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456 Runnymede Road, Toronto, Ontario





February 1, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 456 Runnymede Road, Toronto, Ontario

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

OVERALL CONDITION: Good. The house appears to be in good structural condition. No active foundation seepage was detected. Visible roof shingles are in good condition. The flat roof could not be inspected due to snow coverage. The exterior brickwork is in good condition. Windows have been upgraded throughout and are vinyl framed. The roof overhang (eaves) and window frames have been capped with aluminum. The front porch structure is sound. The rear wooden deck is in good condition.

The house is equipped with a 100-amp electrical service. Wiring appears to have been upgraded throughout., though a number of outlets on the 2nd floor are ungrounded. Further investigation is recommended. The high efficiency furnace was upgraded in 2014. The air conditioner appears to be of similar age. There is no heat source in the 2nd floor bathroom. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing has been substantially updated with ABS plastic. Both bathrooms and kitchen are in good working order. The interior has been largely renovated, and most wall/ceiling finishes are updated with drywall. Most exterior wall cavities appear to have been insulated with fiberglass as part of the renovations. There is no attic access.

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

NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 456 Runnymede Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Nested Real Estate

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: over one hundred years
- BUILDING TYPE: two storey semi-detached
- FRONT OF HOUSE FACES: east
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and mortar with the common wall constructed of clay brick. From a structural standpoint, the foundations appear to be in good condition. 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.

M: efflorescence is present on the visible foundation walls at the southeast corner (below the electrical panel). This is indicative of elevated moisture levels in this area. As is typical of older homes, foundations often have either no waterproofing or what is there is ineffective. Localized seepage is a possibility due extraordinary rainfall or neglect of eavestroughs or correct surface drainage.

G: a dehumidifier should be operated in the basement during the summer months to minimize humidity and condensation problems on the basement walls and floor.

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. *The common wall appears to be constructed of two courses of brick. This is desirable in homes with shared walls as the masonry provides for an effective fire break and greatly reduces sound transmission.*

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. The joists supporting the main floor are composed of 2" by 8" lumber. 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.

1.07 Roof framing: The sheathing and framing below the roof structure could not be examined due to a lack of access.

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.

2.03A 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 visible asphalt shingles on the east side and above the front porch are in good condition and were installed <10 years ago. The west facing shingles could not be inspected due to a lack of access.

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, depending on the product and the quality of the installation. The modified bitumen roofing membranes above the 2nd floor could not be inspected due to snow coverage. The metal edge flashings that were visible from the ground are indicative a modern flat roof system. No water stains were observed on the ceiling finishes below.

The presence of a chimney structure at the northeast corner could not be confirmed due to a lack of access. As the furnace and water heater now fit directly to the exterior, the use of a chimney is no longer required.

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.

2.09A Masonry walls: The exterior walls on all 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 on the south side and tuckpointing repairs are recommended. Several bricks above the cement parge coat (along the base of the south wall) are spalling (flaking of the brick face) and the damaged bricks should be covered in cement (extend parge coat up one course of brick).

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 largely intact. *Minor patching is recommended around the base of the side entry door opening where the cement has deteriorated.*

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim to minimize deterioration and reduce maintenance.

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. The eaves are intact.

2.11A Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The masonry posts are relatively plumb. The deck boards are sound and the rails are secure. The wooden steps are functional. A handrail is present alongside the steps.

2.11A Wooden deck: The wood deck at the rear appears to be in good structural condition. The deck boards could not be examined due to snow. The rails are secure, and steps are functional.

2.12 Retaining walls: The concrete block retaining wall alongside the sidewalk is structurally sound.

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 at the southeast corner of the basement. 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. 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. Visible wiring is modern grounded cable that is equipped with a grounding wire. Ungrounded outlets are present however in the front bedrooms.

G: ungrounded outlets exist in the front 2nd floor bedrooms. The reason for the non-grounding could not be determined. Further investigation by an electrician is recommended to determine why they are ungrounded, and if possible, correct this grounding deficiency (without re-wiring). It may be that the ungrounded outlets are connected to older or original ungrounded wire and replacement of some wiring would be necessary in this case to provide grounded outlets. In lieu of replacing ungrounded circuits, one could install a GFCI device on those outlets that are ungrounded. This retrofit is approved by the electrical authority of Ontario.

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.

- stove 40-amps
- dryer 30-amps
- air conditioner 30-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 an adequate supply of outlets. There are two split receptacles present 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. The electrical outlets in each bathroom are protected by a ground fault 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.

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 below the rear deck is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors. The units are present on each floor. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. This type of furnace utilizes the exhaust gases to a greater extent and improves the heating efficiency of the system. As well, the exhaust gases do not need to be vented up the chimney. The exhaust is vented through a compliant plastic pipe on the east side of the house. The furnace was installed in 2014 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/water heater to the exterior are intact. Each should be inspected annually for moisture seepage at the joints.

4.02A Heat distribution: Supply air registers and return-air grates were inspected for operation and location.

M: air flow through the supply air vents in the front bedrooms is marginal. As well, there is no heat source in the 2nd floor washroom. 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.

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 was not operated due to the low outdoor temperature. The equipment was manufactured in 2015 and has a cooling load of 2 tons. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are a mix of Polyethylene and copper pipe. The main water shutoff valve is located at the front of the basement. The incoming water main has been upgraded to a $\frac{3}{4}$ inch copper line.

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 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 furnace room.

M: there is evidence of the floor drain having backed in the past as there is dry toilet paper on the concrete floor near the drain. The owners confirmed that they have not had any backup issues since living in the house. A camera inspection of the drain should however be considered. Monitor.

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 now installed in all new construction to prevent water from the Municipal sewers from backing up into the house.

(Approximate Cost: \$2,500)

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 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2012.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The plumbing fixtures the house are operable. The bathtub tiles in the basement and on the second floor are intact.

INSULATION

6.01A Attic: The attic space and ceiling cavity below the flat roof above the second floor could not be accessed and insulation levels are unknown. The recommended thermal resistance level (R value) for an attic is R-50. Flat roofs should ideally be insulated with at least 6-8 inches of insulation (R-24+).

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.

6.03 Exterior walls: Most of the exterior walls appear have been insulated with glass fiber insulation. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. This insulation was added when the house was renovated. The finished basement exterior walls are also insulated with fiberglass insulation.

6.06 Weatherstripping: Modern thermalpane windows and insulating doors are present throughout.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings have been largely updated with drywall. There is some of the original plaster in use. The wall and ceiling finishes 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.

P: there is no handrail alongside the staircase between the basement and main floor. One should be provided.

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 all are functional. The windows in all locations are provided with thermal pane glass. The rear sliding door set is new.

+ vinyl framed double hung windows.

7.05 Ventilation: The kitchen exhaust fan is operable, and the exhaust is vented to the exterior. The bathroom exhaust fans located in the basement and on the second floor were also found to be operable and are vented to the exterior. The dryers in the basement and on the 2nd floor are vented to the exterior.

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.)