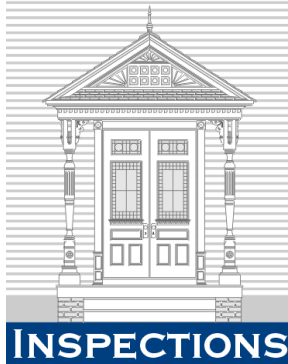


34 Woodside Avenue, Toronto

Inspection Report

May 28, 2010

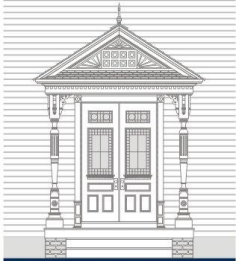
PETER YEATES



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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34 Woodside Avenue, Toronto

Inspection Report

Overall Condition:

This is a very solidly built original duplex that was very much in original condition until the current owners did extensive infrastructure improvements starting about 8 years ago and continuing to the present. Overall, it is in significantly better than average mechanical condition compared to similar homes.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles are in good condition (reportedly 8 years old).

The chimney is in good condition.

Inspection Methods and Limitations:

-Roof inspected with binoculars. Some portions (e.g. east) were not as visible due to neighbouring houses and trees.

Exterior:

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

Minor Deficiencies:

-Some localized brick repointing is required – maintenance item. A few spalled bricks were also noted on the east wall of the house.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-There is limited to no access below the porches.

Structure:

The concrete block foundations support solid masonry exterior walls. The house is in good overall structural repair.

The weight of the north main floor kitchen wall (as well as cupboards and appliances) resting between a couple of unreinforced basement joists has led to localized joist sag over the years. If the basement is not going to be finished, a post and beam arrangement with proper footings should be installed in a strategic (near mid-point) position below these joists. This would stop further downwards movement, but it would not be possible (or at least simple) to push the joists back up to their original position. If the basement is to be finished, an east/west loadbearing wall could be installed to provide more distributed support for the affected joists. The incremental cost of the latter approach during basement finishing would be minimal, while the former approach would likely cost about \$1,500 ballpark.

Minor Deficiencies:

- Localized minor joist rot in the north end of the basement is not a serious concern.
- The north/south basement beam and first floor bearing wall are offset so that (over the years) a combination hump and sag is noticeable in the floor closer to the south end of the house. Some plaster cracking and uneven door frames have also resulted. This is very common in older houses and is probably not cost-effective to correct.

Inspection Methods and Limitations:

- The attic was inspected from the pull-down access stairs.
- Walls were spotchecked only.

Electrical:

The house has a 200-amp service split into 100-amp services (with circuit breakers) for each of the two units. This is an appropriate and adequate service size. The wiring is newer grounded copper. Although we can't comment on hidden wiring, it would certainly appear that all of the original wiring has been replaced and no active knob-and-tube wiring was visible or found during various spotchecks of various outlet and switch boxes.

Inspection Methods and Limitations:

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

Heating:

The house is heated by an almost new gas-fired hot water boiler rated at 130,000 BTU/hr. This is a high quality cast iron unit that could last 35 years or more.

The chimney has a metal liner as recommended. The boiler 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.
- Electric radiant heat in the 2nd floor kitchen and bath couldn't be effectively tested due to the outside temperature.

Air Conditioning:

Cooling is provided by an independent ducted high-velocity A/C with air handler in the attic. The unit is rated at 30,000 BTU/hr and is 8 or 9 years old. The unit was operable at the time of the inspection. Air conditioners have a typical life expectancy of about 15 years (statistically).

Insulation:

The attic is insulated with mineral wool and fiberglass insulation to a level of about R-35 to R-40. Overall, the insulation level is considered to be good and likely not worth improving – particularly in the short term. It can be difficult to insulate/seal around pull-down attic stairs, but the current owner has attempted to do so. Building up the sides around the opening and installing an insulated cover over the resultant box would also be an effective approach.

The solid masonry walls were built without insulation and with only limited space to add more insulation. This is typical for the era. Nevertheless, the owner reports that some walls (the north wall and portions of the northeast and northwest walls) have been insulated with [icynene](#) foam insulation. At this point, the most cost-effective approach would be to concentrate on reducing air infiltration through caulking/sealing and weatherstripping as much as possible.

The R-10 Styrofoam basement wall insulation is a reasonable amount, but is combustible and should be covered with drywall (or similar).

Inspection Methods and Limitations:

- The attic was inspected from the pull-down access stairs.
- 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 copper. Water pressure is considered to be good. The renovated bathrooms are in good condition.

The waste plumbing is a combination of cast iron, steel, copper and ABS plastic.

The 48 U.S. gallon direct-vent gas-fired water heater is a 4-year-old unit. Water heaters tend to last about 15 years (statistically).

Minor Deficiencies:

- The water supply pipe in the south basement cold room area is insulated and heat-traced. Monitor to see how cold this area gets in winter (i.e. below freezing?) to see if/when the cable is required.

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. In cases such as the first floor living room wall bulge, a good painter can repair the plaster before repainting. Sagging ceilings can be corrected by installing drywall beneath and screwing directly up into the floor joists/ceiling joists above. Many of the walls have wallpaper below the paint that wrinkles in the corners as a result of long term floor sag. Again, this is very typical.
- Virtually all of the windows been recently updated with good quality units. The south side French doors are still single-paned and some heat loss can be anticipated.
- The fireplaces are not used often (particularly the one on the main floor). The fireboxes are not firebrick (which is not uncommon for the neighbourhood). There appears to be only one flue available for the two fireplaces. This is not permitted as smoke from the lower fireplace, for instance, could be drawn in through the upper fireplace or vice versa. One fireplace might have to be sealed. Consult a WETT-certified fireplace specialist to inspect the flues and make recommendations. Even if one of the fireplaces had to be sealed off, it could be converted to a direct-vent gas insert (venting directly through the back of the firebox to the outside).
- The basement was dry at the time of the inspection and it is felt that the good drainage slope at the west, north and south will be helpful in this regard. The east foundation (particularly at the southeast) shows some old efflorescence and deterioration. It is strongly suspected that the former eavestroughing was seriously deficient particularly at the southeast. The entire east foundation wall has since been waterproofed from the exterior (good idea since the east neighbour is higher). 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 C/O detectors are required on every level of a house.
- No comment is offered on Retrofit/Fire Code compliance.
- The raised basement floor in some areas of the basement restricted the inspection.
- Drainage tile (if any) 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 34 Woodside Avenue, Toronto – performed on May 28, 2010. For the purposes of this report, the front of the house is considered to be facing south. 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.