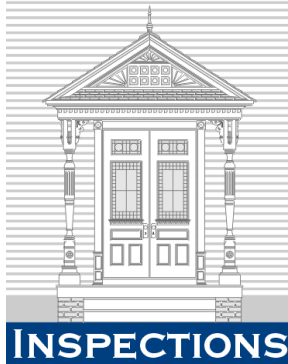


308 Durie Street, Toronto

Inspection Report

June 16, 2010

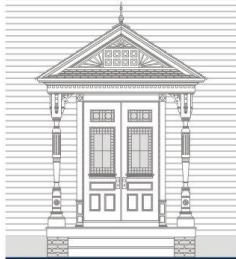
PETER YEATES



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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308 Durie Street, Toronto

Inspection Report

Overall Condition:

This is a good quality older home that has had some systems updates (furnace, windows, roof, etc.) but has not been altered significantly from initial construction.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles are newer and in good condition (reportedly 5 years old). The front dormer roof is very low-sloped for shingles – making it more prone to ice-damming with resultant leakage along the east wall. Normally, a roof like this would be surfaced with a modified bitumen membrane rather than shingles. It is possible that a membrane was installed below the shingles to make the whole arrangement more waterproof, but this cannot be determined by direct observation due to the shingles installed on top. It is possible that the dormer roofing method is described in the roofing quote/invoice.

The garage roof shingles are older than the shingles on the main part of the house and will likely need to be replaced within the next couple of years – likely about \$1,000 to \$1,500.

The main chimney has been rebuilt above roof level and is in good condition. The rear chimney is not used.

Inspection Methods and Limitations:

-Roof inspected with binoculars.

Exterior:

The exterior brickwork is in good overall condition. The aluminum eavestroughing is also in generally good repair.

The garage is a typical wood frame structure for the area - built at grade level and not high quality, but still proving to be serviceable for the purpose.

Minor Deficiencies:

-The southeast downspout should be redirected and extended to discharge out in front of the front porch. The rear downspout should also be extended.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-There is only limited visibility below the front porch.
-The garage inspection was limited by storage.
-There is no access down the south side of the house.

Structure:

The brick foundations support solid masonry exterior walls. The double brick outside shell of the house has seen little settlement and is performing well. The minor settlement cracking above the dining room window is very typical and not a serious concern.

The roof framing is somewhat saggy in the middle. This is due in part to the long beam spans in the attic. In the past, shims have been installed between the beams and the attic posts to help level the beams. The low slope of the front dormer roof adds to the sagging beam/rafters over the front bedrooms. If any 2nd floor wall removal is contemplated, the roof loads will have to be properly supported down to basement level.

The floor in the two front bedrooms is noticeably uneven for two reasons. Firstly, the hump running north/south near the front of the bedrooms is very typical and is located where the bedrooms project past the front brick wall of the house. No remedial action is considered necessary. The sag in the floor near the middle of the common wall between the bedrooms is strongly suspected to be due to an underdesigned lintel over the living room/hall door opening. As this sagged, the floor above did too. Obviously, the current arrangement has been performing satisfactorily for about 85 years now, but reinforcing of the lintel would be particularly desirable if first floor renovations were planned. We would suggest having a structural engineer look over this as well as the roof framing to make suggestions for potential cost-effective repairs/improvements.

The rear mudroom foundations are suspect. Not much is visible, but shifting of the brickwork is apparent and we recommend ultimately removing this structure altogether.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- Walls were spotchecked only.

Electrical:

The house has an apparent 100-amp service (the main fuses could not be accessed without turning off power to the whole house). There is an array of undersized and overfused fuse panels that need to be replaced with one circuit breaker panel.

While there has been some localized rewiring, 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 very difficult to get insurance. Consult your insurance company.

We strongly recommend replacement of the older wiring. Replacement costs are highly variable, but would likely be in the \$8,000 to \$11,000 range.

Minor Deficiencies:

- The basement light by the electrical panels needs a proper electrical box.
- The electrical box for the outlet in the northwest basement storage room needs a proper collar.
- A suspect electrical connection at ceiling level (between older and newer wiring) needs to be checked.
- The floor-mounted living room electrical outlets are prone to damage and not permitted by modern codes (at least in this configuration).
- The ungrounded 2nd floor kitchen and bathroom electrical outlets should be fitted with GFCI safety receptacles.

Inspection Methods and Limitations:

- Concealed electrical components cannot be inspected.
- Main disconnect switch not opened or operated.
- The panels were not opened as they need to be replaced.

Heating:

The house is heated by a 100,000 BTU/hr mid-efficiency forced air gas furnace that is 10 years old. Typical life expectancy is 15 to 20 years. The chimney has a metal liner as recommended. The furnace was found to be functional when tested (summer test procedure).

Inspection Methods and Limitations:

- Heat exchanger not visible.
- Safety devices 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 21-year-old central A/C system that is rated at 24,000 BTU/hr. It was too cold at the time of the inspection to test the unit, but a typical life expectancy is usually about 15 years, so it would be a good idea to budget \$3,000 to \$4,000 for its eventual replacement – timing unpredictable. The old-style ducts on the 2nd floor reduce air conditioning efficiency (and increase sound transmission between the rooms) but are probably not cost-effective to improve. Balance the ductwork to increase air flow to the 2nd floor rear of the house.

Insulation:

The attic is insulated with fibreglass insulation and mineral wool insulation to a level of about R-26. Overall, the insulation level is considered to be good and probably not worth improving – particularly in the short term. The kraft paper “vapour barrier” integrated into the top layer of fibreglass batts should be on the warm side of the insulation – not the cold side (top) where it is currently situated. Although there is probably not enough humidity in the attic to cause trouble, it would be desirable to just rip off this top layer of kraft paper. This could potentially be done when rewiring as a lot of attic access is required for that job.

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.

Inspection Methods and Limitations:

- The 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/good for the area.

The waste plumbing is a combination of cast iron, steel and ABS plastic. The 151-litre gas-fired water heater is a new rental unit.

The front yard waste plumbing has obviously been recently replaced. The owner/agent may have more information on the exact extent of the replacement as the piping is not actually accessible for inspection – being located several feet below grade level.

The basement shower is a suspect older installation and some loose tiles were noted. We recommend complete renovation of the basement bathroom.

The kitchen sink waste plumbing is an unusual (DIY?) arrangement that seems to be missing a trap. This should be improved by a plumber.

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 essentially original, but good overall condition. A few flaws typical of old plaster were noted.

-The majority of windows have been replaced (particularly on the 2nd floor) and some have been replaced quite recently.

-The living room fireplace is not used and the flue has been sealed so that it could not be examined. While this is intended to be a working fireplace, we recommend having the fireplace inspected by a WETT-certified specialist prior to usage. Due to the relatively small flue size compared to the size of the fireplace opening and shallow firebox, there is potential that it might be smoky. Many people in the neighbourhood install a gas log set for reasonably realistic fires without the smoke issues.

-The basement was dry at the time of the inspection. It is felt that the sandy soil in the area plays a significant role in keeping the basement dry as the house was built long before the invention of modern waterproofing technologies. 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.

Inspection Methods and Limitations:

-No comment made on cosmetic aspects of interior finishes.

-CO/smoke detectors and appliances not inspected. Smoke and C/O detectors are required on every level of a 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 308 Durie Street, Toronto – performed on June 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.