

National Home Inspection Ltd. 2255B Queen Street East, Unit 1160, Toronto, Ontario M4E 1G3 TEL: (416) 467-7809 Email:nationalhomeinspection@sympatico.ca

19 Galley Avenue, Toronto, Ontario



June 18, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 19 Galley Avenue, Toronto, Ontario

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

OVERALL CONDITION: No structural defects with the foundations were observed. The roof shingles and rear flat roof are in good condition. The exterior brickwork shows no major defects. The chimney has been rebuilt above the roof line. Windows are a mix of original and updated metal vinyl-framed windows. The roof overhang (eaves) is painted wood. Most window frames are capped with aluminum. The front porch requires new deck boards. Monitor leaning porch post. The garage was not accessed. The basement walls are damp. An interior waterproofing membrane should be installed to enable finishing of the basement.

The house is equipped with a 100-amp electrical service. The wiring is a mix of original and updated copper wire. Upgrade original wiring. The hot water boiler was installed in 2000. Budget for eventual replacement. The heating system is operable. The visible supply plumbing is copper pipe. The incoming water service pipe is a ½ inch copper feed. Water pressure is reasonably good. The waste plumbing is largely original cast iron/lead/clay pipe, with some updated ABS/PVC plastic pipe. A backwater valve installation is recommended. The bathrooms and kitchen are serviceable. The interior plaster wall finishes require localized repair. The lower main staircase treads are loose and should be secured. The exterior walls are largely un-insulated (typical of solid masonry wall construction detail). Additional insulation is required in the attics and knee wall cavities on the 3rd floor.

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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INSPECTION REPORT

PROPERTY: 19 Galley Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Cindy Gallant

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: three storey detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: overcast
- HOUSE OCCUPIED: no
- 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 rear two storey extension appears to be supported on wood posts. They could not examined due to a lack of access.

G: there may be wood/soil contact around the base of the rear extension walls. This should be further investigated. If so, this should be eliminated by having a concrete footing installed so that the framed walls are above grade.

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.

G: damp walls exist on the east and west walls. As is typical of older homes, these foundations have no waterproofing. Localized seepage is a possibility during extraordinary rainfall, neglect of eavestroughs, or incorrect surface drainage. All exterior wall finishes should be removed and an interior moisture barrier and drain tile system (known as 'Delta' membrane) placed around the basement walls prior to finishing the basement.

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: 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. The built-up wood beam in the basement provides intermediate support for the floors and walls above.

1.06 Termites: Due to the finished nature of the basement, few of the structural and nonstructural 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.

G: as there is a tree on the front lawn, there is the potential for roots to interfere with the drain pipes. Some level of drain upgrade has been done below the front lawn, as there are modern access drain covers for the waste plumbing.

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 are in good condition and were installed <10 ago. They were inspected from the ground using binoculars.

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 a reliable roofing system and typically last in excess of twenty years. The flat roofing membrane covering the rear 2^{nd} floor extension is a more recent upgrade and in good condition.

2.07A Brick Chimneys: The chimney at the southwest corner contains two flues. One vents the boiler; the other is no longer in use. The brickwork, cap and flashings with regards to the chimney are intact. The chimney has been rebuilt above the roof line. The boiler 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 into the sewer system and onto the surrounding land. The underground drain pipes typically connect into the sewer system beneath the basement floor, often via a floor drain.

G: the downspouts at the rear that discharge below grade should ideally be disconnected and redirected onto the surrounding land as per City of Toronto bylaw requirements. Ensure that the runoff is well away from the foundation. In the event that this is not practical, an exemption can be requested from the City (can be done on-line).

P: an extension is required on the downspout beside the front porch post.

P/M: the leaf debris which has accumulated in the eavestroughs should be removed as the west eavestroughs are overflowing. Due to the close proximity of large trees near the house, it will be necessary to clean out the eavestroughs at least 2-3 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 on most 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 generally good condition.

G: the mortar between bricks is loose or missing in several locations and localized tuckpointing repairs are recommended. The brickwork is spalling (flaking of the brick face) along the base of the east wall and the parge coat of cement should be extended up along the base of the wall to cover these deteriorated bricks.

2.09B Aluminum siding: Aluminum siding is present on the front gable and was found to be in good condition.

2.09D Asphalt shingle siding: Roofing shingles have been applied on the rear gable and are wrapped around the rear main and 2nd floor extension/sunroom walls. They are intact.

2.09M Cement Pargings: The exterior foundation walls on all sides above grade have been sealed with a parge coat of cement. The cement finish is intact.

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. It is often covered with metal or vinyl. The exterior window frames have been covered in aluminum trim in most locations to minimize deterioration and reduce maintenance.

P: the trim finishes around the rear main and 2nd floor extensions are deteriorated in areas and should be upgraded.

2.10B Soffits & Fascia: The roof overhang on the front and rear gables (otherwise known as the eaves) is finished in aluminum. Those on the east/west sides are 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.

G: painting of the east/west soffits and fascia is recommended. Consider covering the wood soffits and fascia in aluminum to eliminate painting maintenance.

2.11A Wooden deck: The wood deck/steps at the rear are intact.

2.11B Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The rails are secure. The wooden steps are functional. A handrail is present alongside the steps.

M: the west masonry column has shifted over the years and is no longer plumb. It should be monitored for further movement and may be necessary to reconstruct the column in future.

G: the deck boards at the leading edge are deteriorated. New deck boards are recommended.

G: *The bottom porch step to the front walkway is of excessive height and adjustments should ideally be made.*

P: the 2nd floor rear deck rails are unsafe and should be repaired/rebuilt.

2.13 Garage: The garage door was locked and the interior was not accessed/inspected. The roof shingles are in good shape. The structure is clad in painted metal siding. The laneway side of the garage exterior was not accessed.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. 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 an older fuse panel and is rated at 100-amps. The electrical service appears to be grounded to the supply plumbing.

P: the installation of a modern circuit breaker panel will be required as part of the necessary wiring upgrades. (Approximate Cost: \$1,500 to \$2,500)

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is a combination of the original knob-and-tube, located throughout the house, and modern grounded two conductor cable present in the basement and at some outlets/lights.

P: budget for replacement of original wire and the installation of dedicated wiring in the kitchen and bathroom, as well as additional outlets/lighting elsewhere. (\$15,000)

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

- dryer	30-amps
- stove	40-amps

The above appliances have their circuits safely protected. The remaining fuses 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 fuse. The fuses should be tightened twice a year to ensure that there is no overheating. None of the 120-volt circuits are over-fused.

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

P: there is only one outlet in the front bedroom. The outlet in the 2^{nd} floor washroom is mounted on the light fixture. A wall mounted outlet, equipped with a GFCI device is required. The supply of grounded outlets in the kitchen is limiting and the installation of two dedicated 20-amp circuits is required. This setup will greatly reduce the risk of the breaker tripping due to overloading.

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. Outlets and light fixtures were found to be operable. Minor repairs are required.

P: those that are ungrounded should be fitted with a GFCI device until such time that the wiring is upgraded, if it is not upgraded in the immediate future.

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.

Smoke Detectors:

P: the house will be fitted with electrically connected smoke/carbon monoxide detectors as part of the rewiring.

HEATING/COOLING

4.01C Type of system: The house is heated by a gas-fired, hydronic hot water system. The hot water boiler was installed in 2000.

M: as the boiler 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: \$6,000 to \$8,000)

The gas burner and related equipment was found to be operable. The circulating pump is operable. The pump is impedance protected and does not require annual oiling. An expansion tank is located near the boiler in the basement. These are installed to limit increases in pressure to the allowable working pressure. An automatic water regulating valve that controls the fresh water supply to the system is present. There is also a pressure release valve present that prevents the operating pressure from exceeding 30 psi.

The metal exhaust flue that connects the boiler and water heater to the base of the chimney flue is intact. It should be inspected annually for perforations, blockage, or loose connections. The distribution piping visible in the basement was found to be in good condition.

G: gas fired boilers fitted with a draft hood must be inspected by a TSSA (Technical Standards & Safety Authority) technician on an annual basis to ensure proper and safe working order. At this time, the flue gases in the exhaust pipe will be tested for levels of carbon monoxide (CO) and subsequently fitted with a tag indicating this level. If levels of CO exceed 100PPM (parts per million), the heating appliance is considered unsafe and it must be serviced and cleaned to ensure complete combustion.

4.02B Heat distribution: The radiators were inspected for operation and location to ensure adequate heating of the building. Air build-up within the rads is a common problem and regular bleeding of the rads is required. Check all rad valves annually for leakage. The location of radiators should provide a fairly even distribution of heat to most areas of the home. There is rust buildup at some of the basement pipe fittings, though no active leaks were noted. *The radiators should be bled of air before the next heating season*.

G: *If the basement is to be finished, radiators will have to be installed to provide heat. The rear extension rooms on both floors are unheated.*

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main is an older 1/2" copper line. Water pressure is usually fine with these water mains, though one can expect a drop in pressure when more than one fixture is flowing water.

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 reasonably 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), lead pipe, and a mix of plastic and clay drains below the basement floor and under the front lawn. Water flow through all sinks and toilets is fine. A floor drain is present in the basement.



P: perforations, caused by corrosion, exist in the visible main cast iron stack along the west basement wall. This section of pipe should be replaced.

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)

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 40 gallons should be sufficient for the number of bathrooms and kitchens in the house. The tank appears to be 15 years old.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The acrylic/vinyl shower stall in the 2^{nd} floor washroom is intact.

INSULATION

6.01A Attic/knee-walls:

G: there is a minimal amount of insulation present in the attic and side knee-wall cavities on the 3^{rd} floor. This results in excessive heat losses, and these spaces should therefore be insulated to a thermal insulating value of R60. The hatchway to the attic should also be insulated and fitted with weatherstripping to prevent heat loss. (budget \$5,000+)

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 insulation levels have been augmented*.

6.03 Exterior walls: Insulation could not be found in 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 basement is unfinished. The exposed foundation walls are uninsulated. A reduction in heating costs will be realized by framing and insulating the basement walls. *An interior 'Delta' water barrier membrane should be installed prior to insulating these walls*.

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 considerable air movement between the interior and exterior walls in most houses. Interior losses occur beneath baseboards, around electrical outlets, <u>above the foundation sill plate in the basement</u>, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. Storm/thermal glass panelled windows are present throughout most of the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished with original plaster and show localized wear/damage.

P: the plaster wall finish is deteriorated in a few locations and should be repaired or replaced with drywall (ie. living room-east wall, 3rd floor stairwell).

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively level. There is some unevenness on the main floor due to normal internal settlement. 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.

G: a section of the concrete floor in the basement (ie.east wall) has heaved. This is a cosmetic defect.



P: the loose treads (horizontal wood boards) for the staircase between the main and second floor (lower level) have separated form the side stringers and should be secured.

P: there is no handrail alongside the lower staircase between the second and third floor and main-upper staircase. One should be provided alongside each.

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.

+ original double hung wood windows.

- + aluminum slider windows with a fixed thermalpane glass panel.
- + vinyl framed double hung window.

G: you may want to upgrade some/all of the windows as part of a major renovation to reduce heat loss.

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. An exhaust vent for use with a dryer is located in the basement.

G: a bathroom exhaust fan should be installed in the 2^{nd} floor washroom and should vent to the exterior as part of a bathroom renovation.

G: kitchen exhaust fan should be installed as part of a kitchen renovation.

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,

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