National Home Inspection Ltd.
2255B Queen Street East, Unit 1160,
Toronto, Ontario
M4E 1G3
TEL: (416) 467-7809
Email:nationalhomeinspection@sympatico.ca

60 Fenley Drive, Toronto, Ontario

August 15, 2022

SUMMARY INSPECTION REPORT

PROPERTY: 60 Fenley Drive, 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 were upgraded about five years ago. The rear extension flat roof cover is new. The exterior brickwork is sound. A few bricks on the chimney require replacement. Window frames and roof overhang are capped with aluminum. The garage is in good shape.

The house is equipped with a 100-amp electrical service. A gas fired 14 kW generator is interconnected with the electrical service to ensure continuous operation during power outages. The wiring is a mix of original and updated wire. Some of the outlets have been fitted with GFCI devices where they are ungrounded. The hi-efficiency furnace and air conditioner were upgraded in 2013. The rental hot water heater is of similar age. The supply plumbing is copper pipe. The incoming water service pipe is an original ½ inch copper feed. Water pressure is good. The waste plumbing is a mix of original cast iron/clay pipe, and updated ABS plastic pipe. Water flows freely through all drain fixtures. Both bathrooms are in good working order. Fixtures are operable and tile work is sound. The plaster wall and ceiling finishes are in good condition. The exterior walls are un-insulated (typical of solid masonry wall construction detail). Insulation and ventilation have been augmented in the attic.

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: 60 Fenley Drive, 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: bungalow
- FRONT OF HOUSE FACES: south
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: overcast
- 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. *There is a hairline crack in the foundation wall behind the laundry area. This is not considered a structural issue and as it does not appear to leak, repairs are not required.*

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: efflorescence is present on the foundation walls in the cold cellar. This is indicative of elevated moisture levels in this area. As is typical of older homes, foundations often have either no waterproofing or what is there is ineffective. Localized seepage is a possibility due extraordinary rainfall or neglect of eavestroughs or correct surface drainage.

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: 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 10" lumber. The interior built up wood beams walls in the basement provide intermediate support for the floors and walls above.

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.

M: There is some discoloration to a small section of the the roof sheathing boards above the kitchen area due to elevated moisture levels. Repairs are not required.

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.

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 good condition and were installed 5 years ago (according to owner). There is one layer of asphalt shingles present on all sides.

2.03F Single-ply (TPO) flat roof: This quality roofing installation involves a a single-ply application. They are a quality roofing system and typically last in excess of 25 years. The flat roofing membrane above the rear addition is new.

2.07A Brick Chimneys: The brick chimney on the west side contains one flue and it vents the water heater. The water heater 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.

G: at least two bricks have lost their protective outer facing, exposing the soft inner core of the brick to the elements (known as spalling). A couple of others are cracked. The damaged bricks should be replaced. (Approximate Cost: $500 to $800)

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. Metal leaf guards have been installed on all sides to greatly reduce cleaning maintenance of the eavestroughs. The metal surface should be cleared of debris on a regular basis.

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

G: There is a finishing stone at the base of the foundation, adjacent to the front steps whose surface has deteriorated. The stonework should be patched with cement.

2.09F Vinyl siding: Located on the rear addition, this is a durable siding and is relatively maintenance free. The siding is intact.

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 exterior window frames have been covered in aluminum 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.

2.11B Concrete decks: The concrete deck at the front is in good shape. The concrete steps are intact. A flagstone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

M: the front deck metal rails are beginning to loosen as they are deteriorating at deck level. As well, the height of the rails is below the standard height requirement for porch rails. Eventual replacement of the rails will be required.

G: the parge coat along the base of the rear and east walls exterior foundation walls has loosened or is missing in areas. This is a cosmetic defect.

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 wall finish.

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 on the west basement wall. The size of the service is considered 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 main distribution panel is rated at 125-amps. The panel rating is adequate for the existing service size. The electrical service appears to be grounded to the supply plumbing.

A gas-fired back-up generator (14kkW) has been installed on the incoming electrical service. The unit is located at the rear of the property and provides continuous electrical power during outages. These would typically include the furnace, kitchen outlets, sump pump and a few other circuits. The system was not operated. An annual inspection is recommended to ensure that it is in good working order.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is a mix of the original, ungrounded wire and modern grounded cable that is equipped with a grounding wire.

G: *most outlet that are ungrounded on the main floor have been fitted with a GFCI device. This is a common and desirable upgrade where some of the wiring is original and ungrounded. There are still a couple of outlets in the living room area and at least two in the bedrooms that are ungrounded and should ideally be fitted with a GFCI device.*

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 30-amps
- air conditioner 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.

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. 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.

P: *the exterior outlets at the front and rear should be equipped with a G.F.C.I. (ground fault circuit 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. They should ideally be replaced upon move-in.

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 upgraded in 2013 and is operable.

The PVC plastic exhaust flue pipe that vents the furnace to the exterior is intact. The metal exhaust flue that connects the water heater to the base of the chimney flue is also intact. Both 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 principle rooms. The location of return-air registers is sufficient.

Radiant floor, electric heating elements have been installed in the basement washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and is operable.

G: *asbestos material appears to be present around in each heat register where it passes through the flooring. The insulation is located between the floor boards and the metal heat register. It should either be removed or encapsulated to ensure that the fibres do not become airborne. (A*pproximate Cost: $1,500 to $2,000)

G: the ducts require cleaning.

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 is sufficient for this size of house. The condensate drain line is connected to a condensate pump. This is a mechanical device and is located beside the furnace at floor level. A plastic pipe runs from the pump and drains into the waste plumbing.

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 (beside the laundry). The main water shutoff valve is located beside the basement bar area. The incoming water main appears is an original 1/2" copper line. Water pressure is usually fine with these water mains, though one can expect a drop in pressure when more than one fixture is flowing water.

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 the original cast iron stack (runs from the basement and extends through the roof), lead pipe fitting below the main floor toilet, clay drains below the basement floor, and some upgraded ABS 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.

A backwater valve has been installed in the main drain pipe below the front basement floor. This device prevents city water from backing up through the drain during extreme rainfall conditions.

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 40 gallons should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2013.

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 main floor washroom are intact. The tiled shower stall enclosure in the basement washroom is also intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration. The jacuzzi was operated.

P: there is a small leak below the jacuzzi pump, which is located at the rear of the tub. It does not appear to leak if the jacuzzi is not used.

INSULATION

6.01A Attic: There are about ten inches of loose-fill cellulose and fiberglass batt insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R40-50. This is enough to minimize heat loss through the ceiling.

6.02 Venting: Good attic ventilation has been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter. Ridge venting has been installed across both peaks of the roof structure.

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: Storm and thermalpane windows are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are composed of gyprock panels covered in a skim coat of plaster. The walls and ceilings were found to be in generally good shape. Some of the gypsum board panels are cupped in several locations. This is a common cosmetic defect with this particular finish.

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.

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 all are functional. The fixed windows are provided with thermalpane glass.

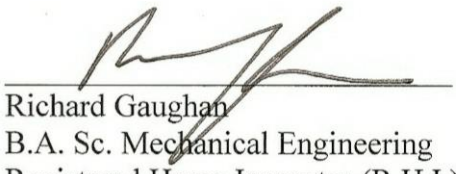
+ aluminum slider windows with a fixed thermalpane glass panel.
+ double horizontal windows mounted in an aluminum frame.

7.05 Ventilation: The kitchen exhaust fan is operable and is properly vented to the exterior via the attic. 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. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

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.)