NHI National Home Inspection Ltd.
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15 Oak Hampton Boulevard, Toronto, Ontario

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February 4, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 15 Oak Hampton Boulevard, 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 active foundation seepage was detected. The roof shingles were upgraded in 2019 according to owner. The exterior brickwork and chimney structures are sound. Windows have been upgraded throughout the main and 2nd floors. Window frames and roof overhang (eaves) have been capped with aluminum. The rear deck is an older installation. A guardrail/handrail is recommended on the front concrete stoop.

The house is equipped with a 100-amp electrical service. Wiring has been substantially updated. Some original, ungrounded wire is present on the main floor. The mid-efficiency furnace and air conditioner are over 20 years old. Eventual upgrade will be required. 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 pipe. 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 plaster/drywall finishes are in good shape. The exterior walls are largely un-insulated (typical solid masonry wall construction detail). Insulation levels in the attic are very good. The natural gas fireplace is operable. The wood-burning fireplace appears usable.

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

NATIONAL HOME INSPECTION LTD.
RICHARD J. GAUGHAN
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REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983

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INSPECTION REPORT

PROPERTY: 15 Oak Hampton Boulevard, 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: 70-80 years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

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 (ie. foundation and flooring system) could not be examined due to the finished nature of the basement.

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: *efflorescence is present on the visible foundation walls behind the furnace. This is indicative of elevated moisture levels in this area. 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.*

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. 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. *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 sheathing boards below the roof shingles are intact.

GENERAL EXTERIOR

2.01 Surface Drainage: Drainage adjacent to the house was difficult to determine due to snow coverage. In the spring, grading should be checked to ensure that there is a positive slope away from the house on all sides. This will ensure good surface drainage and reduce the possibility of moisture problems in the basement.

2.03A Asphalt roofing shingles: The asphalt shingles were upgraded in 2019 according to owner. The roof was covered in snow at the time of the inspection and they were not inspected.

2.07A Brick Chimneys: The chimney at the northeast corner contains two flues. One services the furnace, the other the fireplace. The brickwork, cap and flashings are intact. The upper portion of the chimney structure has been rebuilt. The furnace 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. The fireplace flue is unlined.

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 good condition.

2.09G Solid wood siding: The wood clapboard finish on the east gable of the garage is painted and in good shape.

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

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. The eaves are intact.

2.11A Wooden deck: The wood deck at the rear was covered in snow and could not be inspected. *The deck structure is an older installation.*

2.11B Concrete decks: The concrete deck at the front is intact. The concrete steps are functional.

G: a handrail/guardrail system should be provided on the front deck to prevent a falling hazard.

2.13 Garage: The attached solid masonry garage is in good shape. The roof shingles are functional and appear watertight. The overhead garage door is original to the house and is operable.

2.14 Shed: The wood framed shed at the rear of the property is intact. The exterior walls are finished in painted wood. The shingles could not be viewed.

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 west side 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 a combination of modern grounded cable that is equipped with a grounding wire and original ungrounded wiring. The latter wiring lacks a ground and should only be connected to two pronged outlets. Ungrounded outlets were noted in the living room and one in the NE bedroom.

G: those that are ungrounded are likely connected to the original wire and replacement of this wiring would be necessary to provide a grounded outlet. In lieu of replacing ungrounded circuits, one could install a GFCI device on those outlets that are ungrounded. This retrofit is approved by the electrical authority of Ontario as an interim modification to provide some level of grounding protection.

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 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 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.

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.

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 outlets at the front and rear should be equipped with a functional 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 and are battery operated. None were tested.

HEATING/COOLING

4.01A Type of system: The house is heated by a mid efficiency, gas-fired forced air furnace. The furnace was installed in 2000. 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.

M: *as the furnace is in an older unit, replacement should be budgeted for within the next three years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.*
(Approximate Cost: $4,000 to $4,500)

The gas burner and related equipment was found to be operable. The blower and its motor are operable. The fan limit control was found to be operable. The high level limit control was not tested.

The metal exhaust flue that connects the furnace/water heater to the base of the chimney flue is intact. It 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 all principal rooms. The location of return-air registers is sufficient.

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.

4.03A Humidifier: These are used in colder weather to maintain a comfortable humidity level throughout the house. The humidistat is located in the dining room. The humidistat should be adjusted (lowered) during cold weather to minimize condensation buildup on windows. (maintenance; replace or clean absorption pad and interior of unit twice a year to remove scale buildup; adjust float valve as necessary). The humidifier is operable.

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 system could not be operated due to the low outdoor temperature. The A/C system was installed 20+ years ago. The condensate drain line is connected to the floor drain.

M: as the equipment is old, budget for eventual replacement.
(Approximate Cost: $3,500 to $4,000).

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 have been upgraded to a 3/4 inch copper line.

The outdoor faucet at the front of the house is a frost-free fixture. Draining of the external section of the fixture will prevent the exposed pipe from freezing during the winter months. This will necessitate removing the hose and hose adapter seasonally.

G: the inside shutoff valve in the basement bathroom ceiling lacks a drain cock. The valve should ideally be replaced with a shut-off valve designed for shutting off exterior taps.

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 (possibly under the front lawn) and upgraded plastic. 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 furnace 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.*
(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 hot water heater is an owned unit. Its capacity of 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2010.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters are in good working order. The bathtub tiles in the 2nd floor washroom are intact. The tiled shower stall enclosure in the basement washroom is also intact.

INSULATION

6.01A Attic: There are about 12 inches of 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: 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 finished basement exterior walls appear to have been insulated with fiberglass insulation. The 2nd floor bathroom exterior walls and possibly the kitchen exterior wall cavities were insulated as part of the renovations in these areas.

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. Modern thermalpane windows and insulating doors are present throughout the main and second levels.

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. The cracks noted in the plaster ceiling finish do not appear to stem from any observed structural defect. Cracks such as these are common in an older plaster finish and may show up from time to time. However, repairs to the cracks are recommended prior to painting. They are best repaired using a flexible tape (available at hardware stores) designed specifically for this purpose.

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 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 are operable. The windows on the first and second floors are provided with thermalpane glass. Outside aluminum storms are provided on the basement windows.

+ vinyl framed double hung windows.
+ original wood framed awning windows in the basement.

G: the original basement windows do not open for ventilation.

7.04F Fireplaces: The natural gas prefabricated fireplace in the basement is vented directly through the exterior wall. The unit is controlled by a wall mounted thermostat at the opposite end of the room. The fireplace was operated and found to be functioning properly. Annual servicing and cleaning are advisable to ensure safe operation.

7.04A Fireplaces: A wood burning masonry fireplace is present in the living room. The firebox is intact and the metal damper is operable.

G: a W.E.T.T. certified technician should inspect the fireplace before use (likely requested by your insurer). This level of inspection will identify potential safety issues that require correction before use.

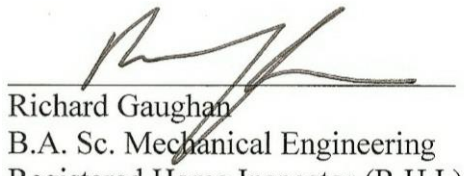
7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer in the

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: *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,



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