



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

March 6, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 481 Glenlake Avenue, Toronto, Ontario

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

OVERALL CONDITION: Very good. The foundation walls have been waterproofed from the interior. The roof shingles are older. Vinyl framed windows and sliding door set are present throughout. The exterior trim finishes are well sealed. The front concrete deck structure is in good shape. The metal porch roof requires maintenance. Eventual upgrade of the garage door and rear entry door is recommended. The rear brick retaining wall is largely intact (east end of wall should be repaired to prevent erosion). There has been movement in the foundations, with resulting cracks in the brickwork. The cracks have been repaired. Structural re-supporting of the foundation has been made to prevent further movement.

The house is equipped with a 200-amp electrical service. The wiring system is in good working order. The high efficiency furnace and the on-demand hot water heater are operable. Hot water radiant floor heat is present in the basement. The air conditioning system was not operated due to cold weather conditions. The supply plumbing is polyethylene plastic pipe. Water pressure is good. All bathrooms and kitchen are in good condition. Fixtures are operable and tile work is sound. The exterior walls are well insulated. The drywall finishes are in good condition. The natural gas fireplace requires servicing.

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 6, 2025

INSPECTION REPORT

PROPERTY: 481 Glenlake 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: 80 years, gutted and renovated in 2022.
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

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

M: instability in the soil below the foundations had caused some settlement of the building. There are numerous cracks in the exterior brickwork as a result. A structural engineer was brought in to specify and oversee the installation of helical screws below the foundation walls (according to the owner). The cracks have been repaired with mortar. There is no evidence of further movement since the cracks were repaired.

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. An interior water barrier membrane (known as a 'Delta' membrane) has been installed on the foundation walls. The drain tile installed below the concrete floor slab connects into the sump pump system.

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.

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 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. *Termites are not a known problem 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 roof structure, as viewed from the exterior.

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.

G: the concrete patio slab at the southeast corner of the house has settled and directs water back towards the house. It should ideally be re-sloped to ensure that water drains away from the foundation. Extend downspout away from the house in this location as well.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 20+ years. All flashing around roof projections should be checked to ensure there is a watertight seal. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles were inspected from the ground using binoculars and do not show any major deterioration. They appear to have been installed upwards of 15 years ago. There is one layer of asphalt shingles present on all sides.

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. The flat roofing membrane covering the living room bay window is in good condition.

2.03H Sheet metal roofs: The metal roof covering the front porch roof is made of galvanized and is an older installation.



P: the metal trim that covers the front leading edge of this roof structure has pulled away and should be resecured and caulked to ensure a watertight seal and prevent rot to the wood frame behind the trim. As well, the surface of the roof should be sanded and painted with a rust protective paint.

2.07A Brick Chimneys: The chimney at the northwest corner contains one active flue and it vents the living room fireplace. The fireplace 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.

P: replace loose/missing mortar between bricks on the chimney.
(Approximate Cost: \$1,000)

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.

P: the downspout has become dislodged at the southeast corner and should be reconnected.

2.09A Masonry walls: The exterior walls on all sides are composed of brick masonry. The brickwork was found to be in good condition.

M: There are numerous diagonal cracks in the brickwork on three sides as a result of the foundation movement discussed previously. The cracks have been professionally repaired, and there is no evidence of ongoing movement. They should, however be monitored.

G: the stonework below the living room bay window has shifted slightly over the years. There are some horizontal gaps in the mortar joints that should be resealed. As well, there is localized mortar loss in the brickwork (ie. front face) that should also be replaced.

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 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.

2.11B Concrete decks: The concrete deck at the front is intact. The concrete steps are functional and metal rails are secure (*require painting maintenance*). No cracks exist in the deck slab.

2.12 Retaining walls: The brick retaining wall at the rear of the property was inspected from the top of the wall only. It appears to be for the most part stable.

M: monitoring of this wall is recommended.



G: the east end of the wall has failed and should ideally be rebuilt to prevent erosion.

2.13 Garage: The attached solid masonry garage is in acceptable condition. The roof shingles are watertight. *The overhead garage door is an original swing type door. If a self closing device is desired on the door, it should be upgraded.*

G: the rear entry door to the garage requires upgrade.

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 east 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.

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

- car charger 40-amps (roughed-in)
- stove 40-amps (not in use-gas stove)

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. There are three dedicated T-slot, 20-amp receptacles present in the kitchen. Each receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the 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. The kitchen counter outlets located within arms reach of the sink are also ground fault protected.

3.05 Exterior wiring: 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 and in each bedroom. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. The furnace was installed in 2023 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 and the on-demand hot water heater to the exterior are intact. Both 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 sufficient.

4.02B Radiant floor heat: Radiant floor hot water heat is present in the basement. No leak issues were observed at any of the copper/plastic pipe fittings visible in the basement mechanical room. This component of the heating system is operable.

4.03B Air filter: A passive air filter should be kept in place beside the air-handler assembly beside each furnace. They should be inspected at least every two months and replaced if dirty.

4.03D Central air conditioning: The system has cooling load of 2 tons. It not operated due to the low outdoor temperature. The condensate drain line is connected to a floor drain beside the furnace.

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 beside the furnace. The humidistat should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

PLUMBING

5.01 Supply plumbing: The water distribution pipes are polyethylene pipe, with the incoming water main made of copper. The main water shutoff valve is a ¾ inch copper pipe and is located in the basement mechanical room.

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 visible waste drainage plumbing is modern 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 present in the basement mechanical room. *The presence of a floor drain under the 2nd floor laundry facilities was not verified.*

A back-water valve installation is present in the main drainpipe beneath the concrete floor at the front of the basement. Back-water valves prevent water from the Municipal sewers from backing up into the house.

The gas-fired tankless "demand" hot water heater provides hot water for domestic use and for the basement radiant floor heating system. The exhaust is vented directly through the exterior wall and is in good working order.

5.04 Sump pump: The sump pump system below the front basement floor discharges water to the exterior and is part of the interior waterproofing system that was installed on the foundation walls as part of the renovation. The sump pump was not operated as the cover is bolted shut. Ensure that it is in good working order at all times. *the black sump pump discharge pipe at the front corner of the house should be extended to ensure that water discharges well away from the foundation.*

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.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub and shower stall tiles in each washroom are intact. The tile grout and seal around the tub and at the base of each shower stall enclosure should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: This area was not readily accessible and insulation levels in the attic were not verified. As per building code, this area of the house would have been insulated to a thermal resistance level of R-60 as part of the renovations.

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 the roof is next resurfaced.*

6.03 Exterior walls: The exterior walls have been insulated with either fiberglass batt or hi-density spray foam insulation. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. The basement exterior walls have been insulated with hi-density spray foam 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 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 operable. *There is a hairline crack in the rear basement floor. Cracks in the floor slab are typically considered non-structural.*

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.


7.04F Fireplaces: *The natural gas prefabricated fireplace in the living room was not operated and is to be serviced by a licensed contractor to ensure operation before closing.* **This was completed by the seller.**

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 on the second floor 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.)