



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

45 Donegall Drive, Toronto, Ontario



January 9, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 45 Donegall Drive, Toronto, Ontario

The detailed inspection report following this summary report should be read thoroughly.

OVERALL CONDITION: Very good. The house was built in 2018 and is in good structural condition. No active foundation seepage was detected. The roof shingles are in good shape. The exterior brickwork is sound. Caulking around window and door openings is intact. Vinyl framed windows are present throughout and are operable. The front concrete stoop and rear wooden deck structures are sound. Both rear sheds are intact.

The house is equipped with a 200-amp electrical service. A supplemental 22 kW generator is connected to the electrical panel for continuous power supply during electrical outages. The hi-efficiency gas-fired furnace is in good working order. Supplemental hot water radiant floor heat is present below the basement floor. In addition, both 2nd floor bathrooms are equipped with electric radiant floor heat. The supply plumbing is plastic 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 finishes are in good condition. The elevator is operable. The natural gas fireplace is operable. The exterior walls are well insulated, as is 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: 45 Donegall 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.
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- ESTIMATED AGE OF HOUSE: 2018
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- 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.

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 exterior walls are structurally supported by a wood framed structure. The brick finish on all sides of the house is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: The floor joist supporting both levels of the house could not be inspected due to a lack of access. That being said, the floors are level and felt solid throughout. Engineered floor joists were used for construction of the flooring systems.

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 issue 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.

2.02 Window wells: Their purpose is to allow the grade to be raised above the window sill and prevent water from ponding beside the window. The window wells on the south side are intact and have been covered with acrylic panels to prevent a falling hazard.

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. The shingles were inspected from the ground using binoculars.

2.03F Modified bitumen membrane roof: This roofing installation typically involves a two-ply application with the seams sealed with either hot tar or heat-sealed with a propane torch. They are usually a reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation. There is a small section of flat roofing membrane above the attic at the front of the house, and covering the front porch awning roof. There is also a section of metal roof covering the bay window extension at the front of the house.

2.05 Skylights: The skylight installation above the main stairwell is intact. No water stains were observed on the ceiling finishes below.

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.

P: an extension is required on the downspouts in all locations to prevent the discharging water from ponding near the foundation.

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

2.09H Synthetic stucco finish: Synthetic stucco siding is present on the rear bay window extension and is intact.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the sidings. Caulking around all window and door openings is intact.

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 structurally sound. The synthetic deck boards that cover the decking and walkways are intact, and metal rails are secure. The steps are functional.

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

2.13 Sheds: There are two wood framed sheds at the rear of the property. Both are intact and appear weathertight.

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 in the basement utility room. 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 distribution panel is a circuit breaker panel and is rated at 200-amps. The panel rating is adequate for the existing service size. The electrical service is grounded to the supply plumbing.

A natural gas-fired back-up generator is present and is integrated with the main electrical panel. The unit is located on the south side of the house and provides power to critical circuits during a

power outage. The system was not tested. 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 modern 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.

- | | |
|-----------------------|---------|
| - induction stove top | 40-amps |
| - oven | 30-amps |
| - dryer | 30-amps |
| - air conditioner | 20-amps |
| - elevator system | 30-amps |
| - steamer | 30-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. There are two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. Overall, the supply of outlets was found to be sufficient throughout the house.

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 island counter outlet located within arms reach of the sink is 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.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors. The units are present on each floor and in each bedroom as per code for new construction. They were not 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 on the south side of the house.

The furnace and heating system are in good working order. 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.

The basement floor is provided with an auxiliary in-floor hydronic radiant heating system. The water heater that is located in the mechanical room services the buried PEX Polyethylene radiant heating piping via two wall mounted manifolds. The thermostat for this system is also located in the furnace room and is connected to a temperature sensor in the tiled floor. This component of the heating system is operable.

Radiant floor, electric heating elements have also been installed in both 2nd floor bathrooms beneath the floor tiles. Each is controlled by a wall mounted thermostat and both are operable.

4.03A Steam humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. A steam-type humidifier is located on the wall beside the furnace. The humidistat is located on the ductwork beside the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

4.03D Central air conditioning: The system could not be operated due to the low outdoor temperature. The equipment has a cooling load of 2 tons. The condensate drain line drains into the sump pump.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are largely modern polyethylene pipe, with the incoming water main made of copper. The main water shutoff valve is located in the furnace room. The incoming water main is an oversized one inch copper incoming water main and these typically provide superior water pressure.

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. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

A back-water valve has been installed in the main drain pipe beneath the concrete floor in the basement cold cellar room. *Back-water valves prevent water from the Municipal sewers from backing up into the basement and require servicing every few years to ensure that they are in good working order.*

A sump pump system is present in the basement utility room. The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the south side of the house. *As the sump pit was sealed, the pump was not operated. Ensure that the pump is in good working order at all times.*

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 an owned unit (should be confirmed). Its capacity of 72 gallons should be sufficient for the radiant floor heating system below the basement floor and for the number of bathrooms and kitchens in the house.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The plumbing fixtures throughout the house are for the most part in good working order. The tiled shower stall enclosures in each washroom are intact.

G: the handheld sprayer beside the en-suite bathroom toilet could not be may to operate. As well, one of the sink taps in the main second floor bathroom is difficult to operate and should be serviced.

INSULATION

6.01A Attic: There are about twenty inches of loose-fill fiberglass insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-60. This is more than enough to minimize heat loss through the ceiling.

6.02 Venting: Good 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 either high density spray foam or fiberglass insulation. This corresponds to a thermal resistance value of about R-20+ and should provide good 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.

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 all are functional. The windows in all locations are provided with thermalpane glass.

+ vinyl framed casement/fixed windows.

7.04F Fireplaces: The natural gas prefabricated fireplace in the family room was operated. The exhaust is vented directly through the exterior wall. Annual servicing and cleaning is advisable to ensure safe operation.

7.05 Ventilation: The kitchen exhaust fan is operable and is properly 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.

P: the exterior vent cover for the dryer and front cold cellar vent opening is missing and one should be installed in each location to reduce heat loss and possible wildlife entry.

7.06 Elevator: The elevator and related equipment are beyond the scope of this inspection. An annual inspection of the equipment is required if it is to be used.

Note: The exterior landscaping sprinkler system was not operated.

Note: 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, elevator, 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.)