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57 Stafford Avenue, Toronto, Ontario



August 21, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 57 Stafford Avenue, Toronto, Ontario

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

OVERALL CONDITION: No visible defects with the foundations were observed. The foundation walls have been waterproofed, including the installation of a sump pump system. The flat roof appears to be an upgraded installation. The front brickwork and rear vinyl sidings are intact. Windows are a mix of metal, vinyl, and wood framed windows. The exterior trim finishes are either capped with aluminum or are painted wood. The front deck is intact.

The house is equipped with a 100-amp electrical service. Wiring has been largely updated. One original wiring circuit was located on the 2nd floor. The high-efficiency furnace was installed in 2000 and is operable. The supply plumbing is largely copper pipe. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing has been updated with ABS plastic pipe. Water flows freely through all drain fixtures. The bathroom and kitchen are in good working order. The drywall finishes are in generally good condition. Insulation was observed in some of the exterior wall cavities.

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

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INSPECTION REPORT

PROPERTY: 57 Stafford Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Kim Kehoe

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: >120 years
- BUILDING TYPE: two storey row house
- FRONT OF HOUSE FACES: west
- UTILITIES STATUS: all on
- SOIL CONDITIONS: dry
- WEATHER: clear
- HOUSE OCCUPIED: no
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls could not be viewed and their composition was not determined (likely clay brick). No obvious structural defects with the foundations were observed as viewed from the basement and from the exterior at the front. *That being said, there has been past movement/settlement of the south-rear exterior walls above grade, as these walls are no longer plumb.*

P: the wooden sill beams that sit on top of the south/east foundation walls are situated below grade and could be susceptible to moisture/insect damage. Due to a lack of access, the condition of the beams below grade was not determined. The vinyl siding extends to grade and the base of the rear foundation walls/ sill plates could not be examined. Ensure that there is no wood/soil contact behind the vinyl siding at grade to prevent moisture damage or possible insect activity such as termites. The condition of the sill beams can be verified at this time.

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.

An interior waterproofing membrane (known as a 'Delta' membrane) has been installed on the foundation walls. The drain tile installed below the concrete floor slab connects into the sump pump system near the furnace.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brick finish at the front of the house is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: The original floor joists in the basement are composed of 2" by 8" lumber.



G: the kitchen floor has been rebuilt on top of the existing flooring system using 4x4 wood beams to provide a level surface. Framing detail used is unconventional, but appears to be effective as the floors felt solid when walked upon. It is recommended however that a framing carpenter examined this area of the flooring system to ensure there is no chance of movement in the future. Monitor.

1.06 Termites: No termite activity or damage was noted in wood members visible in the basement.

1.07 Roof framing: The sheathing and framing below the flat roof structure could not be examined due to a lack of access.

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. An exterior stairwell drain is provided at the bottom of the basement walkout in the rear basement stairwell. The drain was not tested for water flow. Ensure that it drains freely.

2.02 Window wells: Their purpose is to allow the grade to be raised above the window sill and prevent water from ponding beside the window. Correct grading of the soil should be maintained around the perimeter to prevent erosion. The front well is intact.

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 the rear addition are in good condition.

M: the tree branches overhanging the roof on the rear addition should be kept cut back.

2.03F Modified bitumen membrane roof: This roofing installation typically involves a two-ply application with the seams sealed with either hot tar or heat-sealed with a propane torch. They are usually a reliable roofing system and typically last in excess of twenty years, depending on the product and the quality of the installation.

The flat roofing membrane above the 2nd floor could not be accessed due to the height of the building. Its age and condition were not determined. The metal edge flashings would indicate that the flat roof is a modern roofing system. No water stains were observed on the ceiling finish 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 at the rear. The downspouts discharge onto the surrounding land.

M: the eavestrough system at the rear may be undersized, given the roof area that is being serviced. The eavestrough should be monitored for overflowing during very heavy rainfall and replaced with wider gutters if this occurs.

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

2.09A Masonry walls: The exterior walls at the front are composed of brick masonry. The brickwork was found to be in acceptable condition. The brickwork has been sandblasted. This is an abrasive process used to remove paint and dirt from the brick face. Unfortunately, it also removes the protective outer face of the brick, resulting in some surface damage to the face of the brick.

G: there is localized mortar loss between bricks that should be replaced.

2.09F Vinyl siding: Located at the rear, this is a durable siding and is relatively maintenance free. The siding is intact.

2.10A Exterior trim: The exterior window frames have either been covered in aluminum trim or our painted wood (front window frames) to minimize deterioration and reduce maintenance.

G: repaint trim at base of the rear entry door frame.

2.10B Soffits & Fascia: The roof overhang at the rear (otherwise known as the eaves) is finished in aluminum. . Those at the front are painted wood. 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.



G: there is a hole in the roof overhang at the northwest corner due to wildlife activity. Repairs are recommended with wire mesh (as has already been done above). There is an exit trap in this location due to past wildlife activity. Once this area has been sealed properly, the trap may be removed.

2.11A Wooden deck: The wood deck at the front is intact. Decks boards are intact and the steps are functional.

2.12 Retaining walls: The concrete block retaining wall that comprises the rear basement stairwell is structurally sound. *A handrail should be installed alongside the steps leading to the basement.*

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 at the front 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 main distribution panel is rated at 125-amps.

P: the grounding of the main panel to the incoming water service pipe is deficient. A jumper cable should be clamped to each side of the water meter. This will ensure that the electrical system remains grounded to the supply plumbing in the event that the water meter is removed. Gauge #8 wire should be used for this purpose.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is largely modern grounded cable that is equipped with a grounding wire. This wire enables three pronged outlets to be used safely.



G: there is a circuit visible in the 2nd floor bathroom heat register that appears to be energized and is original knob-and-tube wire. It could not be traced. You may want to have this further investigated and the circuit eliminated if it is still in use.

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.

- stove 40-amps
- dryer 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 a good supply of outlets.

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 outlet on the second floor is protected by a functional G.F.I. device. 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.

P: the exterior outlet at the rear should be replaced with a G.F.C..I. (ground fault circuit interrupter) to minimize the electrical shock hazard in this area. A cover is also required.

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 and are battery operated. None were 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 non-compliant plastic pipe on the south side of the house. The furnace was installed in 2000 and is operable.

M: as the furnace is in an older unit, replacement should be budgeted for within the next 2-3 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 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. It is common for the supply-air flow to be unbalanced and this will result in uneven heating and cooling. Dirt and dust build-up in the ducts will also adversely affect air flow. They should be cleaned every five to ten years. The distribution ductwork visible in the basement is intact. Supply-air registers are present and functional in all principle rooms. The location of return-air registers is limited to the main floor. This is typical of older homes and air conditioning in particular can be affected by the lack of return ductwork on the upper level. The thermostat for the heating system is located on the main floor.

G: the thermostat is old and replacement is recommended.

G: air flow through the supply air vent in the front bedroom is marginal. Try having the heating ducts professionally cleaned, as there may be debris in the ductwork leading to this heat register.

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.

PLUMBING

5.01 Supply plumbing: Most of the hot and cold water pipes have been replaced with copper. There is a small section of galvanized steel piping in the basement ceiling near the furnace that has yet to be replaced. The main water shutoff valve is located at the front of the basement. The incoming water main has been upgraded to a 3/4 inch copper line.

G: there is a disconnected piece of gas pipe hanging from the basement ceiling that should be cut out and removed.

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 visible 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.

A back-water valve has been installed in the main drain pipe beneath the concrete floor at the rear of the basement. Back-water valves prevent water from the Municipal sewers from backing up into the basement. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

A sump pump system is present in the basement beside the furnace. The pit in the floor collects ground water from the foundation drain tile system and then pump that water in the main waste pipe. The pump was operable and should be inspected annually to ensure that the float is set up to operate the pump correctly. A marine battery backup system is present to ensure operation during power outages.

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 in 2011.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters operated. The bathtub tiles in the 2nd floor washroom are 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: The ceiling cavity below the flat roof above the 2nd floor could not be accessed and the amount of insulation present could not be determined. The flat roof should ideally be insulated to R-30+. Given that the 2nd floor ceiling has been renovated, it is likely that the ceiling cavity has some thickness of insulation.

6.02 Venting: Proper venting reduces heat buildup in the flat roof and minimizes the potential for condensation problems in the winter months. Due to a lack of access to the flat roof, roof ventilation was not verified. Old buildings such as this typically have little to no roof ventilation. In lieu of roof ventilation, high density spray foam insulation is now used as an insulating material (acts as a vapor barrier and eliminates the need for roof ventilation).

6.03 Exterior walls: Some of the framed exterior walls were accessed by removal of the electrical outlet cover plates. Fiberglass insulation was observed. It is not clear as to whether all wall cavities are insulated. It is common in older homes to find a mix of insulated and uninsulated wall cavities. Insulation is not present behind the wall finish in the basement.

G: insulation is recommended on the basement exterior walls to reduce heating costs.

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 finished in drywall and are in generally good condition. Finishing imperfections were noted in some of the drywall (tape seams are visible).

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

G: some of the floors are uneven due to past internal settlement.

G: the rear entry door is not plumb as the wall that it is mounted to is out of plumb.

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 most are operable. The windows in most locations are provided with thermalpane glass.

- + aluminum slider windows with a fixed thermalpane glass panel.
- + vinyl framed casement windows.
- + wood framed casement window (bathroom only).

G: the bathroom window cannot be fully closed. This should be corrected before the winter.

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 open window is acceptable where a vent is not present. The kitchen exhaust fan was found to be operable. The exhaust is vented to the exterior.

G: the vent opening on the front face of the kitchen exhaust hood should be sealed to ensure that all air is vented to the exterior.

P: there is presently no exterior exhaust vent for use with a dryer in the basement. One will have to be installed when a dryer is hooked up.

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.)