National Home Inspection Ltd.
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85 Harshaw Avenue, Toronto, Ontario

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May 29, 2025

SUMMARY INSPECTION REPORT

PROPERTY: 85 Harshaw Avenue, Toronto, Ontario

Inspector: Richard Gaughan

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

OVERALL CONDITION: Good. No structural defects with the foundations were observed. No active foundation seepage was detected. The asphalt shingles were replaced in 2018 and are in good condition. The exterior brickwork is in good shape. Windows are a mix of metal, vinyl and wood framed windows. The roof overhang (eaves) and window frames have been capped with aluminum. The rear concrete decks structures appear to be in good structural condition. Monitor retaining wall at south end of house.

The house is equipped with a 200-amp electrical service. Grounded copper wire is present throughout. The main panel area in the garage is original and should be replaced at some point. The high-efficiency furnace was installed in 2005. The A/C is of similar age. The incoming water service pipe is a ¾ inch copper pipe. Water pressure is good. The waste plumbing a mix of original copper/clay pipe, and updated ABS plastic pipe. Water flows freely through all accessible drains. All bathrooms and kitchen are in good working order. Fixtures are operable and tilework is sound. The exterior walls are uninsulated (typical of solid masonry wall construction detail). Insulation levels in the attic have been augmented. The gas fireplace could not be activated.

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

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

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INSPECTION REPORT

PROPERTY: 85 Harshaw Avenue, Toronto, Ontario

Inspector: Richard Gaughan Client: Theodore Babiak

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: 1960

- BUILDING TYPE: three-level backsplit

- FRONT OF HOUSE FACES: east

- UTILITIES STATUS: all on

- SOIL CONDITIONS: wet

- WEATHER: rain

- HOUSE OCCUPIED: yes

- WATER SOURCE: public

- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete/concrete block. No structural defects with the foundations were observed. 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 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.

M: efflorescence is present on the visible north garage wall at grade. This is indicative of elevated moisture levels.

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: The floor joists supporting the main floor could not be inspected due to the finished nature of the basement. Floors are 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.

1.07 Roof framing: The visible roof framing in the attic is intact with no evidence of structural problems. The attic was viewed from the hatch only. The visible sheathing boards below the roof shingles are intact.

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.

2.03A 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 in 2018. There is one layer of asphalt shingles present on all sides.

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 into the sewer system and onto the surrounding land. *Ideally, the downspouts that discharge into the sewer system below grade should be disconnected and drain 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 generally good condition.

G: there are a couple of bricks below the lower-level concrete deck that have suffered surface damage (spalling) due to moisture (above the garage door opening).

2.10A Exterior trim: Most exterior window frames have been covered in aluminum trim to minimize deterioration and reduce maintenance. The lower-level, rear window is painted wood.

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 decks: The two concrete deck structures at the rear show no obvious structural defects. No significant cracking of the deck slabs was noted. The metal rails bordering each deck are secure. Water ponds on the upper-level deck. *The deck surfaces should be maintained with a waterproofing paint/sealer.*

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.

2.12 Retaining walls:

M: *the gabion (stone and wire mesh) retaining wall at the south end of the property bows outward in areas. Due to a lack of access, the stability of this retaining wall system could not be determined. Monitor for further movement. It may be necessary in future to reinforce or reconstruct sections of this wall.*

2.13 Garage: The attached solid masonry garage is in good condition. 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.

G: The garage door opener is connected with an extension cord. An outlet should be installed within close proximity of the garage door opener, so that the extension cord can be eliminated.

ELECTRICAL

3.01 Electrical service & panel: This building is equipped with a 120/240-volt, 200-amp service. The service is split into four 60-amp mains for the three apartments, plus a house panel. Updated circuit breaker panels are located in each of the apartments. 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 electrical service appears to be grounded to the supply plumbing.

G: eventual upgrade of the fuse panels/main disconnects in the garage is recommended. You may want to eliminate a couple of the meters at that time.
(budget $5,000)

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 and fuses. A list of the appliances and ratings is shown below.

- main floor stove 40-amps
- 2nd floor stove 40-amps
- basement stove 40-amps
- dryer 30-amps
- air conditioner 30-amps

The above appliances have their circuits safely protected. The remaining breakers and fuses service 115-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Each circuit should be protected by either a 15-amp fuse or breaker. The fuses should be tightened and the breakers tripped twice a year to ensure that they are in good operating condition.

P: oversized 30-amp fuses were noted in both fuse panels in the garage these should be replaced with 15-amp fuses.

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 kitchens are each equipped with a sufficient 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 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.

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. A GFCI protected outlet is located above the front door in the roof overhang.

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 electrically connected. None were tested.

HEATING/COOLING

4.01M Type of system: The house is heated by a high-efficiency, gas-fired forced air furnace. The exhaust is vented through a compliant plastic pipe on the west side of the house. The furnace was installed in 2005 and is operable. Having it inspected and cleaned annually will help maintain a high level of heating efficiency.

M: the ABS plastic exhaust flue pipe that vents the furnace is non-compliant, but has been grandfathered in. So long as there is no failure of pipe fitting adjacent to the furnace, it can continue to be used (no issues were observed).

M: due to its advanced age, replacement can be expected within the next 3-5 years.
(Approximate Cost: $4,500 to $5,000)

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. The thermostat for the heating system is located in the main floor kitchen.

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 operated. It is an older system and was manufactured in 2007 and is operable. The unit has a cooling capacity of approximately three tons. The condensate drain line is connected to the waste plumbing.
The entire cooling system should be serviced annually to maximize its life.

M: due to its advanced age, replacement can be expected within the next 3-5 years.
(Approximate Cost: $4,000 to $5,000)

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are made of copper. The main water shutoff valve is located beside the washing machine. The incoming water main is 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 made primarily of copper. The clay drainage pipes beneath the lower level 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. A floor drain is located in front of the washing machine.

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 (or under the front lawn). Back-water valves are installed to prevent water from the Municipal sewers from backing up into the house.
(Approximate Cost: $2,500 to $3,000)

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 50 gallons should be sufficient for the number of bathrooms and kitchens in the house. The tank was upgraded in 2016.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles in each of the washrooms are intact. The tiled shower stall enclosure in the basement washroom is intact. The tile grout and seal around each tub and at the base of the shower stall enclosure should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: There are about ten to twelve inches of loose-fill cellulose insulation present in the attic. This amount of insulation corresponds to a thermal resistance value of R-40-50. This is enough to minimize heat loss through the ceiling. The heating ducts in the attic have been insulated with spray foam insulation.

6.02 Venting: Some attic ventilation has been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter. A ridge vent runs across the peak of the roof.

6.03 Exterior walls: Insulation could not be found in 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: 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. Upgraded thermalpane windows are present throughout most of the house. The 2nd floor living room window is an original installation.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are composed of gyprock panels covered in a skim coat of plaster. The walls and ceilings were found to be 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 most doors is operable.

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

+ metal framed casement windows.
+ vinyl framed windows.
+ original wood framed window in lower level apartment (living room).

G: the thermalpane window panel in a south side bedroom window and in the main floor bathroom have lost their seals. This results in condensation forming between the two pieces of fixed glass and is a cosmetic defect only.

7.04F Fireplaces:

G: the natural gas prefabricated fireplace on the main floor could not be made to operate. It has not been used in several years and requires servicing.

7.05 Ventilation: The kitchen exhaust fans in each apartment are operable. The exhaust the two main apartments are vented to the exterior. The basement kitchen exhaust hood vents internally. The bathroom exhaust fan located in each washroom are operable and appear to be vented to the exterior. The dryer in the basement is vented to the exterior.

7.06 Special Notice: The vinyl floor tiles on the staircase likely contain asbestos. They are not considered a hazard unless disturbed.

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.)