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348 Westmorland Avenue North, Toronto, Ontario



April 9, 2024

SUMMARY INSPECTION REPORT

PROPERTY: 348 Westmorland Avenue North, Toronto, Ontario

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

OVERALL CONDITION: Typical. No structural defects with the foundations were observed. No active basement seepage was detected. The roof shingles and rear addition flat roofs are in good condition. The upper flat roof is an older installation. The exterior brick, aluminum, and vinyl sidings are in good shape. Windows are a mix of metal and vinyl framed windows. The exterior trim finishes are capped with aluminum. The front concrete porch structure is intact. The garage is a more recent build and is in good condition.

The house is equipped with a 100-amp electrical service. Wiring is a mix of original-ungrounded wire and modern Romex cable. Budget for replacement of remaining original wire and additional outlets to be installed. The high-efficiency furnace and A/C were upgraded in 2020. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing is a mix of original cast-iron/clay pipe, and updated plastic pipe. A backwater valve has been installed in the main drain below the front lawn. Water flows freely through all drain fixtures. The bathroom and kitchen are serviceable. The wall and ceiling finishes are a mix of drywall and plaster. Insulation is recommended in the rear crawlspace.

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

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INSPECTION REPORT

PROPERTY: 348 Westmorland Avenue North, Toronto, Ontario

Inspector: Richard Gaughan Client: Nested Real Estate

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: 100 years
- BUILDING TYPE: two storey semi-detached
- FRONT OF HOUSE FACES: east
- 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. No visible structural defects with the foundations were observed. An addition is located at the rear. It is supported on wood perimeter beams that are in turn supported by concrete block posts.

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: water seepage was noted through the base of west wall in the rear crawl space (wood skirting). The base of the wood skirting should be cut back on the west and south sides, and a concrete curb installed to eliminate any wood/soil contact, and to minimize the risk of leakage into the crawl space. Ensure that water drains away from the wood skirting on the exterior side. Water that gets into the crawl space presently drains below the soil and does not appear to impact the basement area.

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: Most visible joists are sound and properly spaced. The joists in the basement are composed of 2" by 8" lumber. The centre wood beam in the basement provides intermediate support for the floors and walls above.



P: the wood framed wall in the middle of the basement supports two ends of the centre beam. One end needs to be re-supported on a proper steel post. A 2nd post is also needed near the furnace. It may be necessary to have proper concrete footings installed below the steel posts.

(Budget \$2,500)

G: two joists (one above the laundry and one halfway forward) have been effectively cut to accommodate ductwork and past mechanicals. Both joists should be reinforced.

(Budget \$500+)

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 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 front of the basement entry. The drain was not tested for water flow. Ensure that it drains freely.

G: a lip should be installed in front of the exterior basement door to prevent seepage. As well, the door is old and should ideally be upgraded.

P: ensure that water drains away from the west and south walls of the rear addition to prevent seepage into the crawl space area.

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 are in good condition and were upgraded <10 years ago.

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 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 rear addition was upgraded <10 years ago and is in good condition.

M: the flat roof above the 2nd floor is older (>15 years) and is showing some initial surface wear. This roof has been installed over at least two previous roofing systems. Be sure to strip the roof of all existing roofing material when the roof is next resurfaced to eliminate the imposed weight of the roofing material on the roof joists below. No water stains were observed on the ceiling finishes below.

2.07A Brick Chimneys: The brick chimney at the rear contains one flue and it services the water heater. The brickwork and flashings are intact. The water heater flue is equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and to 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 at the front are composed of brick masonry. The brickwork was found to be in good condition.

2.09B Aluminum siding: Aluminum siding is present on the south wall and is in good condition.

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

2.09M Cement Pargings: The exterior foundation walls on the south side above grade have been sealed with a parge coat of cement.

G: the cement parging at the base of the wall at the southeast corner is deteriorated and localized repairs are recommended.

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 porch: The front concrete deck/porch is sound. The concrete steps are functional and metal rails are secure. No cracks exist in the deck slab.

2.12 Retaining walls: The concrete retaining walls that comprise the front basement stairwell are sound. *A handrail is recommended alongside the stairs.*

2.13 Garage: The detached solid masonry garage is in good shape. The roof shingles have been recently replaced. The overhead garage door is operable. The garage is equipped with an electric heater, mounted from the ceiling. It is operable. There is a circuit breaker panel on the rear wall as well. The downspout at the southeast corner of the garage discharges into a plastic bucket embedded in the ground. The overflow from the bucket appears through a plastic pipe located below the garage floor slab to the front of the garage.

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 SE 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 main distribution panel is rated at 125-amps. The electrical service is grounded to the supply plumbing.



G: the electrical connections between the incoming service wires and the wires at the top of the electrical mast require proper connectors.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is a mix of modern grounded cable and older ungrounded wiring. Ungrounded outlets were noted throughout the house.

P: those that are ungrounded should be fitted with a GFCI device. This is a common and desirable upgrade where some of the wiring is original and ungrounded and is considered an interim modification. Eventually, the original wire should be replaced and additional outlets provided. (budget \$500 for GFCI devices, budget \$3,000 to \$5,000 to upgrade original wire and provide additional outlets)

There are four 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 |
| - air conditioner | 30-amps |
| - garage panel | 40-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 over-fused.

3.03 Supply of outlets: The location of outlets in each room was verified. The kitchen is equipped with a reasonable supply of outlets. *Both outlets on the kitchen counter are poorly situated (difficult to access).*

G: additional grounded outlets should be considered on the first and second floors (one outlet presently in rear bedroom and two outlets in the front bedroom).

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 in the bathroom 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. The kitchen counter outlets located within arms reach of the sink are also ground fault protected.

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 exterior outlet on the rear garage wall is equipped with a functional 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. Smoke/carbon monoxide detectors are present on each level and are battery operated. None were tested. They should ideally be replaced upon 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 west side of the house. The furnace was installed in 2020 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 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.

P: the ductwork in the rear crawl space should be insulated as part of providing insulation under the kitchen floor.

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 was manufactured in 2020 and has a cooling load of 2 tons. The condensate drain line is connected to the 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 located at the front of the basement. The incoming water main has been upgraded to 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 plumbing: The waste drainage plumbing is a mix of the original cast iron stack (runs from the basement and extends through the roof), some clay drains below the basement floor, and upgraded ABS plastic. 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 back-water valve has been installed in the main drain pipe beneath the front lawn. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the basement. Two floor drains are present in the basement.

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 40 gallons should be sufficient for the number of bathrooms and kitchens in the house. The equipment was upgraded in 2022.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were 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 attic space and ceiling cavity below the flat roof above the second floor could not be accessed and insulation levels are unknown. The recommended thermal resistance level (R value) for an attic is R-50. Flat roofs should ideally be insulated with at least 6-8 inches of insulation (R-24+).

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 roof is next resurfaced.*

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

G: the basement is unfinished. The exposed foundation walls are uninsulated. A reduction in heating costs will be realized by framing and insulating the basement walls. (Further assessment required to determine accurate cost)

6.05 Crawl space: The area below the main floor at the rear is known as a crawl space and can often be a major source of heat loss.

P: the crawl space should be properly insulated.
(Budget \$2,000+)

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 front of the basement. The weatherstripping is inadequate.

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 generally good shape.

7.02 Flooring: The floors were inspected for soundness where accessible. The staircase from the basement to the main floor is sound.

G: a couple of the ceramic floor tiles in the dining room are loose/cracked.

P: there is no handrail alongside the staircase 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 and related hardware were found to be intact and all are functional. The windows in most locations are provided with thermalpane glass.

- + aluminum slider windows with a fixed thermalpane glass panel.
- + vinyl framed double hung windows.

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

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 is operable. The exhaust is vented to the exterior. The bathroom exhaust fan is operable and appears to be vented to the exterior. The dryer in the basement is vented to the exterior.

G: the exhaust fan in the 2nd floor washroom is noisy during operation and should be serviced or replaced.

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.)