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495 Jane Street, Toronto, Ontario



January 24, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 495 Jane Street, Toronto, Ontario

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

OVERALL CONDITION: Typical. The house appears to be in good structural condition. No active foundation seepage was detected. The roof shingles are over 12 years old and show minimal wear. The exterior brickwork is sound. Metal framed windows are present throughout. The roof overhang (eaves) and window frames are capped with aluminum. The rear wooden deck and front concrete stoop structures are intact. The garage is in generally good shape.

The house is equipped with a 100-amp electrical service. Wiring is a mix of the original- ungrounded wire (no knob and tube), and modern grounded cable. Budget for eventual upgrade of the remaining original wire and the addition of more outlets. The high efficiency hot water heater provides for space heating and domestic hot water use. It was installed in 2015 and is in good working order. The supply plumbing is a mix of copper and plastic pipe. The incoming water main has been upgraded (3/4 inch copper). Water pressure is good. The waste plumbing has been substantially updated with ABS plastic pipe. Water flows freely through all drain fixtures. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The interior finishes are a mix of drywall and plaster and are in generally good condition. The exterior walls appear to be largely un-insulated (typical of solid masonry wall construction detail). Insulation levels in the attic are nominal.

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: 495 Jane Street, 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: 70-80 years
- BUILDING TYPE: bungalow
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. 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 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.

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 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. 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.

M: as the house is situated near a known termite area, further information is recommended. Contact a licensed pest control company (Aetna Pest Control) for information on possible activity in the immediate area.

1.07 Roof framing: The roof framing in the attic is intact with no evidence of structural problems. The visible sheathing boards in the roof framing 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. Due to a lack of proper access under the deck at the rear, surface drainage in this location is unknown. This area should be accessed to ensure that the grading is correct.

G: maintain a watertight seal between the driveways and the foundation wall on the north and south sides to reduce the risk of basement seepage.

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 on all sides are in generally good condition and were installed >12 years ago. There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The brick chimney is no longer in use. The brickwork and flashings are 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. The downspouts discharge onto the surrounding land.

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 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. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

2.11A Wooden deck: The wood deck at the rear is intact. Decks boards are in good shape.

2.11B Concrete decks: The concrete deck at the front is structurally sound. The concrete steps are functional and metal rails are secure. No cracks exist in the deck slab.

G: the metal rails are below the recommended height standard. As well, there is corrosion on the upper horizontal rails.

2.13 Garage: The detached wood framed garage is serviceable. The roof shingles are in good shape and appear watertight. The exterior walls are covered in vinyl siding. The south wall could not be inspected due to a lack of access. The overhead garage door is operable.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The circuit breaker panel is located at the southwest corner of the basement. 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.

P: the grounding of the main panel to the incoming water service pipe is deficient. A jumper cable should be clamped to each side of the water meter. This will ensure that the electrical system remains grounded to the supply plumbing in the event that the water meter is removed. Gauge #8 wire should be used for this purpose.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is a combination of modern grounded cable that is equipped with a grounding wire and the original ungrounded wiring. Ungrounded outlets are present throughout much of the main floor. The kitchen counter outlet is ungrounded.

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.

- stove	40-amps
- dryer	30-amps
- heat pump	15-amps
- hot tub	60-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. Furnishings impeded the ability of the inspector to locate all outlets.

G: additional grounded outlets are recommended on the main floor. The supply of grounded outlets in the kitchen is limiting.

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. The kitchen counter outlet located within arms reach of the sink is ground fault protected.

G: those that are ungrounded or are two pronged should be fitted with a GFCI device until such time that the original wire is upgraded. You may also want to augment the wiring system by adding more grounded outlets (one per room is recommended).
(further assessment required to determine accurate cost)

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 at the front and rear are quipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area. There is a conduit that appears to run below the rear deck and provides power to the garage. The wiring system for the hot tub was not inspected.

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/carbon monoxide detectors (Nest technology) are present in the basement and on the main floor. Neither were tested.

HEATING/COOLING

4.01Q Type of system: The house is heated by a wall mounted gas fired, hydronic hot water system. This is a hi-efficiency condensing water heater and the products of combustion are vented to the exterior through a plastic pipe on the north side of the house. The boiler was installed in 2015.

The water heater provides for domestic hot water use, as well as hot water for the central heating system. The hot water heater is in good working order. Having it inspected and cleaned annually will help maintain a high level of heating efficiency. The circulating pump is operable. 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 PVC plastic exhaust flue pipe that vents the water heater to the exterior is intact. It should be inspected annually for moisture seepage at the joints. The distribution piping visible in the basement utility room is modern polyethylene plastic pipe. It would appear that piping to each of the hot water radiators on the main floor has been upgraded to this material.

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.

4.03E Split Coil Heat Pump: An air-cooled, 'ductless' heat pump system is located in the rear hallway. The equipment appears to be >15 years old. *The equipment was not operated as the controller was unavailable.* The owners confirmed that it is operable.

M: as the equipment is an older installation, eventual upgrade will be required.
(Budget \$3,000+)

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 appears to have been upgraded to a 3/4 inch copper line.

The outdoor faucet on the south side of the house is a frost-free fixture. Draining of the external section of the fixture will prevent the exposed pipe from freezing during the winter months. This will necessitate removing the hose and hose adapter seasonally.

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 updated with ABS plastic. 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 below the hot water heater.

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. Back-water valves are installed to 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 tankless "demand" hot water heater is an owned unit. The equipment was installed in 2015 and the exhaust is vented directly through the exterior wall on the north side. The hot water heater is in good working order.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The plumbing fixtures throughout the house are operable. The tiled shower stall enclosure in the basement washroom is intact.

INSULATION

6.01A Attic: There are about six inches of glass fiber insulation present in the attic. The attic is used for storage and wood flooring has been placed on the attic floor. Where visible, there appears to be 6 inches of glass fiber insulation below the floor boards. This amount of insulation is somewhat below the recommended thermal insulating standard of R-50.

G: another six inches of insulation should ideally be added to the attic to bring it to the recommended thermal insulating value of R-50.

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.

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 finished basement exterior walls appear to have been insulated with rigid Styrofoam board insulation and fiberglass.

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 finished in a combination of original plaster and modern drywall. The wall and ceiling finishes show no major defects.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively level. The staircase from the basement to the main floor is sound.

G: 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. The fixed windows on the main floor are provided with thermalpane glass.

- + aluminum slider windows with a fixed thermalpane glass panel.
- + double horizontal windows mounted in an aluminum frame.

G: the thermalpane window panel in the kitchen has lost its thermal seal. This results in condensation forming between the two pieces of fixed glass and is a cosmetic defect only.

G: the octagonal picture window beside the front entry door is a single pane of glass and should ideally be fitted with an interior storm window to prevent condensation from forming during cold weather conditions.

7.05 Ventilation: The kitchen exhaust fan is operable and is properly 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.

P: remove lint from exterior dryer vent cover.

G: the metal vent pipes that run across the attic floor on the north side for the bathroom and kitchen exhaust fans should be insulated to prevent condensation.

Note: The hot tub and related equipment 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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Registered Home Inspector (R.H.I.)