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4684B Dundas Street West, Toronto, Ontario



June 28, 2022

## **SUMMARY INSPECTION REPORT**

PROPERTY: 4684B Dundas Street West, 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 2017 and is in good structural condition. No foundation seepage was detected. The roof shingles are in good condition. The stucco siding is in good shape. Vinyl framed windows are present throughout. Exterior trim finishes are well caulked to the stucco siding and the roof overhang (eaves) is capped with aluminum. The front concrete stoop and rear wooden deck structures are sound.

The house is equipped with a 200-amp electrical service. The wiring system is in good working order. The hi-efficiency furnace and air conditioner are operable. Radiant electric floor heat is present in each bathroom (other than powder room). The supply plumbing is plastic pipe. The incoming water feed is an oversized one inch copper pipe. Water pressure is good. The waste plumbing is ABS plastic pipe. Water flows freely through all drain fixtures. 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 walls and attic are well insulated.

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

**NATIONAL HOME INSPECTION LTD.**  
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**REGISTERED HOME INSPECTOR (R.H.I.)**  
**SINCE 1983**



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## INSPECTION REPORT

PROPERTY: 4684B Dundas Street West, 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: 2017
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: south
- 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 poured concrete. 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. *There is a hairline crack in the foundation parge coat at the northeast corner. The crack is not serious and is due to normal shrinkage in the concrete.*

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.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure.

1.04 Interior framing: All visible joists are sound and properly spaced. The joists in the basement are composed of 12" engineered joists. 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 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 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. An exterior stairwell drain is provided at the bottom of the basement walkout at the rear. The drain was not tested for water flow. Ensure that it drains freely. As there is a large tree on the front lawn, there is the potential for roots to interfere with the drain pipes.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 15-20 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 good condition.

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. The modified bitumen roofing membrane above the front porch is in good condition. The perimeter of the flat roof is capped with aluminum.

2.05 Skylights: The skylight above the 2<sup>nd</sup> floor hallway is watertight. 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.

*G: extensions are recommended on the downspouts at the front and rear corners to further discharge water away from the foundation.*

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base. 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 all sides and was found to be in good condition.

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

2.10B Soffits & Fascia: The roof overhang on all sides (otherwise known as the eaves) is finished in aluminum. The eave troughs 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 decks: The concrete deck at the front is in good structural condition. The concrete steps are functional and glass/metal rails are secure. No cracks exist in the deck slab.

2.12 Retaining walls: The poured concrete retaining walls that comprise the rear basement walkout at the rear are structurally sound.

2.13 Garage: The attached wood framed garage is in good shape. The overhead garage door is equipped with an automatic door opener. The reverse brake feature on the opener was tested and found to be functional. 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: This home is equipped with an overhead 120/240-volt, 200-amp service. The main distribution panel is located in the basement mechanical room. The size of the service is considered more than sufficient 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 sufficient for the 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 numerous 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- oven                      40-ampsx2
- 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. The kitchen is equipped with a good 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.

3.05 Exterior wiring: The exterior outlets at the front and rear are equipped with a functional G.F.C.I. (ground fault circuit 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 and in each bedroom as per code for new construction. 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 on the west side of the house. The furnace was installed in 2017 and is operable. 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/water heater to the exterior is intact. It should be inspected annually for moisture seepage at the joints.

*M: the furnace and water heater exhaust pipes discharge directly below the dining room window. This window should not be opened to ensure that exhaust gases from the discharge pipes potentially vent back into the house.*

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 principle rooms. The location of return-air registers is sufficient.

Radiant floor, electric heating elements have been installed in each washroom (other than the main floor powder room) beneath the floor tiles. Each is controlled by a wall mounted thermostat and is 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.

4.03B 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 was manufactured in 2017 and is operable. The unit has a cooling capacity of approximately three tons. This is sufficient for this size of house. The condensate drain line is connected to the floor drain.

## **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 at the front of the basement and is an oversized one inch copper incoming water main.

*A water softener is connected to the supply plumbing system in the basement. The equipment will be removed by owner.*

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 and is located beneath the concrete floor at the front 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 furnace room.

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

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 leased from a 3<sup>rd</sup> party provider. Its capacity of 50 gallons should be adequate for the number of bathrooms and kitchens in the house. A water purification system is present below the kitchen sink. It was not inspected.

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 2<sup>nd</sup> 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.

*G: the rain shower head in the basement washroom sprays poorly. The fixture should be cleaned (decalcified).*

## **INSULATION**

6.01A Attic: There are about twelve 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: A sufficient amount of 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 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. The exterior walls are also covered with a layer of Styrofoam insulation, behind the stucco finish. The basement exterior walls are insulated with fiberglass 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. *The small water stain beside the exhaust vent in the laundry room ceiling was checked with a moisture meter and found to be dry.*

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.

7.03 Windows/doors: The following is a list of window types and any noted deficiencies. The windows/doors and related hardware are intact and are operable. The windows in all locations are provided with thermalpane glass.

+ vinyl framed casement windows.

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 2<sup>nd</sup> floor is vented to the exterior. All exterior vent covers are intact and are functional.

*G: the kitchen exhaust fan is noisy during start-up.*

There is an electric fireplace in the family room and it is operable

A natural gas bbq line is present on the rear deck. A shut-off valve is present. The valve should be closed when the appliance is not in use.

Note: The exterior landscaping sprinkler system was not tested.

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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,



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Richard Gaughan  
B.A. Sc. Mechanical Engineering  
Registered Home Inspector (R.H.I.)