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82 Humberview Road, Toronto, Ontario

July 14, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 82 Humberview Road, Toronto, Ontario

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

OVERALL CONDITION: Very good. No structural defects with the foundations were observed. No foundation seepage was detected. The roof shingles and upper flat roof are 20 years old. The south slope shows some wear. The flat roof above the garage was resurfaced according to the owner. The exterior masonry walls and chimney brickwork are in good condition. Quality wood framed windows and French door sets have been installed throughout (vinyl on 3rd floor) and are operable. The window/door frames are capped with aluminum. The roof overhang (eaves) and trim finishes are well painted. The garage is in good shape. The pool and related equipment were not inspected.

The house is equipped with a 200-amp electrical service. Wiring is grounded, copper wire throughout. The hi-efficiency hot water heater was upgraded in 2018 and provides for space heating via two air handling units, and for domestic hot water use. Hot water radiant floor heat is present in each bathroom and in the rear mudroom area below the floor tiles. Both air conditioning units are 12 years old. The supply plumbing is largely copper pipe. Water pressure is good. The waste plumbing is largely ABS plastic pipe. Water flows freely through all drain fixtures. The bathroom fixtures and tile work around tub/shower stall enclosures are in good working order. Neither Jacuzzi bathtub units could be activated. The wall and ceiling finishes are modern drywall and are in good condition. The exterior walls are well insulated. Insulation levels in the attic are reasonably good. The wood burning fireplace appears usable. There are four natural gas burning fireplaces. All were operated.

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

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INSPECTION REPORT

PROPERTY: 82 Humberview Road, Toronto, Ontario

Inspector: Richard Gaughan Client: Theodore Babiak

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:	80-100, gutted and renovated in 2004.
- BUILDING TYPE:	three storey detached
- FRONT OF HOUSE FACES:	south
- 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 appear to be constructed of concrete blocks. No visible 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. It is not known whether the original foundation walls were waterproofed as part of the renovation. The wine cellar below the SE deck structure is a more recent build and these foundation walls have been waterproofed from the exterior. There is a sump pump system in the wine cellar floor used as part of the waterproofing.

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.

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. The interior masonry walls in the basement provide good intermediate support for the floors and walls above. 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. *The immediate area in which the home is located does not have a history of termite activity.*

1.07 Roof framing: The roof framing in the attic is in good condition. The roof structure shows no structural defects.

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. No landscaping deficiencies were observed.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 25 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 original to the renovation (2004). The owner confirmed that a roof tune-up was recently done and repairs/upgrades made to roof valleys and hips.

M: there is some wear on the south facing roof shingles and eventual upgrade of the roof shingles will be required.

Flat roof: The flat roof covering the garage roof could not be inspected. No water stains are observed on the ceiling finish below. The owner confirmed that this roof was resurfaced. The flat roof above the attic could also not be accessed. It is likely original to the renovation. No water stains were observed in the plywood roof sheathing visible in the attic below this flat roof. Flat roofs typically last 20-25 years. Its conditions should be verified as part of the eventual upgrade of the roof shingles.

2.07A Brick Chimneys: The brick chimney on the north side corner contains two active flues and it vents the basement gas fireplace and living room wood burning fireplace. The brickwork, cap and flashings with regards to both chimney structures are intact. The south chimney is not 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 below grade at the front and rear corners, and onto the surrounding land. The underground drain pipes typically connect into the sewer system beneath the basement floor, often via a floor drain. *It appears that the pipes discharge into a French drain system (confirmed by owner at the rear).*

2.09A Masonry walls: The exterior walls on three sides are composed of brick masonry. The front wall is finished in stone. The brickwork and stone are in good condition.

2.10A Exterior trim: The exterior window frames are wood-framed and the exterior frames are capped in aluminum. Caulking around all window and door openings is intact.

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. The front and rear roof dormer extensions on the 3rd floor are finished in wood and are in good shape. The woodwork bordering/comprising the deck walls above the garage are also well painted and in good condition.

2.11B Concrete decks: The front concrete stoop and rear stone deck show no visible structural defects. A stone facing has been installed on both deck surfaces.

2.13 Garage: The attached solid masonry garage is in good condition. 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. Proper fire protection is provided by the masonry walls.

2.14 Pool shed: This outbuilding is in good condition. The roof shingles are intact, as are the sidings (recent upgrades). The rear portion of the building houses the pool equipment.

2.15 Retaining walls: The garden retaining walls at the front are in good structural condition.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an overhead 120/240-volt, 200-amp service. The main panel is located in the basement mechanical room. The size of the service is sufficient for the electrical requirements of the house. The main distribution panel is a circuit breaker panel and is rated at 200-amps. 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.

- oven 40-amps
- dryer 30-amps
- air conditioner 30-amps each
- pool panel 40-amps

The above appliance 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 120-volt circuits are over-fused.

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 the house. The kitchen is equipped with a good 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.

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 appear to each be equipped with an operable 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 detectors are present on each level. None were tested. Ensure that they are in working order at closing and are equipped with carbon monoxide detection capability.

HEATING/COOLING

4.02A Forced air heat: The forced-air heating system utilizes hot water delivered from a hi-efficiency water heater and air is circulated through a radiator coil located in each of the two air handling units. One of the air handling units is located in the basement mechanical room (recently replaced). A 2nd is located in the 3rd floor mechanical room. Supply-air registers are present and in all principal rooms. The location of return-air registers is sufficient.

The hi-efficiency, gas-fired hot water heater provides hot water for both the forced-air heating systems and for domestic hot water use. The hot water heater is located in the basement mechanical room and the exhaust is vented through a plastic pipe on the south side of the house. There is an indirect fired hot water tank connected to the domestic hot water heating system. The hot water heater was replaced in 2018 and is in good working order. No leak issues were observed in the visible piping in the basement mechanical room.

G: there is a circulating pump connected to the domestic hot water heating system. A switch at the front corner of the basement above the main water shut off valve controls this pump. The system is not in use. These are installed to enable hot water to be delivered quickly to the upper level of the house. They do consume power and if used continuously, can cause the supply plumbing pipes to wear out prematurely.

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.

Each bathroom is equipped with hot water radiant floor heat. As well, the rear tiled mudroom area is also equipped with radiant floor heat. This system is operable and is controlled by the thermostat in the ensuite bathroom on the 2nd floor.

The PVC plastic exhaust flue pipe that vents hot water heater to the exterior is intact. It should be inspected annually for moisture seepage at the joints. There are numerous circulating pumps, used to provide hot water to the two air handling units and to the indirect fired hot water tank for domestic hot water use.

4.03A Cascading-type humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. The cascading-type humidifier in the plenum adjacent to each of the air handling units. They were not operated due to summer conditions.

4.03B Air filter: A passive air filter should be kept in place beside each air-handler assembly. They should be inspected every two months and replaced if dirty (recently replaced).

4.03D Central air conditioning: There are two A/C cooling systems. The units were upgraded in 2013 and have a combined cooling load of five tons. Both are operable. The condensate drain lines are connected to the waste plumbing beside each air handling unit. The wine cellar air conditioning unit is operable.

PLUMBING

5.01 Supply plumbing: The water distribution pipes are made of copper and plastic pipe. The main water shutoff valve is located beside the hot water heater. The incoming water main has been upgraded.

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 modern 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 basement mechanical room, in the laundry room, and in the wine cellar.

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.

There is a sump pump system in the rear wine room cellar. The equipment was not accessible and was not inspected or operated. Ensure that it is in working condition at all times. This was installed as part of the foundation waterproofing system installed on the exterior walls of the wine cellar.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2nd and 3rd floor washrooms are intact. The tiled shower stall enclosures in each washroom are also intact. The tile grout and seal around the tub and at the base of the basement shower stall enclosure should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

G: A Jacuzzi tub is present in the ensuite bathtub, as But. well as in the 3rd floor bathroom. Neither could be activated. It would appear that the 3rd floor jacuzzi pump system is not fully connected and plumbing modifications would be required to make this unit usable.

INSULATION

6.01A Attic: Insulating levels are in the range of 8-10 inches. This corresponds to a thermal insulating value of R40. This is a reasonable amount necessary to minimize heat loss through the ceiling.

6.02 Venting: Sufficient attic ventilation is present. Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months.

6.03 Exterior walls: Fiberglass bat insulation appears to have been installed in the exterior walls on all levels as part of the renovations. There is some spray foam insulation in the attic around the heating duct pipes.

6.06 Weatherstripping: Quality thermal pane windows and insulating doors are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are composed of drywall and are in good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively 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.

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.

+ modern wood/vinyl framed casement/fixed windows.

7.04D Fireplaces: A wood burning fireplace is present in the living room. The firebox is intact and the damper is operable. There is a rough-in for natural gas conversion on the side of the firebox. A gas pipe is present and is covered by a metal shield.

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

There are four natural gas burning fireplaces-basement, rear family room, master bedroom, and on the 3rd floor. The basement natural gas fireplace is vented through the west chimney. The remaining three natural gas fireplaces vent directly through the exterior walls. All were operated.

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 dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional.

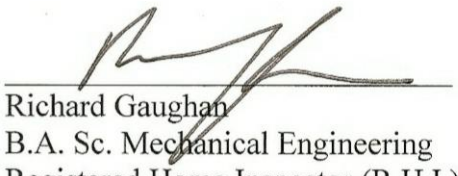
Note: The exterior landscaping sprinkler system was not tested.

Note: The swimming pool/hot tub and related equipment were not inspected as they are beyond the scope of this inspection.

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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