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90 Methuen Avenue, Toronto, Ontario



August 24, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 90 Methuen Avenue, Toronto, Ontario

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

OVERALL CONDITION: Good. No basement seepage was detected. The roof shingles are in good condition (<10 years old). The exterior brickwork is in good condition. The chimney has been rebuilt above the roof line. Windows are largely updated vinyl-framed windows and are in good condition. The roof overhang has been capped with aluminum. The front enclosed porch is intact. The rear wooden deck is aging.

The house is equipped with a 200-amp electrical service. Wiring has been updated with copper-grounded 'Romex' cable. The hi-efficiency boiler was upgraded in 2022 and provides hot water for space heating. It is rented. Electric radiant floor heat is present in the 2nd floor bathroom. The domestic hot water heater is 20 years old and should ideally be upgraded. The attic-mounted air conditioner is new. The supply plumbing is copper pipe. The incoming water service pipe has been upgraded. Water pressure is moderate. The waste plumbing is a mix of original pipe and modern ABS plastic pipe. Water flows freely through all drain fixtures. Bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The wall and ceiling finishes are largely original plaster and are in generally good condition. The original exterior walls are largely uninsulated, typical of solid masonry wall construction detail. Insulation levels in the attic are sufficient. The natural gas burning fireplace was operated.

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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INSPECTION REPORT

PROPERTY: 90 Methuen 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
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: south
- 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 concrete blocks. No visible 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. They were inspected where accessible, primarily from the exterior-above grade.

1.02 Water penetration: No active water seepage was 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: blistering of the paint finish at the base of the front cold cellar wall was noted. This is indicative of elevated moisture levels. 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. Monitor.

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. 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. Due to a lack of proper access under the deck at the rear, surface drainage in this location is unknown. *This area should be inspected for proper drainage when the deck is next rebuilt.*

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 were inspected from the ground using binoculars and are in good condition. They were upgraded <10 years ago. There is one layer of asphalt shingles present on all sides.

2.03F Flat roof: The flat roofing membrane below the rear 2nd floor deck could not be inspected due to a lack of access. *The edge flashings would indicate that the original metal roof is covered with a modern flat roof membrane. The condition of the membrane is unknown.*

2.07A Brick Chimneys: The chimney at the southwest corner contains two flues. One services the water heater; the other the fireplace. The brickwork and flashings are intact. The chimney has been rebuilt above the roof line. Both flues are 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 on all sides are composed of brick masonry. The brickwork was found to be in good condition.

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim where windows have been upgraded to minimize deterioration and reduce maintenance. The remainder are painted wood. Ensure that caulking around the original windows is maintained.

G: minor painting maintenance is required on a couple of the exterior window frames.

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 2nd floor deck at the northeast corner is in good condition. Deck boards are intact and the perimeter rails are secure.

M: The wood deck at the rear is an older installation. Localized repairs have been made where deck boards are beginning to rot. Monitor. Eventual reconstruction of the deck will be required.

2.11B Front enclosed porch: The front enclosed porch structure is in good condition. The stone steps are level and secure.

G: you may want to install a handrail alongside the stone steps.

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 at the southeast corner of the basement. 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. The cover plate on the electrical panel was not removed and subsequently the wiring sizes and appropriate fusing was not verified. Panel covers are only to be removed by a licensed electrician.

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 Romex' cable.

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 floor 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 115-volt circuits are overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. Overall, the supply of outlets was found to be sufficient. There are at least two outlets per bedroom. 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. The kitchen counter outlets located within arms reach of the sink are also ground fault protected. 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.

P: the outlet in the NE bedroom (interior wall) should be better secured in the wall cavity.

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.

P: the ground fault interrupter (G.F.I.) device on the exterior outlet at the northwest corner is inoperable and should be replaced.

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

4.01Q Type of heating system: The house is heated by a wall-mounted, gas-fired hydronic hot water heater. This high-efficiency hot water heater has its products of combustion vented directly to the exterior via a plastic pipe to the west side of the house. The water heater was installed in 2022 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The circulating pump is operable. An expansion tank is located near the boiler. These are installed to limit increases in pressure to the allowable working pressure. An automatic water regulating valve that controls the fresh water supply to the system is present. There is also a pressure release valve present that prevents the operating pressure from exceeding 30 psi.

The PVC plastic exhaust flue pipe that vents the water heater to the exterior is intact. The metal exhaust flue that connects the domestic hot water heater to the base of the chimney flue is also intact. Both should be inspected annually for perforations, blockage, or loose connections.

4.02B Heat distribution: The radiators were inspected for operation and location to ensure adequate heating of the house. Air build-up within the rads is a common problem and regular bleeding of the rads is required. Check all rad valves annually for leakage. With the exception of those pipes that are visible in the boiler room, the hot water heating pipes in the basement could not be inspected. The location of radiators should provide a fairly even distribution of heat to most areas of the home.

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.

4.03E Attic mounted central air-conditioning: The house is cooled using an attic-mounted, central air-conditioning system and the supply-air vents are located on the first and second floors. The system was upgraded in 2025 and has a cooling capacity of 1.5 tons.

PLUMBING

5.01 Supply plumbing: The water distribution pipes are largely made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main appears to have 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 moderate 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, some lead pipe fittings visible under the main floor toilet, and upgraded ABS plastic pipe. 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 at the front of the basement.

G: the presence of a back-water valve installation in the main drain pipe beneath the concrete floor at the front of the basement (or under the front lawn) was not verified. Back-water valves prevent water from the Municipal sewers from backing up into the house. If one is present, its location should be verified, as they require servicing every few years. Otherwise, consideration should be given to having one installed.

P: there is no water present in the basement floor drain and there is the risk of the release of sewer odors into the living environment. A bucket of water should be periodically poured into the drain to keep the trap covered with water.

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.

G: the gas-fired hot water tank is old (and less efficient) and replacement is recommended in future. The tank was installed in 2006.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the basement 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: There are about eight to ten inches of spray foam insulation present on the attic floor. This amount of insulation corresponds to a thermal resistance value of R-40+. This is enough to minimize heat loss through the ceiling.

6.02 Venting: Attic ventilation has been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: Insulation could not be found in most 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 were not verified.

6.06 Weatherstripping: upgraded thermalpane windows are present throughout most of 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 generally good condition.

M: a small section of plaster wall in the rear bedroom (NW corner) interior wall is no longer secure to the wood lath and bulges out slightly. This is not uncommon in homes of this age.

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.

P: there is no handrail alongside the staircase between the basement and main floor. One should be provided.

7.03 Windows: The following is a list of window types and any noted deficiencies. The upgraded windows and related hardware are intact and are operable. The upgraded windows are provided with thermalpane glass.

- + vinyl framed windows.
- + original wood framed windows

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the living room. The exhaust gases are vented through the chimney structure. The fireplace was operated. Annual servicing and cleaning is advisable to ensure safe operation.

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

Note: This inspection, which is carried out at the request of the listing agent, is intended to help the listing agent and seller determine the general overall condition of the house prior to listing 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 or underground fuel storage tanks. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.

The inspection is conducted according to the [Standards of Practice](#) of the Canadian Association of Home & Property Inspectors (CAHPI).

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

Sincerely,



Richard Gaughan
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Registered Home Inspector (R.H.I.)