

65 Beresford Avenue, Toronto

Inspection Report

June 4, 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

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Overall Condition:

This is a better than average quality 20-year-old home that is in good overall repair.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The roof was reshingled last year. While not the highest quality job (shingles weren't stripped, unevenly cut closed valleys, etc.) the steep pitch and the simple overall design of the roof should keep it watertight.

Inspection Methods and Limitations:

- Roof inspected by binoculars and from a ladder on the southeast deck (the roof could not be directly accessed safely). A small portion of the roof could not be viewed due to its height.
- The skylight flashings are not visible.

Exterior:

The exterior brickwork is in good overall condition. The aluminum eavestroughing is in satisfactory overall repair. It is understood that the homeowner is going to have the roofer come back to properly re-install the gutter screens.

Some of the brickwork around the front entrance stairs is spalling (surface breaking off). This is very common with exterior brick that gets no heat from the house and is therefore prone to freeze/thaw action. We would recommend, however, that a bead of clear silicone be installed just below the bottom corner edge of the concrete top slab so that rainwater will drip off at that point rather than running down the brick.

The pressure treated wood retaining wall is holding up well despite some rotting of the top course.

Minor Deficiencies:

- The interlocking brick of some of the lower steps would ideally be re-laid to match the level of the wood risers so that there would be no trip hazard.
- Keep the rear basement walkout drain clear of debris.

Inspection Methods and Limitations:

- Exterior inspection from ground level.
- The garage inspection was very limited by storage.
- The garage door auto-reverse function was not checked.

Structure:

The concrete block foundations support wood frame/brick veneer exterior walls. The structure is in good condition.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- Walls were spotchecked only.
- 97% of the interior foundation wall was not visible.

Electrical:

The house has a 200-amp electrical service with a circuit breaker panel. The service size is considered to be more than adequate. The wiring is grounded copper. The electrical system is in good overall condition.

Minor Deficiencies:

-The proper (finalized) electrical connectors were never installed at the top of the exterior masthead. Call Hydro to have them installed.

Inspection Methods and Limitations:

-Main disconnects cover not removed.
-Concealed electrical components not inspected.

Heating:

The house is heated by a 75,000 BTU/hr high-efficiency forced air gas furnace that is 20 years old. The furnace was operable at the time of the inspection. Typical life expectancy is usually closer to 20 years, so it would be a good idea to budget roughly \$4,000 to \$5,000 for its eventual replacement – timing unpredictable.

Inspection Methods and Limitations:

-Heat exchanger not visible.
-Safety devices not tested.
-Furnace not tested as the air conditioning was in use.

Air Conditioning:

Cooling is provided by a 20-year-old central A/C system that is rated at 28,000 BTU/hr. The unit was operable at the time of the inspection, but the typical life expectancy is usually about 15 years, so it would be a good idea to budget \$3,000 to \$4,000 for its replacement – timing unpredictable.

Insulation:

The attic is insulated with fibreglass insulation. The amount of insulation is less than current standards (R-40) and would ideally be upgraded to a level of R-40 to R-50. A ballpark estimate for this work would be about \$1,500, but it should be realized that it would take a long time for energy savings to offset the initial cost of improvement.

The above-grade exterior walls are insulated with fibreglass insulation.

Inspection Methods and Limitations:

-The attic was inspected from the access hatch.
-Walls were spotchecked only.
-Continuity of air/vapour barrier not verified.

Plumbing:

The incoming City supply pipe is 1" copper. Water pressure is considered to be good. The visible supply piping within the house is copper. The waste piping is ABS plastic.

The 189-litre direct-vent gas-fired water heater is 5 year old. Typical life expectancy is closer to 15 years.

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 and windows are in good overall condition.
-The basement was dry at the time of the inspection and visual examination and moisture meter testing suggests that the basement is quite dry overall. 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. The front basement "cold room" shows some typical dampness near ceiling level – see the "exterior" section regarding providing a drip edge around the top concrete slab and steps.

Inspection Methods and Limitations:

-No comment made on cosmetic aspects of interior finishes.
-CO/smoke detectors, central vacuum, alarm systems and appliances not inspected.
-Drainage tile not visible.
-Basement inspection was restricted by storage in some 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 65 Beresford Avenue, Toronto – performed on June 4, 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.