 2012. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing has been substantially updated with plastic pipe. Water flows freely through all drain fixtures. The bathrooms and kitchen are in good condition. The wall and ceiling finishes are a mix of original plaster and updated drywall are in good shape. The exterior walls are largely un-insulated, typical of solid masonry wall construction detail. The basement exterior walls are insulated. Localized insulation improvements are recommended in the attic near the hatch. The wood burning fireplace requires a W.E.T.T. certified inspection prior to attempted use.

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

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INSPECTION REPORT

PROPERTY: 200 Galley 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:	100+ years
- BUILDING TYPE:	two storey semi-detached
- FRONT OF HOUSE FACES:	south
- UTILITIES STATUS:	all on
- SOIL CONDITIONS:	snow covered
- WEATHER:	clear
- HOUSE OCCUPIED:	yes
- WATER SOURCE:	public
- SEWAGE DISPOSAL:	public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of brick masonry. No structural defects with the foundation were observed. The structural components in the basement (ie. foundation and flooring system) could not be examined due to the finished nature of the basement.

M: there is a hairline crack in the cement parge coat on the foundation, beside the furnace. The crack does not appear to represent a structural defect, such as foundation settlement.

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.

M: evidence of minor moisture penetration was noted through the foundation along the rear wall/below the rear basement stairs. Seepage does not appear to be the result of improper surface drainage or non-functioning eavestroughs. You may want to install an interior moisture barrier and drain tile system (known as 'Delta' membrane) on the rear basement wall and below the stairs. (Further assessment required to determine an accurate cost)

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. *The common wall is constructed of two courses of brick. This is desirable in homes with shared walls as the masonry provides for an effective fire break and greatly reduces sound transmission.*

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 10" lumber. *There has been minor deflection of the 2nd floor flooring system. The 2nd floor door frames are out of square as a result. This settlement is a result of the original construction detail and may have been aggravated by removal of the hallway wall on the main floor. Repairs are not required. Further deflection is not expected.*

1.06 Termites: Due to the finished nature of the basement, few of the structural and non-structural wood members were visible. Consequently, the presence or absence of termite activity or damage could not be determined. *The immediate area in which the home is located does not have a history of termite activity.*

1.07 Roof framing: The visible roof framing in the attic is intact with no evidence of structural problems. The attic was viewed from the hatch only. The visible sheathing boards below the roof shingles are intact.

GENERAL EXTERIOR

2.01 Surface drainage: The land should show a positive slope away from the house on all sides. This ensures good surface drainage and reduces the possibility of moisture problems in the basement.

2.03A 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. The asphalt shingles were upgraded <3 years ago, according to owner.

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 roofing membrane above the 2nd floor was resurfaced <3 years ago.

2.07A Brick Chimneys: The chimney at the southeast corner contains two flues. One vents the water heater; the other is no longer in use. The brickwork and flashings are intact. The chimney has been rebuilt above the roof line. The water heater 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.

2.08 Eavestroughs: They provide control for water runoff from the roof(s) to help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for loose sections and leaky seams. Aluminum eavestroughs are present on all sides. The downspouts discharge onto the surrounding land.

2.09A Masonry walls: The exterior walls on all sides 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 good condition.

G: *the mortar between bricks is loose or missing on the east side and localized tuckpointing repairs are recommended.*

2.10A Exterior trim: The exterior window frames have been covered in aluminum.

M: *monitor deteriorated corner trim beside 2nd floor bedroom window. Maintain with paint.*

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is painted wood. 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 and are well painted.

2.11A Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The east masonry post has been rebuilt. The deck boards are intact and the rails are secure. The wooden steps are functional. A handrail is present alongside the steps.

G: the wooden post on top of the west masonry post is out of plumb. As well, the base of the column is rotted. Monitor.

G: the deck structure is somewhat springy and you may want to install a small beam below the deck to provide some rigidity.

2.12 Retaining walls: The wood retaining walls at the front are in good structural condition.

ELECTRICAL

3.01 Electrical service & panel: This building is equipped with a 120/240-volt, 200-amp service. The service is split into two separately metered 100-amp feeds (basement and upper two levels). 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 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. It would appear that the house has been rewired. 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.

- stoves 40-amps each
- dryer 30-amps each
- 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 over-fused.

P: there is a live wire in the cupboard above the kitchen exhaust hood and the wire has been capped with marets. This wire should be contained within a sealed junction box.

3.03 Supply of outlets: The location of outlets in each room was verified. There are two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. Overall, the supply of outlets was found to be sufficient throughout the house. There are at least two outlets per bedroom.

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.

G: there are two ungrounded outlets in the living room. If possible, the ground connection should be made at these outlets (may not be a simple fix). Otherwise, these ungrounded outlets should be fitted with a GFCI device. It was not determined why the outlets are ungrounded.

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.

P: *both exterior outlets are ungrounded (reason unknown). These outlets at the front and rear should be replaced with a G.F.C.I. (ground fault circuit 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 on each level and are battery operated. None were tested.

HEATING/COOLING

4.01M Type of system: The house is 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. As well, the exhaust gases do not need to be vented up the chimney. The exhaust is vented through a compliant plastic pipe on the east side of the house. The furnace was installed in 2016 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 to the exterior is intact. The metal exhaust flue that connects the water heater to the base of the chimney flue is also intact. Both should be inspected annually for perforations, blockage, or loose connections.

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 most principle rooms (none in basement bathroom) . The location of return-air registers is limited to the main floor. This is typical of older homes and air conditioning in particular can be affected by the lack of return ductwork on the upper level. There are two electric wall heaters in the basement.

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.

4.03B 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 system could not be operated due to the low outdoor temperature. The equipment was manufactured in 2012 and has a cooling load of tons. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are made of copper and plastic. The main water shutoff valve is located at the front of the basement. The incoming water main appears to have 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 has been substantially upgraded with plastic pipe, though there are some sections of the original waste piping in use. The waste pipe under the front lawn could not be examined and its age/condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room. One is also present under the main floor laundry.

G: *consideration should be given to having a back-water valve installed in the main drainpipe beneath the concrete floor at the front of the basement (or under the front lawn). Back-water valves prevent water from the Municipal sewers from backing up into the house.*

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 2024.

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 tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

A water purification system is present in the main floor kitchen. It was not inspected. Annual replacement of filtration equipment will be required.

INSULATION

6.01A Attic: There are about 12-14 inches of loose-fill and fiberglass batt insulation present in the attic. This is sufficient and will provide a thermal insulating value of about R-50.

G: *insulation is missing on the attic floor near the access hatch. This area should be properly insulated. The hatchway to the attic should also be insulated and fitted with weatherstripping to prevent heat loss.*

6.02 Venting: Some 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 roof is next resurfaced.*

6.03 Exterior walls: Insulation could not be found in many of 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 finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: Upgraded storm 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 modern drywall. The wall and ceiling finishes were found to be in generally good shape.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout. The staircases in the house are sound. The 2nd floor door jambs are no longer square. This is the result of normal settlement in the floor joists and load bearing walls and does not indicate a structural problem. The hardware on doors is functional.

M: the guardrail above the main staircase is below the recommended height standard of 42 inches and could pose a falling hazard.

M: the bottom two steps on the main stairs have pulled away slightly from the wood stringer along the wall. Monitor.

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 all are functional. The windows on the 1st and 2nd floors are provided with thermalpane glass.

+ vinyl framed casement windows.
+ double horizontal windows mounted in an aluminum frame (basement).

G: the thermalpane window panels in the front bedroom (and middle bedroom) have lost their seals. This results in condensation forming between the two pieces of fixed glass. This is a cosmetic defect.

7.04A Fireplaces: A wood burning masonry fireplace is present in the living room. The firebox is intact and the metal damper is present. *The damper could not be opened.*

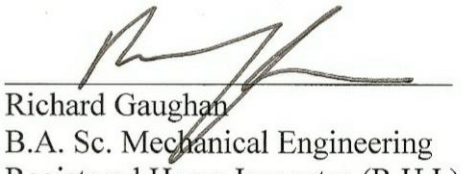
G: a W.E.T.T. certified technician should inspect the fireplace before use (likely requested by your insurer). This level of inspection will identify potential safety issues that require correction before use.

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryers in the basement and on the first 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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