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4 Marquis Avenue, Toronto, Ontario



February 27, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 4 Marquis Avenue, Toronto, Ontario

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

OVERALL CONDITION: Good. The house was built in 2003 and is in good structural condition. The upper roof shingles have been upgraded, as well as the mansard roof shingles on the north and south sides. The mansard roof shingles on the east and west sides are original and are also intact. The front stone and stucco sidings are in good condition. The roof overhang (eaves) is capped with aluminum. Vinyl framed windows are present throughout. Two of the 2nd floor window cranks no longer function and one of the rear bedroom window glass panel seals has failed. The front concrete stoop is in good condition.

The house is equipped with a 100-amp electrical service. The wiring system shows no major defects. The high efficiency furnace is 20 years old and will require eventual upgrade. The air conditioner is new. The hot water heater is also original and is a rental unit. It should be upgraded at some point. The supply plumbing is a mix of copper and plastic pipe. Water pressure is good. The waste plumbing is 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 exterior walls and attic are insulated with fiberglass. Additional insulation is recommended in the attic. Both gas fireplaces are operable.

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

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INSPECTION REPORT

PROPERTY: 4 Marquis Avenue, 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:

| |
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| P: priority repair/safety concern within the next 1 year. M: monitor. G: general recommendation/maintenance. |
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- ESTIMATED AGE OF HOUSE: 2003
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: south
- UTILITIES STATUS: all on
- SOIL CONDITIONS: snow covered
- WEATHER: overcast
- HOUSE OCCUPIED: no
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of concrete blocks. No obvious deficiencies with the foundations were observed. The foundation and flooring systems could not be examined due to the finished nature of the lower level of the house.

1.02 Water penetration: No active water seepage or elevated moisture levels were detected on exterior wall finishes in the lower level areas. 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 concrete stone siding at the front 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 engineered floor joists. 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. 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: 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.

G: adjustments are recommended on the paving stone walkway at the southeast corner, beside the front deck.

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 above the attic could not be inspected to a lack of access. It would appear that the roof shingles above the attic have been recently replaced. Those shingles below the roof structure (known as a mansard roof) were replaced on the north and south sides of the house. Those shingles on the mansard roof structure on the remaining two sides are original. They appear to have several years of life remaining.



G: secure lifted shingle on front gable at southwest corner. As well, there is a shingle that has loosened at the northeast corner on the mansard roof- below the upper roof structure.

2.03F Modified bitumen membrane roof: This roofing installation at the southwest corner could not be inspected due to a lack of access.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. The glass skylight installation above the 2nd floor 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.

2.09A Masonry walls: The front exterior wall is clad in concrete stone. The stonework is in good condition.

2.09D Asphalt shingle siding: Roofing shingles have been applied on the vertical exterior walls above the 2nd floor (known as a mansard roof) and the front and rear facing shingles have been recently upgraded. Those on the remaining two sides are original to the house and appear to have several years of life remaining.

2.09H Synthetic stucco finish: This siding material has been installed over a rigid foam board insulation base and when installed properly can last in excess of thirty years. It is important that all vertical and horizontal joints be kept watertight to prevent water entry into the wall cavities. Synthetic stucco siding is present on the three sides and is in good condition.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the sidings.

P: the caulking around the exterior window/door frames is original and hairline gaps are beginning to show between the caulking and stucco siding in some areas. As it is critical that the seal around all window and door openings adjacent to stucco siding remain watertight, any gaps in the caulking should be resealed.

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 front concrete stoop is in good structural condition. The concrete steps are intact and metal rails are secure. The flagstone facing on the deck surface and steps is secure. The stonework is intact.



G: there is localized mortar loss between stones on the front deck that should be repaired.

G: the wood trim at the base of the front porch posts requires caulking and painting maintenance to ensure weathertightness.

2.13 Garage: The attached wood framed garage is has been modified and is now used as a storage area. The overhead garage door is operable.

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 sufficient 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 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.

- oven 40-amps
- dryer 30-amps
- air conditioner 30-amps
- electric bb heat 20/15-amps
- kiln 40-amps (outlet could not be located)

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. The kitchen is equipped with a good supply of outlets. There are two 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. 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 outlet on the front porch is equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

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

Smoke Detectors: The house has been fitted with smoke/carbon monoxide detectors. The units are present on each floor. *They should be tested at 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 non-compliant plastic pipe on the east side of the house. The furnace was installed in 2003. The heat exchanger typically lasts 15-20 years. The heat exchanger could not be accessed and its condition is not known. This is the critical component in the heating plant and with time becomes susceptible to failure. Should a crack or hole develop in the exchanger, the heating system would have to be replaced.

M: there is evidence of condensate having leaking from one of the fittings within the furnace (rust visible on metal plate below exhaust blower). No active seepage was detected. Monitor.

M: as the furnace is in an older unit, replacement should be budgeted for within the next three years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.

(Approximate Cost: \$4,500 to \$5,000)

M: the ABS exhaust flue pipe that vents the furnace (and water heater) to the exterior is non-compliant (but has been grand-fathered in). So long as there is no failure of any pipe fittings, the exhaust pipe can continue to be used.

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. Two supplemental electric baseboard heaters are used in the basement. One is controlled by a dial on the baseboard. The baseboard heater in the rear recreation room is controlled by a wall mounted thermostat. Both are operable.

P: there is a forced-air electric wall heater on the west garage wall. The heater is operable though the heater control does not operate properly and requires that the circuit breaker in the main panel be used to control the unit. If the heater is to be used, a repair is required so that the control on the unit itself is functional.

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 system could not be operated due to the low outdoor temperature. The equipment was manufactured in 2021 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 are a mix of Polyethylene and copper pipe. The main water shutoff valve is located beside the furnace and is a modern $\frac{3}{4}$ inch incoming copper pipe.

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. Floor drains are present in the basement.

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.



M: there is a sump pit in the basement floor near the electrical panel. These are typically installed to deal with foundation waterproofing systems. As the basement is located at or above grade, the need for foundation waterproofing would not have been required. The pit in the floor has some groundwater present, as would be expected. There is no sump pump present. There is no evidence that water has breached the pit and so long as this continues, a pump would not be required.

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 50 gallons should be adequate for the number of bathrooms and kitchens. The equipment was installed in 2003.

G: due to its advanced age, replacement of the hot water tank is recommended to reduce energy costs.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2nd floor washroom are intact. The tiled shower stall enclosures in the basement and in the ensuite washroom are also intact.

INSULATION

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

G: another ten inches of insulation should ideally be added to the attic to bring it to the recommended thermal insulating value of R-50+. As well, the attic access hatch should be insulated and fitted with weatherstripping around its perimeter to create an airtight seal.
(Approximate Cost: \$2,000 to \$2,500)

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 approximately six inches of fiberglass insulation. This corresponds to a thermal resistance value of about R-20 and should provide adequate protection against heat loss. The finished basement exterior walls have been insulated with fiberglass insulation.

6.06 Weatherstripping: Thermalpane windows and insulating doors are present throughout.

G: caulking is required around some of the exterior window/door frames.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in drywall and are in good condition.

G: the storage area below the basement stairs was full and could not be inspected.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are relatively 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 in all locations are provided with thermalpane glass.

+ vinyl framed casement/fixed windows.

G: the window cranks are inoperable on two of the bedroom windows and should be replaced if one wants to open to open/close these windows.

G: the glass window pane in the rear bedroom has lost its thermal seal. This results in condensation forming between the two pieces of fixed glass panels. This window should ideally be replaced.

7.04F Fireplaces: There is a natural gas prefabricated fireplace in the basement and one on the 1st floor. Both are operable. The fireplace on the main floor is controlled by a wall mounted thermostat adjacent to the unit. Both fireplaces are vented directly through the exterior walls.

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. 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.)