

National Home Inspection Ltd. 1055 Woodbine Avenue Toronto, Ontario M4C 4C2 TEL: 416 467-7809 FAX:416-429-5443 www.nationalhomeinspection.ca

37 Wright Avenue, Toronto, Ontario





National Home Inspection Ltd. 1055 Woodbine Avenue Toronto, Ontario M4C 4C2 TEL: 416 467-7809 FAX:416-429-5443 www.nationalhomeinspection.ca

February 21, 2017

SUMMARY INSPECTION REPORT

PROPERTY: 37 Wright Avenue, Toronto, Ontario

Inspector : Mark Goddard

It is recommended that the Detailed Inspection Report following this Summary report be read thoroughly.

OVERALL CONDITION: This attached wood frame rowhouse was found to be in generally good condition. The roofing membranes are largely intact and the upper flat roofing should be serviceable for at least five more years. The siding materials on the exterior walls are for the most part in good condition and most windows in the house have been replaced with good quality wood frame units. The house is provided with a 100-amp electrical service and a circuit breaker panel. All visible wiring is copper with most wiring apparently replaced since the 1960's. The water supply piping is copper and the house is serviced with a 3/4 inch diameter copper pipe.

The total cost for the repair estimates given in this report varies between approximately \$6,000 and \$9,000. A portion of these costs may represent future repairs to be expected over the next five years. Most of this expense is designated for upgrading the electrical service to 200-amps (if the electric heating is maintained) and completing distribution wiring repairs as discussed. Additional costs will be incurred where an estimate was not provided.

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

NATIONAL HOME INSPECTION LTD. MARK N. GODDARD B.A. Sc. GEOTECHNICAL ENGINEERING, REGISTERED HOME INSPECTOR (R.H.I.) SINCE 1983



National Home Inspection Ltd. 1055 Woodbine Avenue Toronto, Ontario M4C 4C2 TEL: 416 467-7809 FAX:416-429-5443 www.nationalhomeinspection.ca

February 21, 2017

INSPECTION REPORT

PROPERTY: 37 Wright Avenue, Toronto, Ontario

Inspector : Mark Goddard Client : Kim Keeho

INTRODUCTION

The following report is for use by the above client only. 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: over one hundred years
- BUILDING TYPE: two storey rowhouse
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: damp
- WEATHER: cloudy
- HOUSE OCCUPIED: no
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls visible at the front of the basement are constructed of concrete blocks. From a structural standpoint, the foundation appears to be in acceptable condition. It is apparent that the concrete block foundation has been retrofitted, presumably with an excavation of an original crawl space many years ago. The structural components in the middle and at the rear of basement (ie. foundation and flooring) could not be examined due to the finished nature of the walls and ceiling.

1.02 Water penetration: The basement walls and floors were examined for evidence of water seepage. It is usually not possible to determine the severity and regularity of such problems without monitoring the walls over several months. Most water problems are a result of non functioning eavestroughs, downspouts, or poor surface drainage.

M: evidence of localized water seepage was noted near the exterior door on the west side of the basement and also at the northwest corner at the front of the basement. The poorly functioning eavestroughs and downspouts at the upper rear will allow water run-off from the roof to overflow and contribute to excessive water accumulation near the foundation. The system should be repaired or replaced and repairs to the exterior door threshold should also be completed to prevent water entry. A downspout should be installed at the lower front to prevent water from overflowing and ponding near the foundation.

1.03 Exterior walls: The exterior walls of the house are structurally supported by a wood framed 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 2" by 8" lumber (at the front of the basement) and 2" by 4" framing at the rear. There are wood ;beams oriented in an east/west direction at the rear of the basement that provide intermediate support for the floor joists.

M: it is apparent that most of the floor joist framing at the front of the basement is located below grade level. The finished flooring near the front exterior door is located flush with the grade in the front yard. Consequently, the wood framing beneath the front exterior wall may be prone to long term water seepage and subsequent deterioration. Some of the wood framing beneath the floor joists at the rear of the basement may also be located close to or below grade level. These conditions are related to the elevated grade at the front and rear of the house and the likelihood that the house was originally constructed with a crawl space and prior to the installation of the concrete block foundation. This is similar to all buildings in this rowhouse complex. To prevent water seepage and deterioration to the wood framing, surface water and water run-off from the roof must be strictly controlled. Ideally, a poured concrete curb should be constructed at the base of the

exterior walls at the front and rear to sever all wood/soil contacts and to seal the space beneath the foundation walls and the lower exterior wall wood framing. This should be coordinated with any future landscaping plans on the property.

(Further investigation req'd to determine accurate cost)

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.

1.07 Roof framing: The sheathing and framing below the roof structure could not be examined due to a lack of proper access. There is no indication from the exterior that any major structural deficiencies exist with the roof structure. It is apparent that a second roof structure was constructed at the upper rear of the house to allow for improved control of water run-off (see upper eavestrough over lower trough).

GENERAL EXTERIOR

2.01 Surface Drainage: Landscaping around the perimeter foundation walls should show a positive slope away from the house. This ensures good surface drainage and reduces the possibility of moisture problems in the basement. An exterior stairwell drain is provided at the bottom of the basement walkout. It must be kept clear of debris.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 15 to 20 years, though some of the heavier grade shingles will last up to 30 years. All flashings around roof projections should be checked annually to ensure that there is a watertight seal. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles on the upper front window dormer were likely installed about five years ago and they are in good condition. There are also asphalt shingles on the relatively flat roofs above the small window extensions at the lower and upper front and they were likely installed less than five years ago. There is one layer of asphalt shingles present in all locations.

P: due to the shallow pitch of the roofs on the lower and upper front window extensions, flat roofing membranes should have been installed and will be necessary in the future. (Approximate Cost: \$300 to \$500)

2.03C Cedar shingle roofs: The mansard roof at the upper front of the house is covered with cedar shingles. This type of roofing material typically lasts in excess of thirty years. It's lifespan is

largely dependant on the quality of the cedar shingles and the method of installation. Common problems with the wood shingles are splitting and rot. Wood roofs may be treated with a preservative (fungicide) every five years to reduce the effects of moisture. Missing or dislodged shingles should be resecured and severely curled ones replaced. Moss or other organic matter should not be allowed to grow on the roof as it will promote rot in the shingle. All flashings around the roof projections should be checked annually to ensure that there is a watertight seal. The cedar shingles on the upper front roof were likely installed more than ten years ago.

G: the accumulated moss on the cedar shingles at the lower front should be removed.

2.03F Single or two-ply membrane roof: There are a number of different products on the market for this relatively new roofing system. As the name suggests, it is either a single or double layer of roofing material that is typically adhered or glued to the roof surface. They are usually a reliable roof cover and typically last in excess of twenty years depending on the product and the installation. There is a Modified Bitumen roofing membrane above the second floor of the house and also at the lower rear it appears to be about twelve to fifteen years old.

G: the plumbing vent and chimney flashings at the southeast corner should be monitored and resealed as required.

2.03H Sheet metal roofs: There is a small metal awning roof above the windows at the upper southwest corner and it is shared with the neighouring homeowner. The steel metal roofing was likely installed to protect the windows from water entry and/or to reduce heat gain in the summer months. Although amateurish, it is for the most part intact.

M: the small metal awning roof at the upper southwest corner (shared with the neighbour) should be monitored and improved if necessary.

2.07A Brick Chimneys: They provide protection and a chase for exhaust flues from fireplaces and heating systems. The chimney should be plumb and square. A cap normally protects the top of the chimney and sheds water away to minimize deterioration of the masonry. The flashings between the chimney and the roof should be checked on an annual basis for a watertight seal. The brick chimney at the southeast corner contains one flue for this home and it is no longer in use. The brickwork is for the most part and the chimney was rebuilt in the past. The curved clay tiles paired together on the east side of the roof at the front half of the house connect to an original abandoned chimney. 2.08 Eavestroughs: They provide roof drainage and help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for loose sections and leaky seams. The eavestrough at the lower front and the eavestroughs and downspouts at the rear are made of aluminum. The downspouts at the rear discharge onto the surrounding land.

P: due to the undersized condition of the eavestroughs at the lower rear, immediate replacement with a larger system is recommended. The downspouts at the upper southwest corner and at the lower southeast corner are undersized and must also be replaced. The extension on the downspout at the lower rear should be improved to prevent the discharging water from ponding near the foundation.

(Approximate Cost: \$400 to \$500)

M: a downspout should be installed at the lower front to separate the eavestrough from the neighbouring system. (Approximate Cost: \$75 to \$125)

G: due to the close proximity of large trees near the house, it will be necessary to clean out the eavestroughs at least twice a year to prevent clogging of the system and to ensure a proper flow of water to the downspouts.

2.09B Aluminum siding: Aluminum siding is present in most locations at the rear and was found to be in generally good condition.

G: the loose section of aluminum siding at the southwest corner should be secured and the vertical gap sealed. There is a small missing section of siding at base of the west wall (near the abandoned downspout) that should be replaced.

2.09C Cedar shingle siding: This type of finish is present on window extension at the upper front. Deterioration occurs more readily on the south and west sides due to exposure to the sun. The cedar shingles are in generally good condition.

2.09H Latex stucco finish: This synthetic stucco siding material has been installed over a rigid styrofoam 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. There is a synthetic stucco siding at the lower front and it was found to be in generally good condition.

2.10A Exterior trim: All major openings in the exterior walls include trim to cover frames and provide a place to seal and flash sidings. The trim should be kept well painted and caulked. The

exterior window frames have been covered in aluminum trim in most locations to minimize deterioration and reduce maintenance.

G: finishing trim is required beneath the window dormer at the upper front of the house.

2.10B Soffits & fascia: The soffit and fascia protect as well as seal the attic and roof framing. The soffit is the horizontal overhang on the roof and the fascia is the vertical board to which eavestroughs are secured. They should be periodically checked for holes created by animals. The soffits and fascia on all sides are covered in aluminum.

M: there is a gap in the soffit/fascia above the metal awning roof at the upper rear that should be repaired to prevent risk of water entry.

2.12 Retaining walls: The concrete retaining wall adjacent to basement walkout at rear is in generally good condition.

ELECTRICAL

3.01 Electrical service & panel: This home is provided with an overhead 120/240-volt, 100-amp service. The main distribution panel(s) is located on the north side of the main floor of the basement. The main distribution panel is rated at 100-amps. The panel rating is adequate for the existing service size. The electrical service appears to be grounded to the supply plumbing.

M: the size of the incoming electrical service is considered limiting, primarily as the house is heated by electric baseboard heaters. The installation of a larger 200-amp service and new more modern circuit breaker panel will likely be necessary. This will require replacement of the exterior electrical conduit and service wires. However, this expense will not be necessary if there are plans to install a conventional forced-air heating system. (Approximate Cost: \$2,500 to \$3,500)

P: some of the wiring in the main panel has been messily installed and a general tidying up the panel is recommended. The grounding wire should be relocated and clamped to the water supply pipe on the street side of the water meter. (Approximate Cost: \$100 to \$150)

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. It appears as if the house has been largely rewired (with much of the wiring dating to the 1960's). This more modern wiring is equipped with a grounding wire that enables three pronged outlets to be installed. However, at least one of the circuits servicing a first floor middle room light fixture is serviced by older knob-and-tube wiring and this may also extend to other light fixtures. If interior refinishing is planned in the future, the knob-and-tube wiring should be replaced at that time.

M: there has recently been a problem with some homeowners obtaining an insurance policy for a home that contains knob-and-tube wiring. Some insurance companies have a blanket "NO" policy, others will accept a certain amount of original wiring, and others still may request an inspection and report prepared by a local Hydro utility or licensed electrician. Many inspectors and electricians do not consider that the presence of knob-and-tube wiring is necessarily an increased fire risk. However, as it may be difficult to obtain an insurance policy, perspective home owners should be aware of this situation and replacement of the knob-and-tube wiring to the light fixtures may be necessary to appease your specific insurance company. Additional expenses will be necessary if older wiring is observed servicing other fixtures in the house. (Approximate Cost: \$500 to \$1,500)

(Further investigation req'd to determine accurate cost)

P: improper wiring was noted in some locations in the house. It is recommended that an electrician review the wiring, examine all wiring connections, and complete repairs as required. Outlet boxes are missing at some of the plugs in the living room and they must be installed. Lamp cord and extension cord wiring was observed extending to the light fixtures in the laundry room and the front exterior light and it should be replaced. Some dangling electrical wires were noted at the front of the basement and they should be properly secured to prevent mechanical damage. (Approximate Cost: \$1,000 to \$1,500)

G: wiring beneath the electric baseboard heaters in several locations has been installed on the interior finish. The exposed wire is susceptible to mechanical damage and it should be relocated behind the wall finish or protected within a conduit.

There are seven 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings follows:

- kitchen stove	40-amps
- dryer	30-amps
- water heater	20-amps
- 4x electric heating	15-amps each

The wiring to these appliances is correctly protected. The remaining breakers service 120-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Each circuit

is protected by a 15-amp breaker. The breakers should be tripped twice a year to ensure that they are in good operating condition.

3.03 Supply of outlets: The location of outlets in each room was verified. Often, furnishings in the house impede the ability of the inspector to locate all outlets. Overall, the supply of outlets was found to be adequate throughout most areas of the house. Most outlets in the primary rooms are unusually located in the middle of the walls.

M: there is a shortage of outlets in the middle room on the second floor and one or two more plugs should be installed.

M: the supply of grounded outlets in the kitchen may be limiting and the installation of one or two split wiring circuits (or dedicated 20-amp outlets) is recommended. Each half of a split outlet is on a separate circuit and this setup will allow for two appliances to be plugged into the same outlet without 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. The electrical outlet in the second floor washroom is protected by a functional G.FI. device. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

M: the three pronged outlets in some locations on the first and second floors (and in the basement stairwell) are ungrounded. However, grounded wires were noted in the outlet boxes and the connections in the circuits should be examined and repairs should be completed as required. Replacement of some of the wiring may be required if a functional three pronged outlet is desired. Alternatively, the plugs should be replaced with ground fault protected outlets.

G: reversed polarity was noted at the outlets at two locations in the basement. This is corrected by switching the black and white wires on either side of the outlet. Cover plates should be installed where missing in the basement to safely conceal the electrical connections.

P: all washroom outlets should be provided with a ground fault circuit interrupter (G.FI.) device to provide the required level of safety from electrical shock in this area of the house. Replacement of the outlet in the main floor washroom is recommended. (Approximate Cost: \$60 to \$75)

3.05 Exterior wiring: Grounded wire and exterior rated components are important safety features of the wiring system. All exterior outlets should be protected with a ground fault circuit interrupter.

P: the exterior outlet at the lower southeast corner should be replaced with a ground fault circuit interrupter to minimize the electrical shock hazard in this area. (Approximate Cost: \$60 to \$75)

M: the main service wires at the upper front of the house are supported on an anchor that appears to be poorly secured through the cedar roofing. It should be examined and a new support anchor may have to be installed.

3.06 Smoke Alarms: Working smoke alarms should be present on each floor of the house. In addition, there should be one working carbon monoxide detector on each sleeping level. Smoke alarms are present on all levels. None were tested during the inspection. All should be examined upon occupancy and batteries should be replaced annually.

HEATING/COOLING

4.011 Type of system: The house is heated by electric baseboard heaters. This is the primary source of heat for the house. All electric heaters are controlled by thermostats located on each unit.

4.02C Heat distribution: The supply and operation all electric baseboard heaters was verified. The metal fins should be vacuumed annually of dust build-up for efficient operation. All baseboard heaters were tested and found to be operable. There is an adequate supply present throughout most areas of the house.

M: there are not electric baseboard heaters in the main floor washroom and at the front of the basement and they should be installed in these locations if necessary.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes throughout the house are made of copper. The main water shutoff valve is located at the front of the basement.

M: some of the water supply pipes in the ceiling at the rear of the basement may be at risk of freezing during extreme cold weather. Access should be gained to the pipes and they should be relocated if necessary.

G: inside shutoff valves have been installed in the supply pipes that service the outdoor faucets at the northwest and southwest corners of the basement. Closure of the internal valve (and draining of the external section of pipe) will prevent the pipe from freezing during the winter months.

5.02 Water Pressure: The water pressure (and flow rate) was observed on the upper floor of the house with simultaneous operation of several fixtures. Typically, two faucets are opened and a toilet is flushed. The water pressure and flow rate was good and the house appears to be serviced with a three-quarter inch diameter copper pipe.

5.03 Waste plumbing: The waste drainage plumbing appears to have been substantially upgraded, though there are some sections of the original waste piping still present. Most of the basement waste drainage plumbing could not be viewed due to the finished nature of the walls and ceilings. Water flow through all drains and toilets was acceptable.

M: it is apparent that a main drain pipe from the neighbouring home (on the east side) extends through this house to the neighbouring home on the west side. This pipe is located above the floor level at the front of the basement and it also services the laundry facilities in this home. The main drain pipe for this house is located in the west wall of the basement (see clean-out near the stairwell) and it services all plumbing at the rear of the first and second floors. This drain pipe also appears to extend into the neighbouring home on the west side. It appears as if the drain pipes for the neighbouring homes in the rowhouse complex share a common sewer and this should be further investigated. It may eventually be necessary to install separate drain connections to the Municipal sewer system.

(Further investigation req'd to determine accurate cost)

G: there is not a conventional floor drain present in the basement. The location of the main horizontal waste drain pipe above the basement floor not allow for a simple floor drain installation. A sump pump is located at the front of the basement to control water in the event of a leak.

M: the ABS plastic to cast iron connection in the main stack visible in the main floor broom closet should be monitored and improved if necessary.

A sump pump system is present in the basement. The reservoir in the floor is designed to control ground water and has also been installed in lieu of a floor drain. Water collected is pumped up into the main drain piping. The pump was operable and it should be inspected annually to ensure that the float is set up to operate the pump correctly.

The main waste plumbing stack is properly vented through the roof to the exterior. However, it could not be determined whether the branch waste plumbing in all locations is connected and functional.

M: the branch waste plumbing at the kitchen sink is not properly vented. Improper venting can cause drainage problems or sewer gas to back up through the drain. Although neither of these situations appears to exist at present, eventual repairs may be required.

G: the open unused vent pipe connection in the main floor broom closet should be capped.

The electric hot water heater may be an owned appliance (to be verified). The water heater is sixteen years old (2000 model) although it may have been installed more recently in this house. The water heater capacity of 38.5 gallons should be adequate for the number of bathrooms and kitchens in the house.

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 functional. The tiled shower stall in the second floor washroom is intact. The corner joints should be kept well sealed with silicone caulking.

G: caulking should be applied to seal all lower corners of the tiling in the shower stall.

INSULATION

6.01C Flat roof: The space between the ceilings and the flat roofs above the first and second floors could not be accessed during the inspection and as a result, it could not be determined whether the space is adequately insulated. Older flat roofs are often poorly insulated and lack a proper vapour barrier. If this space is to be reinsulated in future, be sure to allow for adequate ventilation so as to minimize condensation problems.

6.02 Venting: Inadequate attic ventilation was noted and this can cause excessive heat buildup in the summer and condensation problems in the winter months.

G: it is recommended that roof ventilation be provided when the roofing membrane is next replaced.

6.03 Exterior walls: As access could not be gained to the framed exterior wall cavities, the presence or absence of insulation could not be determined. There is a four inch wall cavity in which insulation may be placed.

The basement exterior wall cavities were not accessed and the presence of insulation is unknown.

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.

G: there is air leakage around the exterior door at the rear of the basement. The weatherstripping is inadequate and should be repaired or replaced. In particular, the threshold flashing should be improved.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in a combination of original plaster and modern drywall. The wall and ceiling finishes were found to be in acceptable condition.

7.02 Flooring: The floors were inspected for soundness where accessible. Squeaks are a common defect in floors and in most cases do not indicate a structural concern.

G: the flooring in the middle room of the second floor slopes due to past internal settlement. This is not uncommon in older homes and no recent signs of movement were noted.

G: ideally, the staircase between the basement and main floor should be redesigned to improve head clearance.

M: a guardrail should be present on the outside edge of the second floor stairwell to remove a potential falling hazard.

The door jambs are square throughout the house, allowing good closure of most interior doors. The hardware on most doors is functional. 7.03 Windows: The following is a list of window types and any noted deficiencies. It is normal for the operation of wood windows to vary due to swelling and shrinking of the frames between the summer and winter months.

- + wood framed double hung windows.
- + fixed wood framed windows.
- + wood framed sliding pane windows.
- + vinyl framed double hung windows.

The windows and related hardware were found to be intact and all are functional. The windows throughout the house are provided with thermalpane glass.

7.05 Ventilation: Moisture produced from cooking, showering and normal body perspiration, often result in unhealthy humidity levels in the house. Externally vented exhaust fans are recommended in each bathroom and kitchen. The use of an opening window may be acceptable where a fan is not present. The exhaust fan located in the first and second floor washrooms were found to be operable and they appear to be properly vented to the exterior.

M: an exhaust fan hood should be installed above the stove in the kitchen and it should vent to the exterior.

(Approximate Cost: \$600 to \$750)

M: the dryer in the basement is currently vented into the basement and the duct should be extended to the exterior. There is an undersized ABS plastic pipe at the front of the basement that was originally used to vent the dryer. It will have to be replaced with a four inch diameter metal duct that connects to a four inch plastic pipe that extends through the foundation wall and up above grade level at the front of the house.

(Approximate Cost: \$300 to \$500)

SUMMARY

This attached wood frame rowhouse was found to be in generally good condition. The roofing membranes are largely intact and the upper flat roofing should be serviceable for at least five more years. The siding materials on the exterior walls are for the most part in good condition and most windows in the house have been replaced with good quality wood frame units. The house is provided with a 100-amp electrical service and a circuit breaker panel. All visible wiring is copper with most wiring apparently replaced since the 1960's. The water supply piping is copper and the house is serviced with a 3/4 inch diameter copper pipe. The total cost for the repair estimates given in this report varies between approximately \$6,000 and \$9,000. A portion of these costs may represent future repairs to be expected over the next five years. Most of this expense is designated for upgrading the electrical service to 200-amps (if the electric heating is maintained) and completing distribution wiring repairs as discussed. Additional costs will be incurred where an estimate was not provided.

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

Sincerely,

Mark Goddard B.A. Sc. Geotechnical Engineering Registered Home Inspector (R.H.I.)