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600 Palmerston Avenue, Toronto, Ontario





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August 7, 2020

SUMMARY INSPECTION REPORT

PROPERTY: 600 Palmerston Avenue, Toronto, Ontario

Inspector: Richard Gaughan

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

OVERALL CONDITION: Generally good. The house is in good structural condition. No foundation seepage was detected. The roof shingles and flat roofs are in good condition. The exterior brickwork is sound. The chimney has been rebuilt above the roofline. Windows have been upgraded throughout. Most window frames have been capped with aluminum. The front porch structure is sound. The rear deck is intact. The rear main floor sets of doors/windows require exterior wood repair/painting maintenance.

The house is equipped with a 100-amp electrical service. Wiring appears to have been upgraded throughout. The mid-efficiency furnace is aging and will require eventual upgrade. The air conditioner is 10 years old. The incoming water service pipe has been upgraded. Water pressure is good. The waste plumbing is largely original cast-iron/clay pipe, with some updated copper and plastic pipe present. Water flows freely through all drain fixtures. Both bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. The exterior walls are largely uninsulated (typical of solid masonry wall construction detail). The common wall is constructed of double brick for superior sound isolation.

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

NATIONAL HOME INSPECTION LTD.
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SINCE 1983



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INSPECTION REPORT

PROPERTY: 600 Palmerston Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Kate Watson

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: three 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 stone and mortar. An addition is located at the rear. Its foundation walls are constructed of clay brick. From a structural standpoint, the foundations are in good condition. The structural components in the basement (ie. foundation and flooring system) could not be examined due to the finished nature of the basement.

1.02 Water penetration: No water seepage was detected in the accessible areas of the basement. 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. The south interior foundation wall has had a coat of cement applied to the stonework. The whit powder (efflorescence) that is present on the cement finish is normal moisture migration through 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.

G: a dehumidifier should be operated in the basement during the summer months to minimize humidity and condensation problems on the basement walls and floor.

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. *The common wall is constructed of two courses of brick. This is desirable in homes with shared walls as the masonry provides for an effective fire break and greatly reduces sound transmission.*

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. The joists supporting the main floor are composed of 2" by 10" lumber. Floors 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.

G: as the house may be situated in/near a known termite area, further information is recommended. Contact a licensed pest control company for information on possible activity in the immediate area.

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 sheathing or 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. *Due to a lack of access under the deck at the rear, surface drainage in this location is unknown.*

G: as there is a tree on the front lawn, there is the potential for roots to interfere with drain pipes. It is not known whether the original clay drain pipe below the front lawn has been upgraded to plastic.

M: the rear flooring system in front of the entry door is level with the exterior grade. There is the potential for moisture to damage the floor joists ends and wood sill plate at the bottom of the perimeter framed walls of the addition. There is no evidence that this is currently a problem. Monitor.

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 in all locations are in good condition. There is one layer of asphalt shingles present on all sides.

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 modified bitumen roofing membranes above the 2nd and 3rd floors appear to have been installed at least ten years ago. The roof surfaces are watertight and show only minor wear.

2.07A Brick Chimneys: The chimney at the southeast corner contains two flues. One services the furnace; the other is no longer in use. The chimney structure has been rebuilt above the roof line. The brickwork, cap and flashings with regards to the chimney are intact. The furnace 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.

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 most sides are composed of brick masonry. The brickwork was found to be in good condition. The mortar between bricks has been redone (tuckpointing) on all sides.

2.09C Cedar shingle siding: This type of wall finish is present on the rear addition and is in good condition.

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

2.10A Exterior trim: The exterior window frames of the original house have been covered in aluminum trim to minimize deterioration and reduce maintenance. Those on the rear extension are painted wood.



G: there is localized rot to some of the window frames on the rear main floor extension. Repairs and painting maintenance are required. The double door set off the kitchen are deteriorated, including failure of one of the thermal glass panels. Consider replacing this set of doors.

G: the wood threshold at the bottom of the rear entry door requires painting maintenance. It should also be re-supported from the underside as it is beginning to crack.

2.10B Soffits & Fascia: The roof overhang on most sides (otherwise known as the eaves) is finished in wood. The roof overhang on the front porch has been capped with 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 largely intact.



P: there is a hole in the wood trim below the 3rd floor shingles at the southeast corner as a result of past wildlife activity. Repairs are required (typically made with wire mesh).

G: painting of the wood trim below the roof line along the south side of the house is recommended. As well, the wood trim around the rear third-floor dormer is in need of painting maintenance. Consider having all wood roof trim covered with aluminum to eliminate future painting, maintenance.

2. 11A Wooden deck: The wood deck at the rear is intact. Decks boards are intact, and rails are secure. The steps are functional.

2.11A Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The wood/masonry posts are relatively plumb. The deck boards are sound and the rails are secure. The wooden steps are functional. A handrail is present alongside the steps.

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 on the south side of the basement. The size of the service is considered adequate 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 panel rating is adequate for the existing service size. The electrical service is grounded to the supply plumbing.

3.02 Distribution wiring: The distribution wiring is composed largely of copper. One aluminum wire is present at the panel. The aluminum circuit could not be traced from the main electrical panel. The wiring is modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

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

- air conditioner 30-amps
- oven 40-amps
- auxiliary 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 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 an adequate supply of outlets. There are two split receptacles present in the kitchen. Each half of a split receptacle is on a separate circuit and this setup allows for two appliances to be plugged into the same outlet without the risk of the breaker tripping.

3.04 Operation of outlets & fixtures: Most of the outlets in the house were tested for continuity and grounding. The fixtures and switches were also checked for safe and proper operation. All outlets and light fixtures tested were found to be operable. The electrical outlets in 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.

P: reinstall outlet behind front bedroom bed-south wall where the outlet was poorly installed and covered with spray foam insulation.

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.

G: an outlet could not be located on the exterior of the building. If an outlet is needed, a grounded circuit should be installed and should be equipped with a G.F.I. (ground fault circuit 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 and are a mix of electrically connected and battery operated. None were tested. They should ideally be replaced upon move-in.

HEATING/COOLING

4.01A Type of system: The house is heated by a mid efficiency, gas-fired forced air furnace. The furnace was installed in 2001. The heat exchanger in this type of heating system typically lasts 20 to 25 years. The heat exchanger could not be accessed, and its condition is not known.

M: as the furnace is in an older unit, replacement should be budgeted for within the next three to four years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced.

(Approximate Cost: \$4,000 to \$4,500)

The metal exhaust flue that connects the furnace/water heater to the base of the chimney flue is intact. It 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. 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 functional. It would be a wise energy conservation practise to seal any noted leaks in the supply-air ductwork. Supply-air registers are present and functional in most principle rooms.

G: there does not appear to be an air vent in the rear 3rd floor bedroom.

G: 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. If renovations are done in future, one should consider providing a return-air register to the 2nd floor.

*P: the supply and return ducts were found to be dirty. Improvements in the operating efficiency and air quality would be realized by having the ductwork professionally cleaned.
(Approximate Cost: \$250 to \$400)*

G: asbestos material appears to be present around six of the air vents heat registers where it passes through the flooring. The insulation is located between the floor boards and the metal heat register. The material has been encapsulated with aluminum duct tape to ensure that the fibres do not become airborne.

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 2009. A/C system typically last 15-20 years. The system was found to be operable. The unit has a cooling capacity of approximately two tons. This appears adequate for this size of house. The condensate drain line is connected to the laundry tub.

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), clay drains below the basement floor, and some upgraded 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 floor drain could not be located in the basement due to the floor covering.

G: consideration should be given to having a back-water valve installed in the main drain pipe beneath the concrete floor at the front of the basement. Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.

The waste plumbing appears to be properly vented through the roof to the exterior. Due to the lack of access, it was not possible to determine whether all branch waste lines are connected and functional.

The gas-fired hot water heater appears to be leased from a third party provider. Its capacity of 189 litres should be adequate for the number of bathrooms and kitchens in the house. The equipment was installed in 2006.

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 operable. The bathtub tiles in the basement and on the second floor are intact.

INSULATION

6.01C Flat roof: The space between the top floor ceiling and flat roofs above the 2nd and 3rd floors could not be accessed and 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 these spaces are to be reinsulated in future, be sure to allow for adequate roof ventilation.

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 roofs are next resurfaced.

6.03 Exterior walls: Insulation could not be found in most of the exterior walls. The small gap within the wall cavities of solid masonry homes normally prohibits the placement of insulation there. This type of wall construction usually has a thermal rating of R-4 to R-6.

6.06 Weatherstripping: Modern thermalpane windows and insulating doors are present throughout.

G: a storm door (or an upgraded insulated door) is recommended at the front to reduce heat loss.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are largely finished in original plaster with updated drywall present in a couple of locations. Overall, the walls and ceilings were found to be functional with minor repairs. The water stain in the kitchen ceiling was dry during the inspection.

G: the 3rd floor hallway ceiling was in the process of being re-drywalled.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are functional. The staircases in the house are sound. Some of the door jambs are no longer square. This is the result of normal settlement in the floor joists and load bearing walls and does not indicate a structural problem.

G: the baseboards are missing along the south front bedroom wall. A smaller section is missing along the south wall in the rear bedroom.

G: 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 all locations are provided with thermalpane glass.

+ vinyl framed double hung windows.

G: a thermalpane glass pane in one of the kitchen door panels has lost its thermal seal. This results in condensation and a white film between the panes of glass that cannot be removed. This is a cosmetic defect only.

7.05 Ventilation: The kitchen exhaust fan was found to be operable. The dryer in the basement is properly vented to the exterior.

G: a bathroom exhaust fan should be installed in the basement and on the second floor and should vent to the exterior.

G: the kitchen exhaust fan does not appear to be vented to the exterior.

SUMMARY

The inspector's assessment of the overall condition of the building is based on a similar home of similar age and construction. The quality and quantity of upgrades, as well as anticipated repairs or upgrades as discussed in the report are factored into our assessment.

OVERALL CONDITION: Generally good. No major defects.

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.)