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311 Armadale Avenue, Toronto, Ontario





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May 27, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 311 Armadale Avenue, Toronto, Ontario

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

OVERALL CONDITION: Very good. The house is in good structural condition. No evidence of foundation leakage was detected. The roof shingles and flat roof are in good shape. Both chimney structures are intact. The exterior brick and cement board sidings are in good condition. Upgraded wood framed windows are present throughout and are quality units. The roof overhang (eaves) has been capped with aluminum. The rear wood framed outbuilding is sound. The front porch is also in good condition.

The house is equipped with a 100-amp electrical service. Wiring is modern grounded/copper wire. No wiring issues were uncovered. The hi-efficiency furnace and air conditioner were upgraded in 2019. Both second floor bathrooms are equipped with electric radiant floor heat. The supply plumbing is largely plastic pipe. Water pressure is good (upgraded incoming water service pipe). The waste plumbing appears to be largely updated ABS plastic pipe. Water flows freely through all drain fixtures. Tilework in both shower stalls/bathtub are intact. The exterior walls are well insulated. The attic could not be accessed (assumed to be well insulated, given the scope of renovation). The gas-burning fireplace is operable.

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

NATIONAL HOME INSPECTION LTD.
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SINCE 1983



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INSPECTION REPORT

PROPERTY: 311 Armadale Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Stephanie Martin

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.
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- ESTIMATED AGE OF HOUSE: 100 years, gutted and renovated in 2016, with 2 storey addition
- BUILDING TYPE: two story detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: 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 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. The addition walls have been waterproofed from the exterior.

1.03 Exterior walls: The original exterior walls are constructed of solid masonry. The masonry is a structural component and supports some of the load of the house. The addition walls and some of the original 2nd floor walls (front dormer) are wood frame construction.

1.04 Interior framing: The floor joists supporting the main floor could not be inspected due to the finished nature of the basement. 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.*

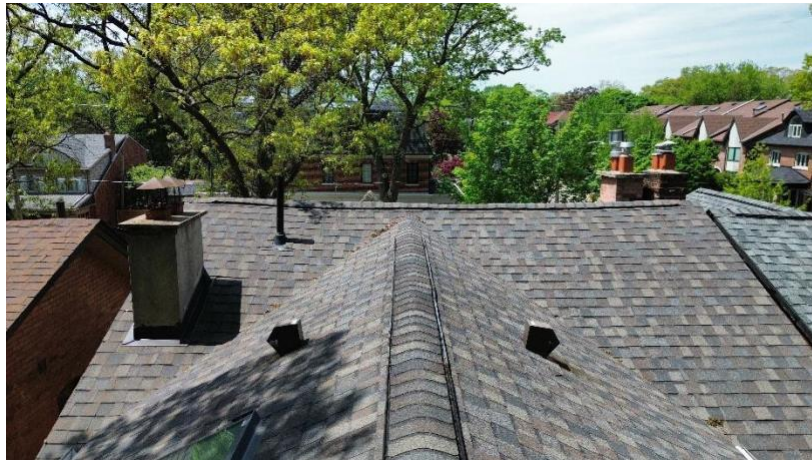
1.07 Roof framing: The sheathing and framing below the roof structure could not be examined due to a lack of access. There is no indication from the exterior that any major structural deficiencies exist with the roof structures.

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. No drainage issues were observed adjacent to the foundation walls.

2.02 Window wells: Their purpose is to allow the grade to be raised above the window sill and prevent water from ponding beside the window. Correct grading of the soil should be maintained around the perimeter to prevent erosion. The rear concrete stone well is intact.

2.03 A Asphalt roofing shingles: The asphalt shingles are in good condition and were inspected using a drone. The roof was inspected using a drone. *The original house roof shingles were*



upgraded in 2012. Those above the addition were installed in 2016. There is one layer of asphalt shingles present on all sides. This type of roofing material typically lasts upwards of 20 years.

2.03F Modified bitumen membrane roof: The flat roofing membrane above the rear addition-main floor at the NE corner was installed in 2016 and the roof surface is in good condition. The parapet wall bordering the flat roof (north side) is capped with aluminum.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. Both skylight installations are intact. No water stains were observed on the ceiling finishes below.

2.07 A Brick Chimneys: The chimney at the NW corner contains two flues. It vents the water heater and gas fireplace. The flues are each equipped with continuous metal liner. The brickwork and flashing detail at the base of this chimney are intact. The SW chimney is no longer in use. The

unused chimney has had its brickwork covered in a parge coat of cement. The flashing detail at the base of this unused chimney is also intact.

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 and the downspouts discharge onto the surrounding land.

2.09 A Masonry walls: The original exterior walls are composed of brick. The brickwork is in good condition. *The brick between the two houses was not inspected due to a lack of access. Ensure that water does not drain between the two houses from either roof,*

2.09 D Vinyl siding: The south bay window extension and front dormer are finished in vinyl siding (mimics cedar shingles) and is in good shape.

2.09H Cement board siding: This durable siding is present on the addition walls, as well as on the visible south wall of the outbuilding. The siding is in good condition.

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

2.10 B Soffits & Fascia: The roof overhang above the second floor (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.

2.11 A Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The masonry posts are plumb. The concrete steps are functional. A metal handrail is present alongside the steps. The recycled plastic deck are in good shape. They appear to sit over a poured concrete deck slab.

2.13 Outbuilding: The wood framed structure at the rear of the property is in good condition. The roof shingles are in good shape. The exterior sidings are intact. There is an electrical feed to the shed.

2.12 Retaining walls: The front stone retaining walls alongside the driveway and sidewalk are in good structural condition.

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 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. A drip loop is present at the top of the mast. 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 modern grounded cable that is equipped with a grounding wire.

There are three 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
- A/C	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. The kitchen is equipped with a good supply of outlets. There appear to be two 20-amp T-slot outlets, as well as two split wiring circuits in the kitchen. Each of these receptacles is on a separate circuit and this setup allows for heavy appliances to be plugged into the 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 interrupter (GFCI) device. The kitchen counter outlet is also GFCI protected. Each was operated. This type of outlet provides a high level of safety near water and where electrical shock is a possibility.

3.05 Exterior wiring: The exterior outlets at the front and rear are equipped with a functional G.F.C.I. (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 all levels and in each bedroom. They are electrically interconnected. *None were tested.*

HEATING/COOLING

4.01 M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. The exhaust is vented through a compliant plastic pipe. The furnace was upgraded in 2019 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The PVC plastic exhaust flue pipes that vent the furnace and the metal flue that vents the water heater to the base of the chimney are intact. Both should be inspected annually for moisture seepage at the joints.

4.02 A Heat distribution: Supply air registers and return-air grates were inspected for operation and location. Supply-air registers are present and functional in all principal rooms. The location of return-air registers is sufficient.

Radiant floor, electric heating elements have been installed in both 2nd floor washrooms beneath the floor tiles. Each is controlled by a wall mounted thermostat and are both operable.

4.03 B 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 Heat pump/central air conditioning: The air-cooled air conditioning system was operated. The equipment was upgraded in 2019. The condensate drain line is connected into the floor drain.

PLUMBING

5.01 Supply plumbing: The water distribution pipes are largely plastic. The main water shutoff valve is located beside the basement bathroom and appears to be a 3/4 inch incoming copper water feed.

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 largely updated with modern ABS plastic pipe. 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 located in the laundry room. *The trap at the base of the drain could not be viewed.*

There is a back-water valve installation in the main drain pipe beneath the front basement floor. Back-water valves prevent water from the Municipal sewers from backing up into the house.

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 has a capacity of 50 gallons. This should be sufficient for the number of bathrooms and kitchens in the house. The tank was upgraded in 2018.

5.04 Sump pump: There is one active sump pump system in the basement (SE corner). It is equipped with a marine battery backup to ensure continuous operation during power outages. The sump pump system discharges water to the exterior (south wall) and is operable.

G: there is a sump pit located along the north basement wall. There is the uninstalled pump sitting beside the pit. The pit was dry at the time of the inspection. As the pit does not appear to receive water, it is unlikely that the pump needs to be installed. Monitor for water within the pit.

5.05 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The plumbing fixtures are in good working order. The tiled shower stall enclosures in the basement and ensuite washroom and tiled tub enclosures on the 2nd floor are intact.

INSULATION

6.01 A Attic: The attic above the original house and flat roof cavity above the rear addition could not be accessed and insulation levels were not verified. *The attic hatch was seized in its opening. Given the level of recent reconstruction, it is likely that the attic and flat roof ceiling cavity are well insulated.*

6.02 Venting: Attic ventilation is present. Ridge vents have been installed across each peak as part of the roof re-shingling. Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months. The flat roof on the addition is likely insulated with high density spray foam insulation. This material eliminates the need for roof ventilation.

6.03 Exterior walls: The exterior walls are insulated with spray foam insulation according to owner, as part of the renovations. The basement exterior walls also appear to have been insulated with spray foam insulation.

6.06 Weatherstripping: Thermalpane windows and insulating doors are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in 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 are intact, and are operable. The windows in all locations are provided with thermalpane glass.

+ quality wood framed casement/fixed/slider windows.


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 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: This inspection, which is carried out at the request of the listing agent, is intended to help the listing agent and seller determine the general overall condition of the house prior to listing 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 or underground fuel storage tanks. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.

The inspection is conducted according to the [Standards of Practice](#) of the Canadian Association of Home & Property Inspectors (CAHPI) and a copy of these standards is available to you upon request. It is not a building code or by-law compliance inspection.

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

Sincerely,



Richard Gaughan
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Registered Home Inspector (R.H.I.)