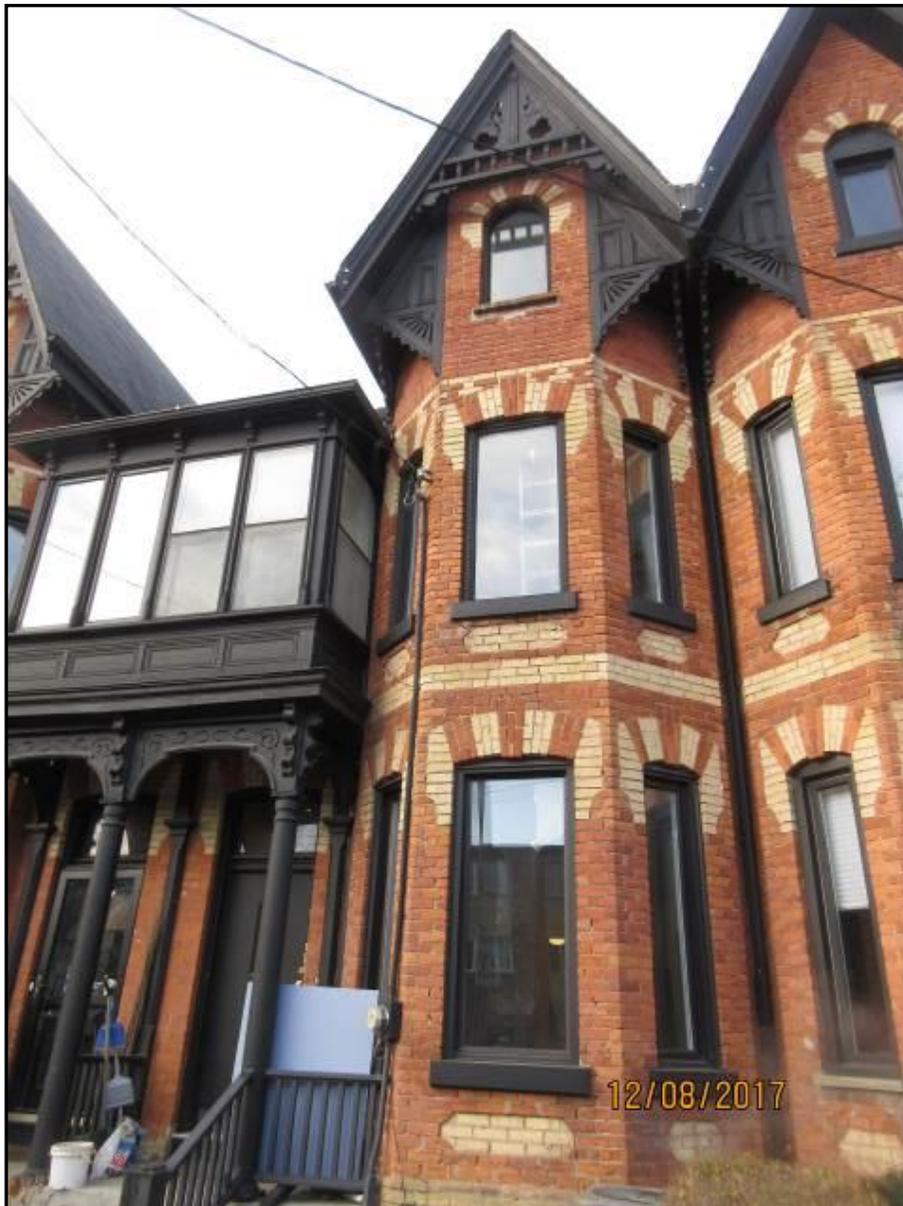




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220 Shaw Street, Toronto, Ontario





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SUMMARY INSPECTION REPORT

PROPERTY: 220 Shaw Street, Toronto, Ontario

Inspector: Richard Gaughan

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

OVERALL CONDITION: Typical. The foundations appear to be in generally good structural condition. No foundation seepage was detected. The east and west facing shingles are old and require upgrade. The front exterior brickwork requires tuck-pointing. Consider upgrading the original windows and rear sliding door set. The rear decks and front porch are sound. The garage is functional.

The house is equipped with a 100-amp electrical service. Wiring has been largely upgraded, though some knob & tube wiring was found in the front hallway/living room lighting circuits and in a middle bedroom lighting circuit. The high-efficiency furnace is 20+ years old. It is in good working order. The air conditioner was replaced four years ago. The incoming water service pipe is an upgraded 1 inch feed. Water pressure is good on the upper level. The waste plumbing is a mix of original cast iron/clay pipe and updated plastic. Water flows freely through all accessible drains. All three bathrooms and kitchens are in generally good condition. Fixtures are operable and tile-work is sound. The wall/ceiling finishes have been substantially upgraded with drywall, though there is some of the original plaster use. The finishes are in generally good condition. Additional insulation is recommended in the rear attic. A firewall between the two attics is recommended. The fireplace is not usable.

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

NATIONAL HOME INSPECTION LTD.
RICHARD J. GAUGHAN
B.A. Sc. MECHANICAL ENGINEERING
REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983



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December 8, 2017

INSPECTION REPORT

PROPERTY: 220 Shaw Street, Toronto, Ontario

Inspector: Richard Gaughan Client: Estate of Carmen Cioff

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: three storey row house, tri-plex
- FRONT OF HOUSE FACES: east
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: overcast
- HOUSE OCCUPIED: no
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and clay brick. 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 water seepage was detected in the accessible areas of the basement. 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 brickwork at the front and rear of the house is a veneer and it is not a structural support for the house.

1.04 Interior framing: Most of the floor joists supporting the main floor could not be inspected due to the finished nature of the basement. These joists are likely composed of 2" by 10" lumber.

M: the floor systems show some settlement/sagging on the second and third floors towards the rear of the house. Movement appears old and is not uncommon in homes of this age. Repairs do not appear necessary.

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.

M: the house has been treated for termites. A recent reinspection by AETNA Pest Control was performed and a report is available. No activity was detected. No further treatment is required.

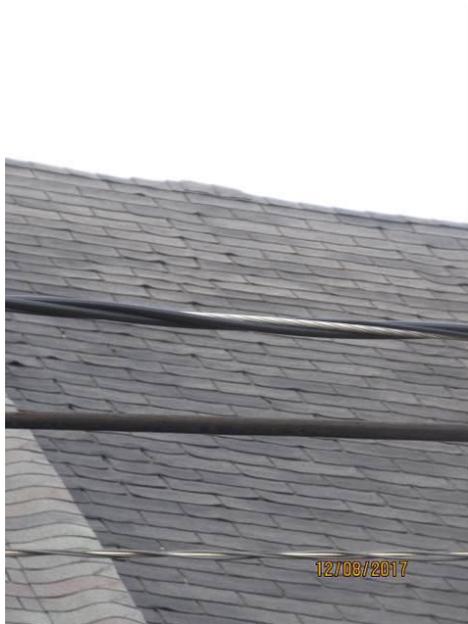
1.07 Roof framing: The visible roof framing in the rear attic (over the back extension) is intact with no evidence of structural problems. The attic was viewed from the hatch only. The visible sheathing boards in the roof framing are intact.

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. A stairwell drain is present in front of the rear entry door. The drain was not tested for water flow. Ensure that it drains freely.

M: drainage between the two houses on the north side do not have proper drainage. There is a small hole in the concrete walkway below the middle basement window. Its purpose is unknown (may serve in some sort of a drain). If water buildup between the houses is excessive, improved drainage is recommended.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 15-20 years. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles on north slope at the rear were installed less than seven years ago and are in good condition. The shingles on the east and west sides are old and were installed more than fifteen years ago. The age/condition of the shingles below the second floor deck are unknown.



M/P: as the shingles on the east and west sides above the second floor are near the end of their functional life, replacement is recommended in the next two years. Though the shingles on the front peak that face north and south are in much better condition, one would typically replace these shingles at the same time.

(Approximate Cost: \$7,000 to \$10,000)

2.07A Brick Chimneys: The chimney on the north side appears to contain two flues, though it is possible that the fireplace and water heater share a common flue as the chimney appears to be a shared structure with the neighbouring home. The brickwork, cap and flashings with regards to the chimney appear to be intact. This can be an issue if the fireplace is to be reinstated. 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 roofs 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 most sides. There is a small section on the west side that is made of galvanized steel. The downspouts discharge onto the surrounding land.

G: replace galvanized steel section when the west facing shingles are upgraded.

2.09A Masonry walls: The exterior walls at the front and rear are composed of brick masonry. The rear brickwork was found to be in good condition. The front original brickwork has been sandblasted and this has damaged the surface of the brick.

G: the mortar between bricks is loose or missing at the front and extensive tuckpointing repairs are recommended.

(Further investigation req'd to determine accurate cost)

2.09F Vinyl siding: Located at the rear, this is a durable siding and is relatively maintenance free.

G: replace missing piece of siding at the northwest corner above 2nd floor deck.

G: the cement parging on the rear basement stairwell walls requires minor touch-up.

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



P: there are some gaps in the trim-work below the front second floor sunroom windows that should be made watertight. As well, some of the metal flashing detail on the roof overhang below these windows is not properly sealed.

2.10B Soffits & Fascia: The roof overhang at the front and rear (uppermost sections) (otherwise known as the eaves) is finished in wood. The rear sections have been capped with 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..



M: repairs have been made with wire mesh to several holes in the eaves at the front and rear as a result of past wildlife activity. Ensure that the repairs remain well sealed. You may want to do a permanent repair in future for cosmetic reasons. This would typically be done when the roof shingles are replaced.

2.11A Wooden porch: The front wood porch structure is sound. The porch posts are intact. The concrete deck and steps are functional. The deck surface has been covered in a layer of cement. There are surface cracks in the cement. This is a cosmetic defect. The rear wood deck on the 2nd floor is intact. Deck boards are sound and the rails are intact.

G: the sunroom above the front porch has a sloping floor. This is due to past settlement of the porch posts. The posts appear to be in good condition. Movement is old.

2.11B Concrete decks: The concrete deck at the rear is in good shape. The stone tiles that cover the deck surface and steps are intact. The metal rails are secure and steps are functional.

G: a guard rail is recommended along the top wall of the rear basement stairwell to prevent a falling hazard.

2.12 Retaining walls: The concrete retaining walls that comprise the rear basement walkout are in good structural condition. A handrail is recommended alongside the steps.

2.13 Garage: The detached wood framed garage is an old structure. The roof shingles are in good condition. The overhead garage door is equipped with an automatic door opener. The automatic garage door opener is operable. The door rails require grease. There is some corrosion at the base of the garage door.

G: the opening below the east end of the garage (supporting the roof rafters) is not adequately supported. A reinforcement beam is recommended.
(\$1000)

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The main distribution panel is located in the front hallway. The size of the service is considered adequate 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 main distribution panel is rated at 125-amps. The panel rating is adequate for the existing service size. Due to limited access, it could not be determined whether or not the electrical service is properly grounded to the supply plumbing.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is largely modern grounded cable that is equipped with a grounding wire. This wire enables three pronged outlets to be used safely. Some of the lighting circuits on the first and second floors are serviced by the original knob-and-tube wire. The original wire was located in the front hall lighting switchbox, in the living room lighting circuit, and in the middle bedroom lighting circuit. A more detailed review of the wiring system could reveal additional locations where the original wire is in use, but could not be detected by the inspector.

P: there may be difficulty obtaining an insurance policy for a home that contains knob-and-tube wiring. Some insurance companies have a blanket "NO" policy, others will accept a certain amount of original wiring, and others still may request an inspection and a report prepared by a local Hydro utility or an electrician. Budget for replacement of all remaining original wire.
(Further investigation req'd to determine accurate cost)

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

- 2nd floor dryer	30-amps
- air conditioner	30-amps

The above appliances have their circuits safely protected. The remaining breakers service 115-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 adequate throughout the house. The kitchens are each equipped with an adequate 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. Most outlets and light fixtures tested were found to be operable. The electrical outlets in all washrooms are protected by a ground fault circuit interrupter (G.F.C.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: install a GFCI device on the kitchen counter outlets located within arms reach of the sink to minimize the risk of shock.

P: the 2nd floor bathroom GFCI device was not wired properly and as a result the device does not function as intended. This should be corrected.

G: one of the three pronged outlets in the middle bedroom is ungrounded. Check that the outlet is not connected to the original wire.

G: an outlet in the front bedroom (east wall) is not functional.

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. Wiring to the garage has been upgraded. There is a small circuit breaker in the garage for the wiring distribution in this area.

P: the exterior outlet on the second floor deck should be replaced with a G.F.C.I. (ground fault circuit interrupter) to minimize the electrical shock hazard in this area.

Smoke Detectors: The house has been fitted with electrically connected smoke detectors. The units should be changed every seven years. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. The exhaust is vented through a non-compliant plastic pipe on the east side of the house. Based on the size of the home, its heating capacity of 100,000 BTU'S per hour should be sufficient. The furnace was installed in 1996. The heat exchanger in this type of heating system typically lasts 20 to 25 years. The heat exchanger could not be accessed and its condition is not known. This is the critical component in the heating plant and with time becomes susceptible to failure. Should a crack or hole develop in the exchanger, the heating system would have to be replaced.

M: as the furnace is in an older unit, replacement should be budgeted for within the next three years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.

(Approximate Cost: \$4,000 to \$5,000)

The blower and its motor are operable. The fan limit control was found to be operable. The high level limit control was not tested.

M: the ABS exhaust flue pipe that vents the furnace to the exterior is non-compliant (but has been grand-fathered in). So long as there is no failure of any pipe fittings, the exhaust pipe can continue to be used.

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 of the house.

M: there is no heat source in the front sunroom, second floor. The floor below the sunroom is likely to be cool in winter. As well, the rear bedroom on the main floor was cooler during the inspection. It is likely that supplemental heat may be desirable in cold weather in this area. Consider installing an electric heater.

G: 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. If renovations are done in future, one should consider providing a return-air register to the 2nd floor.

G: the supply and return ducts were found to be dirty. Improvements in the operating efficiency and air quality would be realized by having the ductwork professionally cleaned.

(Approximate Cost: \$300 to \$400)

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 unit was installed four years ago. The unit has a cooling capacity of approximately two tonnes. This appears adequate for this size of house. The blower is equipped with a one third horsepower motor which is of sufficient size for the air conditioning system. The condensate drain line is connected to the waste plumbing below the floor slab.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main is an oversized one inch copper incoming water main.

5.02 Flow rate: The flow rate on the top floor was observed when both the toilet was flushed and the shower or tub faucet was open. Pressure was deemed to be good on the upper level.

5.03 Waste plumbing: The waste drainage plumbing is a mix of the original cast iron stack (runs from the basement and extends through the roof), clay drains below the basement floor and possibly under the front lawn, and upgraded plastic. 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 drains and toilets is good. A floor drain is located at the rear of the basement.

The main waste plumbing stack is properly vented through the roof to the exterior. However, it could not be determined whether all drain fixtures are properly vented.

The gas-fired hot water heater appears to be owned (should be verified). Its capacity of 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment is 2-3 years old.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The fixtures throughout the house are for the most part functional. The bathtub tiles in all washrooms are intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

G: the main floor bathroom fixtures (sink and tub), and second-floor bathroom sink were not tested as fixtures were in the process of being reconnected to the supply plumbing.

INSULATION

6.01A Attic: There are about eight inches of loose-fill rockwool insulation present in the rear attic.

G: another six inches of insulation should be added to the attic to minimize heat loss through the ceiling.

6.01D Knee-wall cavities: The vertical wall separating the rear attic and the living space on the third floor is known as a knee-wall.

G: the knee-wall is not properly insulated. This should be corrected.

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: As access could not be gained to many of the framed exterior wall cavities, the presence or absence of insulation could not be determined in many areas. There is a four inch wall cavity in which insulation may be placed. The third floor exterior walls appear to be insulated with fiberglass. The basement exterior walls appear to be insulated with fiberglass insulation.

6.06 Weatherstripping: Storm and thermal pain 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. There is localized cracking of the plaster. A section of the ceiling in the main floor kitchen area is damaged.

G: there is some cracking of the plaster moulding in the main floor dining room ceiling above the window. Monitor.

7.02 Flooring: The floors were inspected for soundness where accessible. The staircases in the house are sound. Some of the 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.

M: there is some unevenness (sagging) in the flooring systems on the second and third floors due to past internal settlement. This is not uncommon in older homes. Further movement is not likely and other than the cosmetic nature of this defect, repairs do not appear necessary.

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 in several locations are provided with thermalpane glass. The original windows have aluminum exterior storms.

- + original double hung wood windows; they require periodic caulking, painting and putty repairs.
- + vinyl framed double hung windows.
- + metal framed casement windows.
- + double horizontal windows mounted in an aluminum frame.

G: the original windows are in fair condition. Many are painted shut (such as those in the front sunroom on the second floor), have broken sash cords or are difficult to operate. Consideration should be given to having the original windows replaced.
(further investigation required to determine accurate cost)

G: the metal framed sliding doors on the second floor are low quality and replacement is recommended to reduce heating costs.
(\$1500-\$2000)

7.04A Fireplaces: The fireplace is not usable. It has been sealed off at the damper with insulation.

G: extensive modifications are required to make the fireplace operable. A new firebox and proper damper would be required. As discussed earlier, one would first have to confirm that there is a dedicated flue for this fireplace and that it is not shared with either the water heater or the neighbour.

7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an open window is acceptable where a vent is not present. The kitchen exhaust fans in all locations are operable and are properly vented to the exterior. The bathroom exhaust fans in the basement and on the first and floor are operable and are vented to the exterior. The dryers in the basement and on the second floor are also 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.

G: a bathroom exhaust fan should ideally be installed in the second floor washroom and should vent to the exterior.

G: ensure that the second-floor dryer has a vent pipe connecting the appliance to the exterior vent before use.

G: the firewall should be completed in the rear attic so as to separate the adjoining attic on the third floor. A wood framed wall is present, but needs to be covered with drywall and the seams taped. (\$2000-\$3000)

7.06 Fire Detection & Prevention: The scope of this inspection does not confirm whether the building is in compliance with current fire code regulations. That being said, interconnected smoke alarms are required in each unit. This could not be confirmed. As well, the entry doors in the front foyer, leading to both apartments need to be fire rated. None of these doors are in compliance and they should be replaced. Additional upgrades and modifications are likely required. A full inspection for fire code compliance by a licensed technician is recommended.

SUMMARY

The inspector's assessment of the overall condition of the building is based on a similar home of similar age and construction. The quality and quantity of upgrades, as well as anticipated repairs or upgrades as discussed in the report are factored into our assessment.

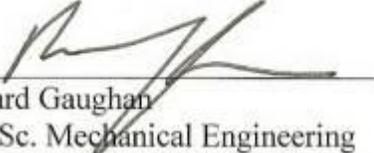
OVERALL CONDITION: Typical.

PRIORITY REPAIRS: The following areas key areas likely require more immediate attention:

- ROOF SHINGLES
- ELECTRICAL (remaining knob and tube wiring)
- WINDOW UPGRADES?

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

Sincerely,



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