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33 Kingsgarden Road, Toronto, Ontario





July 9, 2021

SUMMARY INSPECTION REPORT

PROPERTY: 33 Kingsgarden Road, Toronto, Ontario

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

OVERALL CONDITION: The house appears to be in good structural condition. No active foundation seepage was detected. The roof shingles were upgraded in 2005 and have several years of life remaining. The exterior stone/brickwork is sound. Windows are a mix of original double hung and updated vinyl/metal framed windows. The roof overhang (eaves) and a number of the window frames have been capped with aluminum. The front concrete deck is sound. The rear deck is intact (replace rotted board). The garage is in good shape.

The house is equipped with a 200-amp electrical service. Wiring is a mix of the original-ungrounded wire and modern grounded wire. The hi-efficiency furnace was installed in 1992. The air-conditioner was installed in 2003. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing is a mix of the original cast iron/clay pipe, and updated ABS plastic. Water flows freely through all drain fixtures. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The Jacuzzi is operable. The interior plaster/drywall ceiling and wall finishes are in good condition. The exterior walls are largely uninsulated (typical of solid masonry wall construction detail). Additional insulation is recommended in the attic. The three natural gas fireplaces are operable.

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

NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 33 Kingsgarden Road, Toronto, Ontario

Inspector: Richard Gaughan Client: Linda Tickins

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: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

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STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. From a structural standpoint, the foundations appear to be in good condition. The structural components in the basement (i.e. foundation and flooring system) could not be examined due to the finished nature of the basement. An addition is located at the rear. *The composition of the perimeter walls and flooring system that support the addition structure could not be verified due to a lack of access. That being said, it would appear that there is a concrete slab below the flooring system.*

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.

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. The joists supporting the main floor are composed of 2" by 8" lumber. The interior masonry walls in the basement provide adequate intermediate support for the floors and walls above.

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. *The immediate area in which the home is located does not have a history of termite activity.*

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.

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 acceptable condition and were installed in 2005 according to owner. There is one layer of asphalt shingles present on all sides.

2.08 Eavestroughs: They provide control for water runoff from the roofs 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 of the original house are composed of brick/stone masonry. The brickwork and front stone finishes are in good condition.

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

2.10A Exterior trim: All major openings in the exterior walls include trim to cover frames and provide a place to seal and flash sidings. The trim should be kept well painted and caulked. The exterior window frames have been covered in aluminum trim where windows have been upgraded. The original window frames are well painted.

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 an older installation and appears to be in good structural condition. It has several years of life remaining.

M: one of the deck boards has suffered water damage and should be replaced at some point. The remaining should be protected with a good coat of paint or stain.

2.11B Concrete decks: The concrete deck at the front is in good shape. The deck is finished in stone. The stonework is intact.

2.13 Garage: The detached wood framed garage is serviceable. The roof shingles are watertight. The exterior siding is vinyl. The overhead garage door is equipped with an automatic door opener. The reverse brake feature on the opener was tested and found to be functional. This is designed to prevent the door from closing and damaging your car or causing bodily injury.

G: an extension cord presently connects the garage door opener to the wall receptacle. A permanent outlet should be provided within reach of the opener to eliminate the need for the extension cord.

ELECTRICAL

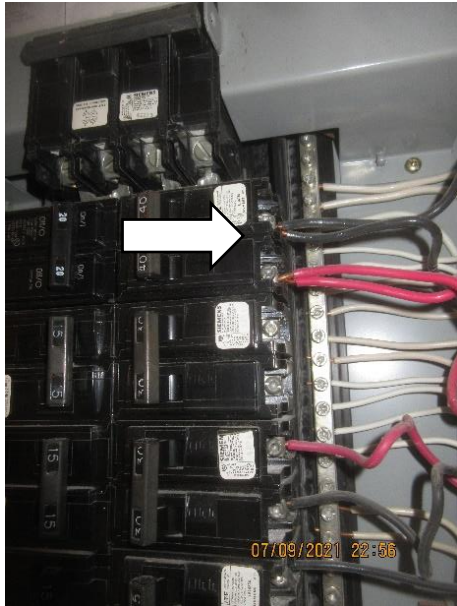
3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located in the laundry room. The size of the service is considered adequate for the electrical requirements of the house. The incoming service wires run through a vertical 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 panel rating is adequate for the existing service size. 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 a combination of the original knob-and-tube and modern grounded two conductor cable.

*P: the knob-and-tube wire appears to be located primarily on the 2nd floor, though there will be some in the basement ceiling and some is present in the dining room. Modern grounded two conductor cable appears to be present throughout the rest of the house, including the bathroom and kitchen wiring. Budget for replacement of all remaining original wire.
(Further investigation req'd to determine accurate cost)*

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.

- stove	40-amps
- dryer	30-amps
- air conditioner	20-amps
- garage	40-amps



P: the stove circuit utilizes two separate circuits that share a common 40-amp circuit breaker. An electrician should review the wiring installation for the stove.

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. There are at least two outlets per bedroom. The kitchen is equipped with an adequate supply of outlets. There are 2-3 split receptacles present in the kitchen. Each half of a split 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.

G: most of the three pronged outlets on the 2nd floor are ungrounded. It appears as if the original two pronged plug has been replaced with a modern receptacle. Replacement of the wiring is required if a functional three pronged outlet is desired. Those outlets that are ungrounded have been fitted with a GFCI device, as is recommended by the electrical safety Authority of Ontario.

G: the Jacuzzi wiring circuit should be connected to a GFCI device.

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 exterior outlet on the rear deck should 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 and are battery operated. *None were tested. They should ideally be replaced upon move-in.*

G: electrically connected smoke/carbon monoxide detectors are required as part of any major wiring upgrades. This will likely be required as part of the wiring upgrades recommended.

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 at the southeast corner of the house. The furnace was installed in 1992. The heat exchanger in this type of heating system typically lasts 20 to 25 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.

G: as the furnace is in an older unit, replacement should be budgeted for within the next three to five 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. The location of return-air registers is sufficient. *There is no heat source in the rear addition. There is however a heat register near the entry to this area from the dining room.*

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 air-cooled central air conditioning system is operable. It was manufactured in 2003. 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 visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located in the furnace room. The incoming water main has been upgraded to a $\frac{3}{4}$ 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. *Water flow at the basement bathroom shower head is somewhat low (likely fixture related).*

5.03 Waste plumbing: The waste drainage plumbing has been substantially upgraded, though there are some sections of the original waste piping still present. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their age/condition is not known. There is a modern cleanout access on the front lawn, and this confirms that some level of drain upgrade was made to the original clay pipe below the front lawn. The scope of drain upgrades is not known. Water flow through all sinks and toilets is fine. A floor drain could not be located in the basement due to the floor covering.

*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.
(Approximate Cost: \$2,500 to \$3,000)*

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 189 litres should be adequate for the number of bathrooms and kitchens in the house.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The plumbing fixtures throughout the house are for the most part in good working order. *The drain stop in the second-floor bathtub is difficult to operate.* The bathtub tiles in the 2ND floor washroom are intact. The tiled shower stall enclosure in the basement washroom is also intact. The Jacuzzi was filled with water and operated.

INSULATION

6.01A Attic: There are about six inches of loose-fill and fiberglass batt insulation present in the attic.

G: another eight inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of R-50.

(Approximate Cost: \$2,000 to \$3,000)

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: Insulation could not be found in most of 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 addition exterior walls appear to have been insulated with fiberglass insulation. The basement exterior wall cavities were not accessed, and the presence of insulation is unknown.

6.05 Crawl space: *The presence or levels of insulation below the rear addition floor are unknown.*

6.06 Weatherstripping: Storm and thermal pane windows are present throughout the house. Caulking around windows and doors is intact.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished in original plaster with updated drywall present in the basement, kitchen, and main bathroom. Overall, the walls and ceilings 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 square, allowing good closure of interior doors. The hardware on most 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 upgraded windows are provided with thermalpane glass. Outside aluminum storms are provided on the original wood windows.

- + Original double hung wood windows; they require periodic caulking, painting and putty repairs.
- + Modern vinyl framed casement windows.
- + double horizontal windows mounted in an aluminum frame (basement).

7.04F Fireplaces: A natural gas prefabricated fireplace has been installed in the basement, living room and master bedroom. Each fireplace is vented directly through the exterior wall. The fireplaces are all operable. Annual servicing and cleaning are advisable to ensure safe operation.

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. *The exhaust fan is noisy when in operation. A better quality unit is recommended.* The bathroom exhaust fans are also 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 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.

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.)