National Home Inspection Ltd.
2255B Queen Street East, Unit 1160,
Toronto, Ontario
M4E 1G3
TEL: (416) 467-7809
Email:nationalhomeinspection@sympatico.ca

454 Runnymede Road, Toronto, Ontario

National Home Inspection Ltd.
2255B Queen Street East, Unit 1160,
Toronto, Ontario
M4E 1G3
TEL: (416) 467-7809

April 19, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 454 Runnymede Road, Toronto, Ontario

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

OVERALL CONDITION: Generally good. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles are new. The exterior brickwork is in good shape (minor shifting above rear entry door). Most trim finishes are capped with aluminum. The front porch and rear wooden deck structures are in good condition. Windows are a mix of metal and vinyl framed windows and most are equipped with thermalpane glass panels.

The house is equipped with a 200-amp electrical service. Wiring appears to have been upgraded throughout. The high efficiency furnace was upgraded in 2017. The air conditioner is about 20 years old. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing is a mix of original cast iron/clay pipe, and updated ABS plastic pipe. Water flows freely through all drain fixtures. All bathrooms and kitchen are in good working order. Fixtures are operable and tilework is sound. The wall and ceiling finishes are a mix of drywall and plaster and are in good shape. Some of the exterior wall cavities have been insulated as part of renovations over the years. Additional insulation is recommended in the 3rd floor knee wall cavities.

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

National Home Inspection Ltd.
2255B Queen Street East, Unit 1160,
Toronto, Ontario
M4E 1G3
TEL: (416) 467-7809

April 19, 2024

INSPECTION REPORT

PROPERTY: 454 Runnymede Road, 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: 100+ years
- BUILDING TYPE: three storey detached
- FRONT OF HOUSE FACES: east
- 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 stone and mortar. No visible structural defects were observed (inspected from the exterior above grade). 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 nonfunctioning 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 wall behind 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. The owner confirmed that some level of waterproofing was made on the south foundation wall. It is not known whether the remaining foundation walls were waterproofed.*

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.

1.04 Interior framing: Most visible joists are sound and properly spaced. The joists in the basement are composed of 2" by 10" 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.

1.07 Roof framing: The visible roof framing was inspected in both 3rd floor knee wall cavities and there is no evidence of structural problems.

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. Grading on both the north and south sides is good. The concrete walkways are well sealed adjacent to the foundation.

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. They were inspected from the ground using binoculars. The asphalt shingles are new. No defects were observed. (New roof 2023)

2.07A Brick Chimneys: The brick chimney at the northeast corner is no longer in use. There is some deterioration to the chimney mortar/bricks and the upper portion of the chimney has shifted over the years.

G: consider removing the chimney in future to eliminate maintenance costs.

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 (rear) 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 generally good condition.

M: there is a diagonal crack in the brickwork above the rear french door set. The brickwork in this location is out of plumb as a result. The crack has been patched with mortar and should be monitored for signs of further movement.

2.09B Aluminum siding: Aluminum siding is present on the front and rear gables and is in good condition.

2.09G Solid wood siding: The toungue&groove wood finish on the rear addition is well painted and in good condition.

2.09M Cement Pargings: The exterior foundation walls on the north and south sides above grade have been sealed with a parge coat of cement. The cement finish is intact.

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

G: the wood trim above the front bedroom window area has suffered water damage over the years. The trim has been repainted and should be monitored.

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. *Wire mesh has been installed at both bottom corners of the front gable to deal with past wildlife activity in the knee wall cavities.*

2.11A Wooden deck: The wood deck at the rear is structurally sound. Decks boards are intact and the steps are functional. Maintain the deck boards with paint.

2.11B 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 and the rails are secure. The wooden steps are functional. A handrail is present alongside the steps. The deck is structurally sound. Decks boards are intact and rails are secure. The steps are functional.

2.12 Retaining walls: The concrete bricks retaining wall alongside the sidewalk is in good structural condition. *There has been some minor shifting in the concrete steps that lead to the sidewalk.*

2.13 Shed: The detached wood framed shed is serviceable. The roof shingles are in good shape.

M: *the tree branch above the shed should be kept cut back from the roof.*

G: there is rot in the wood siding at grade. Ideally all wood to soil contact should be eliminated at the base of the shed.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located on the north 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 distribution panel is a circuit breaker panel and is rated at 200-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.

P: *a section of wire in the SE knee wall cavity on the 3rd floor is damaged from wildlife activity and should be repaired.*

There are two active 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- 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 throughout the house. The kitchen is equipped with a good supply of outlets.

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.

G: *install a GFCI device on the kitchen counter outlet(s) located within arms reach of the sink to minimize the risk of shock.*

G: the electric floor heating circuit is connected to the GFCI outlet in the 3rd floor bathroom. This is not recommended and the floor heating circuit should be on its own wiring circuit.

G: the outlet at the top of the 3rd floor stairs is not energized.

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. The shed is also equipped with an electrical feed.

3.06 Smoke Alarms: Working smoke alarms should be present on each floor of the house. In addition, there should be one working carbon monoxide detector on each sleeping level. Smoke alarms are present on teach level, though none were tested during the inspection.

P: it should be verified that there are functional smoke detectors on each floor of the house upon occupancy.

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 at the northeast corner of the house. The furnace was upgraded in 2017 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The PVC plastic exhaust flue pipe that vents the furnace/water heater to the exterior is intact. It 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. Supply-air registers are present and functional in most principle rooms. 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 levels.

Radiant floor, electric heating elements have been installed in the 3rd floor washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and is operable.

G: *there is no heat source in the rear 2nd floor sunroom area.*

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 air-cooled central air conditioning system was operated. It is an older system and was manufactured in 2002. The entire cooling system should be serviced annually to maximize its life. The unit has a cooling capacity of approximately two tons. The condensate drain line is connected to a condensate pump. This is a mechanical device and is located beside the furnace at floor level. A plastic pipe runs from the pump and drains into the waste plumbing.

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

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main has been upgraded and is an oversized one-inch copper incoming water main.

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 is a mix of the original cast iron stack (runs from the basement and extends through the roof), some clay drains below the basement floor, and upgraded 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 in the basement washroom.

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.*

The main waste plumbing stack is properly vented through the roof to the exterior. However, it could not be determined whether the branch waste plumbing in the basement washroom is connected and functional.

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 equipment was installed within the last 7 years.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2nd floor washroom are intact. The tiled shower stall enclosure in the 3rd floor washroom is also intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: This area was not accessible and insulation levels could not be determined. The recommended thermal resistance level for this area is now R-60.

6.01D Knee-wall cavities: The attic spaces behind the walls on the third floor are known as knee-wall cavities. Unless the space is used for storage, the vertical wall between the attic and living space and the floor should both be insulated. Insulation is not necessary between the roof rafters. There is very little insulation in the two accessible knee wall cavities on the 3rd floor.

G: *additional insulation should be added to the floor of the knee-wall cavities to minimize heat loss through the ceiling. There is also a knee-wall cavity on the north side of the 3rd floor that could not be accessed. It is likely that insulation levels in this area also require upgrade.*
(Further assessment required to determine accurate cost)

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. *It is recommended that roof ventilation be provided in the knee-wall cavities if insulation levels are augmented.*

6.03 Exterior walls: Insulation could not be found in many of 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 addition exterior walls are insulated with fiberglass insulation. As discussed above, additional insulation is recommended on the 3rd floor in the knee wall cavities. The basement exterior wall cavities could not be accessed and insulation levels were not verified.

6.06 Weatherstripping: 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 were found to be in good shape.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout. The staircases in the house are sound. Some of the door jambs are no longer square. This is the result of normal settlement in the floor joists and load bearing walls and does not indicate a structural problem. 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 were found to be intact and are operable. The windows in most locations are provided with thermalpane glass.

+ aluminum slider windows with a fixed thermalpane glass panel.
+ vinyl framed casement windows.
+ double horizontal windows mounted in an aluminum frame.
+ original wood windows in rear sunroom.

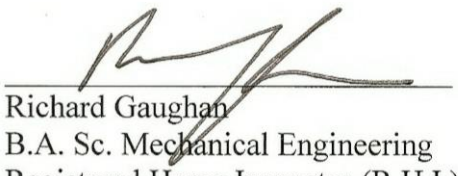
G: there is a failed thermal window panel in the kitchen. This is a cosmetic defect. One of the front bedroom window cranks is worn and the window cannot be opened or closed properly. It is not known whether the sunroom windows open for ventilation.

7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an open window is acceptable where a vent is not present. The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are 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 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.)