NHI National Home Inspection Ltd.
1055 Woodbine Avenue
Toronto, Ontario
M4C 4C2
TEL: (416) 467-7809
www.nationalhomeinspection.ca

169 The Kingsway, Toronto, Ontario

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March 23, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 169 The Kingsway, Toronto, Ontario

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

OVERALL CONDITION: Good. The house was built in 2000 using an existing foundation. No structural issues were observed. The foundation walls have since been waterproofed, according to owner. The roof shingles were upgraded about 15 years ago and show minimal wear. The exterior stucco and stone front siding are in good condition. The chimney structure has been rebuilt above the roofline. Vinyl framed windows are present throughout and are operable. The roof overhang has been capped with aluminum. The rear wood deck structure is sound. The front concrete deck is also in good condition. The rear shed is in good shape.

The house is equipped with a 200-amp electrical service. No wiring issues were uncovered. The hi-efficiency furnace and air conditioner were upgraded in 2010. The hot water heater is a rental unit and was installed in 2013. The supply plumbing is copper pipe. A water softener and water purification system are present on the cold water supply line. The incoming water service pipe is an older ½ inch copper feed. Water pressure is reasonably good. The waste plumbing appears to be ABS plastic pipe throughout. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The drywall finishes are in good condition. The exterior wall cavities are insulated with fiberglass. There is no attic access (assumed to be reasonably well insulated). Both natural gas fireplaces are 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
B.A. Sc. MECHANICAL ENGINEERING
REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983

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INSPECTION REPORT

PROPERTY: 169 The Kingsway, 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: 2000

- BUILDING TYPE: two storey detached

- FRONT OF HOUSE FACES: west

- 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. From a structural standpoint, the foundations appear to be 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. An exterior waterproofing membrane has been installed on the foundation walls since the original construction in 2000. The drain tile that would have been installed at the base of the foundation wall connects into the existing drain pipes under the basement floor.

1.03 Exterior walls: The exterior walls are composed of the original solid masonry walls on the 1st floor and wood framed walls on both levels.

1.04 Interior framing: The floor joists supporting the main floor could not be inspected due to the finished nature of the basement. Floors are 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 sheathing and framing below the roof structure could not be examined due to a lack of access to the attic. There is no indication from the exterior that any major structural deficiencies exist with the roof structure.

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: landscaping along the south side is incomplete and the paving stone walkway will be reinstalled by the neighbors once work on the adjoining property is complete.

G: *there are a couple of ruts in the paving stone driveway adjacent to the garage.*

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 on all sides are in generally good condition and were upgraded about 15 years ago according to owner. There is one layer of asphalt shingles present on all sides.

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 usually a reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation. The modified bitumen roofing membranes at the peak of the roof could not be accessed. The membrane roofing material above the garage area between the roof and north wall of the house is in good condition. *Be sure to keep debris clear from the barrier and eavestrough at the bottom of this membrane roof above the garage.*

2.03G Metal roof: A copper roof installation is present above the front living room bay window structure. This durable roofing material is in good condition. Copper eavestroughs are present around this roofing installation.

2.07A Brick Chimneys: The chimney on the north side contains two flues. One services the water heater, the other the fireplace. The chimney structure has been recently rebuilt above the roofline. The masonry has had its surface covered in cement stucco. The water heater 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 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 and below grade at the NE corner. *The downspouts at the rear that discharge below grade likely connect into a french drain or drywell system. This should be confirmed.*

2.09A Masonry walls: The front exterior wall is finished in concrete stone. The stonework is in good condition.

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base and when installed properly can last in excess of thirty years. It is important that all vertical and horizontal joints be kept watertight to prevent water entry into the wall cavities. Synthetic stucco siding is present on the three remaining sides and is in generally good condition.

P: the stucco has deteriorated on both rear bedroom window sills and repairs are required to ensure watertightness.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the stucco and stone sidings.

G: localized re-caulking is required around 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 wood deck at the rear is structurally sound. Decks boards are intact and rails are secure. The steps are functional.

2.11B Concrete stoop: The front concrete deck is in good structural condition. The concrete steps are functional. A flagstone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

G: there are no guardrails bordering the perimeter of the front deck and no handrail alongside the steps.

2.13 Garage: The detached wood framed garage is in good shape. The roof shingles are intact. The garage door opener is equipped with a reverse brake feature. This device is operating correctly.

G: the power bar-extension cord used to connect the garage door opener to the wall outlet should be eliminated. This would require that an outlet be installed in the garage ceiling near the garage door opener so that it can be plugged directly into the outlet.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is a modern circuit breaker panel and is located at the southwest 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 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 appears to be 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.

- oven 40-amps
- dryer 30-amps
- air conditioner 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 on the rear deck is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area. There is an electrical supply to the rear shed.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors. The units are present on each floor. They were not 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 at the front of the house. The furnace was installed in 2010 and is in good working order. 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. The metal exhaust flue that connects the water heater to the base of the chimney flue is intact. Both should be inspected annually.

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 basement washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and was found to be operable.

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.

4.03C Electronic air cleaners:

G: the electronic air filter in the return ductwork beside the blower/motor assembly is presently not in use. A passive, hi-efficiency media filter is now present. If the electronic air cleaner is to be used, the passive filter does not need to be present.

4.03D Central air conditioning: The system could not be operated due to the low outdoor temperature. The equipment was manufactured in 2010 and has a cooling load of 2 tons. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main is an older 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 reasonably good on the upper level.

5.03 Waste piping: The waste drainage plumbing is made primarily of A.B.S. plastic. 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 in the furnace room.

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 leased from a 3rd party provider. Its capacity of 50 gallons should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2013.

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 bathtub tiles in the second-floor washroom are intact. The tiled shower stall enclosures in the basement and on the second-floor are also intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration. The Jacuzzi was operated. The garburator in the kitchen sink was also operated.

INSULATION

6.01A Attic: There is no access to the attic or flat roof ceiling cavity above the second level. Given that the house was built in 2000, it is likely that the upper-level ceiling cavities have been reasonably well insulated.

6.02 Venting: Roof ventilation could not be verified. Proper venting reduces heat buildup in the ceiling cavity and minimizes the potential for condensation problems in the winter months.

6.03 Exterior walls: The framed exterior walls are insulated with fiberglass insulation. This typically corresponds to a thermal resistance value of about R-20 for a home built in 2000. The finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: Thermalpane windows and insulating doors are present throughout.

G: re-caulking is required around some of the exterior window/door frames where the caulking is beginning to shrink and pull away.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in drywall and are in good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are level. The staircases in the house are sound. The door jambs are square, allowing good closure of interior doors. The hardware on doors is operable.

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 all are functional. The windows in all locations are provided with thermalpane glass.

+ vinyl framed casement windows.

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.

7.04F Fireplaces: The natural gas prefabricated fireplaces in the basement and in the main floor family room are operable. The exhaust is vented directly through the exterior walls. Annual servicing and cleaning is advisable to ensure safe operation.

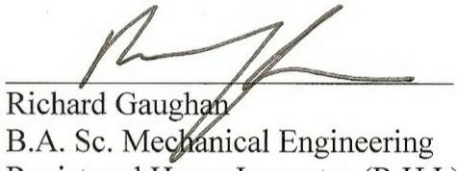
7.05 Ventilation: The kitchen exhaust fan is operable and is properly vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

Note: The exterior landscaping sprinkler system was not tested.

Note: The central vacuum system is operable.

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.)