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119 Burnamthorpe Road, Toronto, Ontario



September 4, 2024

## **SUMMARY INSPECTION REPORT**

PROPERTY: 119 Burnamthorpe Road, 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. No active basement seepage was detected. The roof shingles are in good condition. Both chimney structures are intact, though the east chimney has a slight lean. Monitor. The exterior brickwork and rear stucco sidings are in good condition. Modern wood-framed windows are present throughout. The front concrete stoop is in good condition. The rear deck is also in good shape.

The house is equipped with a 100-amp electrical service. Wiring appears to have been upgraded throughout. The furnace was upgraded in 2021. The air conditioner was installed in 2010, as was the rental hot water heater. 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. Water flows freely through all drain fixtures. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The wall and ceiling finishes are a mix of updated drywall and original plaster and are in good condition. Some of the main floor exterior walls appear to have been insulated as part of the renovations. There is no attic access. Both natural gas-burning fireplaces are operable.

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

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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: 80 years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: south
- 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 are constructed of concrete blocks. No visible structural defects with the foundations were observed where access was gained. The structural components in the basement (ie. foundation and flooring system) could not be fully examined due to the finished nature of the basement.

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. As is typical of older homes, foundations often have either no waterproofing or what is there is ineffective. Localized seepage is a possibility due extraordinary rainfall or neglect of eavestroughs or correct surface drainage.

*M: There has in the past been seepage through the rear basement wall in the furnace room area. No active seepage was detected.*

1.03 Exterior walls: The exterior walls are constructed of solid masonry. The masonry is a structural component and supports some of the load of the house.

1.04 Interior framing: Some 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. Floors are relatively level and felt solid throughout.

1.06 Termites: Due to the finished nature of the basement, few of the structural and non-structural wood members were visible. Consequently, the presence or absence of termite activity or damage could not be determined. *The immediate area in which the home is located does not have a history of termite activity.*

1.07 Roof framing: The sheathing and framing below the roof structure could not be examined due to a lack of access to the attic. There is no indication from the exterior that any major structural deficiencies exist with the roof structure.

## **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.

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 window wells are intact.

*G: as there is a large tree on the front lawn, there is the potential for roots to interfere with the original clay drainpipes. It is not known whether drain upgrades have been made below the front lawn.*

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 from the ground using binoculars and are in good condition. They appear to have been installed <7 years ago. There is one layer of asphalt shingles present on all sides.

2.07A Brick Chimneys: The chimney on the east side contains two flues. One vents the living room fireplace; the other is no longer in use. The brick chimney on the west side contains one flue and it is no longer in use. The brickwork and flashings with regards to both chimneys are intact. The fireplace flue is equipped with a continuous metal liner which is beneficial to prevent deterioration of the chimney and ensure a proper draft in the flue.

*M: the east chimney above the roof line leans. The chimney should be monitored for further movement/development of horizontal cracks in the brick.*

2.08 Eavestroughs: They provide control for water runoff from the roof(s) to help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for loose sections and leaky seams. Aluminum eavestroughs are present on all sides. The downspouts discharge onto the surrounding land.

2.09A Masonry walls: The exterior walls on all sides are composed of brick masonry. The brickwork was found to be in good condition.

2.10A Exterior trim: All major openings in the exterior walls include trim to cover frames and provide a place to seal and flash sidings. The exterior window frames have been covered in aluminum trim to minimize deterioration and reduce maintenance.

*G: Caulking maintenance is required around the picture window adjacent to the side entry door. There are hairline cracks in the concrete windowsill below the southeast bedroom window. The cracks should be patched with mortar or silicone caulking.*

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 wood deck at the rear is structurally sound. Decks boards are intact and rails are secure. The steps are functional. The deck boards are made of recycled plastic.

2.11B Concrete stoop: The front concrete stoop is in good condition. A stone facing has been installed on the deck surface and steps. The stonework and mortar joints are intact.

2.13 Front storage shed: The converted garage at the front corner is intact. The overhead garage door is equipped with an automatic door opener. *The door opener was disconnected from the rail.*

## **ELECTRICAL**

3.01 Electrical service & panel: This home is equipped with an overhead 120/240-volt, 100-amp service. The main distribution panels are located at the SW 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.

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. It would appear that the house has been completely rewired. The wiring is modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged

outlets. *There is an original knob and tube wiring circuit in a junction box above the laundry area. It was checked with a field tester and is not energized.*

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

- |                   |         |
|-------------------|---------|
| - oven            | 40-amps |
| - dryer           | 30-amps |
| - air conditioner | 20-amps |
| - auxiliary panel | 60-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. There appear to be two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. Overall, the supply of outlets was found to be sufficient throughout the house.

3.04 Operation of outlets & fixtures: Most of the outlets in the house were tested for continuity and grounding. The fixtures and switches were also checked for safe and proper operation. All outlets and light fixtures tested were found to be operable. The electrical outlets in each bathroom are protected by a ground fault interrupter (G.F.I.) device. Each was tested and found to be operable. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility. The kitchen counter outlets located within arms reach of the sink are also ground fault protected.

*P: the outlet on the inside wall of the master bedroom should be secured in the wall cavity. The on/off switch for furnace should be secured to the wall. The damaged outlet below the southwest basement window should be replaced.*

**Repaired by owner**

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 outlets at the front and rear are equipped with a functional G.F.I. (ground fault interrupter) to minimize the electrical shock hazard in this area.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors. The units are present on each floor/bedroom. They were not 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 compliant plastic pipe on the west side of the house. The furnace was upgraded in 2021 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

The 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.

*G: the electric radiant floor heat in the side mudroom on the main floor could not be made to operate.*

4.03A Humidifier: These are used in colder weather to maintain a comfortable relative humidity throughout the house. A cascading type humidifier is located in the plenum above the furnace. The humidistat is located above the furnace and should be adjusted (lowered) during cold weather to minimize condensation buildup on windows.

4.03B Air filter: A passive air filter should be kept in place beside the air-handler assembly in the furnace. It should be inspected at least every two months and replaced if dirty.

4.03D Central air conditioning: The air-cooled central air conditioning system was manufactured in 2010 and is operable. The unit has a cooling capacity of approximately two tons. The condensate drain line is connected to the floor drain.



## **PLUMBING**

5.01 Supply plumbing: The visible water distribution pipes are a mix of Polyethylene and copper pipe. The main water shutoff valve is located at the front of the basement. The incoming water main appears to have 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), clay drains below much of the basement floor, and some 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 concrete floor at the front of the basement. Back-water valves 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 tankless "demand" hot water heater appears to be rented. The equipment was installed in 2010 and the exhaust is vented directly through the west exterior wall.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in the 2<sup>nd</sup> 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.

*G: The jacuzzi was filled with water and an attempt was made to operate the unit. It could not be turned on.*

## INSULATION

6.01A Attic: This area is not accessible and insulation levels were not verified as a result. The recommended thermal resistance level for this area is now R-60. Access should ideally be gained to the attic to determine the amount of insulation present and updated if necessary.

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.*

6.03 Exterior walls: The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. Given that the main floor has been renovated and drywall installed, it is likely that these walls were insulated as part of the renovations. The 2<sup>nd</sup> floor walls are original plaster and these wall cavities are uninsulated. The finished basement exterior wall cavities were not accessed and the presence of insulation is unknown.

*G: you may want to insulate the unfinished portion of the basement to reduce heat loss.*

6.06 Weatherstripping: Modern thermalpane windows are present throughout the main and second floor.

## 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 good condition.

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

*P: there is no handrail alongside the staircase between the basement and main floor. One should be provided.*

**new railing installed by owner**

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. The windows on the first and second floors are provided with thermalpane glass.

+ wood framed casement windows.

*G: the windowpane in a living room and rear bedroom window have lost their thermal seals. This results in condensation between the glass that cannot be removed. This is a cosmetic defect.*

7.04F Fireplaces: A natural gas prefabricated fireplace is present in the basement and on the first floor. Both are operable. The basement fireplace exhaust is vented directly through the exterior wall. The living room fireplace exhaust is vented through the east chimney structure.

7.05 Ventilation: The kitchen exhaust fan is operable and is vented to the exterior. The bathroom exhaust fan on the 2<sup>nd</sup> floor is also operable. *Due a lack of access to the attic, it is not known whether the bathroom exhaust vents through the roof.* The dryer in the basement is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

*G: some of the heat register covers are loose on the floor and you may want to replace those that are not secure.*

register covers have been  
replaced by owner

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*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. Landscaping sprinkler systems are not operated.*

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

Sincerely,



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Richard Gaughan  
B.A. Sc. Mechanical Engineering  
Registered Home Inspector (R.H.I.)