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271 Perth Avenue, Toronto, Ontario

March 14, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 271 Perth Avenue, Toronto, Ontario

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

OVERALL CONDITION: Generally good. No structural defects with the foundations were observed. The common wall is constructed of double brick for superior sound isolation. The upper roof shingles and flat roof are in good shape. The exterior brickwork is sound. The chimney has been rebuilt above the roof line and has a metal liner. The roof overhang is capped with aluminum. Windows are metal framed. Most window frames are capped with aluminum. The front porch is in generally good condition. The north foundation wall and rear extension walls have been waterproofed. The garage is in good shape.

The house is equipped with a 200-amp electrical service. The house appears to have been rewired, though there are two ungrounded outlets on the 2nd floor. The hi-efficiency furnace, air conditioner, and direct-vent hot water heater were upgraded in 2024. There is no heat source in the rear addition (both floors). The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing is a mix of original cast iron/clay pipe and updated plastic pipe. Water flows freely through all drain fixtures. The bathrooms and kitchens are functional. The wall and ceiling finishes are a mix of original plaster and updated drywall and are in good shape. The exterior walls are largely un-insulated, typical of solid masonry wall construction detail. The basement exterior walls are insulated. The wood burning fireplace requires a W.E.T.T. certified inspection prior to use.

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

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INSPECTION REPORT

PROPERTY: 271 Perth 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: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and mortar. An addition is located at the rear. Its foundation walls are constructed of concrete block. No structural defects with the foundations 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.

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. An exterior waterproofing membrane has been installed on the north foundation wall. An interior water barrier membrane (known as a 'Delta' membrane) has been installed in the rear addition foundation walls. The rear addition drain tile installed below the concrete floor slab connects into a sump pump system.

1.03 Exterior walls: The original exterior walls are constructed of solid brick masonry. The brickwork 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. 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 sheathing and framing below the roof structure could not be examined due to a lack of access. There is no indication from the exterior that any major structural deficiencies exist with the roof structures.

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. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles above the 2nd floor are in good condition and were installed <10 years ago. The shingles above the front and rear porches are older.

P: there is localized wear on the front and rear porch shingles and replacement of some shingles is required.

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 appears to have been installed <10 ten years ago and is in good condition. The garage flat roof is also in good condition.

2.07A Brick Chimneys: The chimney at the northwest corner contains two flues. One vents the wood burning fireplace; the other is no longer in use. The brickwork and flashings are intact. The chimney has been rebuilt above the roof line. The fireplace flue is equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and ensure a proper draft in the flue. The brick chimney at the rear is no longer in use.

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 are composed of brick masonry. The brickwork was found to be in generally good condition.

G: There is localized mortar loss between bricks along the base of the north wall. The missing mortar should ideally be replaced.

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

2.10B Soffits & Fascia: The roof overhang on all sides is known as the eaves. It 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.

G: the exposed wood behind the flat roof eavestrough and along the rear leading edge of the flat roof should be painted.

2.11A Wooden deck: The wood deck at the rear is structurally sound and the upper rails are secure. The wooden steps are functional. A handrail is present alongside the steps. *The rail post at the top of the rear staircase to the basement is somewhat loose.*

2.11B Front porch: The horizontal roof beams are intact. The deck is structurally sound. Decks boards are intact and rails are secure. The steps are functional.

M: *both masonry columns have shifted over the years and are no longer plumb. They should be monitored for further movement. Ensure that surface water does not pond near the base of the column to prevent deterioration to the lower mortar joints and to minimize shifting of these supports.*

P: the deteriorated wooden base on top of the north brick column should be repaired.

G: *tuckpointing and minor brick repairs are required to the porch masonry columns.*

2.12 Retaining walls: The concrete block retaining wall comprising the rear basement stairwell is intact. The steps leading to the rear basement door are intact. *A handrail is recommended alongside the steps.*

M: *the retaining wall that comprises the rear basement stairwell bows inward slightly. Monitor.*

2.13 Garage: The detached wood framed garage is sound. The flat modified bitumen garage roof is in good shape. The overhead garage door is equipped with an automatic door opener. The reverse brake feature on the opener was tested and found to be functional. This is designed to

prevent the door from closing and damaging your car or causing bodily injury. The drain at the base of the west garage downspout discharges to the laneway.

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 northwest 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 electrical service is grounded to the supply plumbing.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring appears to have been updated throughout. Three ungrounded outlets are present the 2nd floor.

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.

- dryer 30-ampsx2
- air conditioner 20-amps
- main floor stove 40-amps
- 2nd floor stove 40-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. Overall, the supply of outlets was found to be sufficient throughout most of the house. The kitchens are each equipped with a reasonable supply of outlets.

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.

G: there are two ungrounded outlets in the 2nd floor bedroom. These ungrounded outlets should ideally 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.

G: *an outlet could not be located on the exterior of the building.*

3.06 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. One is present on each level.

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 north side of the house. The furnace was installed in 2024 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 most principle rooms. 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.

G: the 2nd floor utilizes a pair of vertical air vents to provide heating and cooling. This is limiting and ideally each room on the 2nd floor should have its own riser from the basement to that room. One can expect that the 2nd floor will not cool as well as the main level during very hot weather.

P: there is no heat source in the rear addition rooms on the main and second level. This should be corrected. There is no air vent in the basement bathroom.

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 installed in 2024 and has a cooling load of 2 tons. The condensate drain line is connected to a condensate pump. This is a mechanical device and is located beside the furnace at floor level. A plastic pipe runs from the pump and drains into the waste plumbing whenever the reservoir within the pump fills up.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are a mix of Polyethylene and copper pipe. 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 has been substantially upgraded, though there are some sections of the original waste piping in use. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their age/condition is not known. Water flow through all sinks and toilets is fine. A floor drain is present in the basement cellar and laundry room, according to owner. They were not checked for water flow.

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.*

(Approximate Cost: $2,500 to $3,000)

A sump pump system is present in the rear basement extension. The pit in the floor to collects ground water from the rear extension foundation drain tile system and then pumps that water to the rear of the property. The pump is operable.

No obvious deficiencies were detected with regards to venting of the drainpipes 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 tankless "demand" hot water heater was upgraded in 2024 and the exhaust is vented directly through the exterior wall on the north side. The equipment is operable.

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

INSULATION

6.01A Attic: The attic space and ceiling cavity below the flat roof above the second floor could not be accessed and insulation levels were not verified. The recommended thermal resistance level (R value) for an attic is R-60. Flat roofs should ideally be insulated with at least 6-8 inches of insulation (R-30+). Given that the 2nd floor is largely original plaster ceilings, insulation levels above the 2nd floor may be below the recommended levels listed above.

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 original 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. Given that the

rear addition walls are wood frame construction, it is likely that these walls were insulated with fiberglass batt insulation as part of the construction. The finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: 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 condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout. The staircases are sound. The door jambs are relatively square, allowing good closure of interior doors.

P: *there is no handrail alongside the staircase between the main and second 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 are operable. Many windows provided with thermalpane glass.

+ aluminum slider windows with a fixed thermalpane glass panel.
+ wood framed casement window in rear extension on the 2nd floor.
+ double horizontal windows mounted in an aluminum frame.

7.04D Fireplaces: A wood stove fireplace is present in the living room.

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.

P: *the electrical cable for the fan control is damaged and requires replacement. The fan was not operated.*

7.05 Ventilation: The kitchen exhaust fans on the 1st and 2nd floors are operable. The exhaust appears to be vented to the exterior. The bathroom exhaust fans in each washroom are also operable and appear to be vented to the exterior. The dryers in the basement and on the 2nd floor are vented to the exterior.

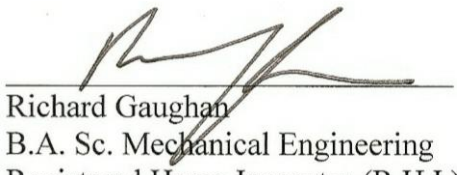
7.06 Fire Detection & Spread Prevention: Compliance with fire code regulations as they pertain to a residential house with two apartments were not verified as they are beyond the scope of this inspection. That being said, the following were noted:

- smoke detectors (electrically connected) are required on each floor. Neither entry door leading to each apartment from the main floor is fire-rated and should be replaced and equipped with self closing devices. There is no secondary exit from the upper-level apartment.

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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