NHI National Home Inspection Ltd.
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52 Sunnydene Crescent, Toronto, Ontario

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November 25, 2021

SUMMARY INSPECTION REPORT

PROPERTY: 52 Sunnydene Crescent, 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. The roof shingles are in good condition. The exterior brickwork is sound. The chimney structures are in generally good condition. Exterior trim finishes have been capped with aluminum. Windows have been upgraded throughout. The rear wooden deck structure is sound. The foundations appear to be for the most part watertight, with evidence of past moisture penetration along the west wall.

The house is equipped with a 200-amp electrical service. Grounded copper wire is present throughout. The high efficiency furnace is new. The air-conditioner is about 15 years old. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing is largely original copper and clay 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 plaster wall/ceiling finishes are in good condition. The exterior wall cavities are largely un-insulated (typical of solid masonry wall construction detail). The attic is insulated to R-32. Additional insulation is recommended. Both wood-burning fireplaces appear usable.

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

NATIONAL HOME INSPECTION LTD.
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SINCE 1983

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INSPECTION REPORT

PROPERTY: 52 Sunnydene Crescent, 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: 60 years

- BUILDING TYPE: backsplit detached

- FRONT OF HOUSE FACES: north

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- WEATHER: rain

- HOUSE OCCUPIED: no

- WATER SOURCE: public

- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. 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: The basement walls and floors were examined for evidence of water seepage. It is usually not possible to determine the severity and regularity of such problems without monitoring the walls over several months. Most water problems are a result of non-functioning eavestroughs, downspouts, or poor surface drainage.

M: evidence of minor water penetration was noted through the foundation in the rear bedroom closet along the west basement wall. As well, a small section of parquet flooring has heaved beside the closet. The stains were checked with a moisture meter and found to be dry. Monitor.

P: there is standing water at the base of the furnace and near the floor drain. The source of moisture could not be determined (most likely be furnace equipment). The furnace should be serviced. The moisture does not appear to have originated from the foundation.

1.03 Exterior walls: The exterior walls are constructed of solid masonry. The masonry is a structural component and supports some of the load of the house.

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. 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. *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. 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. A catch basin is present at the southeast corner. The drain should be kept clear of debris.

G: the stone sections that sit in front of the rear basement entry door have settled and should be adjusted.

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 on all sides are in good condition and were installed <10 years ago. There is one layer of asphalt shingles present on all sides.

2.05 Skylights: The acrylic skylight installation above the front entry door is intact. No water stains were observed on the ceiling finishes below.

2.07A Brick Chimneys: The chimney at the rear contains two flues servicing both fireplaces. The brick chimney at the front contains one flue and it prevents the high efficiency furnace. The brickwork, cap and flashings with regards to the furnace chimney is intact.

G: a couple of bricks on the fireplace chimney have lost their protective outer facing, exposing the soft inner core of the brick to the elements (known as spalling). The damaged bricks should be replaced. Repair loose concrete finish on the cap.

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 and onto the surrounding land.

2.09A Masonry walls: The exterior walls on most sides are composed of brick masonry. The brickwork was found to be in good condition.

G: *the mortar between bricks is loose or missing along the base of the rear wall and minor tuckpointing repairs are recommended.*

2.09G Solid wood siding: The exterior grade plywood siding wood finish on the rear dining room wall is well painted and caulked.

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim to minimize deterioration and reduce maintenance.

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.

2.11A Wooden deck: The wood deck at the rear is in good structural condition. Deck boards are intact and wood rails are secure.

2.11B Concrete decks: The front concrete deck slab is intact. The deck is covered in concrete paving stones, which are well laid and level.

2.13 Garage: The attached solid masonry garage is in good condition. 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 masonry and plaster wall/ceiling finish.

ELECTRICAL

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 200-amp service. The main disconnect and one of the auxiliary panels is located in the garage. The main distribution panel or most of the house wiring is located along the west basement wall in the furnace room. Auxiliary panels are located in the garage-beside the main disconnect, and in a kitchen cupboard. 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 primary distribution panel in the basement is rated at 125-amps. The panel rating is adequate for the existing service size. The electrical service appears to be properly grounded to the supply plumbing.

3.02 Distribution wiring: The visible distribution wiring in the house is largely composed of original copper wire. The wiring is 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-amps
- air conditioner 30-amps
- water heater 30-amps
- dryer 30-amps
- auxiliary panel 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 overfused.

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 is no outlet in the main floor powder room.

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 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 on each level. *None were tested. It is not known whether they are equipped with carbon monoxide detection capability. This should be confirmed.*

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 that discharges through the chimney. The furnace was upgraded in 2020. 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 to the exterior is intact. It should be inspected annually for moisture seepage at the joints.

P: as discussed previously, there is water sitting around the base of the furnace. A service call is required to determine whether the water originates from the furnace and repaired necessary.

Seller is repairing furnace, will include copy of invoice once repaired

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. The thermostat for the heating system is located in the front hallway. *The thermostat in the basement rec room appears to serve no purpose.*

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 system was not operated due to the low outdoor temperature. The equipment appears to have upwards of 15 years old and has a cooling load of 2.5 tons. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are copper pipe. The main water shutoff valve is located in front of the hot water tank. *There are two copper pipes that run below the basement floor slab, adjacent to the water meter. It is not known where these pipes run to and the condition of these pipes below the floor slab is unknown.*

An inside shutoff valve (with a drain cock) has been installed on the supply pipe that services the east outdoor garden tap below the basement bathroom sink. Closure of the internal valve (and draining of the external section of pipe) will prevent the exposed pipe from freezing during the winter months.

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 largely original and is a mix of copper and clay pipe. Some updated ABS plastic pipe is present. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their age/condition is not known. There is a white plastic clean-out access cover in the front garden bed and this indicates that some level of drain upgrade below the front lawn has been made. The scope of the drain upgrade 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 electric hot water heater has a capacity of 60 gallons. This is adequate for the number of bathrooms and kitchens in the house. The water heater appears to be a rental unit.

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 ensuite washroom are intact. The tiled shower stall enclosures in the basement and on the first floor are also intact.

INSULATION

6.01A Attic: There are about six to eight inches of loose-fill and fiberglass batt insulation present in the attic. This provides a thermal insulating value of approximately R-32.

G: *another six inches of insulation should ideally be added to the attic to bring it to the recommended thermal insulating value of R-50.*
(Approximate Cost: $3,000)

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: Insulation could not be found in the exterior walls. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. This type of wall construction usually has a thermal rating of R-4 to R-6. The basement exterior wall cavities were not accessed and the presence of insulation is unknown.

6.06 Weatherstripping: Modern thermalpane windows and insulating doors are present throughout most of the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely composed of gyprock panels covered in a skim coat of plaster. Some of the plaster walls have been finished with plywood. The walls and ceilings were found to be in good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are level. The staircase from the basement to the main floor is sound. The door jambs are square, allowing good closure of interior doors. The hardware on doors is functional.

G: a small section of the concrete floor (covered in parquet flooring) along the west basement wall near the bedroom closet has heaved. This is due to moisture migration through the floor slab and is a cosmetic defect.

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.

+ modern vinyl framed windows.
+ original wood framed window above kitchen sink. *This window does not open.*

G: one of the rear basement bedroom window panels has lost its thermal seal. This results in condensation between the two pieces of glass and is a cosmetic defect.

7.04A Fireplaces: A wood burning masonry fireplace is present in the basement and on the first floor. The fireboxes are intact and the metal dampers are operable. Neither fireplace appear to have seen much use.

G: a W.E.T.T. certified technician should inspect the fireplace before use (likely requested by your insurer). This level of inspection will identify potential safety issues that require correction before use.

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 in the basement is vented to the exterior.

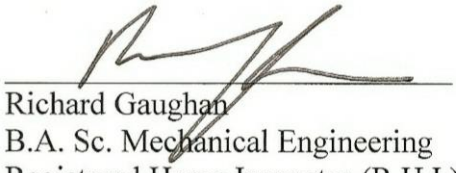
Note: The exterior landscaping sprinkler system and water software equipment in the basement were not inspected.

Note: The central vacuum system does not function.

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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