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

195 Humbervale Boulevard, Toronto, Ontario

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

April 29, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 195 Humbervale Boulevard, Toronto, Ontario

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

OVERALL CONDITION: Very good. The house was built in 2016 and is in good structural condition. No active foundation seepage was detected. The synthetic slate roof is in good condition. The upper flat roof was not accessible. The exterior limestone and clay brick sidings are in good condition. Vinyl framed windows are present throughout. The roof overhang is capped with aluminum. The three concrete deck structures are sound. The garage is in good condition.

The house is equipped with a 200-amp electrical service. A 22kW natural gas backup generator is integrated with the electrical system to ensure continuous power. The house is heated with hot water pipes located below the floors. The supply plumbing is plastic pipe. Water pressure is good. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The waste plumbing is ABS plastic pipe. Water flows freely through all drain fixtures. The exterior walls and attic are well insulated. 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.
RICHARD J. GAUGHAN
B.A. Sc. MECHANICAL ENGINEERING
REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983

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

April 29, 2022

INSPECTION REPORT

PROPERTY: 195 Humbervale 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: 2016

- BUILDING TYPE: two story detached

- FRONT OF HOUSE FACES: west

- UTILITIES STATUS: all on

- SOIL CONDITIONS: dry

- WEATHER: clear

- 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. An exterior waterproofing membrane has been installed on the foundation walls. *The membrane that extends above grade on the north wall is no not secure to the foundation. It should be secured and caulked to the foundation wall.*

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The stone and brick finishes are non-load bearing and do not provide structural support for the exterior wall structures.

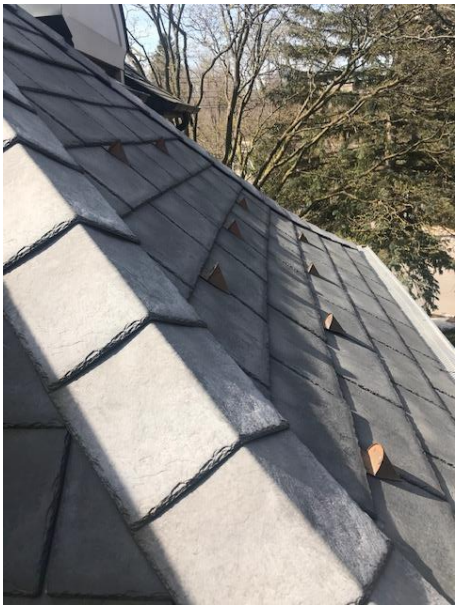
1.04 Interior framing: The engineered joists supporting each floor were not visible. Floors are level throughout and felt solid.

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 below the roof shingles and flat roof are intact.

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.



2.03B Synthetic shingled roofs: The roof shingles are a synthetic slate roofing material. No loose shingles were observed. This type of roofing system typically lasts in excess of 40 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, depending on the product and the quality of the installation. There is a modified bitumen roofing membrane above the attic that could not be accessed/inspected. No water stains were observed on the plywood sheeting below the roof as viewed from the attic. The flat roof covering the 2nd floor walkout deck on the west side is in good condition. There is a scupper drain at the north end of this roof that should be kept clear of debris.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. There are two skylights present above the second floor. Both are watertight. Neither of the glass panels have failed. No water stains were observed on the ceiling finishes below. Both skylights can be opened and are controlled by remote panels on the adjacent walls.

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 below grade. The underground drainpipes likely connect into a dry-well or French drain system. This should be confirmed.

2.09A Masonry walls: The north exterior wall is finished in clay brick. The brickwork is in good condition.

2.09B Stone paneling: The remaining exterior walls are finished in stone panels. The panels are secure throughout and mortar joints are intact.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the sidings. Caulking is intact around all window and door openings.

2.10B Soffits & Fascia: The roof overhang (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 wooden deck on the north side is intact. The deck is structurally sound. Decks boards are intact, and rails are secure. The steps are functional.

2.11B Concrete decks: The concrete decks on the south, east, and west sides are in good structural condition. All concrete steps are functional and glass/metal rails are secure. The stone facing on the deck surface and steps are intact.

M: caulking has been applied to the mortar joints between the east deck patio stones that cover the deck surface. This would suggest that there had been moisture penetration through the mortar joints. Monitor.

P: there is residue on the perimeter stone finishing below some of the deck surfaces. A drip edge should be provided on the underside of the concrete deck leading edges to shed water away. This may be accomplished with the installation of a bead of caulk or preferably a recessed metal edging.

2.12 Retaining walls: The stone retaining walls bordering the property are intact.

2.13 Garage: The attached wood framed garage is in good shape. The overhead garage doors are equipped with automatic door openers. The reverse brake features on the openers were operated. This is designed to prevent the door from closing and damaging your car or causing bodily injury. Proper fire protection is provided by the drywalled wall finish.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an underground 120/240-volt, 200-amp service. The main distribution panel is located on the north side of the basement. The size of the service is considered adequate for the electrical requirements of the house. 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 is grounded to the supply plumbing.

A gas-fired back-up, 22kW generator has been installed on the electrical system. The unit is located at the NE corner and ensures power during electrical outages. 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 modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

There are two active 240-volt circuits, and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- side oven	40-amps
- dryer	30-amps
- air conditioner	20-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 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 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. The units are present on each floor. *The 2nd floor unit has been removed and will be reinstalled by the owner.*

HEATING/COOLING

4.01A Type of system: The house is heated by a radiant floor-hot water heating system. The hi-efficiency, gas-fired hot water heater provides hot water for both the radiant floor heating system and for domestic hot water use. The hot water heater is located in the basement mechanical room and the exhaust is vented through a plastic pipe on the north side of the house. The hot water heating system is operable. There are numerous thermostats that control heat to various areas of the house.

The thermostat at the west end of the 2nd floor hallway area controls A/C only. The humidistat beside the A/C thermostat controls the steam humidifier located in the basement.

4.02B Radiant floor heat: Radiant floor hot water heat is present on all levels and is split into multiple heating zones, which are controlled by a thermostat in each zone. Hot water is delivered to each zone via polyethylene pipe imbedded in the concrete floors. Controllers located in the mechanical room operate the pumps required to deliver heat to each zone.

A 2nd set of pipes from one of the hot water heaters delivers hot water for use in the washrooms and kitchen. A holding tank for domestic hot water use is located in the mechanical room.

The PVC plastic exhaust flue pipe that vents the three hot water heaters to the exterior is intact and should be inspected annually for moisture seepage at the joints.

4.03B Air filter: A passive air filter is in place below the air-handler assembly in the attic-mounted air conditioning system. The filter can be accessed through an opening in the 2nd floor ceiling hallway. It should be inspected every month during the summer and cleaned.

4.02B Heat distribution: The in-floor radiant heating system appears to be present in all principal rooms and heat was detected in in the floors at the time of the inspection. With the exception of those pipes that are visible in the basement mechanical rooms, the hot water heating pipes could not be inspected.

4.03A Steam humidifiers: A steam humidifier is located on the basement level and the humidistat is located on the 2nd floor-west wall.

G: *the equipment is mounted the closet beside the basement staircase and should be isolated to prevent contact with the electrical wiring connections.*

4.03C A HRV (Heat Recovery Ventilating) system is located in a front bedroom upper closet and this system extracts air from the bathroom areas. A humidistat is located in each bathroom.

P: the system could not be made to operate and ventilation in the bathrooms was not verified.

4.03D Central air conditioning: The air-cooled central air conditioning system is located in the attic. It was not operated due to the low outdoor temperature. The unit has cooling capacity of approximately 3.5 tons. This should be sufficient for this size of house. The condensate drain line is connected to the waste plumbing in the attic.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are largely modern polyethylene pipe, with the incoming water main made of copper. The main water shutoff valve is located in the mechanical room. The incoming water main is an oversized one inch copper incoming water main.

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 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 back-water valve has been installed in the main drain pipe beneath the concrete floor in the cold cellar at the west end of the basement. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the basement. A floor drain is located in the mechanical room.

A sump pump system is present in the floor of the cold cellar. The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the exterior.

P: the sump pump has been disconnected from the electrical outlet and should be reconnected to ensure constant operation.

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.

As discussed previously in the heating section, the hot water heater provides not only hot water for the radiant floor heating system, but also for domestic hot water use.

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 washroom are intact. The tiled shower stall enclosures in the basement and on the 2nd floor are intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

G: the faucet handle on the north bedroom bathtub tap set is loose and should be secured.

A water purification system is present below the kitchen sink. It was not inspected.

INSULATION

6.01A Attic: There are about thirteen inches of loose-fill cellulose 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: The framed exterior walls are well insulated with either high density spray foam or fiberglass batt insulation. This corresponds to a thermal resistance value of R-20+ and should provide good protection against heat loss. The finished basement exterior walls appear to have been insulated with hi-density spray foam insulation.

6.06 Weatherstripping: 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. Door jambs are square, allowing good closure of interior doors. The hardware on doors is operable.

G: *a couple of door handles are loose and should be tightened.*

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/fixed windows.

7.04F Fireplaces: The natural gas prefabricated fireplace in the living room was operated and is functioning properly. The exhaust is vented directly through the exterior wall. Annual servicing and cleaning are 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 on the main floor is vented to the exterior.

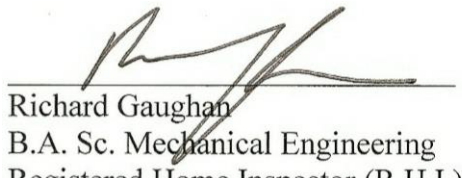
P: the vent for the dryer is partially blocked with lint and should be cleared.

Note: The exterior landscaping sprinkler system was not tested.

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.)