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April 12, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 499B Prince Edward Drive North, Toronto, Ontario

Inspector: Richard Gaughan

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

OVERALL CONDITION: Very good. The house is in good structural condition. No foundation seepage issues were detected. The roof shingles bordering the upper flat roof are in good shape. The exterior clay brick walls are in good condition. Vinyl framed windows are present throughout. All are operable. The roof overhang (eaves) is capped with aluminum. The front concrete deck structure is sound. The steps have shifted. Monitor. The rear wooden deck is in good structural condition. The garage is in good shape.

The house is equipped with a 100-amp electrical service. No wiring issues were detected. The house is heated with a hi-efficiency, gas-fired furnace. The air-conditioning system is operable. A heat recovery ventilation (HRV) system is also present. It could not be made to operate. Supplemental hot water, radiant floor heat is present below the basement floor and is operable. The incoming water service pipe is a ¾ inch copper pipe. Water pressure is good. The supply plumbing is plastic pipe. The waste plumbing is ABS plastic pipe. Water flows freely through all accessible drains. A sump pump system is located below the basement stairs. All bathrooms and kitchen are in good working order. Fixtures are operable and tilework is sound. The exterior walls are well insulated (R-20+), as the attic (R-50). The interior finishes are in good condition. The natural gas fireplace is operable.

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

NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 499B Prince Edward Drive North, 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: 2016

- BUILDING TYPE: two storey detached

- FRONT OF HOUSE FACES: west

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- WEATHER: clear

- HOUSE OCCUPIED: yes

- WATER SOURCE: public

- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete. From a structural standpoint, the foundations are in good condition.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. An exterior waterproofing membrane has been installed on all sides. The drain tile installed at the base of the foundation wall connects into the basement sump pump system.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brickwork is a veneer, and it is not a structural support for the house.

1.04 Interior framing: All visible joists are sound and properly spaced. The joists supporting each floor are composed of 12 inch engineered joists. Floors are level and felt solid throughout.

1.06 Termites: No termite activity or damage was noted in wood members visible in the basement or those adjacent to the house.

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 and the roof framing are intact.

M: there is some discoloration due to condensation on the roof sheathing board beside the front bathroom exhaust vent pipe. Monitor.

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.

M: a couple of the concrete paving stones beside the front porch (driveway side) have settled and should be re-laid.

2.03A Asphalt roofing shingles: The visible asphalt shingles are in good condition.

2.03F Modified bitumen membrane roof: The flat roof above the front porch and living room bay window are covered in a modified bitumen roofing membrane. The roof surface is in good condition. The flat roof above the attic was not inaccessible and was not inspected. No water stains were observed on the plywood sheathing below the flat roof, as seen in the attic.

2.05 Skylights: There are three skylight installations. All are watertight. None of the glass panels have failed. No water stains were observed on the ceiling finishes below.

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. The sump pump discharge pipe is located at the SW corner and it discharges alongside the front walkway.

2.09A Masonry walls: The exterior walls are composed of clay brick masonry. The brickwork is in good condition.

2.10A Exterior trim: The exterior vinyl window frames have been caulked directly to the masonry wall finishes.

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.

2.11B Concrete decks: The front concrete porch structure is sound. No cracks were noted in the deck slab. The porch roof structure is intact. Rails are secure and steps are functional.

M: there has been some minor slumping of the concrete steps. Monitor. Eventual replacement or reinstallation of the steps will be required.

2.11A Wooden deck: The wood deck at the rear is in good structural condition. The deck boards are sound and the glass/metal rails are secure. The wooden steps are functional. The wood fencing at the rear is intact.

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 in the basement utility room. An auxiliary panel is located beside the primary panel and is protected by a 60-amp breaker, located in the main panel. The size of the service is considered sufficient for the electrical requirements of the house.

The distribution panel is a circuit breaker panel and is rated at 100-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.

- dryer 30-amps
- air conditioner 30-amps
- aux. panel 60-amps
- oven 40-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. There are two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. Overall, the supply of outlets was found to be sufficient throughout the house.

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 is operable. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

G: the light in the ensuite shower stall requires replacement.

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 are equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors on each floor and in each bedroom. The units should be changed every seven years. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a hi-efficiency, gas-fired forced air furnace. The furnace is operable. The PVC plastic exhaust flue pipes that vent the furnace and water heater to the exterior are intact. They 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 rooms.

The basement floor is heated with hot water radiant floor heat. Hot water is generated at the water tank and pumped through polyethylene piping embedded in the concrete floor. The thermostat controls the system is located beside the basement bathroom door. The system is operable.

4.03A Humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. *A cascading-type humidifier should ideally be installed in the plenum above the furnace.*

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 is operable. The unit has a cooling capacity of approximately two tons. This appears sufficient for this size of house. The condensate drain line is connected to the basement floor drain beside the furnace.

4.03E An HRV (Heat Recovery Ventilating) system is located near the furnace and hangs from the ceiling. This system discharges stale air from the house to the exterior while simultaneously replacing it with fresh air. The air flows are directed through a heat exchanger to minimize energy losses while in operation. *The filters and screens in the duct covers should be periodically cleaned.*

P: the equipment could not be made to operate and should be serviced.

PLUMBING

5.01 Supply plumbing: The water distribution pipes are largely polyethylene pipe. The main water shutoff valve is located in the furnace room.

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. The incoming water main is a modern ¾ " copper feed.

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 condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room and in the 2nd floor laundry room. Neither were tested for water flow.

A sump pump system is present in the basement, below the staircase. The pit in the floor collects water from the foundation weeping tiles and then pumps that water to the SW corner of the property. The pump was not operated due to a lack of access (sealed access cover). Ensure that the pump is in good working order at all times.

The waste plumbing appears to be properly vented through the roof to the exterior. Due to the lack of access, it was not possible to determine whether all branch waste lines are connected and functional.

The gas-fired hot water heater appears to be a leased unit. It has a capacity of 45 gallons and provides hot water for domestic use and for the hot water radiant floor heating below the basement floor. *A larger capacity tank is normally present when radiant hot water is used. If the capacity of the tank is found to be insufficient during the winter (ie. the floor temperature does not reach the set temperature at the thermostat), then a larger tank should be installed.*

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were tested to ensure that they were in working condition. The fixtures are in good working order. The bathtub tiles in the 2nd floor washrooms are intact. The tiled shower stalls in the basement and in both 2nd floor washrooms are also intact.

G: one of the drain stops in the front bathroom requires adjustment.

INSULATION

6.01A Attic: There are about 18 inches of loose-fill glass fibre insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of approximately R-50. This is enough to minimize heat loss through the ceiling.

6.02 Venting: Roof ventilation has been provided and this will help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The framed exterior walls are insulated with approximately six inches of fiberglass insulation. This corresponds to a thermal resistance value of about R-20 and should provide adequate protection against heat loss.

6.06 Weatherstripping: Vinyl framed thermalpane windows and insulating doors are present throughout the house.

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 functional. All glass/metal handrails are secure alongside each set of stairs.

G: the rear door lock requires servicing (loose).

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

+ vinyl framed casement/fixed windows.

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 on the 2nd floor is vented to the exterior. Replace missing flap on vent cover (north side of house).

The central vacuum system was tested and is operable.

Note: The exterior landscaping sprinkler system was not operated.

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.)