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120 Carrington Drive, Richmond Hill, Ontario





March 17, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 120 Carrington Drive, Richmond Hill, 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 and appears to have been built in 1984. No active foundation seepage was detected. The roof shingles are in good condition. The exterior brickwork is sound. Windows are vinyl framed. The window frames and roof overhang are capped with aluminum. Most of the window panels have lost their thermal seals and moisture is present within the glass panel. This is a cosmetic defect. The garage is in good shape. The rear deck is an older build. Monitor deteriorating deck boards.

The house is equipped with a 100-amp electrical service. No major wiring issues were uncovered. The mid-efficiency furnace is 15 years old. The air conditioner is four years old. The supply plumbing is 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 interior drywall finishes show no major defects. The exterior walls are insulated with fiberglass (R-12). Additional insulation is recommended in the attic. The wood burning fireplace appears usable.

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

NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 120 Carrington Drive, Richmond Hill, 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: 1984
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: clear
- HOUSE OCCUPIED: no
- 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.

M: hairline cracks are present in the foundation in several locations. The cracks are not serious and are due to normal shrinkage in the concrete. These cracks are typically found in poured concrete foundations. They should however be monitored for seepage.

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.

M: there is some staining of the carpeting at the rear corner of the basement. The carpet and adjoining drywall were checked with a moisture meter and found to be dry.

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

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 steel I-beams in the basement provide intermediate support for the floors and walls above. 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. *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: Drainage adjacent to the house was difficult to determine due to snow coverage. In the spring, grading should be checked to ensure that there is a positive slope away from the house on all sides. This will ensure good surface drainage and reduce the possibility of moisture problems in the basement.

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 appear to have been installed <7 years ago. There is one layer of asphalt shingles present on all sides.

2.07B Metal chimneys: There are basically two types of flues that are available; an uninsulated Class 'B' vent (for heating systems), and a double walled, Class 'A' mass insulated chimney (for fireplaces). The latter are prone to corrosive problems on the interior. An annual inspection by an accredited chimney sweep is advised if the fireplace is to be used for wood burning purposes. There are two metal flues on the east side and they vent the fireplace/furnace. The visible sections of the metal flues are intact.

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.

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

2.10A Exterior trim: The exterior window frames have been covered in aluminum trim in all locations to minimize deterioration and reduce maintenance. Caulking should be maintained around all window and door openings.

G: localized painting maintenance is required at the base of the garage door frame.

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 an older installation. The deck however appears to be in good structural condition. The deck boards are aging and should be monitored for rot. The wood rails are secure.

G: the wooden steps at the rear should be laid on a concrete base to provide a level set of steps.

2.11B Concrete decks: The concrete slab between the two sets of doors at the front is intact and sits over top of the cold cellar at the front of the basement.



G: the rear fence is failing and should be replaced.

2.13 Garage: The attached wood framed garage is sound. The roof shingles are 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 masonry wall finish at the rear of the garage. The hairline cracks in the concrete floor slab are non-structural.

P: an extension cord presently connects the garage door opener to the wall receptacle. A permanent outlet should be provided within reach of the opener to eliminate the need for the extension cord.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an underground 120/240-volt, 100-amp service. The main distribution panel is located at the northwest corner of the basement. The size of the service is considered adequate for the electrical requirements of the house. 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 modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.



P: unprotected wiring connections are visible in the two locations in the basement ceiling. One is located near the steel I-beam in the NW basement utility room. The other is located on the doorframe opposite the furnace. The wires should be reinstalled in a junction box to prevent them from becoming loose.

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

- stove 40-amps
- dryer 40-amps
- air conditioner 30-amps

The above appliances have their circuits safely protected. The remaining breakers and fuses service 115-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Each circuit should be protected by either a 15-amp fuse or breaker. The fuses should be tightened, and the breakers 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. The kitchen is equipped with an adequate supply of outlets. There are three split receptacles present in the kitchen. Each half of a split receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the risk of the breaker tripping.

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.

*P: all washroom outlets should be provided with a ground fault circuit interrupter (G.F.I.) device to provide the required level of safety from electrical shock in this area of the house. Replacement of the outlets in all washrooms is required.
(Approximate Cost: \$300 to \$400)*

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.

P: the ground fault interrupter (G.F.I.) device on the exterior outlet on the rear deck is inoperable and should be replaced.

P: there is no smoke/carbon monoxide detector present in the basement and on the first floor. One is required on each level.

HEATING/COOLING

4.01A Type of system: The house is heated by a mid efficiency, gas-fired forced air furnace. The furnace was installed in 2006. The heat exchanger typically lasts 15-20 years.

*M: the furnace is aging; replacement should be budgeted for within the next three to five years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.
(Approximate Cost: \$4,000 to \$4,500)*

The gas burner and related equipment was found to be operable. The blower and its motor are operable. The fan limit control was found to be operable. The high level limit control was not tested.

The metal exhaust flue that connects the furnace and water heater to the base of the chimney flue is intact. It should be inspected annually for perforations, blockage, or loose connections.

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 of 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 system could not be operated due to the low outdoor temperature. The equipment was manufactured in 2017 and has a cooling load of 2 tons. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located at the front of the basement. The incoming water main is a 3/4 inch copper line.

Inside shutoff valves (with a drain cock) have been installed in the supply pipes that service the outdoor garden taps in the basement ceiling (front and rear). 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 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 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. (budget \$,2500)

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.

M: an 'S' trap configuration exists under both basement sinks. Ideally the trap should be replaced with a 'P' trap configuration, though this may be difficult due to space limitations. So long as there is no siphoning of water within the trap and subsequent venting of sewer gas into the living space, the present trap configuration may continue.

The gas-fired hot water heater appears to be leased from a 3rd party provider. Its capacity of 50 gallons should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2001.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated and are in good working order. The bathtub tiles in the basement washroom are intact. The tiled shower stall enclosures in both second-floor washrooms are intact. The jacuzzi motor in the basement bathtub is operable. *The tub was not filled with water and operated as a drain stop was not available for use.*

INSULATION

6.01A Attic: There are about ten inches of loose-fill fiberglass insulation present in the attic.

G: another six to eight 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 to \$4,000)

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: The framed exterior walls are insulated with four inches of fiberglass insulation. This corresponds to a thermal resistance value of about R-12 and should provide adequate protection against heat loss. The finished basement exterior walls appear to have been 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. A repair to the drywall ceiling has been made in the family room.

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: 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 framed windows.

G: most of the thermalpane windows have lost their seals. This results in condensation forming between the two pieces of fixed glass or a white film that cannot be removed. This is a cosmetic defect and does not significantly impact the windows ability to retain heat. You may however want to replace the windows at some point.

(Further assessment required to determine accurate cost)

7.04B Fireplaces: A wood burning, zero-clearance fireplace is present in the family room. This is a prefabricated unit and allows for the finishing walls and detail around the fireplace to be built immediately adjacent to the unit. The unit appears usable. The firebox is intact, and the metal damper is operable.


G: a W.E.T.T. certified inspection is recommended 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 on the main 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. The central vac system is operable.

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.)