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# 23 Poplar Plains Crescent, Toronto, Ontario

February 1, 2024

**SUMMARY INSPECTION REPORT**

PROPERTY: 23 Poplar Plains Crescent, Toronto, Ontario

***The detailed inspection report following this summary report should be read thoroughly.***

**OVERALL CONDITION**: Very good. The house was gutted and renovated in 2006. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles have been recently upgraded and are in good condition. The flat roof below the rear 2nd floor deck is original to the renovation, and appears to have several years of life remaining. The 2nd floor wood decking is deteriorating. The exterior brickwork and cement board siding on the rear addition are in good condition. The chimney structure is sound. Modern metal and wood framed windows are present throughout most of the house. The original leaded glass windows lack interior storms. The front and rear concrete deck structures are intact. The concrete block garage is in good condition and is insulated.

The house is equipped with a 100-amp electrical service. The wiring system is in good working order. The hot water heating boiler is original to the renovation and the heating system is in good working order. Hot water radiant floor heat is present in the basement and main floor (separate thermostats for each level. The 2nd and 3rd floors utilize hot water radiators. Electric radiant floor heat is present in the upper 2 bathrooms. The incoming water service pipe is a modern ¾ inch copper pipe. Water pressure is good. The waste plumbing appears to be largely updated plastic pipe. Water flows freely through all drain fixtures. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The drywall finishes are in good condition. The exterior walls appear to be insulated throughout. The wood burning fireplace is presently not in use (damper seized).

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

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

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INSPECTION REPORT

PROPERTY: 23 Poplar Plains Crescent, Toronto, Ontario

Inspector: Richard Gaughan  Client: Kathy Essery

## INTRODUCTION

Recommendations by the inspector are located below each paragraph heading and have been identified as one of the following:

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|---|
| P: priority repair/safety concern within the next 1 year.<br>M: monitor.<br>G: general recommendation/maintenance. |

| | |
|---|---|
| - ESTIMATED AGE OF HOUSE: | 100+ years, renovated in 2006/07 |
| - BUILDING TYPE: | three-storey detached |
| - FRONT OF HOUSE FACES: | north |
| - UTILITIES STATUS: | all on |
| - SOIL CONDITIONS: | wet |
| - WEATHER: | overcast |
| - HOUSE OCCUPIED: | yes |
| - WATER SOURCE: | public |
| - SEWAGE DISPOSAL: | public |

## STRUCTURE

1.01 Foundation: The original foundation walls are constructed of stone and mortar. No 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. An addition is located at the rear. Its foundation walls are constructed of concrete.

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 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 exterior walls appear to be wood frame construction.

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. 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. An exterior stairwell drain is provided at the bottom of the basement walkout in the rear basement stairwell. As well, there is an area drain in front of the garage. Be sure to keep both clear of debris. Neither were checked for water flow.

*G: maintain a watertight seal between the driveway and foundation along the west side of the house. Monitor for water buildup at the northeast corner and between the two houses.*

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 well at the SW corner is intact.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 25 years. The asphalt shingles are in good condition and replaced <3 years ago.

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 usually a reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation. The flat roofing membrane below the rear deck was installed in 2007. Those sections of roofing material that are visible show minimal wear and have several years of life remaining.

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2.05 Skylights: The skylight installation above the 3rd floor shower stall is intact. No water stains were observed on the ceiling finishes below. The skylight can be opened for ventilation.

2.07A Brick Chimneys: The chimney at the northeast corner contains two flues. One services the boiler; the other the fireplace. The brickwork and flashings are intact. The boiler 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 below grade and onto the surrounding land.

2.09A Masonry walls: The exterior walls on most sides are composed of brick masonry. The brickwork was found to be in good condition. There is a stone finish below the front living room window.

*G: the mortar between stones (below the front living room window) is loose or missing and tuckpointing repairs are recommended. There are some cracks in the concrete sill below the living room windows that should be sealed with silicone to prevent further water penetration and damage. A more permanent repair may be desired in future.*

2.09G Hard board siding: Cement board siding is present on the rear addition wall, and on both 3rd floor dormers. The siding was found to be in good condition. *Localized painting maintenance is required on this siding at the bottom of the rear addition walls.*

2.10A Exterior trim: The exterior window frames have been capped with metal in most locations to minimize deterioration and reduce maintenance. The original leaded glass wood windows are intact and are provided with a good coat of paint.

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is painted wood. 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 appear to be intact (as viewed from the ground using binoculars).

2.11A Wooden deck: The wood deck behind the garage is in good condition and is a recent build. The wood deck on the 2nd floor is deteriorating.

*G: eventual replacement of the 2nd floor deck boards and support lumber below the deck boards will be required.*

2.11B Concrete decks: The front and rear concrete decks are in good shape. A stone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

2.12 Retaining walls: The poured concrete retaining wall that comprises the rear basement stairwell at the southeast corner is structurally sound. *A handrail is recommended alongside the stairs.*

2.13 Garage: The detached concrete block garage is in good shape. The roof shingles are recent. The garage walls are insulated with rigid board Styrofoam panels. *The two light switches in the garage did not appear to activate any lights.*

## 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 NE 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. 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.

- oven 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 overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. Overall, the supply of outlets was found to be sufficient throughout the house.

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. Most outlets and light fixtures were tested and all are 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 exterior outlets at the front and rear are equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area. Wiring between the house and garage is presumably located below grade.

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 are present. None were tested.

## HEATING/COOLING

4.01C Type of system: The house is heated by a gas-fired, hydronic hot water system. The hot water boiler was installed in 2006. The heat exchanger in this type of heating system typically lasts 20 to 25 years.

The hot water boiler was found to be 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. There are three circulating pumps (one for each thermostat). All are operable. The pumps are impedance protected and do not require annual oiling. 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 distribution piping visible in the basement was found to be in good condition. The pipe is largely plastic pipe (no 'Kitec' brand pipe noted), and the manifolds beside the boiler are made of copper.

The metal exhaust flue that connects the hot water boiler to the base of the chimney flue is also intact. It should be inspected annually for perforations, blockage, or loose connections.

G: *gas fired boilers fitted with a draft hood must be inspected by a TSSA (Technical Standards & Safety Authority) technician on an annual basis to ensure proper and safe working order. At this time, the flue gases in the exhaust pipe will be tested for levels of carbon monoxide (CO) and subsequently fitted with a tag indicating this level. If levels of CO exceed 100PPM (parts per million), the heating appliance is considered unsafe and it must be serviced and cleaned to ensure complete combustion.*

*M: the ABS exhaust flue pipe that vents the 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.*

4.02B Heat distribution: The basement and main floors are provided with an in-floor hydronic radiant heating pipes. This component of the heating system is operable. The 2nd and 3rd floor radiators were also inspected for operation and location to ensure adequate heating of these levels. The location of radiators should provide a fairly even distribution of heat to these two levels.

Radiant floor, electric heating elements have been installed in the 2nd and 3rd floor bathrooms beneath the floor tiles. Each is controlled by a wall mounted thermostat and both are operable.

4.03E Split Coil Air-conditioning: An air cooled, 'ductless' air-conditioning system is present on the 3rd floor. The age and cooling capacity of the equipment was not verified due to a lack of access to the rating plate. It was not operated due to cold weather conditions.

## PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are largely modern polyethylene pipe, with the incoming water main made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main has been upgraded to a 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 plumbing: The waste drainage plumbing has been substantially upgraded with plastic pipe, though there may be some original waste piping still present and in use. 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 was not located in the basement.

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 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 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 installed in 2013.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The tiled shower stall enclosures in the basement and on the third floor are intact.

G: *the rain shower head in the basement washroom appears to be plugged with mineral deposits and water sprays poorly as a result. The fixture should be cleaned (de-calsified). The kitchen faucet sprayer no longer operates.*

## INSULATION

6.01B Cathedral ceilings: The ceiling cavities above the main floor flat roof and above the 3rd floor cathedral ceiling could not be accessed. The recommended thermal resistance level (R value) for a flat roof and ceilings is R-24+, which corresponds to about six inches of fiberglass batts.

6.02 Venting: Roof ventilation could not be verified. Proper venting reduces heat buildup in the ceilings and minimizes the potential for condensation problems in the winter months. If the 3rd floor ceiling cavities were insulated with high density spray foam insulation, roof ventilation would not be required.

6.03 Exterior walls: The exterior walls appear to have been insulated with either glass fiber insulation or rigid Styrofoam board insulation. The small gap within the wall cavities of the original masonry wall structure normally prohibits the placement of insulation there. This insulation was added when the house was renovated. The addition exterior walls appear to be insulated with fiberglass insulation. The basement exterior wall cavities also appear to be insulated with fiberglass insulation.

6.06 Weatherstripping: Upgraded thermalpane windows and insulating doors are present throughout the most of the house.

*G: the leaded glass windows are single panels of glass. You may want to consider installing interior acrylic storms to minimize heat loss.*

## 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.

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 are operable. The windows in most locations are provided with thermalpane glass.

+ metal framed windows.
+ wood framed windows.
+ original leaded glass wood windows.

7.04A Fireplaces: A wood burning masonry fireplace is present in the living room. The firebox is intact and is finished in tile. *There is a metal damper present, though it could not be opened and there may be debris above the damper. Servicing is required.*

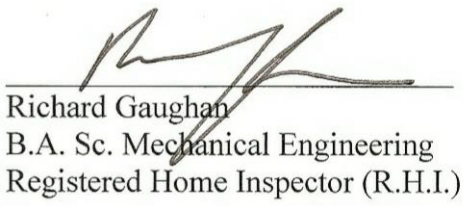
*G: a W.E.T.T. certified technician should inspect the fireplace before use (likely requested by your insurer). This level of inspection will identify potential safety issues that require correction before use.*

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: *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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