



NHI National Home Inspection Ltd.
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29 Old Oak Road, Toronto, Ontario





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July 9, 2021

SUMMARY INSPECTION REPORT

PROPERTY: 29 Old Oak Road, Toronto, Ontario

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

OVERALL CONDITION: The house is in good structural condition. No active foundation seepage was detected. The roof shingles were upgraded in 2012. The exterior brickwork is sound. The roof overhang has been capped with aluminum. The front concrete stoop is intact. The garage is serviceable. Windows are largely original should ideally be upgraded.

The house is equipped with a 100-amp electrical service. Wiring is a mix of original and updated copper wire. Outlets are grounded throughout. The hi-efficiency furnace and air conditioner were upgraded in 2017. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing is a mix of original cast iron/clay pipe and updated ABS plastic. Drain upgrades have been done below the front lawn. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The plaster wall and ceiling finishes are in good shape. The exterior walls are largely uninsulated (typical solid masonry wall construction detail). Additional insulation is recommended in the attic. The natural gas fire 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



July 9, 2021

INSPECTION REPORT

PROPERTY: 29 Old Oak 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: 60 years
- BUILDING TYPE: bungalow
- 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 are in good condition. The structural components in the basement (i.e. foundation and flooring system) could not be properly examined due to the finished nature of the basement.

M: a diagonal crack was noted in the masonry above the rear garage entry door. The crack appears to be old and is an indication of past movement.

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.

G: a dehumidifier should be operated in the basement during the summer months to minimize humidity and condensation problems on the basement walls and floor.

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 steel I-beam in the basement provides 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. The visible sheathing boards in the roof framing 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.

G: an impervious and properly graded surface should ideally be installed at the southeast corner (behind the garage) to prevent surface water from ponding. Metal window wells should ideally be installed in front of both east facing basement window openings as the soil level in these locations is too high. This could be done in conjunction with the landscaping improvements.

G: as there is a large tree on the front lawn, there is the potential for roots to interfere with the drain pipes. Drain upgrades have been done between the house and the property line below the front lawn (documentation provided by the owner).

2.03A Asphalt roofing shingles: The asphalt shingles on all sides are in good condition and were likely installed in 2012 (*documentation provided*). There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The chimney contains two flues. One services the hot water heater, the other the gas fireplace. 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. The masonry above the roofline has been covered in a coat of cement to deal with deteriorated brickwork. The metal flashing detail at the base of the chimney is intact.

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 is in generally good condition.

G: the brickwork is spalling (flaking of the brick face) beside the garage door opening and on the brickwork below the front concrete deck structure. The damaged bricks should be replaced or patched with cement. Localized tuckpointing repairs are also recommended along the east garage wall. There are gaps in the concrete block foundation at the base of the east garage wall as well that should be sealed.

2.09B Aluminum siding: Aluminum siding is present on the east and west gables and is in good condition.

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.

G: the caulking around some of the exterior window frame/garage door frame is missing and should be re-caulked. Repaint exterior window frames where necessary. Many of the windows require putty repairs and painting maintenance of the primary frames.

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is finished in wood. The eavestroughs are anchored to the fascia board. The roof overhang 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 steps at the rear are intact.

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

2.13 Garage: The attached solid masonry garage is in generally good condition. The overhead garage door is equipped with an automatic door opener. Proper fire protection is provided by the masonry wall finish.

G: the automatic garage door opener does not appear to be equipped with a reverse brake mechanism. This feature is an important safety consideration and replacement of the unit is recommended.

(Approximate Cost: \$500 to \$600)

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 beside the laundry. 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 main distribution panel is rated at 125-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 modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

There are three 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
= elec. 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 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. As part of any kitchen renovation, dedicated 20-amp circuits should be run from the panel to the kitchen area.

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: an outlet in the dining room should be 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. The outlet on the rear exterior wall is equipped with a functional GFCI device.

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 detectors are present on each level and are battery operated. It is not known whether they have carbon monoxide detection capability. This should be verified. 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 east side of the house. The furnace was installed in 2017 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The metal exhaust flue that connects the water heater to the base of the chimney flue is intact. The PVC exhaust pipe venting the furnace to the exterior is also intact. Both should be inspected annually to ensure they are in good working order.

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 principal rooms. The location of return-air registers is limited to the main floor. The basement bathroom is equipped with an electric baseboard heater, which is operable.

G: the air handling ducts are dirty and should be cleaned.

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 was manufactured in 2017. A/C system typically last 15-20 years. The system was found to be operable. The unit has a cooling capacity of approximately 2 tons. This is more than adequate for this size of house. The condensate drain line is connected to a floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main appears to be the original 1/2" copper line. Water pressure is usually fine with these water mains, though one can expect a drop in pressure when more than one fixture is flowing water.

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 original cast-iron/clay pipe and updated ABS plastic. The original cast iron stack (runs from the basement and extends through the roof) is still in use. However, some of the drains below the basement floor and under the front lawn (to the property line) have been replaced with modern ABS plastic (documentation provided). There is a white plastic clean-out access cover on the front lawn and this confirms that upgrades to the main waste discharge pipe have been made. Water flow through all sinks and toilets is fine. A floor drain is located in the laundry room.

*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 151 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2004.

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 operable. The bathtub tiles in the main floor washroom are intact. The tiled shower stall enclosure in the basement washroom is also intact.

INSULATION

6.01A Attic: There are about six to eight inches of loose-fill fiberglass insulation present in 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: \$2,000 to \$3,000)*

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: 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 is unknown.

6.06 Weatherstripping: Storm windows are present on the original windows throughout 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 good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are functional. The staircase from the basement to the main floor is sound. The door jambs are square, allowing good closure of interior doors.

7.03 Windows: The following is a list of window types and any noted deficiencies. Outside aluminum and wooden storms are present on the original windows.

- + double hung wood windows; they require periodic painting and putty repairs.
- + vinyl/aluminum/ slider windows in basement.
- + original wood awning windows.

G: the living room windows cannot be opened for ventilation.

G: consideration should be given to eventually replacing the original wood framed double-hung windows.

7.04F Fireplaces: A natural gas prefabricated fireplace has been installed in the living room.

G: the igniter does not function and requires repair.

7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an open window is acceptable where a vent is not present. The bathroom exhaust fans in the basement and on the first floor are operable and appeared to be vented to the exterior. The dryer in the basement is properly vented to the exterior.

G:: as a natural gas stove is in use, an externally venting exhaust fan should be installed above the stove to remove by-products of combustion and humidity.

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
B.A. Sc. Mechanical Engineering
Registered Home Inspector (R.H.I.)