



National Home Inspection Ltd.
2255B Queen Street East, Unit 1160,
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15 Katrina Court, Toronto, Ontario



March 12, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 15 Katrina Court, Toronto, Ontario

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

OVERALL CONDITION: Good. No structural defects with the foundations were observed. The asphalt shingles were replaced 10+ years and show minimal wear. The exterior brickwork is sound. Windows are vinyl framed windows. Most windows have lost their thermal seals and should be replaced at some point. The roof overhang (eaves) is capped with aluminum. Caulking maintenance is required around some of the window frames. The front concrete deck and rear wooden deck structures are sound. The garage shows no major defects. The rear brick shed is in generally good condition (replace bricks on chimney).

The house is equipped with a 100-amp electrical service. The wiring system is in good working order. The hi-efficiency furnace is new. The air conditioner is original to the house and will require eventual upgrade. The hot water heater was upgraded in 2011.. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing is ABS plastic pipe (clay pipe below basement floor and under front lawn). Water flows freely through all drain fixtures. The bathrooms and kitchen are in generally good condition. Tilework is sound and fixtures are operable. The exterior walls are insulated with fiberglass (R-20). Insulation in the attic should ideally be augmented to a thermal insulating value of R60. The drywall finishes are in good condition. The natural gas-burning fireplace was operated.

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: 15 Katrina Court, 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: 1999
- BUILDING TYPE: two storey semi-detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: overcast
- 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 foundations and flooring system were examined where access could be gained. No visible defects were noted.

M: there are a couple of hairline cracks in the east foundation wall. These are known as shrinkage cracks and are not a structural defect. They can however leak. No leak issues were observed on the east basement wall finishes.

1.02 Water penetration: No active water seepage or elevated moisture levels were detected on exterior wall finishes in those areas of the lower-level 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 is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: The joists are composed of 12" engineered floor joists. The floors are 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 attic was viewed from the hatch only. The visible sheathing boards below the roof shingles are intact. *There is a small amount of mildew present on the plywood sheathing at the leading edge of the roof – east side. Monitor.*

GENERAL EXTERIOR

2.01 Surface Drainage: No drainage issues were observed around the perimeter foundation walls.

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 were inspected using a drone and are in good condition. They were upgraded 10-15 years ago and show minimal wear. No water stains were observed on the plywood sheathing below the roof shingles as viewed from the attic hatch.

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 are composed of brick masonry. The brickwork was found to be in good condition.

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

G: caulking maintenance is required around the window frames.

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 2nd level wood deck at the rear is structurally sound. The perimeter rails are secure, *though the rail caps are rotted and should be replaced*. The steps are functional. *You may want to power wash the deck boards the build up of organic material.*

2.11B Concrete decks: The concrete deck/steps at the front are sound. No cracks exist in the deck slab.

P: the rise between the top step and the deck surface is excessive and may pose a tripping hazard. The concrete steps should be adjusted.

2.13 Garage: The attached wood framed garage is in good shape. Proper fire protection is provided by the drywalled wall finish. *Maintain paint on the outer surface of the garage door.*

2.14 Shed: The rear brick shed is in generally good condition. *Localized brick repairs are required on the chimney structure.* Otherwise, the brickwork is sound. The roof shingles are intact. The smoker/fireplace was not inspected.

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 near the laundry. The size of the service is considered sufficient for the electrical requirements of the house. The main distribution panel is rated at 125-amps. The electrical service is grounded to the supply plumbing. *The cover plate on the electrical panel was not removed and subsequently the wiring sizes and appropriate fusing was not verified. Panel covers are only to be removed by a licensed electrician.*

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 breaker ratings is shown below.

- stove	40-amps
- 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. 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 the main and 2nd floor bathrooms are protected by a ground fault interrupter (G.F.I.) device. The device is located in the main floor bathroom and is operable. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

P: the basement bathroom requires a G.F.C.I. device.

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: install a G.F.C.I. (ground fault circuit interrupter) outlet on both exterior outlets at the rear 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 detectors are present on each level. *None were tested. As they appear to be older installations, replacement is recommended upon move-in. Ensure they are operable upon move-in and that they are equipped with carbon monoxide detection capability.*

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 upgraded in 2025 and is operable. The PVC plastic exhaust flue pipes that vent the furnace/water heater to the exterior are intact. They should be inspected annually for moisture seepage at the joints.

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.

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 is an original installation and has a cooling load of 2 tons. The condensate drain line is connected to the floor drain.

*M: due to its advanced age, eventual replacement will be required. The air conditioner should be activated before closing to ensure that is operable.
(budget \$4,500)*

PLUMBING

5.01 Supply plumbing: The water distribution pipes are made of copper. The main water shutoff valve is located near the furnace. The incoming water main is a 3/4 inch copper line.

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 clay drainage pipes beneath the basement floor and under the driveway 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 front of the furnace.

G: the presence of a back-water valve installation in the main drain pipe beneath the concrete floor at the front of the house (or under the front lawn) was not verified. Back-water valves prevent water from the Municipal sewers from backing up into the house. If one is present, its location should be verified, as they require servicing every few years. Otherwise, consideration should be given to having one installed.

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 was installed in 2011 and the exhaust is vented directly through the exterior wall on the east side. The equipment is operable.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in both 2nd floor washrooms 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.

G: the mold on the caulking at the base of each of the bathtub enclosures should be removed.

INSULATION

6.01A Attic: There are about ten inches of loose-fill fiberglass insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R32. This is the minimum amount recommended in an attic. It should be noted that the recommended thermal insulating value in an attic is now R-60. *This would require upgrading insulation levels with another ten inches of loose fiberglass insulation if desired.*

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.

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, around window frames and panes, and around doors. Significant savings can be gained by checking the above areas and making corrections where necessary. 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. *Remnants of an old water leak are present in the drywall ceiling below the master bathroom bathtub enclosure. This area of the ceiling was checked with a moisture meter and found to be dry.*

7.02 Flooring: The flooring systems show no obvious structural defects. The floors felt secure throughout. The staircases in the house are sound. The door jambs are square, allowing good closure of interior doors. The hardware on doors is operable.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and related hardware are intact and are operable. The windows in all locations are provided with thermalpane glass.

+ vinyl framed slider/fixed windows.

G: most of the original windows have lost their thermal seals. This results in moisture between the two pieces of glass that cannot be removed. This is however a cosmetic defect. Eventual replacement of the windows will be required. As a result of condensation formation behind the Florida shutters, there is mold on some of the window frames. This should be cleaned off/removed. (further assessment required to determine accurate cost)

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the living room. The exhaust gases are vented directly through the exterior wall. The fireplace was operated. The fireplace is controlled by a switch located above the fireplace. Annual servicing and cleaning is advisable to ensure safe operation.

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fans are also operable are vented to the exterior. The dryer vents externally as well.

G: a couple of the plastic vent covers on the east exterior wall are worn/ missing flaps and should be replaced.


G: the exhaust fan in the furnace room ceiling should not be used as it may negatively impact venting the exhaust gases from the hot water heater.

Note: *This inspection, which is carried out at the request of the listing agent, is intended to help the listing agent and seller determine the general overall condition of the house prior to listing 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 or underground fuel storage tanks. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.*

The inspection is conducted according to the Standards of Practice of the Canadian Association of Home & Property Inspectors (CAHPI) and a copy of these standards is available to you upon request. It is not a building code or by-law compliance 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.)