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105 Wimbleton Road, Toronto, Ontario





June 23, 2021

SUMMARY INSPECTION REPORT

PROPERTY: 105 Wimbledon Road, Toronto, Ontario

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

OVERALL CONDITION: Good. The house is in good structural condition. No active foundation seepage was detected. The roof shingles are recent and in good condition. The exterior wood siding finish is well painted and caulked. Quality wood framed windows are present throughout much of the house. The exterior trim finishes are capped with aluminum. The rear porch area and chimney are a recent build and in good condition. Both main chimney structures are sound.

The house is equipped with a 100-amp electrical service. Wiring is largely updated, though some of the original-ungrounded wire is present in the original portion of the house. Several outlets are ungrounded and should ideally be fitted with a GFCI device. The hi-efficiency furnace was installed in 2005. The primary air conditioner is five years old. The 2nd floor-ductless air conditioner is about 20 years old. This unit also provides natural-gas heat in winter. The supply plumbing is largely copper pipe. Water pressure is good. The waste plumbing has been substantially updated with plastic. 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 of the original house were insulated with rigid Styrofoam insulation. The rear addition walls are insulated with fiberglass. The rear crawl space and attic have acceptable levels of insulation. There are two natural gas-burning fireplaces and a wood-burning fireplace in the rear porch.

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: 105 Wimbledon Road, Toronto, Ontario

Inspector: Richard Gaughan Client: Belinda Mulford

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: 70 years, rear addition is about 20 years old.
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

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STRUCTURE

1.01 Foundation: The original foundation walls are constructed of concrete blocks. An addition is located at the rear. Its 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.

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 original exterior walls are constructed of solid masonry. The rear addition walls are wood frame construction.

1.04 Interior framing: Most of the floor joists supporting the main floor could not be inspected due to the finished nature of the basement. These joists are composed of 2" by 8" lumber. The interior masonry walls in the basement provide adequate intermediate support for the floors and walls above. Floors are relatively level and felt solid throughout.

1.05 Crawl spaces: A crawl space is present at the rear. No deficiencies were noted with regards to structural components in this area. The perimeter walls of the crawl space are insulated with fiberglass.

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 are also 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. The window well at the front is intact. As there is a large tree at the front of the house, there is a potential for tree root interference with the original clay drain pipes. It is not known whether the drain pipes have been upgraded to plastic.

G: the soil adjacent to the house at the northeast corner will allow water to pond adjacent to the foundation and the grade should ideally be raised.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 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 are in very good condition and were upgraded within the last year. There is one layer of asphalt shingles present on all sides.



2.03F Flat roof: This roofing installation 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 rear addition is 20 years old. The roof surface is in acceptable condition and appears to have several years of life remaining.

2.07A Brick Chimneys: The chimney on the north side contains two flues, servicing both natural gas fireplaces. The chimney on the south side is no longer in use. The brick chimney at the rear is equipped with a motorized vent to assist in the chimney draft. The stonework, cap and flashings with regards to the three chimneys are intact. The basement gas fireplace flue is equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and ensure a proper draft in the flue.

2.08 Eavestroughs: Aluminum eavestroughs are present on all sides. The downspouts discharge below grade and into the waste plumbing below the front lawn, and onto the surrounding land.

G: the downspout that discharges below grade should ideally be disconnected and should discharge onto the surrounding land, well away from the foundations.

2.09A Masonry walls: The stone masonry finish on the front wall is in good condition.

2.09G Solid wood siding: The remaining walls are finished in a quality cedar wood siding. The wood siding is well painted and caulked.

2.10A Exterior trim: The exterior window frames are finished in either aluminum or vinyl and are well caulked to the exterior 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. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

2.11B Concrete decks: The paving stone porch/deck at the front is intact. The support columns for the front porch roof are secure. The roof structure appears sound. The rear porch structure is a recent build and is in good condition. The support columns for the rear porch roof are also secure. The roof structure is sound. Wood finishes are well painted. There are electric heating units mounted below the ceiling. The heating elements were not operated.



G: there are several switches and timers adjacent to the rear garage entry door. These were not operated. Their purpose and function should be discussed with the owner prior to closing.

2.13 Garage: The attached solid masonry garage is sound. *There is a hairline vertical crack in the south garage wall due to minor settlement. The cracks in the garage floor are a cosmetic defect.* 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.

2.14 Shed: The wood framed shed at the rear is intact. The roof shingles and sidings are serviceable.

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 furnace room. The main disconnect panel is located in the garage. 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 main distribution panel is rated at 125-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 largely updated romex cable that is equipped with a grounding wire. Some of the lighting and outlet circuits in the original portion of the house are original and this wiring is ungrounded. Ungrounded outlets are present in several areas of the original house.

G: those outlets 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.
(Budget \$1,000)

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

- oven	30-amps
- dryer	30-amps
- air conditioner	20-amps x 2
- electric heat	15-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. Overall, the supply of outlets was found to be sufficient throughout the house. There are at least two outlets per bedroom. 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: an outlet on the south dining room wall should be 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 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.

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 and are battery operated. None were 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 at the front of the house. The furnace was installed in 2005. The furnace was found to be 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.

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 air-cooled central air conditioning system was manufactured in 2013. A/C system typically last 15-20 years. The system was found to be operable. The unit has a cooling capacity of approximately two tons. This appears adequate for this size of house. The condensate drain line is connected to the floor drain.

4.03E Split Coil Air-conditioning: An air-cooled, 'ductless' air-conditioning system is present on the 2nd floor (work-out room). The equipment was installed about 20 years ago and is equipped with a natural gas heater for winter use.



G: there is some heat damage to the casing of the exterior unit due to the natural gas heater contained within the system. The equipment should be serviced to ensure that the heating component is operating correctly. The system was not operated in heat mode as the air-conditioning component was in use. Eventual upgrade of this equipment will be required.

(Budget \$5,000)

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 at the rear of the basement.

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 plumbing: The waste drainage plumbing is a mix of original cast iron/clay pipe and upgraded ABS plastic. 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 is located in the furnace room.

G: consideration should be given to having a back-water valve installed in the main drain pipe beneath the concrete floor at the front of the basement (or under the front lawn). Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house. (Approximate Cost: \$2,500 to \$3,000)

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 3rd party provider. Its capacity of 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2012.

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 2nd floor washroom are intact. The tiled shower stall enclosure in the ensuite washroom is also intact.

INSULATION



6.01A Attic: There are about 10-12 inches of rock wool and fiberglass batt insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-32. This is enough to minimize heat loss through the ceiling.

6.02 Venting: Minimal attic ventilation is present (typical of older homes). Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months.

6.03 Exterior walls: The exterior walls of the original house have been insulated with rigid Styrofoam board insulation between the original masonry walls and exterior wood siding. (according to owner). The addition exterior walls are insulated with fiberglass insulation.

6.05 Crawl space: The perimeter walls of the crawl space appear to be insulated with fiberglass. The exterior side of the addition foundation walls are insulated with hi-density Styrofoam.

6.06 Weatherstripping: Modern thermalpane windows and insulating doors are present throughout.

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 functional. 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 in all locations are provided with thermalpane glass.

+ vinyl/wood framed casement windows.

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the basement and was installed in an original wood-burning fireplace. The unit was not operated as the controller was not located.

The wood-burning fireplace on the rear porch is a modern build. The firebox and metal damper are intact. A motorized exhaust vent is present at the top of the flue to assist in extracting the by-products of combustion. This component of the fireplace was not operated.

7.04F Natural gas fireplace: A gas-fired, log burning fireplace insert has been installed in the original wood burning fireplace in the living room. The primary drawback to these units is the requirement that the damper be secured in an open position, thereby resulting in unnecessary heat/cool loss when not in use. If the unit is not used regularly, then the damper should be closed. This should be done in any event during the summer months. The fireplace was operated and found to be functioning properly. Annual servicing and cleaning is advisable to ensure safe operation.



G: there is a copper gas pipe at the rear of the living room fireplace. Its proximity to the flame is of concern. A licensed gas pipefitter should examine the installation to ensure that clearances between the pipe and the ceramic log insert are sufficient.

**Seller had fireplace installed with
<https://www.walltek.ca/>
Licensed Gas fitters**

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable and are vented to the exterior. The dryer on the 2nd floor 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.

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.

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.)