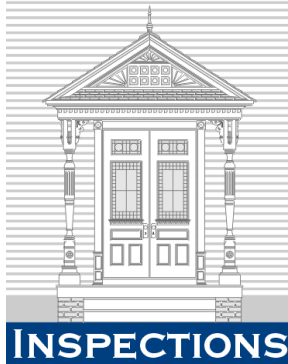


299 Durie Street, Toronto

Inspection Report

April 28, 2010

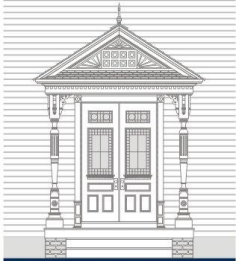
PETER YEATES



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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299 Durie Street, Toronto

Inspection Report

Overall Condition:

This is a solidly constructed Bloor West Village home that has had many renovations and improvements and is in good overall condition.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles are reportedly 10 years old. Either because of the initial quality of the shingles or increased UV deterioration related to ozone depletion, the majority of the shingles will likely last another 5 years. The shingles over the front porch are on a lower slope and face west – they will likely have to be replaced within the next 2 or 3 years.

The garage roof has apparently been recently replaced.

The chimney shows some slight brick deterioration, but is considered to be serviceable.

Inspection Methods and Limitations:

-Roof inspected with binoculars.

Exterior:

The exterior brickwork and siding are in good overall condition. The aluminum eavestroughing is also in good condition.

The brick garage is better constructed than most garages in the area.

Minor Deficiencies:

-One of the garage window panes is missing.
-Typically, there would be horizontal ties linking the bottoms of the roof rafters to prevent spreading. The lack of ties doesn't seem to have caused any unusual issues so far and it would be a simple repair to add some if necessary.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-There is no access down the north side of the house

Structure:

The brick foundations support solid masonry walls on the main part of the house. The wood frame rear extension is supported on brick piers. The house is in good structural condition overall.

Inspection Methods and Limitations:

-There is no access to the 3rd floor sloped ceilings or kneewall areas.
-The rear extension crawlspace was examined from the access hatch.
-Walls were spotchecked only.

Electrical:

The house has a 100 amp service with circuit breakers. This is a typical and adequate service size. While areas such as the 3rd floor, kitchen and front 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 \$9,000 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.
- Remove the suspect electrical connection and hanging live wire in the rear basement area.
- A couple of overfused breakers were noted. The 20-amp breakers used with 14 gauge copper wire should be downsized to 15-amps.
- Some breakers have more than one wire connected to the terminal screw. These double-taps can be corrected easily by "Y"-ing the wires together upstream of the breaker. If nuisance tripping of these breakers is an issue, the capacity of the panel can be improved with half-size breakers.

Inspection Methods and Limitations:

- Concealed electrical components cannot be inspected.

Heating:

Heating is provided by a 27-year-old hot water boiler rated at 167,000 BTU/hr. Copper tube boilers like this tend to last about 25 years statistically. Continue to use this unit until it fails, but budget roughly \$6,000 to \$7,000 for a replacement boiler – timing unpredictable.

The finished basement area is indirectly heated by the radiator pipes passing overhead.

Inspection Methods and Limitations:

- Heat exchanger not visible.
- Safety devices not tested.
- Radiator valves 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:

Each floor has a 12,000 BTU/hr ductless A/C unit. These units could not be tested due to cold outside temperatures. They are 3 years old. Typical life expectancy is usually about 15 years.

Insulation:

The roof spaces are not accessible, but due to the age of the 3rd floor renovation, it is quite likely that the roof spaces are insulated.

Insulation:

The roof spaces are not accessible, but due to the age of the 3rd floor renovation, it is quite likely that the roof spaces are insulated.

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 floor above the crawlspace is insulated.

Inspection Methods and Limitations:

- There is no access to the 3rd floor sloped ceilings or kneewall areas.
- The rear extension crawlspace was examined from the access hatch.
- Continuity of air/vapour barrier not verified.
- Although checking for asbestos (which may be present in many products and materials) is not included in the inspection or the Standards of Practice, it is quite likely that the radiator pipe wrapping in the rear basement has an asbestos component. This is very common in older houses. This old pipe insulation is not considered to be a hazard in the home (if left undisturbed) and there is no requirement to remove it. It is recommended that loose sections be wrapped/encapsulated to prevent fibres from being released. More information can be found at the Health Canada website – http://www.hc-sc.gc.ca/iyh-vsv/environ/asbestos-amiante_e.html. If asbestos removal is desired at some point in the future, the work needs to be professionally done – consult contractors for quotes.

Plumbing:

The incoming City supply pipe is upgraded ¾" copper. Water pressure is considered to be good.

The waste plumbing is a primarily cast iron and ABS plastic. The owners have replaced the main waste stack and reportedly, the waste below the basement floor and yard.

The 189-litre gas-fired rental water heater is 5 years old.

Minor Deficiencies:

- There is no motor access for the Jacuzzi – provide as required.
- Repair the minor valve drip under the kitchen sink (dishwasher feed).

Inspection Methods and Limitations:

- The 3rd floor bathtub wasn't tested (items were being temporarily stored there).
- 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 (e.g. living room ceiling crack) were noted.
- The vast majority of the windows have been replaced. Some of the older windows (e.g. living room) are without storms – provide as necessary - \$250 and up each.
- The gas fireplaces were operable at the time of the inspection.
- The basement was dry at the time of the inspection. Despite some typical efflorescence on the brick foundations, there is no evidence of serious or unusual water penetration issues. 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. Smoke and carbon monoxide detectors are required on every level of the house.
- 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 299 Durie Street, Toronto – performed on April 28, 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.