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134 Wareside Road, Toronto, Ontario



May 27, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 134 Wareside Road, Toronto, Ontario

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

OVERALL CONDITION: Generally good. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles have been recently upgraded and are in good condition. The exterior brickwork is a sound. The common wall is constructed of concrete block for superior sound isolation. The chimney structure is intact. Windows are a mix of aluminum and vinyl framed windows. The living room windows are recent upgrades. A couple of rear bedroom window panels have lost their thermal seals. The roof overhang (eaves) and window frames are capped with aluminum. The front concrete porch structure is sound. The garage is serviceable, though the walls sit on wood and the walls have shifted.

The house is equipped with a 100-amp electrical service. Wiring appears to be grounded throughout. The electrical panel should ideally be upgraded and additional circuits provided in high use areas such as the kitchen. The hi-efficiency furnace and air conditioner were upgraded in 2017. The supply plumbing is copper pipe. Water pressure is reasonably good. The waste plumbing is a mix of copper, clay, and plastic pipe. Water flows freely through all drain fixtures. Both bathrooms and kitchen are serviceable. Tilework is intact and fixtures are operable. The wall and ceiling finishes are gypsum board and plaster. The exterior walls are uninsulated (typical of solid masonry wall construction detail). Insulation levels in both attics are reasonable (R-32+). Insulation is recommended in the rear crawl space areas.

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

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INSPECTION REPORT

PROPERTY: 134 Wareside 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.
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- ESTIMATED AGE OF HOUSE: sixty years
- BUILDING TYPE: backsplit semi-detached
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: rain
- HOUSE OCCUPIED: no
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete. No structural defects with the foundations were observed. The structural components in the basement (ie. foundation and flooring system) could not be fully examined due to the finished nature of the basement. The foundation walls in the crawl space areas are in good condition. A hairline crack was noted in the foundation on the north basement wall (at the juncture between the crawl space and main basement area). The crack is not serious and is due to normal shrinkage in the concrete. A waterproofing repair to the crack has been made.

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. *The common wall is constructed of concrete block. This is desirable in homes with shared walls as the masonry provides for an effective fire break and greatly reduces sound transmission.*

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-beam in the basement provides 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 attics were viewed from the hatches 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.

G: the seal between the driveway/patio and the foundation walls on the north and east sides should be kept watertight to reduce the risk of basement seepage.

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 upgraded <5 years ago. There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The brick chimney on the south side contains one flue for this home and it vents the water heater. The brickwork, cap and flashings with regards to the chimney are intact. 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.

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.

2.09B Aluminum siding: Aluminum siding is present on the second floor in one area and is intact.

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 intact. The concrete steps are functional and metal rails are secure. No cracks exist in the deck slab.

2.13 Garage The wood framed garage is serviceable. The roof shingles are in good shape. The overhead garage door is operable. The wood siding appears weathertight, *though the rear wall of the garage could not be inspected. There may be some seepage through the unused metal chimney structure at the front and the chimney should be removed.*

M: this structure appears to be supported on wood beams. As a result, the base of the garage walls have shifted. You may want to eventually have the walls of the garage placed on a proper concrete footing.

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 northeast corner of the basement. The size of the service is considered sufficient for the electrical requirements of the house. The main distribution panel is the original circuit breaker panel and is rated at 100-amps. The electrical service appears to be grounded to the supply plumbing.

G: as part of any wiring upgrades within the house, the electrical panel should be upgraded. In the interim, the exposed sections on the bottom portion of the panel face should be sealed. (budget \$1,500)

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

- dryer	40-amps
- air conditioner	20-amps

G: The circuit breaker protecting the dryer wiring circuit is oversized and should ideally be a 30-amp breaker. As the panel is old, these breakers are no longer available (another reason to upgrade the circuit breaker panel).

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. There are two outlets per bedroom. *The installation of one or two dedicated 20-amp circuits is recommended as part of any kitchen renovation. This setup will greatly reduce the risk of the breaker tripping due to overloading.*

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 outlets located within arms reach of the sink to minimize the risk of shock.

G: an outlet on the kitchen counter should be better secured in the wall cavity.

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 outlet on the north side should be replaced with a G.F.I. (ground fault 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.

P: ensure there is a working smoke/carbon monoxide detector on each level 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 compliant plastic pipe on the north side of the house. The furnace was installed in 2017 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.

G: asbestos material appears to be present around 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.

(Approximate Cost: \$1,500 to \$2,000)

***** SELLER IS HAVING THIS REMOVED WITH & WILL PROVIDE PROPER DOCUMENTS*****

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 installed in 2017 and is operable. The unit has a cooling capacity of approximately two tons. 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 made of copper. The main water shutoff valve is located on the east basement wall. The incoming water main is the 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.



G: There is a small leak at a pipe fitting near the laundry facilities. The elbow is located directly above the access area to the crawl space.

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 reasonably good on the upper level.

5.03 Waste plumbing: The waste drainage plumbing is made of original copper and clay pipe, with some more recent ABS plastic pipe in use as well. The clay drain 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.

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 sufficient for the number of bathrooms and kitchens in the house. The equipment was installed <7 years ago.

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 enclosure in the main floor 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 twelve inches of loose-fill fiberglass insulation present in each attic. This amount of insulation corresponds to a thermal resistance value of R-32+. *This is the minimum amount needed to minimize heat loss through the ceiling.*

G: the insulation in the attic is uneven in the main attic and should be redistributed so that it is level throughout the attic.

6.02 Venting: Minimal attic ventilation is present (typical of older homes). Proper venting reduces heat buildup in the attic and minimizes the potential for condensation problems in the winter months. *It is recommended that additional roof ventilation be provided when the roofs are next resurfaced.*

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 presence of insulation in the basement rec room exterior walls was not verified.

G: the crawl space walls are uninsulated. It is recommended that high density spray foam be blown between the floor joists directly above the foundation, as this is a significant source of heat loss. Ideally the walls of the crawl space should also be insulated with either rigid Styrofoam boards or fiberglass panels.

(Further assessment required to determine accurate cost)

6.06 Weatherstripping: Besides insulation, an effective means of controlling heat loss is by ensuring that the interior of the house is well sealed. There is considerable air movement between the interior and exterior walls in most houses. Interior losses occur beneath baseboards, around electrical outlets, above the foundation sill plate in the basement, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. 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 are intact.

G: some of the gypsum board panels are cupped. 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 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 on the first and 2nd floors are provided with thermalpane glass. The living room window system has been recently upgraded.

- + vinyl framed casement windows.
- + double horizontal windows mounted in an aluminum frame.

G: the thermalpane window panels in a couple of the rear bedroom windows have lost their seals. This results in condensation forming between the two pieces of fixed glass. This is a cosmetic defect. You may however want to upgrade these windows at some point.

7.05 Ventilation: The kitchen exhaust fan is operable. The exhaust is vented to the exterior. *The exhaust hood is worn and should ideally be replaced.* The dryer in the basement is vented to the exterior.

G: a bathroom exhaust fan should be installed in each bathroom as part of any bathroom renovations.

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.)