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## 171 Indian Road, Toronto, Ontario





May 6, 2021

## SUMMARY INSPECTION REPORT

PROPERTY: 171 Indian Road, 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 was gutted and renovated in 2015. The asphalt shingles, slate, and flat roof systems are in good condition. The exterior brickwork is sound. Both chimney structures have been rebuilt. The wood siding at the rear and on the north gable is intact. Quality wood framed windows are present throughout. Window frames should be maintained with paint. The front porch is in good condition.

The house is equipped with a 200-amp electrical service. Modern copper wire is present throughout. The hot water heating system provides radiant floor heat throughout. There are six zones in which to control the heating. There are two dedicated central air conditioning systems. The supply plumbing is plastic pipe. Water pressure is good. The waste plumbing appears to be updated 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 exterior walls and attic appear to have been insulated with high-density spray form insulation for superior insulating qualities. The natural gas fire 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**

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## INSPECTION REPORT

PROPERTY: 171 Indian Road, Toronto, Ontario

Inspector: Richard Gaughan Client: Belinda Mulford

## INTRODUCTION

The following report is for use by the above client only. 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: 100+ years, gutted and renovated in 2015.
- BUILDING TYPE: three 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 brick masonry. From a structural standpoint, the foundations are in good condition. The structural components in the basement (ie. foundation and flooring system) could not be fully examined due to the finished nature of the basement. An addition is located at the rear. It sits on a concrete slab.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. 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 interior waterproofing membrane (known as a 'Delta' membrane) appears to have been installed on all interior foundation walls. The drain tile that is installed below the concrete floor slab connects into the sump pump system at the front of the basement.

1.03 Exterior walls: The exterior walls are constructed of solid masonry on the first and second levels, and wood framing on the third floor. The brickwork is a structural component and supports some of the load of the house.

1.04 Interior framing: The flooring systems are in good structural condition. Floors are relatively 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. *Termites are not a known problem in the immediate area.*

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.

## **GENERAL EXTERIOR**

2.01 Surface Drainage: Landscaping around the perimeter foundation walls should show a positive slope away from the house. This ensures good surface drainage and reduces the possibility of moisture problems in the basement. No surface drainage issues were observed.

2.03A Asphalt roofing shingles: The shingles were installed within the last 6 years and are in good condition. There is one layer of asphalt shingles present on all sides.

2.03B Slate roofs: Slate as a roofing material is very durable and most installations are in excess of sixty years old. Depending on the quality of the slate, its life expectancy will vary. One of the main reasons for failure originates not with the slate but rather with the roofing nails used to secure the tiles. These have a tendency to rust out, causing the tile become dislodged. If extensive repairs are required on an annual basis, replacement of the roof cover may have to be considered. Slate is present on the west upper level, on the front turret and west slope of the roof. The slates are intact.

2.03F Flat roof; modified two-ply bitumen roof: This type of flat roofing system is the standard used in residential flat roofing today and will typically last in excess of twenty years depending on the product and the installation. The flat roofing membrane at the rear is in good condition.

2.04 Parapet walls: The brick parapet wall that extends above the rear flat roof is intact. The flashings between the wall and roof surfaces are also intact.

2.07A Brick Chimneys: The chimney on the south side contains two flues for this home. One services the gas fireplace; the other is no longer in use. The brickwork, cap and flashings with regards to the chimney on the north and south sides are intact. The brick chimney on the north side is no longer in use. It too has been rebuilt about the roofline. The gas fireplace flue is equipped with a continuous metal liner which is beneficial in preventing deterioration to the chimney.

2.08 Eavestroughs: They provide roof drainage and help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for loose sections and leaky seams. The eavestroughs on all sides are made of aluminum. The downspouts discharge below grade. *Due to the close proximity of large trees near the house, it will be necessary to clean out the eavestroughs at least twice a year to prevent clogging of the system and to ensure a proper flow of water to the downspouts.*

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

2.09C Cedar shingle siding: This type of wall finish is present on the third floor on the north side and on the rear addition extension. The shingles are in good condition.

2.09G Solid wood siding: A clapboard wood finish is present at the rear. The wood is in good condition.

2.09K Slate shingles: This siding material is located on the south side 3<sup>rd</sup> floor. No loose or missing shingles were noted.

2.10A Exterior trim: All major openings in the exterior walls include trim to cover frames and provide a place to seal and flash sidings. The trim should be kept well painted and caulked.

*P: localized painting maintenance is required on some of the window sills.*

2.10B Soffits and fascia: The soffit is formed by the overhang of the roof and the fascia is the end of the roof rafters that the eavestrough connects to in order to capture rain water. These two surfaces on all sides are painted wood and are in generally good condition.

*G: localized painting maintenance is required to some of the wood trim below the roof lines.*

2.11B Front porch: The front masonry/wood porch structure is in good condition. The horizontal wood beams are sound. The clay brick porch posts are intact. The wood decking is intact. Rails are secure and the wooden steps are functional. A handrail was present alongside the porch steps.

## **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 at the NE corner of the basement. An auxiliary panel is located on the 2<sup>nd</sup> floor and is protected by a 100-amp breaker in the main panel. The size of the service is considered adequate for the electrical requirements of the house. The distribution panel 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. It appears as if the house has been completely rewired. The wiring is modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

*P: the wire hanging from the front basement rec-room wall is live and should either be de-energized or secured in a sealed junction box.*

There are five 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        20-amps (x 2)
- auxiliary panel        100-amps

The above appliances have their circuits safely protected. The remaining breakers service 115-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. Overall, the supply of outlets was found to be adequate throughout the house. The kitchen on the main floor is equipped with an adequate supply of outlets. There are three receptacles present in the kitchen served by 20-amp circuits. This is enough for two appliances to be plugged into the same outlet without the risk of the fuse/breaker tripping.

All outlets and light fixtures tested were found to be operable. The kitchen counter outlet located within arm's reach of the sink is also ground fault protected. The G.F.C.I. device was tested and found to be operable. The electrical outlet in each washroom is protected by a ground fault circuit interrupter (G.F.C.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 outlets at the front and rear are equipped with a functional G.F.C.I. to minimize the electrical shock hazard in this area.

## **HEATING/COOLING**

4.01Q Type of system: The house is heated by a wall mounted gas fired, hydronic hot water system. This is a high-efficiency condensing water heater and the products of combustion are vented to the exterior through a plastic pipe on the north side of the house. The boiler was installed in 2016. The heat exchanger in this type of water heater typically lasts about 15 to 20 years

The combination boiler provides heat for the domestic hot water in the house (via an insulated storage tank and heat exchanger) as well as for the central heating system. There are six separate heating zones in the house, one for the in-floor radiant heating system in the basement, one for the radiant heat on the third floor, two for the main floor and two for the second floor. Heat is transferred from the water heater to the distribution piping via a water-to-water heat exchanger mounted on the exterior wall of the mechanical room. There are eight circulating pumps, one interlocked with the water heater, a second for the storage tank, and the rest for the in-floor radiant system installed throughout the house. The circulating pumps are operable. The pumps are impedance protected and do not require annual oiling.

The heating system was found to be operable during the inspection. Having it inspected and cleaned annually is a wise practice and will help maintain an acceptable level of heating efficiency. The boiler appears to have been installed less than one year ago.

The visible plastic distribution piping for the radiant hot water heating system in the front basement utility room shows no leak issues.

An expansion tank is located near the boiler in the basement. These are installed to limit increases in pressure to the allowable working pressure. An automatic water regulating valve that controls the fresh water supply to the system is present. There is also a pressure release valve present that prevents the operating pressure from exceeding 30 psi.

The PVC plastic exhaust flue pipe that vents the boiler to the exterior is intact. It should be inspected annually for moisture seepage at the joints.

Most floors are provided with zoned in-floor hydronic radiant heating system as the main heat source. The water heater is located in the mechanical room and services the PEX Polyethylene radiant heating piping via wall mounted manifolds. There are six thermostats located throughout the house. The thermostats on the first and second floors are zoned to the front and rear of the building, and there is one for the basement and another for the third floor. This component of the heating system was operable.

4.03A Central air conditioning: The air-cooled central air conditioning system is independent of the heating system and was operated. The units are six years old and include two zoned systems fitted to two separate air-handlers with their own ductwork distribution, set up to service two floor levels each. Each unit has its own thermostat for each zone. The air-handler in the basement services the basement and main floor and the other system located in the mechanical room on the second floor services the two upper floors. The evaporator coils and the compressor could not be examined. The system was found to be operable. Each unit has a cooling capacity of 2.5 tons. This appears adequate for this size of house. The two blowers are equipped with a one third horsepower motor which is of sufficient size for the air conditioning system. The condensate drain



line is connected to the sump pump in the basement and a drain on the second floor. The 2<sup>nd</sup> floor unit is set into a floor tray in case there is any leakage of condensate.

4.03B Air filter: A passive air filter should be kept in place beside the air-handler assembly in the air-conditioning system to protect the AC coils from being clogged with dust. It should be inspected at least every two months and replaced if dirty.

4.03C 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 each of the air-conditioner air handlers to "piggy-back" onto the ductwork and blower system. The humidistats were not located.

## **PLUMBING**

5.01 Supply plumbing: The visible water distribution pipes throughout the house are largely made of Polyethylene (PEX) piping with some copper sections near the water meter and extending to the outdoor faucets. The main water shutoff valve is located in the furnace room. The incoming water main is an oversized one inch copper incoming water main. The water is heated by the wall mounted boiler described above in paragraph 4.01Q.

5.02 Water pressure: The pressure (flow rate) was observed on the top floor when both the toilet was flushed and the shower or tub faucet was open. The pressure was found to be very good. A pump and pressure tank has been installed near the water service entry to the house at the front of the basement. This system is designed to temporarily store water from the supply plumbing system and increase the flow rate in the house with heavy demand. The pump was operable during the inspection. Periodic adjustment of the pressure switch and inflating of the bladder in the pressure tank may be necessary to prevent constant operation.

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. However, they appear to have been completely upgraded. Water flow through all drains and toilets is fine. A floor drain is located in the furnace room.

A sump pump system is present at the front of the basement. The pit in the floor is designed to collect water from the interior foundation drain tiles and then pump that water through a pipe at the front of the house. The pump was operable and should be inspected annually to ensure that the float is set up to operate the pump correctly.

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.

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 each washroom are intact. The tiled shower stalls in each washroom are also intact. The corner joints should be kept well sealed with silicone.

## **INSULATION**

6.01A Attic: There are about six inches of spray foam 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. Further, the spray has been applied to ductwork located in the attic servicing the third floor.

6.02 Venting: Adequate attic ventilation is provided, and this should help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The exterior walls also appear to be insulated with hi-density spray foam insulation. This is a substantial upgrade and appears to have an R-value of 20+.

6.06 Weatherstripping: Quality thermalpane windows are present throughout the house.

*G: caulking is recommended around the front exterior door frame.*

*G: the installation of storm windows on the two stained glass windows on the north side is recommended.*

## **GENERAL INTERIOR**

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

7.02 Flooring: The floors were inspected for soundness. The floors throughout the house felt secure and are relatively level. The cracks noted in the basement floor are not considered a structural problem. 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: 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 are provided with thermalpane glass. The stained glass, double hung windows window are fixed in place and do not open.

- + quality wood framed casement and double hung windows.
- + original double hung wood windows in stairwell.

7.04F Fireplaces: A natural gas prefabricated fireplace has been installed in the living room. The unit is operable.

7.05 Ventilation: The kitchen exhaust fan is operable. The exhaust is vented to the exterior. The bathroom exhaust fans located in each washroom are operable and appear to be properly 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.

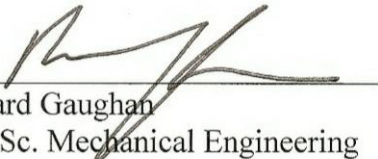
7.06 Smoke Detectors: The house has been fitted with electrically connected smoke detectors. The units should be changed every seven years. They were not tested.

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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.*

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.)