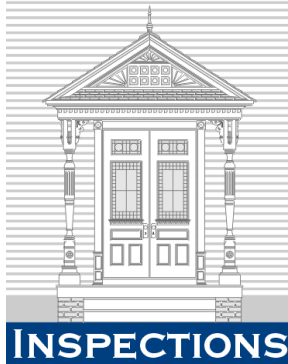


311 Beresford Avenue, Toronto

Inspection Report

May 7, 2010

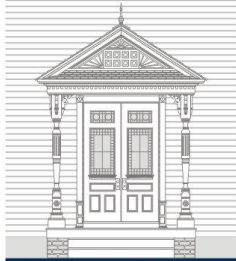
PETER YEATES



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

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311 Beresford Avenue, Toronto

Inspection Report

Overall Condition:

This is a well built older home that has been well maintained.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles were reportedly installed last year. They are in good condition.

The front chimney has been rebuilt above roof level and is in good repair. The rear chimney shows some slight brick deterioration, but is considered to be serviceable.

Inspection Methods and Limitations:

-Roof inspected with binoculars.

Exterior:

The exterior brickwork is in good overall condition. The aluminum eavestroughing is also in good condition. The rear deck is older, but still in satisfactory repair.

The garage is quite typical for the area (i.e. an older wood frame structure without proper foundations that has wood walls in contact with the soil), but is considered to be serviceable.

Minor Deficiencies:

- The rear wood siding needs painting.
- The rear deck steps and front porch steps should have railings (insurance issue).
- Minor rot in the stairwell oriel window area should be repaired.
- Some brick spalling and mortar deterioration was noted near grade level on the north side of the house. Repointing would be desirable – maintenance item.

Inspection Methods and Limitations:

- Exterior inspection from ground level.
- There is no access down the south side of the house.
- Access/visibility below the front porch and rear deck was very limited.

Structure:

The brick foundations support solid masonry exterior walls on the main part of the house. The house is in good structural repair.

Minor Deficiencies:

-The roof ridge board is made of thin lumber yet the rafters are offset so that it is more prone to deflection. Nonetheless, it has been this way for over 80 years so improvement is not seen as a priority.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- There is no access to crawlspace below the northeast extension.
- Walls were spotchecked only.

Electrical:

The house has a 200-amp service with circuit breakers. This is a more than adequate service size. While some areas like the kitchen and basement 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.
- Panel access is a little difficult with the washer/dryer located in front. While this contravenes the Electrical Code, it's not considered to be a serious concern.
- Secure the loose wires in the front hall closet (they run to the former kitchen location in the northwest bedroom).
- The living room floor outlet is not ideal as it (and wires/plugs plugged into it) are more prone to mechanical damage.

Inspection Methods and Limitations:

- Concealed electrical components cannot be inspected.
- Main disconnect switch not opened or operated

Heating:

The house is heated by an 80,000 BTU/hr high-efficiency forced air gas furnace that is 2 years old. Typical life expectancy is 15 to 20 years. The furnace was operating properly during the inspection.

Minor Deficiencies:

- The original duct configuration is in use on the 2nd floor in particular. This means that there are limited 2nd floor ducts and no 2nd floor air returns. This arrangement works well enough for heating, but reduces the efficiency of air conditioning. There is also some resultant sound transmission between rooms. Nonetheless, re-ducting the 2nd floor is not considered to be cost-effective.
- There are no heat vents in the two easternmost 2nd floor rooms. Since there are wide door openings to these rooms, enough warm air is likely provided by natural circulation.

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.

Air Conditioning:

Cooling is provided by a central A/C system that is rated at 24,000 BTU/hr. It is 21 years old. The unit could not be tested due to cold outside temperatures. Typical life expectancy is usually about 15 years, so it would be a good idea to budget roughly \$3,000 to \$4,000 for its eventual replacement – timing unpredictable.

Insulation:

The attic is insulated to a level of about R-24 with fibreglass and mineral wool insulation. Ideally the insulation would be upgraded to R-40 to R-50 at a cost of roughly \$1,000 to \$1,500.

The solid masonry walls were built without insulation and with no space to add more insulation. This is typical for the era. At this point, it would be most cost-effective to concentrate on reducing air infiltration through caulking/sealing and weatherstripping as much as possible.

The combustible polystyrene insulation exposed on some basement walls should be covered (e.g. with drywall) or be removed.

Inspection Methods and Limitations:

- Attic was inspected from the access hatch.
- Walls were spotchecked only.
- 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 incoming City supply pipe is upgraded ¾" copper where visible. Supply plumbing within the house is also copper. Water pressure is considered to be typical.

The waste plumbing is a combination of cast iron, copper, steel and ABS plastic. The owner has had a portion of the waste piping replaced below the front yard. The owner or agent may have more information on the exact extent.

The 40-gallon gas-fired water heater is 7 years old. The polystyrene insulation in the vicinity of the water heater exhaust flue/chimney connection is combustible and needs to be cut back to provide a 6 inch clearance.

The GFCI safety breaker for the Jacuzzi is behind the access panel – it is supposed to be tested monthly.

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. A few flaws typical of old plaster were noted – cracks and bulges. Some sloping floors are very typical for a house this age.
- The majority of windows have been replaced. The older original windows have interior storms.
- The living room fireplace damper mechanism is missing so that the damper has to be opened manually. The firebox has been painted. The 2nd floor fireplace appears to be operable. The top of the chimney should be screened to prevent animal entry.

-The basement was dry at the time of the inspection. Some old water stains were noted at the rear basement floor, but it is suspected that this may have been caused by past eavestrough deficiencies. The eavestroughs have since been replaced (reportedly 2005). As with all 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.

Inspection Methods and Limitations:

- No comment made on cosmetic aspects of interior finishes.
- CO/smoke detectors and appliances not inspected.
- The living room fireplace flue is not visible.
- Drainage tile not visible.
- 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 311 Beresford Avenue, Toronto – performed on May 7, 2010. For the purposes of this report, the front of the house is considered to be facing west. 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.