

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

476 Durie Street, Toronto, Ontario



June 3, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 476 Durie Street, Toronto, Ontario

It is recommended that the Detailed Inspection Report following this Summary report be read thoroughly.

OVERALL CONDITION: No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles are a more recent upgrade and are in good condition. The exterior brickwork is in generally good condition. The roof overhang and window frames are capped with aluminum. The chimney requires mortar repairs. The south porch post has shifted. Monitor. The garage is in generally good shape.

The house is equipped with a 100-amp electrical service. The wiring appears to have been upgraded throughout. The hi-efficiency furnace and hot water were installed in 2015. The air conditioner is old and will require eventual upgrade. Repair inoperable electric baseboard heater in main floor bathroom. The supply plumbing is plastic/copper pipe. Water pressure is good. The waste plumbing is a mix of original cast iron/clay pipe and updated ABS/PVC plastic pipe. Some level of drain upgrade has been made below the driveway. Water flows freely through most drain fixtures (ensuite shower stall drain needs repair). Other bathrooms and kitchen are in good working order. Most exterior walls above grade are un-insulated (typical of solid masonry wall construction detail). The wall and ceilings are a mix of the original plaster and updated drywall. Additional insulation is recommended 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.)



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June 3, 2025

INSPECTION REPORT

PROPERTY: 476 Durie Street, 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:	east	
- UTILITIES STATUS:	all on	
- SOIL CONDITIONS:	dry	
- WEATHER:	clear	
- HOUSE OCCUPIED:	yes	
- WATER SOURCE:	public	
- SEWAGE DISPOSAL:	public	

<u>STRUCTURE</u>

1.01 Foundation: The foundation walls are constructed of concrete blocks. No visible structural defects with the foundations were observed. The structural components in the basement (i.e. foundation and flooring system) could not be examined due to the finished nature of the basement. They were inspected primarily from the exterior, above grade only. The basement floor has been lowered. The integrity of this type of structural work could not be confirmed, though there does not appear to be any abnormal settlement in the foundation. An addition is located at the rear. It is supported on wood perimeter beams that are in turn supported by masonry posts.

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.

M: as is typical of older homes, the foundations appear to have no waterproofing. Localized seepage is a possibility due to extraordinary rainfall, neglect of eavestroughs, or incorrect surface drainage. Monitor. Improved grading is recommended at the rear of the house.

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. These joists are composed of 2" by 8" lumber. The built-up wood beam in the basement provides intermediate support for the floors and walls above.

1.06 Termites: Due to the finished nature of the basement, few of the structural and nonstructural 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. Plywood sheathing was placed on the original roof sheathing as part of having the roof re-shingled. 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.

P: improved grading is recommended at the rear. The patio stones at the rear should be adjusted so that water does not pond beside the rear foundation wall. Maintain a watertight seal along the north and south sides, 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. The asphalt shingles on all sides are in good condition and appear to be a more recent installation.

2.07A Brick Chimneys: The brick chimney on the south side contains one flue and it vents the water heater. The water heater 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: the cap on the chimney metal liner is missing and one should be installed.

P: the chimney requires extensive mortar repairs. (Approximate Cost: \$1,000 to \$1,500)

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: an extension is required on the downspouts at the front and rear corners to prevent the discharging water from ponding near the foundation.

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

M: there is a crack below the living room window that has been repaired. The crack should be monitored for signs of further expansion.

2.09F Vinyl siding: Located at the rear extension, this is a durable siding and is relatively maintenance free. The siding is intact.

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

G: the north dining room exterior window frames require painting maintenance. Ideally an exterior storm should be installed to minimize heat loss on these windows.

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is finished in aluminum to minimize maintenance and reduce the risk of wildlife activity into the attic. The eaves are intact.

2.11A Front porch: The horizontal roof beams are intact. The north masonry post is plumb. The concrete deck could not be viewed due to a lack of access. The concrete steps are functional.

M: the south post is shifting and should be monitored. It is not known how this impacts the concrete deck slab at this corner. The mortar joints that have opened up should be resealed. Reconstruction of this post/ corner of the deck structure may be necessary at some point.

P: the rear wooden steps should be properly secured to the back wall of the mud room.

2.13 Garage: The detached wood framed garage is in generally good condition. The roof shingles are in good shape. The structure sits on a concrete pad. The vinyl siding at the front is intact. The north and south walls are finished in a chipboard siding. *This siding will have to be well maintained with paint*. The overhead garage door is operable.

P: the south garage roof overhang should be better sealed to prevent wildlife entry into the garage.

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 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.

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.

P: secure wires in rear (SW) basement ceiling (tuck into junction box and cap unused wires above the box).

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

- stove	40-amps
- dryer	30-amps
- air conditioner	30-amps
- electric bb heat	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 120-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. There are at least two outlets per bedroom.

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.

G: there is a light switch on the wall across from the stove and its purpose is not known.

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 outlet on the front porch is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

G: the exterior outlet in the garage should ideally be replaced with a G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

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 on each level. None were 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 2015 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 to the exterior is intact. The metal exhaust flue that connects the water heater to the base of the chimney flue is also intact. Both should be inspected annually for perforations, blockage, or loose connections.

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 principal 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 level.

P: the electric baseboard heater in the main floor washroom does not function. As the bathroom is situated over a crawl space area, heat will be required in this room to prevent pipe freeze.

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 is operable. It was manufactured 25+ years ago. The entire cooling system should be serviced annually to maximize its life.

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 water distribution pipes are a mix of plastic and copper. The main water shutoff valve is located on the north side of the basement. The incoming water main has been upgraded to a 3/4 inch copper line.

P: There is a small leak in a pipe fitting above the basement toilet that requires repair.

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), clay drains below the basement floor, and some upgraded plastic. Water flow through most sinks and toilets is fine (*ensuite shower stall was not inspected*). A floor drain is located at the rear of the basement.

It would appear that a back-water valve was installed in the main drain pipe beneath the driveway. *This should be confirmed.* Back-water valves are installed to prevent water from the Municipal sewers from backing up into the basement.

The two white plastic clean-out access covers on the driveway confirm that upgrades to the main waste discharge pipe have been made. The scope of the drain upgrades is not known. One of these drain access covers is likely for the backwater valve installation.

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 3rd party provider. Its capacity of 40 gallons should be sufficient for the number of bathrooms and kitchens in the house. The tank was installed in 2015.

5.04 Plumbing fixtures: Most faucets, toilets and shower diverters operated. The bathtub tiles in the 2^{nd} 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. The vinyl shower stall enclosure in the ensuite bathroom is intact. The toilet is operable.

G: the ensuite bathroom shower stall drain is inoperative and has been capped. The sink tap set requires servicing.

INSULATION

6.01A Attic: There are about varying thickness inches of loose-fill cellulose insulation present in the attic.

P: the insulation in the attic is uneven and should be redistributed so that it is level throughout the attic.

G: another six to eight inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of *R*-50. (Approximate Cost: \$1,500 to \$2,000)

6.02 Venting: Minimal roof 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 if insulation levels are augmented.

The area below the rear main floor kitchen has been insulated and is sealed with plywood. This was done to prevent the pipes from ceiling. That being said, the electric baseboard in this bathroom needs to be made operable.

6.03 Exterior walls: Insulation could not be found in 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 basement exterior wall cavities were not accessed and the presence of insulation was not verified.

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, <u>above the foundation sill plate in the basement</u>, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. Storm and thermalpane windows are present throughout most of the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished in the original plaster, with some more recent upgrades with drywall in areas such as the kitchen. The wall and ceiling finishes were found to be in generally good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout. The staircases in the house are sound. The hardware on most doors is functional.

G: the closet door at the foot of the basement stairs requires replacement.

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 all are functional. The windows on the first and 2^{nd} floors are provided with thermalpane glass. (other than the leaded glass windows in the dining room). These windows lack an exterior storm.

- + vinyl framed casement/awning/fixed windows.
- + double horizontal windows mounted in an aluminum frame (basement).
- + Original leaded glass windows.

7.05 Ventilation: The kitchen exhaust fan is operable and the exhaust is vented to the exterior. The bathroom exhaust fans on the 2^{nd} floor are both operable. The north bathroom is properly vented to the exterior. The dryer in the basement is properly vented to the exterior.

G: the ensuite bathroom exhaust vent discharges into the chimney. It should be vented to one of the attic roof vents. The main floor bathroom exhaust fan does not function. There is a switch on the wall beside the toilet whose purpose is not known (likely was for the bathroom exhaust fan). The exhaust hood in front of the SE basement window should be removed.

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.)