National Home Inspection Ltd.
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February 21, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 442 St. Johns Road, Toronto, Ontario

Inspector: Richard Gaughan

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

OVERALL CONDITION: Good. The house is in good structural condition. No foundation seepage was detected. The roof shingles and both flat roofs have been recently resurfaced and are in good condition. The front and rear brickwork is in good condition. Modern vinyl framed windows are present throughout and are operable. The roof overhang is capped with aluminum. The upper and lower rear wooden decks are in good condition. The front concrete deck structure is sound.

The house is equipped with a 100-amp electrical service. The wiring system is in good working order. The hi-efficiency furnace and air conditioner are original to the house and will require eventual upgrade. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing is modern ABS plastic pipe. Water flows freely through all accessible drains. All bathrooms and the kitchen are in good condition. Fixtures are operable and tile work is sound. The exterior walls are insulated with fiberglass (R-20). The drywall finishes are in good shape.

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

NATIONAL HOME INSPECTION LTD.
RICHARD J. GAUGHAN
B.A. Sc. MECHANICAL ENGINEERING
REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983

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INSPECTION REPORT

PROPERTY: 442 St. Johns Road, Toronto, Ontario

Inspector: Richard Gaughan Client: Nested Real Estate

INTRODUCTION

The following report is for use by the above client only. 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: 2002

- BUILDING TYPE: three storey townhouse, freehold

- FRONT OF HOUSE FACES: south

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- WEATHER: overcast

- HOUSE OCCUPIED: no

- WATER SOURCE: public

- SEWAGE DISPOSAL: public

STRUCTURE

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

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brick finish at the front and rear of the house is non-load bearing and does not provide structural support for the exterior wall structure.

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 10" lumber. Floors are level 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.

G: as the house may be situated in/near a known termite area, further information is recommended. Contact a licensed pest control company for information on possible activity in the immediate area.

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 flat 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.

2.03A Asphalt roofing shingles: The asphalt shingles on the third floor at the front (known as a mansard roof) are in good condition and were upgraded within the last year.

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 reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation. There are modified bitumen roofing membranes covering the flat roofs above the 2nd and 3rd floors . The flat roof about the 3rd floor has been recently resurfaced. Though the flat roof below the 3rd floor deck could not be inspected, it too was recently upgraded according to owner. No water stains were observed on the ceiling finishes below either flat roof.

2.08 Eavestroughs: Aluminum eavestroughs are present at the front and rear. The downspouts discharge onto the surrounding land.

G: an extension is recommended on the front downspout.

2.09A Masonry walls: The exterior walls at the front and rear are composed of brick masonry. The brickwork is in good condition.

2.09F Vinyl siding: Located on the 3rd floor, this is a durable siding and is relatively maintenance free. The siding is intact. *There is some warping of a few of the vinyl siding panels on the third floor deck, due to heat damage from a BBQ.*

M: there is a section of vinyl siding behind the east wood deck wall on the 3rd floor (at roof level) that is damaged and should be repaired to ensure watertightness.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the sidings. Caulking around window and door openings is intact.

G: the canopy/awning assembly on the third floor deck does not appear to function and the canvas is deteriorated (has holes). The unit may require replacement.

2.10B Soffits & Fascia: The roof overhang on both 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 decks at the rear on both the first and third floors are in good condition. They have been recently rebuilt. The guardrail on the 3rd floor deck is secure. The steps on the rear deck are functional and rails are also secure.

2.11B Concrete decks: The concrete porch/deck at the front is in good structural condition. The concrete steps are intact and metal rails are secure.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an underground 120/240-volt, 100-amp service. The main distribution panel is located at the northeast corner of the basement. The size of the service is considered sufficient for the electrical requirements of the house. 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. This wiring allows for the use of three pronged outlets.

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 15-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 three split wiring circuits present in the kitchen area. This setup allows for multiple heavy drawing appliances to be used in the kitchen without 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 (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 ground fault interrupter (G.F.I.) device on the exterior outlet at the front is operable.

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.

P: the smoke detectors are old and should be replaced at move in.

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 non-compliant plastic pipe on the north side of the house. The furnace was installed in 2002. The heat exchanger typically lasts 15-20 years.

M: as the furnace is in an older unit, replacement should be budgeted for within the next 3-5 years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.
(Approximate Cost: $4,000 to $4,500)

M: the ABS exhaust flue pipe that vents the furnace (and water heater) to the exterior is non-compliant (but has been grand-fathered in). So long as there is no failure of any pipe fittings, the exhaust pipe can continue to be used.

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.

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 air-cooled central air conditioning system was not operated due to cold weather conditions.. It is also original to the house (2002) and has a cooling load of two tons. The entire cooling system should be serviced annually to maximize its life.

M: due to its advanced age, budget for replacement within the next 3 years.
(Approximate Cost: $3,500 to $4,000)

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located in the furnace room. The incoming water main is a modern 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.

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.

The waste plumbing appears to be properly vented through the roof to the exterior. Due to the lack of access, it was not possible to determine whether all branch waste lines are connected and functional.

The gas-fired hot water heater is owned, according to owner. Its capacity of 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was recently upgraded.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in good working condition. The bathtub tiles in the 2nd floor washroom are intact. The tiled shower stall enclosures in the basement and 3rd floor washroom are also intact.

G: the shower diverters in both second and third floor bathrooms (enable water to move from the spigot to the shower head) should be replaced as they are worn and do not enable all water to flow to the shower head when activated. This defect reduces water flow at the shower head.
(budget $300)

INSULATION

6.01A Flat roof: The ceiling cavity is below each of the upper flat roofs could not be accessed. The recommended thermal resistance level for this area is R-24+. Given the age of construction, the ceiling cavities are assumed to be reasonably well insulated.

6.02 Venting: Roof ventilation could not be verified. Proper venting helps keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The framed exterior walls are insulated with approximately six inches of fiberglass insulation. This corresponds to a thermal resistance value of about R-20 and should provide good protection against heat loss.

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

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 most doors is functional.

G: the rear door passage set requires adjustment to enable it to properly lock.

M: the handrail at the top of the main staircase is somewhat loose.

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.

+ vinyl framed casement/slider windows.

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.

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.)