



NHI National Home Inspection Ltd.
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10 Walford Road, Toronto, Ontario





February 23, 2022

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SUMMARY INSPECTION REPORT

PROPERTY: 10 Walford Road, Toronto, Ontario

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

OVERALL CONDITION: Good. The house is in good structural condition. No evidence of foundation leakage was detected. The roof shingles and flat roofs are over 10 years old and show minor wear. The exterior brickwork is sound. Quality wood framed windows are present throughout. Most exterior doors have been upgraded and are quality units. The exterior window and door frames are well painted. The upper roof overhang (eaves) has been capped with aluminum. The rear wooden deck structure is sound. The front concrete porch area is intact. The garage is in good condition. The rear enclosed addition was built in 2008.

The house is equipped with a 100-amp electrical service. Modern copper wire is present throughout. The hi-efficiency furnace and air conditioner are 14 years old. The supply plumbing is a mix of copper and plastic pipe. Water pressure is good. The waste plumbing is a mix of upgraded ABS plastic pipe and original copper and clay pipe. Water flows freely through all drain fixtures. Bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. Many of the original exterior wall cavities are un-insulated (typical of solid masonry wall construction detail). The attic is well insulated. Both natural gas fireplaces are operable.

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



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INSPECTION REPORT

PROPERTY: 10 Walford 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, side addition built in 2008.
- BUILDING TYPE: two story detached
- FRONT OF HOUSE FACES: east
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The original foundation walls are constructed of concrete blocks. The NW addition foundation walls are also constructed of concrete block. From a structural standpoint, the foundations are in good condition. The structural components in the basement (ie. foundation and flooring system) could not be examined due to the finished nature of the basement.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. 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: 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.

1.05 Crawl spaces: A crawl space is present at the northwest corner. The crawl space was accessed, and no deficiencies were noted with regards to structural components in this area.

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 are also intact.

GENERAL EXTERIOR

2.01 Surface Drainage: The south side of the house sits below the neighboring property and as such will see some water flow from the upper to the lower level. That being said, there is a swale between the south foundation wall and stone retaining wall below the neighboring driveway that enables the collection and drainage of water. There is no evidence of leakage along the south basement wall.

2.03A Asphalt roofing shingles: The asphalt shingles are in acceptable condition and were around 2008 according to owner. There is one layer of asphalt shingles present on all sides. this type of roofing material typically lasts upwards of 20 years.

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. They are a reliable roofing system and typically last in excess of twenty years. The modified bitumen roofing membrane that covers the main floor overhang on three sides was installed in 2008 and the roof surfaces are in good condition.

2.07A Brick Chimneys: The chimney on the south side contains two flues. One services the basement fireplace; the other is no longer in use. 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.

G: replace loose/missing mortar between bricks on the chimney below the cap.

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 and the downspouts discharge below grade and onto the surrounding land.

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

2.09H Synthetic stucco finish: Synthetic stucco siding is present on the garage walls and on the north addition walls. The siding 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. The exterior window and door frames are intact and are provided with a good coat of paint.

G: caulking is recommended around the rear entry French door frame, adjacent to the brickwork.

2.10B Soffits & Fascia: The roof overhang above the second floor (otherwise known as the eaves) is finished in aluminum. Those on the north addition and on the flat roof overhangs are covered in wood. 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 structurally sound. Though most of the decking and steps were covered in snow, those areas that were visible are intact and rails are secure. The steps are functional. The underside of the deck structure shows no obvious rot issues or structural defects.

2.11B Concrete decks: The front concrete porch area is in good condition. The stone finishes on the deck surface and steps are intact.

2.12 Retaining walls: The stone retaining wall on the south side is functional.

2.13 Garage: The attached solid masonry garage is in good condition. 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.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The main distribution panel is an updated circuit breaker panel and is located at the NE corner of the basement. 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 four 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- | | |
|-------------------|---------|
| - oven | 30-amps |
| - dryer | 30-amps |
| - air conditioner | 30-amps |
| - range top | 30-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 throughout the house. The kitchen is equipped with an adequate supply of outlets. There are two 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.

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 at the rear is equipped with a G.F.C.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 detectors are present on all levels and appear to be electrically interconnected. *None were tested.*

P: it is not known whether the smoke detectors provide for carbon monoxide detection. This should be confirmed. They should be replaced upon move-in.

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 2008 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. 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. Supply-air registers are present and functional in all principal rooms. The location of return-air registers is sufficient.



G: asbestos material appears to be present around several of the heat registers where they pass through the flooring. The insulation is located between the floorboards and the metal heat register. It should either be removed or encapsulated to ensure that the fibres do not become airborne.

(Approximate Cost per heat register to remove: \$150 to \$200)

G: the duct work requires cleaning.

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 not tested due to winter conditions. It was manufactured in 2009. The entire cooling system should be serviced annually to maximize its life. The condensate drain line is connected to a condensate pump. This is a mechanical device and is located beside the furnace at floor level. A clear plastic pipe runs from the pump and drains into the waste plumbing.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are made primarily of copper with some more recent polyethylene plastic present in the ensuite bathroom. The main water shutoff valve is located in the laundry room (5/8 inch incoming copper water feed).

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 copper and clay pipe (below the basement floor and likely under the front lawn), and more recent ABS plastic pipe. 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 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. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.
(Budget \$2,500)*

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 tankless "demand" hot water heater is a rental unit and the exhaust is vented directly through the south exterior wall on the south side.

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 in good working order. The tiled shower stall enclosure in the ensuite washroom and tiled tub enclosure in the main bathroom on the second floor are intact.

G: two bathroom sinks and fixtures were in the process of being installed.

INSULATION

6.01A Attic: There are about sixteen inches of loose-fill fiberglass insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-50. This is enough to minimize heat loss through the ceiling.

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 many of the original 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 exterior walls in the room above the garage, in the kitchen area, and in the en-suite bathroom area appear to have been insulated as part of the renovations. The basement exterior wall cavities were not accessed, and the presence of insulation is unknown.

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

G: there is air leakage around the exterior door off the master bedroom. The weatherstripping requires adjustment.

G: the front entry door appears to be a hollow-type door and offers poor protection against heat loss. The door should ideally be upgraded.

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 staircases in the house are sound. The door jambs are square, allowing good closure of interior doors. The hardware on doors is functional.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and related hardware are intact, and most are operable. *Some of the casement windows were difficult to open due to a lack of use and the presence of some paint around the interior frame.* The windows in all locations are provided with thermalpane glass.

+ wood framed casement windows.

G: the four picture windows in the room above the garage have lost their thermal seals, including one that has a cracked panel. As they are under warranty, they are to be replaced before closing.

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the basement and on the first floor. The basement fireplace is vented through the south chimney structure. The fireplace in the rear family room is vented directly through the exterior wall. Both fireplaces are operable. Annual servicing and cleaning is advisable to ensure safe operation.



G: the direct-vent fireplace in the rear family room discharges the exhaust gases around wood siding. A metal barrier is required at the top of the exhaust vent.


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 in the basement 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: The exterior landscaping sprinkler system was not tested. The central vac system is no longer in use.

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.)