



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

467 Willard Avenue, Toronto, Ontario



March 22, 2024

## **SUMMARY INSPECTION REPORT**

PROPERTY: 467 Willard Avenue, Toronto, Ontario

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

**OVERALL CONDITION:** Good. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles are a recent upgrade and in good condition. The exterior brickwork is sound. The chimney has been rebuilt above the roofline. Windows have been upgraded (vinyl) and the exterior frames and most roof trim are capped with aluminum. The rear deck and front porch structures are sound.

The house is equipped with a 100-amp electrical service. Wiring appears to have been upgraded throughout. The hi-efficiency furnace and air conditioner are older installations. 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 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 wall and ceiling finishes are a mix of drywall and plaster. Some of the wall cavities have been insulated as part of the renovations. Additional insulation is required in the attic.

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

March 22, 2024

## INSPECTION REPORT

PROPERTY: 467 Willard 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: 100 years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: frozen
- WEATHER: snow
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

## **STRUCTURE**

1.01 Foundation: The foundation walls are constructed of brick masonry. 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 block.

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 exterior walls are constructed of solid masonry. The rear addition walls are made of concrete block. 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. The built-up wood beams in the basement provide intermediate support for the floors and walls above. 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 visible roof framing in the attic is intact with no evidence of structural problems. The attic was viewed from the hatch only. The visible sheathing boards below the roof shingles 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.

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 are in good condition and were installed <3 years ago. There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The brickwork, cap and flashings with regards to the chimney are intact. The chimney has been rebuilt above the roof line and is no longer in use.

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 good condition.

*G: seal spalling bricks where warranted along the base of the south wall and porch post with a liquid brick sealer to provide a hard, waterproof surface and to retard further deterioration of the brickwork. As well, a couple of the basement sills bricks are damaged along this wall.*

2.09G Solid wood siding: The tongue&groove wood finish at the rear is in good condition. Maintain with a stain or preservative.

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 most sides (otherwise known as the eaves) is finished in aluminum. Those on the north side and on the rear addition are 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 are intact.

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

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 are sound and the rails are secure. The concrete steps are functional.

## **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 on the south 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 along the south 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 appears to be grounded to the supply plumbing.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. It would appear that the house has been completely rewired. 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 numerous 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        20-amps
- electric porch heater 15-amps
- auxiliary panel        40-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. There are two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. 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. 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 outlets located within arms reach of the sink are also ground fault protected.

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 each 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 for new construction. 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 south side of the house. The furnace was installed in 2016 and is operable.

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

(Approximate Cost: \$4,500 to \$5,000)

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 all principle rooms. The location of return-air registers is limited to the main floor. There is an electric porch heater mounted on the roof beam near the steps. It was not operated and is controlled remotely.

*M: the en-suite bathroom and area in front of the rear sliding door set were somewhat cooler than other areas.*

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 could not be operated due to the low outdoor temperature. The A/C system was installed in 2007.

*M: as the equipment is older, budget for eventual replacement.  
(\$3,500 to \$4,000)*



## **PLUMBING**

5.01 Supply plumbing: The 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 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 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/ front lawn, and upgraded 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 furnace room. Recent drain upgrades have been made below the front lawn (trap has been upgraded, including a length of pipe under the basement floor, according to owner).

*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 appears to be leased from a 3<sup>rd</sup> party provider. Its capacity of 50 gallons should be sufficient for the number of bathrooms and kitchens in the house. The equipment was installed <10 years old.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2<sup>nd</sup> floor washroom are intact. The tiled shower stall enclosures in the basement and on the second floor are 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: There are about three inches of loose-fill fiberglass insulation present in the attic. This is insufficient.

*P: insulation levels in the attic should be increased to a thermal insulating value of R-60.*  
(Budget \$2,000)

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 additional roof ventilation be provided when insulation levels in the attic are augmented.*

6.03 Exterior walls: The exterior walls are a mix of insulated and uninsulated 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 R6. Insulation appears to have been installed where the plaster was replaced with drywall. The finished basement exterior walls have been insulated with fiberglass insulation.

6.06 Weatherstripping: Upgraded thermalpane windows and insulating doors 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 and are relatively level. The staircases in the house are sound. The door jambs are relatively square, allowing good closure of interior doors. 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 all locations are provided with thermalpane glass.

+ vinyl framed windows.

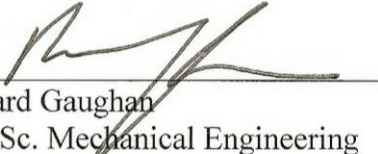
7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust 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,

  
Richard Gaughan  
B.A. Sc. Mechanical Engineering  
Registered Home Inspector (R.H.I.)