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36 Ericksdale Road, Toronto, Ontario



April 21, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 36 Ericksdale Road, Toronto, Ontario

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

OVERALL CONDITION: Good. The house is in good structural condition. No active foundation seepage was detected. The roof shingles are recent and in good condition. Exterior brickwork is sound. Vinyl framed windows are present throughout and are operable. The roof overhang and window frames are capped with aluminum. The front concrete/stone deck are in good shape. The garage is in good condition.

The house is equipped with a 200-amp electrical service. Modern copper wire is present throughout. The high efficiency furnace was upgraded in 2016. The air conditioner appears to have been installed in 2018. The hot water heater is a rental unit. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing is a mix of original copper and clay pipe, with some updated ABS plastic pipe. Water flows freely through all drain fixtures. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The wall and ceiling finishes are in good shape. The presence of insulation in the exterior walls could not be verified. Additional insulation and ventilation is recommended in the attic. The natural gas fireplace is operable.

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: 36 Ericksdale Road, 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: f 60 years
- BUILDING TYPE: bungalow
- FRONT OF HOUSE FACES: south
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: clear
- HOUSE OCCUPIED: yes
- 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: 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 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 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. *Modifications have been made on the main floor and it would appear that a load bearing wall was removed and replaced with a beam. It is not known whether this work was done with permits, though there is no evidence of movement or sagging in the ceilings adjacent to the beam installation.*

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.

M: a number of the plywood roof sheathing boards have been replaced, likely due to condensation damage. There is some discoloration on a number of the remaining original plywood sheathing boards. Monitor to ensure that there is no frosting on the underside of the roof sheathing during very cold weather in the winter. This would indicate inadequate roof ventilation. Improved roof ventilation typically solves this type of deficiency.

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. Grading around the property is good. A couple of the basement window sills are situated at grade. The sills are covered with aluminum and are well sealed. *That being said, monitor to ensure there is no excessive water buildup or snow accumulation adjacent to these windows.*

G: as there is a large tree on the front lawn, there is the potential for roots to interfere with original clay drain pipes. It is not known whether the main waste plumbing pipe below the front lawn has been upgraded to modern plastic pipe.

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 likely installed less than seven years ago. There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The brick chimney near the garage contains one flue and it services 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: a couple of bricks at the bottom of the chimney structure 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.
(Budget \$500)

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 on the NW corner and onto the surrounding land at the front corners. The underground drain pipe at the rear typically connects into the sewer system beneath the basement floor, via the floor drain. *The downspout connection at the southwest corner runs through drainage pipe and discharges near the sidewalk. Monitor to ensure that this pipe is draining freely below grade.*

G: the downspout at the northwest corner that discharges below grade should ideally be disconnected and redirected onto the surrounding land as per City of Toronto bylaw requirements. Ensure that the runoff is well away from the foundation. In the event that this is not practical, an exemption can be requested from the City (can be done on-line).

2.09A Masonry walls: The exterior walls on all sides are composed of painted 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 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 condition. The concrete steps are functional and metal rails are secure. A flagstone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

2.13 Garage: The attached wood framed garage is in good shape. The roof shingles are in good condition. The overhead garage door is operable. Proper fire protection is provided by the drywalled wall finish.

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 at the southeast corner of the basement. 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.

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 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 (not in use as the stove is gas)
- dryer 30-amps
- air conditioner 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. Overall, the supply of outlets was found to be sufficient throughout the house. There are at least two outlets per bedroom. The kitchen is equipped with an adequate 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.

G: install a GFCI device on the kitchen counter outlet(s) located within arms reach of the sink to minimize the risk of shock.

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 GFCI device on the rear garage wall (exterior) is operable.

G: the outlet on the front lamp post and front corner of the house were not energized. The switch to turn these on was not located.

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 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 east side of the house. The furnace was installed in 2016 and is operable. 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. 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 main floor washroom beneath the floor tiles. It is controlled by a wall mounted thermostat and was found to be operable.

There is no humidifier connected to the furnace. If the air is found to be dry during the winter months, a cascading type humidifier is recommended.

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 appears to have been manufactured in 2018 and is operable. The unit has a cooling capacity of approximately two tons. This should be sufficient for this size of house. The condensate drain line is connected to the basement 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 accessible through an access hatch in the basement hallway leading into the recreation room.

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 copper and clay pipe, with some more recent upgrades with ABS plastic pipe. The drainage pipes beneath the basement floor and under the front lawn could not be examined and their age/condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located in the laundry 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.

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 third party provider. Its capacity of 40 gallons should be adequate for the number of bathrooms and kitchens in the house.

M: There is some corrosion of the galvanized steel threaded pipe fittings and the exhaust flue pipe on top of the tank. Monitor. Eventual upgrade of the water tank is recommended.

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 intact. The tile grout and seal around the tub should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: There are about six inches of loose-fill cellulose and fiberglass batt insulation present in the attic.

G: another ten to twelve inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of R-60.

(Approximate Cost: \$2,5000 to \$3,500)

6.02 Venting: Some attic ventilation is present. Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months.

M: as discussed previously, there is some discoloration to the roof sheathing boards due to elevated moisture levels in the attic. Monitor the underside of the roof for frosting during very cold weather in winter has this would be indicative of inadequate ventilation in the attic.

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. Given the scope of renovation throughout the house, it is likely that areas such as the kitchen and bathroom were insulated as part of the renovations. The finished basement exterior walls appear to have been insulated with fiberglass insulation.

6.06 Weatherstripping: Upgraded thermalpane window and doors have been installed throughout to minimize heat loss.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in a combination of original gypsum board and plaster, and modern drywall. The wall and ceiling finishes 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.

P: there is no handrail alongside the staircases between the basement and main floor. One should be provided.

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 double hung and slider windows.

G: the upper window in the main floor washroom has a cracked window panel.

G: a living room window panel has lost its thermal seal. This results in condensation forming between the two pieces of fixed glass. This is a cosmetic defect only.

G: both windows in the southeast bedroom have broken lifters at the bottom of the window frame. The windows can still be opened without this piece of plastic in place.

7.04F Fireplaces: A natural gas prefabricated fireplace has been installed in the basement. The fireplace was operated and found to be functioning properly. The exhaust is vented directly through the exterior wall beside the garage. The switch that controls the fireplace is located in the cupboard beside the electrical panel. Annual servicing and cleaning is advisable to ensure safe operation.

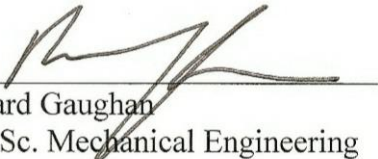
7.05 Ventilation: The kitchen exhaust fan is operable and is properly vented to the exterior. The basement bathroom exhaust fan is vented to the exterior. The dryer in the basement is vented to the exterior.

G: the inspector was unable to confirm venting of the second floor bathroom vent pipe through the attic to the roof. A vent opening is present in the roof above the bathroom, though there is no vent pipe connection between the vent assembly and the roof of the attic.

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.)