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32 Riverview Gardens, Toronto, Ontario

February 3, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 32 Riverview Gardens, 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 active basement seepage was detected. The asphalt roof shingles were covered with snow. They were upgraded within the last seven years, according to the owner. The exterior brickwork is in good shape. The chimney is in good shape. Modern wood and metal framed windows are present throughout (other than the original living room windows) and are operable. The exterior trim finishes are well sealed with aluminum or are well painted. The front flagstone covered stoop is intact. The rear shed is in good condition, The rear property retaining wall was not inspected.

The house is equipped with a 100-amp electrical service. There is a significant amount of original knob&tube wire in use, and a partial rewiring of the house will be required. The high efficiency hot water heater and domestic hot water heater are recent upgrades (2023). The attic-mounted air conditioning unit was not operated due to cold weather conditions (2 years old). The supply plumbing is largely copper pipe. The incoming water service pipe is a modern one inch copper feed. 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 floor drains. Both bathrooms and kitchen fixtures are in good working order. Tilework around the shower stall and bathtub are in good shape. The wall and ceiling finishes are mix of original plaster and modern drywall and are in good condition. The exterior walls are largely uninsulated, typical of solid masonry wall construction detail. Insulation levels in the attic are reasonable. The gas-burning fireplace is operable.

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

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INSPECTION REPORT

PROPERTY: 32 Riverview Gardens, 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+ years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: east
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are 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. They were inspected where accessible, from the exterior-above grade.

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.

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. An addition is located at the southwest corner. The exterior walls wood framed.

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 8" lumber.

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 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: Drainage adjacent to the house was difficult to determine due to snow coverage. In the spring, grading should be checked to ensure that there is a positive slope away from the house on all sides. This will ensure good surface drainage and reduce the possibility of moisture problems in the basement.

2.03i Roofs: The asphalt shingled roof on all sides was covered in snow at the time of the inspection and its condition is not known. At that time, the original roof sheathing was covered with a thickness of plywood. This is desirable. The owner confirmed that roof was re-shingled about seven years ago.

2.07A Brick Chimneys: The chimney at the northeast corner contains two flues. One is in use and it vents the gas fireplace. The brickwork, cap and flashings with regards to the chimney are intact. The 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 at the front and rear. The underground drain pipe at the rear corner discharges beneath the rear garden (appears to be a French drain system).

2.09A Masonry walls: The exterior walls on all sides are composed of brick masonry. The brickwork was found to be in good condition.

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim in most locations to minimize deterioration and reduce maintenance. The original wood windows on the living room bay window and leaded glass windows on the north side have their wood trim well painted.

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) 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.

2.11B Concrete stoop: The front concrete stoop is sound. A flagstone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

2.12 Retaining walls: Due to limited access, the retaining walls at the rear of the property could not be viewed. Its composition and condition was not verified. It is not known whether it is a common/shared wall or owned entirely by the neighboring property.

2.13 Shed: The detached wood framed shed is in good shape. The cedar roof shingles were covered in snow and could not be inspected. The exterior is finished in wood and is in good shape. The floor is plywood.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The main distribution panel is a modern circuit breaker panel and is located on the south basement wall. 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. The main distribution panel is rated at 125-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 is a combination of the original knob-and-tube, located throughout the house, and modern grounded two conductor cable present in the basement/kitchen/dining room, and in two of the three bedrooms. Many of the lighting circuits operate off the original wire.

P: budget for replacement of remaining original wire.
(further assessment required to determine accurate cost, though shouldn't be more than $10,000)

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.

- dryer 30-amps
- air conditioner 20-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.

3.03 Supply of outlets: The location of outlets in each room was verified. Overall, the supply of outlets was found to be sufficient. There are at least two outlets per bedroom. The kitchen is equipped with a good supply of outlets. There appear to be two split receptacles in the kitchen. Each half of a split receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the risk of the breaker tripping.

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 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: those outlets that are ungrounded should be fitted with a GFCI device until such time that the original wire is upgraded. This is a common and desirable upgrade where outlets ungrounded and are connected to ungrounded wire.
(Budget $500-1000)

G: *install a GFCI device on the kitchen counter outlets located within arms reach of the sink to minimize the risk of shock.*

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 outlet at the southeast corner is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

G: *the exterior outlet on the rear corner of the shed should be replaced with a G.F.C.I. (ground fault circuit interrupter) to minimize the electrical shock hazard in this area. As well, this outlet is ungrounded.*

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 all operable upon move-in, and that they are equipped with carbon monoxide detection capability.*

HEATING/COOLING

4.01C Type of system: The house is heated by a gas-fired, hydronic hot water system. The hot water heater was upgraded in 2023 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The gas burner and related equipment was found to be operable. An expansion tank is located near the water heater. 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 PVC plastic exhaust flue pipe that vent both water heaters to the exterior are intact. They should be inspected annually for moisture seepage at the joints.

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. With the exception of those pipes that are visible in the boiler room, the hot water heating pipes in the basement could not be inspected. The location of radiators should provide a fairly even distribution of heat throughout the home.

4.03E Attic mounted central air-conditioning: The house is cooled using an attic-mounted, central air-conditioning system and the supply-air vents are located on the first and second floors. The main floor has an air vent in the dining room only. The system was upgraded within the last 2-3 years. *The system was not operated due to the low outdoor temperature.*

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are largely copper. There have been some more recent upgrades with Polyethylene piping in the kitchen. The main water shutoff valve is located at the front of the basement. The incoming water main has been upgraded and is an oversized one inch copper incoming water main.

An inside shutoff valve (with a drain cock) has been installed on the supply pipe that services the outdoor garden tap (located above the hot water heater). Closure of the internal valve (and

draining of the external section of pipe) will prevent the exposed pipe from freezing during the winter months.

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. The original cast iron stack (runs from the basement and extends through the roof) is still in use. However, most drains below the basement floor appear to have been largely replaced with modern ABS plastic. The waste pipe below the front lawn could not be viewed and its composition is unknown. Water flow through all sinks and toilets is fine. A floor drain is located in the boiler room.

G: *the presence of a back-water valve installation in the main drain pipe beneath the concrete floor at the front of the basement (or under the front lawn) was not verified. Back-water valves prevent water from the Municipal sewers from backing up into the house. If one is present, its location should be verified, as they require servicing every few years. Otherwise, consideration should be given to having one installed.*
(Approximate Cost: $3,000 to $4,000)

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 owned. Its capacity of 50 gallons should be sufficient for the number of bathrooms and kitchens in the house. The tank was installed in 2023.

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

INSULATION

6.01A Attic: There are about eight inches of loose-fill and fiberglass batt insulation present in the attic. This represents a thermal insulating value of R-32.

G: *another eight inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of R-60.*

6.02 Venting: Attic ventilation has been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter. *Additional roof ventilation may be necessary if insulation levels in the attic are augmented.*

6.03 Exterior walls: Insulation could not be found in most 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 spray foam insulation. The underside of the SW Kitchen extension is insulated (levels unknown).

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, above the foundation sill plate in the basement, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. Storm and thermalpane windows are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished in original plaster with updated drywall present primarily in the kitchen, bathroom, and basement. Overall, the walls and ceilings were found to be in good shape.

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 relatively 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 are intact and those that have been upgraded are operable. The upgraded windows on the main and second floor are provided with thermalpane glass. Outside aluminum storms are provided on the original living room windows.

+ modern wood framed casement windows.
+ original wood casement windows (living room). These do not open for ventilation.
+ double horizontal windows mounted in an aluminum frame (basement).
+ modern metal framed casement windows.

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the living room. The exhaust gases are vented directly through the exterior. The fireplace was operated. Annual servicing and cleaning is advisable to ensure safe operation.

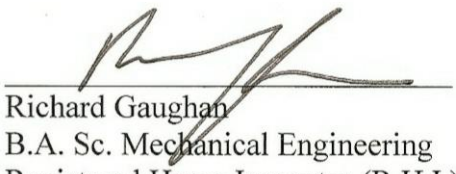
7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

Note: The exterior landscaping sprinkler system was not tested.

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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