



NHI National Home Inspection Ltd.
1055 Woodbine Avenue
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22D Birch Avenue, Toronto, Ontario





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July 2, 2021

SUMMARY INSPECTION REPORT

PROPERTY: 22D Birch Avenue, Toronto, Ontario

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

OVERALL CONDITION: Very good. The house was built in 2010 and is in good structural condition. No foundation seepage was detected. The flat roofing membranes appear watertight. The exterior brick and cedar shingle sidings are intact. Quality wood framed windows are present throughout. The exterior trim finishes are capped with aluminum. The upper-level deck boards are deteriorating. Monitor.

The house is equipped with a 200-amp electrical service. No wiring issues were uncovered. There are two heating/cooling systems. The equipment was operated in cooling mode only. Both systems are in good working order. The supply plumbing is a mix of plastic and copper pipe. All bathrooms and kitchen are in good working order. Fixtures are operable and tile work is sound. Water pressure is good. The waste plumbing is ABS plastic. Water flows freely through all accessible drain fixtures. The interior finishes are in good condition. The exterior walls are well insulated. The natural gas fireplace is operable. The elevator system is operable. The natural gas fireplace is operable.

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

NATIONAL HOME INSPECTION LTD.
RICHARD J. GAUGHAN
B.A. Sc. MECHANICAL ENGINEERING
REGISTERED HOME INSPECTOR (R.H.I.)
SINCE 1983



July 2, 2021

INSPECTION REPORT

PROPERTY: 22D Birch Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Armin Yousefi

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.

- ESTIMATED AGE OF HOUSE:	2010
- BUILDING TYPE:	three storey row house
- FRONT OF HOUSE FACES:	east
- UTILITIES STATUS:	all on
- SOIL CONDITIONS:	dry
- WEATHER:	overcast
- HOUSE OCCUPIED:	no
- WATER SOURCE:	public
- SEWAGE DISPOSAL:	public

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STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete/concrete block. From a structural standpoint, the foundations are in good condition.

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.

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

1.04 Interior framing: The floor joists could not be inspected due to the finished nature of the basement. Floors are level and felt solid throughout.

1.06 Termites:

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 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. A catch basin is present in front of the garage. The drain should be kept clear of debris.

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 modified bitumen roofing membranes below the main floor and upper level decks could not be inspected due to a lack of access.

M: there is some water staining of the drywall in the ceiling below the roof top entry door. The stains were checked with the moisture meter and found to be dry. An opening has been made in the ceiling adjacent to the stain and this enabled the inspector to view the area where the staining occurred. There does not appear to be an active problem. The leak likely occurred around the entry door frame.

2.05 Skylights: As these can be a source of leakage, they should be checked on an annual basis for deteriorated flashings and caulking. The skylight installation is intact. No water stains were observed on the ceiling finishes 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 on all sides. The downspouts discharge onto the surrounding land.

G: extensions are recommended on the downspouts at the north end of the building to prevent the discharging water from ponding near the foundation.

2.09A Masonry walls: The exterior walls on the first and second floors are composed of brick masonry. The brickwork was found to be in good condition.

2.09C Cedar shingle siding: This type of wall finish is present on the third floor. It should be monitored for dislodged or curled shingles. Deterioration occurs more readily on the south and west sides due to exposure to the sun. The shingles are in generally good condition. *There is some initial curling of the shingles on the east side of the house.*

2.09H Synthetic stucco finish: This siding material is present on both 3rd floor bedroom walkouts and is intact.

2.10A Exterior trim: The exterior window frames are wood framed and have been finished with maintenance-free aluminum siding 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 eaves are intact.

2.11A Wooden deck: The wood deck above the third floor is functional with minor repairs. The deck off of the kitchen has been upgraded and the deck boards are made of recycled plastic. The rails bordering both decks are secure.

M: some of the upper-level deck boards have suffered water damage and several boards have been replaced. A couple of additional boards require replacement. This will be an ongoing occurrence until such time that the decking is upgraded.

2.13 Garage: The attached wood framed garage is in good shape. The overhead garage door is equipped with an automatic door opener. The reverse brake feature on the opener was tested and found to be functional. This is designed to prevent the door from closing and damaging your car or causing bodily injury. Proper fire protection is provided by the drywalled wall finish. *There is a driveway melting system in front of the garage door. It was not operated. The breaker at the panel has been turned off.*

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an underground 120/240-volt, 200-amp service. The main distribution panel is located in the garage. The size of the service is considered adequate for the electrical requirements of the house. The distribution panel is a circuit breaker panel and is rated at 200-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 visible distribution wiring in the house is composed of copper wire. 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 numerous 240-volt circuits, and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- oven 30-amps x 2
- dryer 30-amps
- air conditioner 20-amps x 2
- electric bb heat 15-amps
- elevator 30-amps
- snow melt 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. The kitchen is equipped with an adequate supply of outlets. There are multiple-dedicated 20-amp circuits present in the kitchen area. This setup allows for multiple heavy drawing appliances to be used in the kitchen 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. 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.

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 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. They were not tested.

HEATING/COOLING

4.01M Type of system: The house is heated by two direct-vent, high efficiency gas-fired water heaters, in combination with high velocity air-handlers. The units provide hot water for space heating as well as for domestic hot water use. The water heaters are each vented through a PVC plastic pipe on the on the west side of the building.

The high velocity air-handlers are located beside the hot water boilers. Natural gas is used to first heat water in the water heater that is in turn pumped through a radiating coil located in the air-handler, where the heat is transferred into the circulating air. The high-velocity air handlers direct the heated air to the various air registers throughout the house. The hot water heaters were installed in 2010/12. The heat exchanger typically lasts 15-20 years. Both hot water tanks appear to be leased.

The PVC plastic exhaust flue pipe that vents the hot water heaters 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 principal rooms. The location of return-air registers is sufficient.

The en-suite bathroom is equipped with electric radiant floor heat and is operable. Supplemental electric heaters are used beside the door to the upper deck and in the basement. Both are operable. The thermostats for the heating/cooling systems are located on the main level. The thermostat beside the kitchen controls air flow at the north end of the building. The thermostat on the west wall controls air flow at the south end of the building.

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 systems were manufactured in 2008. A/C system typically last 15-20 years. The system was found to be operable. The units each have a cooling capacity of approximately two tons. This appears adequate for this size of house. The condensate drain line is connected to the floor drains beside each air handling unit.



P: there is some standing water below the air handling unit in the garage utility room. The water appears to be due to a leak in the condensate drain from the air conditioner and a service call is required.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are polyethylene pipe, with the incoming water main made of copper. The main water shutoff valve is located in the north utility room. The incoming water main is an oversized one inch copper pipe.

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 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. Water flow through all sinks and toilets is fine. Multiple floor drains are present in the basement and garage utility rooms.

G: the garburator in the kitchen should be serviced as the unit runs on when disengaged. The sensor is worn.

A sump pump system is present in the basement. The pit in the floor was installed to collect ground water from the foundation drain tile system and then pump that water in the main waste pipe. The pump could not be tested. A garden hose should be run water into the pit to ensure that the float can be activated. There is presently no water in the sump pit and this indicates that the pump sees little to no use. This is desirable.

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 heaters are leased from a 3rd party provider and as discussed previously, provide hot water for domestic use and for the space heating. Both water tanks were operable and appear to be original.

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 in good working order. The bathtub tiles in the 2nd floor washroom are intact. The tiled shower stall enclosures in each washroom are also intact.

INSULATION

6.01A Flat roof: The ceiling cavity above the third floor could not be accessed. The flat roof ceiling cavity should be insulated to R-24 or more. Given the age of construction, it is likely that the ceiling cavity has been insulated with high density spray foam insulation.

6.03 Exterior walls: The framed exterior walls are well insulated.

6.06 Weatherstripping: Quality wood frame thermalpane windows and metal insulating doors are present throughout.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in drywall and are in good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are 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.

7.03 Windows: The following is a list of window types and any noted deficiencies. The windows and related hardware are intact, and all are operable. The windows are provided with thermalpane glass.

+ wood framed double hung windows.

7.04F Fireplaces: The natural gas prefabricated fireplace on the main floor was operated and found to be functioning properly. The exhaust is vented directly through the exterior wall Annual servicing and cleaning is advisable to ensure safe operation.

7.05 Ventilation: The kitchen exhaust fan is operable and is properly vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer on the second floor 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.

7.06 Special Notice: There is an elevator within the building. It's function is beyond the scope of this inspection. Service elevators must be inspected annually to ensure safe operation. An elevator specialist is recommended to determine it overall condition.

Note: The house is equipped with a central vacuum system and is operable.

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.

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.)