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505 Davisville Avenue, Toronto, Ontario



October 30, 2023

SUMMARY INSPECTION REPORT

PROPERTY: 505 Davisville Avenue, 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 foundation seepage was detected, though a humidifier should be in operation during warm weather. The upper roof shingles and flat roofs are in good condition. The chimney has been rebuilt above the roof line. The exterior brick, insulbrick, and aluminum sidings are in generally good condition. Windows are a mix of original and updated aluminum and vinyl framed windows. A number of the window panels should be replaced as the seals have failed. The exterior trim finishes are either capped with aluminum or are well painted. The west front porch post requires repair/reconstruction at grade. The rear deck is in good shape. The garage is in good shape.

The house is equipped with a 100-amp electrical service. Wiring in the basement and on the main floor has been updated. The 2nd floor wiring is original and should be replaced. The hi-efficiency furnace was upgraded in 2009. The air conditioner is 4 years old. Both are operable. The incoming water service pipe has been updated (3/4 inch copper pipe). Substantial waste plumbing upgrades have been made with ABS plastic pipe (below basement floor). Water flows freely through all drain fixtures. Both bathrooms and kitchen are functional. Fixtures are operable and tile work is sound. The wall and ceiling finishes on the main floor have been substantially updated with drywall. The plaster wall and ceiling finishes on the 2nd floor require some upgrade/repair. The rear bedroom ceiling is failing and should be upgraded. Insulation levels in the exterior wall cavities of the original house were not determined. The rear addition walls are insulated with fiberglass. Additional insulation is recommended in the attic. The natural gas fireplace was not operated.

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

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INSPECTION REPORT

PROPERTY: 505 Davisville Drive, Toronto, Ontario

Inspector: Richard Gaughan Client: Catherine Russell

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: 100 years
- BUILDING TYPE: two storey detached
- FRONT OF HOUSE FACES: north
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: overcast
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of stone and mortar and clay brick. The rear addition foundation walls are constructed of concrete block. No structural defects with the foundations were observed.

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 foundation walls. This is indicative of elevated moisture levels. 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. If the basement is to be finished, an interior waterproofing membrane/system-known as a 'delta' membrane, should be installed to isolate the wall finishes from moisture damage.

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 on the first level and wood framing on the second level. The main floor brickwork is a structural component and supports some of the load of the house.

1.04 Interior framing: All visible joists are sound and properly spaced. The joists in the basement are composed of 2" by 10" lumber. Floors are relatively level and felt solid throughout. A double joists system at the front of the basement has been reinforced with a steel and wood post.

1.05 Crawl spaces: A crawl space is present at the rear. The crawl space at the rear was inspected from the rear access area and no defects were noted with regards to structural components in this area.

1.06 Termites: No termite activity or damage was noted in wood members visible in the basement or those adjacent to the house. *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 structure at the front was inspected for evidence of water damage or possible structural weakness. The visible sheathing boards below the roof shingles are intact.

G: some of the rafters appear to be reclaimed timber and there are notches/cracks in rafters near the ridge beam. There is some sagging of the ridge beam and localized reinforcement is recommended.

(Budget \$2,000)

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.

G: the soil/ is too high at the SE corner (near the A/C unit) and should be lowered.

M: as there is a large tree on the neighbouring front lawn and at the rear of the house, there is the potential for roots to interfere with the drain pipes.

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 on most sides are in good condition and were installed <10 years ago. The shingles on the east and west overhangs-facing north, are old and are deteriorating.

G: replacement of the overhang shingles on the east and west sides-facing north are required.
(Approximate Cost: \$1,000 to \$1,500)

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 membrane above the 2nd floor was resurfaced <10 years ago and is in good shape. The flat roof above the rear addition is older and is also in good condition.



P: a seam on the south leading edge of the upper-level flat is not watertight and should be resealed with roof caulking to prevent seepage through the roof overhang below.

2.07A Brick Chimneys: The chimney at the northwest corner contains two flues. One services the water heater; the other the fireplace. The brickwork and flashings are intact. The chimney has been rebuilt above the roof line. The water heater 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: Aluminum eavestroughs are present on most sides. Those located at the rear (upper level) are made of galvanized steel. The downspouts discharge into the sewer system at the front and onto the surrounding land at the rear.

G: the downspout at the NE corner should ideally be disconnected from the below-grade pipe connection and water discharged onto the surrounding land. A downspout extension is required at the southwest corner.

2.09A Masonry walls: The exterior walls on the main floor are composed of brick masonry. Minor mortar deterioration is not uncommon and should gaps develop between bricks, they should be tuckpointed. The brickwork was found to be in generally good condition.

G: the brickwork is spalling (flaking of the brick face) along the base of the east and west walls and the damaged bricks should be replaced or patched with a parge coat of cement.

2.09B Aluminum siding: Aluminum siding is present on the rear addition and on the front dormer (2nd floor) and is intact.

2.09E Insulbrick siding: The exterior walls on the second floor are covered in insulbrick siding. This form of siding is an older installation and though durable, it is no longer available. The seams should be kept well sealed with roofing tar and any lifting sections resecured with roofing nails. *The siding was found to be functional with minor repairs.*

2.09M Cement Pargings:

G: a cement parging should ideally be installed at the base of the exterior walls on the east and west sides to protect the exterior surface of the masonry.

2.10A Exterior trim: The exterior window frames have either been covered in aluminum trim or are painted wood to minimize deterioration and reduce maintenance.

2.10B Soffits & Fascia: The roof overhang at the front and rear (otherwise known as the eaves) is finished in aluminum. Those on the east and west sides are painted wood. 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.

M: the rear 2nd floor deck is an older installation. The wooden rails are secure. Monitor.

2.11B Front porch: The front porch structure shows no major defects. The horizontal roof beams are intact. The east masonry post has been rebuilt. The deck boards are sound and the rails are secure. The wooden steps are non-level. A handrail is present alongside the steps.



P: repair loose bricks at the base of the west porch masonry column.

G: the wooden steps are no longer level and the rail post is deteriorated. The steps should ideally be rebuilt.

2.13 Garage: The detached wood framed garage is in good shape. The roof shingles are functional and are watertight. 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. The aluminum siding is intact.

G: there is a missing piece of aluminum roof overhang on the south side 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 northeast 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. The wiring is a combination of the original knob-and-tube wire, located primarily on the 2nd floor, and modern grounded two conductor cable present in the basement and on the main floor.

P: budget for replacement of remaining original wire.
(Budget \$3,000 to \$5,000)

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.

- oven	30-amps
- dryer	40-amps
- air conditioner	30-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. The kitchen is equipped with an adequate supply of outlets.

P: additional grounded outlets should be considered on the 2nd floor as part of the rewiring.

G: the outlet in the second-floor washroom is mounted on the light fixture. A wall mounted outlet, equipped with a GFCI device is recommended.

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.

G: install a GFCI device on the kitchen counter outlet(s) located within arms reach of the sink to minimize the risk of shock.

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. Wiring between the house and the garage is located below grade and was not inspected.

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. None were tested. *They should be replaced upon move-in.*

P: there is no smoke/carbon monoxide detector present on the main floor. One is required.

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 at the northwest corner of the house. The furnace was installed in 2009 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 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 \$300)

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 2019 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 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 has been substantially upgraded, though there are some sections of the original waste piping in use. The waste plumbing below the basement floor appears to have been largely updated with plastic pipe, including the waste plumbing stacks from the basement floor to the main floor level. The drainage pipes under the front lawn could not be examined and their age/condition is not known. Water flow through all sinks and toilets is fine. Two floor drains are present in the basement.

G: consideration should be given to having a back-water valve installed in the main drainpipe 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.

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 installed in 2011.

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: There are about six inches of loose-fill and fiberglass batt insulation present in the attic.

G: another eight to ten inches of insulation should be added to the attic to bring it to the recommended thermal insulating value of R-50.
(Approximate Cost: \$800 to \$1,200)

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: The exterior walls on the main floor are constructed of solid masonry and appear to be uninsulated. This is typical with this type of construction. The 2nd floor walls are composed of a wood-frame structure. It could not be determined whether there is any insulation present in the 2nd floor wall cavities. There is a four inch wall cavity in which insulation may be placed. The addition exterior walls are insulated with fiberglass insulation. 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.

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. The perimeter walls are insulated with Styrofoam board insulation.

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.

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 functional with minor repairs.

P: a section of the plaster ceiling finish in the rear bedroom sags and is no longer secure to the wood lath. As it is at risk of collapsing, the ceiling should be replaced.
(Budget \$2,000)

M: the front bedroom ceiling sags and though it is not as weak as the rear bedroom ceiling, replacement of this plaster ceiling is recommended at some point.

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: there are numerous hairline cracks in the tiled kitchen floor and there is a missing piece of ceramic in front of the rear entry door.

M: the height of the guardrail at the top of the staircase on the 2nd floor is a safety concern. The railing should extend 42 inches above the floor.

G: repair or replace loose passage sets on the front entry door.

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 most are functional. The windows in several locations are provided with thermalpane glass. Outside aluminum and wooden storms are provided on the original windows.

- + aluminum slider windows with a fixed thermalpane glass panel.
- + vinyl framed casement windows.
- + wood framed awning windows in the basement.

G: there is a broken pane of glass in the front bedroom. The original living room windows have been painted shut.

G: the thermalpane window on the east kitchen wall and three 2nd floor windows have lost their thermal seals. This results in condensation forming between the two pieces of fixed glass and is a cosmetic defect. Replacement of the window panels is recommended.

(Further assessment required to determine accurate cost)

7.04F Natural gas fireplace: A gas-fired, log burning fireplace insert has been installed in the original wood burning fireplace in the living room. The pilot light could not be lit and operation of the unit was not verified. There does not appear to be a metal damper above the firebox.

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 was found to be operable. The exhaust is vented to the exterior. The bathroom exhaust fan on the main floor is also operable and is vented to the exterior. The dryer in the basement is vented to the exterior.

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.)