



NHI National Home Inspection Ltd.  
1055 Woodbine Avenue  
Toronto, Ontario  
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TEL: (416) 467-7809  
[www.nationalhomeinspection.ca](http://www.nationalhomeinspection.ca)

## 90 Dunedin Drive, Toronto, Ontario





NATIONAL  
HOME  
INSPECTION

March 9, 2022

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## SUMMARY INSPECTION REPORT

PROPERTY: 90 Dunedin Drive, Toronto, Ontario

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

**OVERALL CONDITION:** Good. The house appears to be in good structural condition. No active foundation seepage was detected. The rear addition foundation walls have been waterproofed. The roof shingles are over 15 years old. The exterior brickwork is sound. Quality wood and vinyl framed windows are present throughout. All are operable. The exterior trim finishes are capped with aluminum and are well caulked. The roof overhang (eaves) is also finished with aluminum. The chimney structure is sound. The front concrete stoop requires guardrails. The pool and related equipment were not inspected.

The house is equipped with a 200-amp electrical service. Wiring is a mix of original-ungrounded wire, and modern Romex cable. Budget for replacement of remaining original wire. The electrical system is equipped with a natural gas generator to provide power during electrical outages. The high efficiency furnace is new. The air conditioner was installed in 2015. The supply plumbing is largely copper pipe. The incoming water service pipe should be upgraded to improve pressure. Substantial drain upgrades have been done with ABS plastic pipe. All bathrooms and kitchen are in good working order. Fixtures are operable and tilework is sound. The plaster/drywall finishes are in good condition. The exterior walls of the original house are largely un-insulated. Improve rear attic ventilation. The natural gas fireplace in the basement is operable. The wood fireplace in the living room 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: 90 Dunedin Drive, 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.
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- ESTIMATED AGE OF HOUSE: eighty to one hundred years. Addition built around 1995.
- BUILDING TYPE: two storey 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 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. The basement floor has been lowered. The integrity of this type of structural work could not be confirmed, though there does not appear to be any abnormal settlement in the foundation. *There is a hairline crack in the original house foundation beside the furnace. Monitor.*

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 rear addition foundation walls.

*M: there are water stains on the drywall finish at the west end of the furnace room. The stains were checked with a moisture meter and found to be dry.*

The drain tile that is installed at the base of the foundation wall connects into a sump pump system located in the basement utility room. The sump pump system is equipped with a marine battery backup unit to ensure operation of the pump during power outages. An auxiliary pump appears to be present to ensure continued operation. *Ensure that the sump pump system is in good working order at all times.*



*The sump pump discharges water into the waste plumbing system and also has the ability to discharge water to the exterior at the back corner of the house via a red valve that would need to be manually operated. This option should be used during warm weather conditions.*

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. The rear addition walls are wood frame construction.

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. These joists are composed of 2" by 10" lumber.

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 rear attic is intact with no evidence of structural problems. The attic was viewed from the hatch only. *The front attic was not inspected as the attic hatch in the front bedroom closet could not be removed.*

*G: there is a noticeable sag in the east roof framing. This is typically due to undersized roof rafters and reinforcement can be made with what is known as collar ties. This is an inexpensive retrofit and will prevent further sagging. As the front attic could not be accessed, it is not known whether modifications or reinforcement have been made. This should be verified.*

## **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: the soil adjacent to the house at the northwest corner is too low. This will allow water to drain pond adjacent to the foundation and consequently the grade should be raised.*

*G: as there is a large tree on the front lawn, there is the potential for roots to interfere with clay drain pipes. It is not known whether the original clay drain pipes below the front lawn have been upgraded to plastic pipe.*

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 20-25 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 unacceptable condition and were installed more than 15 years ago. *The roof shingles should be inspected every two years moving forward due to their advancing age.*

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. Both skylight installations appear watertight. No water stains were observed on the ceiling finishes below.

2.07A Brick Chimneys: They provide protection and a chase for exhaust flues from fireplaces and heating systems. The chimney should be plumb and square. The chimney on the north side contains two flues. One services the living room wood burning fireplace; the other is no longer in use. The fireplace flue is unlined. This is typical of older homes and warrants that the flue be inspected if the fireplace is used on a regular basis. It is sometimes necessary to have a steel liner installed if there is excessive mortar loss within the flue.

*G: there is minor mortar loss between bricks on the chimney structure above the roof line and should be repaired.*  
(Budget \$500)

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.

*G: the NW downspout extension is partially blocked by the soil and should be adjusted to ensure that it is draining freely at all times.*

2.09A Masonry walls: The exterior walls on all sides are composed of brick masonry. Minor mortar deterioration is not uncommon and should gaps develop between bricks, they should be tuckpointed. The brickwork was found to be in good condition.

*G: there are a couple of damaged bricks at the southwest corner of the rear addition.*

2.09B Aluminum siding: Aluminum siding is present below the front/rear bay windows and is well caulked to the wood structures.

2.10A Exterior trim: The exterior window frames have either been covered in aluminum/vinyl trim or have been caulked directly to the masonry walls 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. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc. The eaves are intact.

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

*G: a handrail/guardrail system should be provided to prevent a falling hazard.*

*G: the step below the rear entry door should be raised as the height is excessive.*

2.13 Pool shed: The detached wood framed pool shed structure is sound. The enclosure has been built on a concrete pad. The cedar roof shingles are intact. The wood sidings are in good condition.

## **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 above 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 distribution panel is a circuit breaker panel and is rated at 200-amps. The panel rating is adequate for the existing service size. *Due to a lack of access, grounding of the electrical service to the supply plumbing could not be verified. The panel covers were not removed due to a lack of access. Wiring connections within the panel were not checked.*

A gas-fired back-up generator has been installed on the electrical system. The unit is located below the front living room window and provides power to critical circuits during a power outage. These would typically include the furnace, kitchen outlets, sump pump, and a few other circuits. The system was not operated. *An annual inspection is recommended to ensure that it is in good working order.*

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, located in the original portion of the house, and modern grounded two conductor cable present in the basement, rear addition and feeding a number of the outlets/lighting circuits in the original house.

*P: budget for replacement of remaining original wire.  
(>\$5,000)*

There are numerous 240-volt circuits and they are protected by circuit breakers. A list of the appliances is shown below. The breaker ratings could not be verified due to limited access to the panel.

- oven                      40-amps
- dryer                     30-amps
- air conditioner        20-amps
- auxiliary panel        100-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.

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: those that are ungrounded should be fitted with a GFCI device. This is a common and desirable upgrade where some of the wiring is original and ungrounded.*

*G: several outlets need to be properly 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 exterior outlet at the front is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

*P: the ground fault interrupter (G.F.I.) device on the exterior outlet at the rear is inoperable and should be replaced.*

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 the first and second floors. None were tested. They should ideally be replaced upon move-in.

*P: there is no smoke/carbon monoxide detector present in the basement. One is required.*

## **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 northwest corner of the house. The furnace was installed in 2021 and is in good working order.

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

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 system could not be operated due to the low outdoor temperature. The equipment was manufactured in 2015 and has a cooling load of 3 tons. The condensate drain line is connected to the sump pump.

## **PLUMBING**

5.01 Supply plumbing: The visible water distribution pipes are largely copper. There have been some more recent upgrades with Polyethylene piping in the basement. The main water shutoff valve is located below the laundry facilities.

*G: the garden tap at the NW corner of the house has been disconnected from the interior supply plumbing.*

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.

*G: the incoming water service pipe could not be inspected, and its age and composition are unknown. Given the relatively low water pressure on the upper level, it is likely an original pipe (either half inch lead or copper pipe). This pipe would have to be replaced with a 3/4 or one inch copper pipe to improve water pressure. The City of Toronto would likely assist in the upgrade. (Further assessment required to determine accurate cost)*

5.03 Waste plumbing: The waste drainage plumbing has been substantially upgraded, though there are some sections of the original waste piping in use. 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 could not be located in the basement due to the floor covering.

*G: a back water valve is recommended. This device is installed within the main waste plumbing pipe below the basement floor or under the front lawn and prevents City wastewater from backing up through the main drain and 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 appears to be an owned unit. This should be verified. Its capacity of 189 litres should be adequate for the hot water radiant floor heating system in the basement and the number of bathrooms and kitchens in the house. The equipment appears to have been installed within the last seven years.

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 ensuite washroom are intact. The tiled shower stall enclosures in both 2<sup>nd</sup> floor washrooms 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.

## **INSULATION**

6.01A Attic: There are about eight to ten inches of glass fiber insulation present in the rear attic. This amount of insulation corresponds to a thermal resistance value of R-32. This is enough to minimize heat loss through the ceiling. The front attic could not be accessed and insulation levels in ventilation in this area are unknown.

6.02 Venting: Roof ventilation is present. Venting reduces excessive heat buildup in the summer and condensation problems in the winter months.

6.03 Exterior walls: Insulation could not be found in the exterior walls of the original house. 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 are insulated with fiberglass insulation. The finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: Thermalpane windows and insulating doors are present throughout the 1st and 2nd 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.

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.

*G: a marble threshold is missing in front of the ensuite bathroom entry at floor level.*

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.

- + vinyl framed double hung windows.
- + wood framed casement windows.
- + double horizontal windows mounted in an aluminum frame (basement).

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

*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. The damper handle is missing, and the damper could not be operated.*

7.04F Fireplaces: The natural gas prefabricated fireplace in the basement vents directly through the exterior wall. The fireplace was not operated (remote control not available). Annual servicing and cleaning are advisable to ensure safe operation.

*M: the exterior vent is close to grade and could become blocked with snow. Check after heavy snow falls to ensure that the vent is clear.*

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 kitchen exhaust fan on the main floor was found to be operable. The exhaust is vented to the exterior. The bathroom exhaust fans in each washroom are operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior. Most exterior vent covers are intact. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

*G: replace damaged vent along base of north wall.*

Note: The exterior landscaping sprinkler system was not operated.

Note: The swimming pool in the backyard and related mechanical equipment in the cabana room were not examined as they are beyond the scope of this inspection. A separate inspection of the swimming pool and associated plumbing, heating and filtering equipment is recommended. The stone barrier wall at the west end of the pool was covered over and not inspected.

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*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.)