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57 Deforest Road, Toronto, Ontario



June 14, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 57 Deforest Road, 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 2019. No structural defects with the foundations are observed. No basement leakage was detected. The roof shingles are in good condition. The exterior brick, stucco and aluminum sidings are intact. The chimney structure is in good condition. The roof overhang and window frames are capped with aluminum. Upgraded vinyl framed windows are present throughout the main and second floors. The basement windows are older. The front porch structure is in very good condition. The rear deck is also in good shape.

The house is equipped with a 100-amp electrical service. Wiring has been upgraded throughout and is in good condition. The mid-efficiency furnace was installed in 2005. The air conditioner and direct-vent hot water heater were installed in 2019. The incoming water service pipe has been upgraded (3/4 inch copper). Water pressure is good. Plastic supply piping is present throughout. The waste plumbing appears to have been updated with ABS plastic pipe. Water flows freely through all drain fixtures. The bathroom and kitchen are in good working order. Fixtures are operable and tile work is sound. The wall and ceiling finishes are updated drywall. The exterior wall cavities appear to have been insulated with spray foam insulation throughout. The attic could not be accessed, though it was confirmed by the owner that insulation levels were fully updated.

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

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INSPECTION REPORT

PROPERTY: 57 Deforest 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: 80+ years
- BUILDING TYPE: two storey semi-detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. No visible structural defects with the foundations were observed.

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 masonry is a structural component and supports some of the load of the house. It is not known whether the common wall is wood frame construction or full masonry.

1.04 Interior framing: All visible joists are sound and properly spaced. The joists in the basement are composed of 2" by 8" lumber. Floors are relatively level and felt solid throughout.

1.06 Termites: No termite activity or damage was noted in wood members visible in the basement or those adjacent to the house. *The immediate area in which the home is located does not have a history of termite activity.*

1.07 Roof framing: Due to a lack of access to the attic, the roof framing was not inspected. It was however, inspected from the exterior using binoculars, and no obvious deficiencies with the roof structure were observed.

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 area drain is located at the northwest corner of the house. The drain was not tested for water flow. Ensure that it drains freely.



There is a drywell (via a drain) below the front lawn to disperse water that discharges from the front downspout.

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 appear to be <10 years ago. There is one layer of asphalt shingles present on all sides.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. The skylight installation is intact. No water stains were observed on the ceiling finishes below.

2.07A Brick Chimneys: The brick chimney at the southeast corner contains one flue for this home and it services the furnace. The brickwork and flashings are intact. The furnace 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 onto the surrounding land.

2.09A Masonry walls: The exterior walls at the front and rear are composed of painted clay brick. The brickwork was found to be in good condition. The west exterior brick wall is covered in a cement stucco. The stucco is intact.

2.09B Aluminum siding: Aluminum siding is present on the second floor and was found to be in good condition.

2.09M Cement Pargings: The west exterior foundation wall above grade has 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 in all locations 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 in good shape. The deck boards are sound and the rails are secure. The wooden steps are functional. A handrail is present alongside the steps.

2.11A Front porch: The front porch is in very good condition. The horizontal roof beams are intact. The masonry posts are plumb. Decks boards are intact and rails are secure. The steps are functional. A handrail is present alongside the steps.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. 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 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 | 20-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. 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 outlet in the 2nd floor bathroom is protected by a functional G.F.I. device. 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 rear are 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 and bedroom. They were not tested.

HEATING/COOLING

4.01A Type of system: The house is heated by a mid efficiency, gas-fired forced air furnace. The furnace was installed in 2005. The heat exchanger typically lasts 15-20 years. The heat exchanger could not be accessed and its condition is not known. This is the critical component in the heating plant and with time becomes susceptible to failure. Should a crack or hole develop in the exchanger, the heating system would have to be replaced.

M: as the furnace is in an older unit, replacement should be budgeted for within the next 5 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 gas burner and related equipment was found to be operable. The blower and its motor are operable. The fan limit control was found to be operable. The high level limit control was not tested. The metal exhaust flue that connects the furnace to the base of the chimney flue is intact. It should be inspected annually for perforations, blockage, or loose connections. The PVC plastic exhaust flue pipe that vents the water heater to the exterior is also intact.

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.

Radiant floor, electric heating elements have been installed in the 2nd floor washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and is operable.

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 manufactured in 2019 and is operable. The unit has a cooling capacity of approximately one ton. The condensate drain line is connected to the floor drain.

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 near the furnace. 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 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. The drains below the basement floor appear to have been upgraded to plastic pipe. Water flow through all sinks and toilets is fine. A floor drain is located towards the rear of the basement.

G: consideration should be given to having a back-water valve installed in the main drainpipe 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. (Budget \$3000)

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 appears to be an owned unit. The equipment was installed in 2019 and the exhaust is vented directly through the exterior wall at the rear. The equipment is operable.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2nd floor washroom 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: the attic could not be accessed. The owner confirmed that insulation levels are very good, as is now required for building code.

6.02 Venting: Adequate attic ventilation appears to have been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The exterior walls appear to have been insulated with spray foam insulation. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. This insulation was added when the house was renovated.

G: the basement is unfinished. The exposed foundation walls are uninsulated. A reduction in heating costs will be realized by framing and insulating the basement walls.

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. Upgraded thermalpane windows are present throughout the house.

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 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.

(Approximate Cost: \$100 to \$150)

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.

- + modern vinyl framed double hung windows.
- + aluminum slider windows in the basement.

G: eventual replacement of the basement windows is recommended to minimize heat loss.

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fan is also operable. Venting to the exterior was not verified due to a lack of access to the attic. 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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Registered Home Inspector (R.H.I.)