

112 Jane Street, Toronto

Inspection Summary

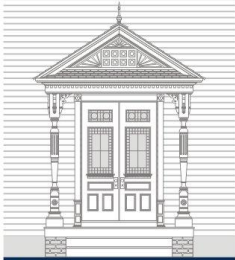
July 16, 2010



COMPANY INFORMATION

- Professional Engineer (**P**rofessional **E**ngineers of **O**ntario)
- B.A.Sc. - Civil Engineering (University of Toronto)
- 25 years inspection experience
(14+ years with **Carson, Dunlop & Associates**)
- Over 10,000 homes inspected

PETER YEATES



INSPECTIONS

1237 AVENUE ROAD
UNIT 1
TORONTO, ON
M5N 2G5

(416) 422-1571

WWW.YEATESINSPECT.COM

112 Jane Street, Toronto

Inspection Summary

Overall Condition:

This is a solidly built home that has had some recent renovations and is in typical to above-average condition compared to similar homes in the neighbourhood.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles are reportedly less than 1 year old and were found to be in good condition. Typical life expectancy is 16 to 18 years.

The garage roof was resingled at the same time as the main roof.

The chimney is in good condition. It is suspected that the chimney flashings were not replaced when the roof was resingled – monitor.

Inspection Methods and Limitations:

-Roof inspected by binoculars. Tree cover and the neighbour's roof prevented examination of some portions of the roof.

Exterior:

The exterior brickwork and rear siding are in good condition. The newer aluminum eavestroughs are also in good overall repair.

The garage is a typical wood frame structure for the area – not particularly high quality, but serviceable. Some areas of rotted roof sheathing were repaired when the roof was resingled. The floor is broken and heaved. The overhead door is difficult to operate – try lubricating it.

Soil was added to improve the drainage slope at grade level at the northwest corner of the house. At this point, we recommend adding a window well for the furnace room window so that the potential for water entry around the window is eliminated. Once the window well is installed some slight further improvements to the northwest grading could be made.

The front foundation has been waterproofed by installing a [Delta MS](#) membrane against the interior of the foundation and draining that into drain pipe below the front floor and into the nearby sewer waste line.

The large oak tree at the front of the house is closer to the foundation than would be preferred. Nonetheless, oak tree roots do not tend to be as invasive as maples (for instance) and the owner reports that there was no evidence of root intrusion when the front foundation was waterproofed. Furthermore the tree is too large to be cut down without a permit – which probably couldn't be obtained anyway because the City's official stance is that tree roots do not damage foundations.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-There is no access down the north side of the house.
-As a result of the regrading, the access door to the rear addition crawlspace could not be opened.

Structure:

The stone foundations support solid masonry exterior walls. The structure is in good overall condition.

The kitchen floor is uneven near the stairs to the basement. Due to interior finishes, the wood members were not accessible for inspection. It is possible that framing around the basement stairs is sagging (perhaps the trimmer joists are undersized?). In any event, the floor has obviously looked like this for many decades, so improvement is unlikely to be a priority. Because it is a framing issue rather than a foundation issue, localized repairs could be made if, for instance, the basement was ever to be refinished.

One roof rafter near the former kitchen chimney and one by the main chimney are not properly supported in the attic (at the bottom ends) and need headers to be installed – likely \$400 and up ballpark.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- 90% of the interior foundation wall not visible.
- Walls were spotchecked only.

Electrical:

The house has a 100-amp electrical service with a circuit-breaker panel. This is a typical and adequate service size.

While some areas of the house have been rewired, there is still a significant amount of the original knob-and-tube wiring in use to various 1st and 2nd floor lights and outlets. Although knob-and-tube wiring is very common in older houses and is considered by most experts to be safe unless tampered with, it can be difficult to get insurance. Consult your insurance company.

We would also suggest contacting Dave Slack at Aero Insurance Brokers (1-800-971-1363 or 416-992-6695) as they will typically insure homes with knob-and-tube wiring provided that they have been inspected by us and the wiring is found to be in good condition (as is the case here). A few other insurance companies will also insure knob-and-tube wiring (at a premium).

Particularly in the long term or if major renovations are planned, we recommend replacement of the older wiring. Replacement costs are highly variable, but would likely be in the \$8,000 to \$10,000 range.

Minor Deficiencies:

- Various 3-prong electrical outlets are not really grounded because they are either connected directly (or indirectly) to the ungrounded knob-and-tube wiring. This will automatically be corrected when the wiring is updated. If the wiring is not updated soon, ungrounded outlets could be fitted with GFCI safety outlets at relatively low cost.
- The 20-amp breaker utilized with 14 gauge wire in the electrical panel should really be downsized to a 15-amp unit.
- Secure the loose laundry room electrical outlet.
- Wiring connections made in the attic without benefit of a junction box need to be improved.

Inspection Methods and Limitations:

- Concealed electrical components cannot be inspected.
- Main disconnect cover not opened.

Heating:

The house is heated by an 80,000 BTU/hr mid-efficiency forced air gas furnace that is 10 years old. Typical life expectancy is 15 to 20 years. The furnace would not respond to the thermostat at the time of the inspection (for reasons unknown). The owner is going to have it serviced. At the same time, the auto/manual fan switch on the furnace should be checked as the fan seems to be on at all times. The chimney flue is lined as recommended.

Inspection Methods and Limitations:

- Heat exchanger not visible.
- Safety devices not tested.
- Humidifier not tested.
- Although we have no reason to suspect that one is present, it should be noted that checking the premises for buried oil tanks is not included in the inspection or the Standards of Practice.

Insulation:

The attic is insulated with a minimal amount of mineral wool insulation (about R-6). The insulation should be upgraded to R-40 to R-50 (after rewiring). This would cost roughly \$1,500.

The solid masonry walls were built without insulation and with no space to add more insulation. This is typical for the era. Since adding more insulation is not easily done, it is best to concentrate on reducing air infiltration through caulking/sealing and weatherstripping as much as possible. The basement walls are uninsulated in some areas and insulated to a level of R-12 with fibreglass insulation in others.

The floor area above the rear crawlspace will likely be cold in winter. The owner reports that pipe freezing is not an issue in the winter.

Minor Deficiencies:

- The weatherstripping around the side door should be improved.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- Access could not be gained to the rear crawlspace.
- Continuity of air/vapour barrier not verified.
- Checking for asbestos (which may be present in many products and materials) is not included in the inspection or the Standards of Practice.

Plumbing:

The main water supply pipe from the street is upgraded ¾" copper. Supply piping within the house is also copper. Water pressure is considered to be typical/good. The bathrooms have been redone and are in good condition.

Waste plumbing in the house is a primarily cast iron and plastic. The 40-gallon gas water heater is new.

The waste plumbing below the front yard and basement floor has reportedly all been replaced (although this cannot be completely verified as the pipes are not visible).

Minor Deficiencies:

- Provide handles for the exterior hose faucets.
- The basement bathroom exhaust fan discharges into the laundry room. It should be extended directly to the outside of the house.

Inspection Methods and Limitations:

- Concealed plumbing not inspected.
- Tub/sink overflows not tested.
- Isolating/relief valves and main shut-off valve not tested.

Interior:

- Interior finishes are in good overall condition. Some of the older plaster shows typical flaws.
- The windows have been recently replaced.
- The basement stairs should have a handrail.
- The living room fireplace is not used, but is intended to be operable. The firebox is not lined with firebrick (typical for the neighbourhood) and the damper mechanism is missing. Fireplaces like this are best suited to artificial logs or gas inserts/log sets.
- It doesn't appear that there are any serious/unusual basement water penetration issues. As with all older homes, basement dampness can be minimized by keeping eavestroughs and downspouts well maintained and preventing surface water accumulations near the house by promoting good drainage next to the foundations. As mentioned in the "exterior" section, the front foundation has been waterproofed from the inside.

Inspection Methods and Limitations:

- No comment made on cosmetic aspects of interior finishes.
- The interior of the fireplace flue cannot be inspected.
- CO/smoke detectors and appliances not inspected.
- There is no access below the raised wood basement subfloor for inspection.
- Drainage tile not visible.
- Lack of historical evidence due to new paint and carpet in various areas.
- In all houses, moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern as inspection for mold is not included in the inspection or the Standards of Practice.

Notes:

This is the inspection report for 112 Jane Street, Toronto – performed on July 16, 2010. For the purposes of this report, the front of the house is considered to be facing east. The inspection was performed according to the standards of the Ontario Association of Home Inspectors – see Limitations and Conditions at www.yeatesinspect.com/lim&cond.htm.

Telephone consultation regarding this report is available free of charge – call 416-422-1571. Walkthroughs with the inspector can also be arranged at a typical cost of \$150.