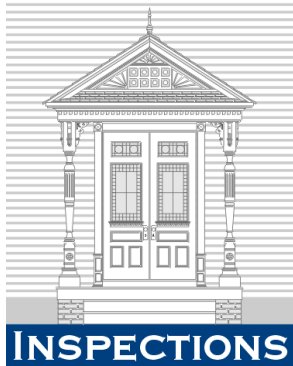


237 Clendenan Avenue, Toronto

Inspection Report

March 18, 2010

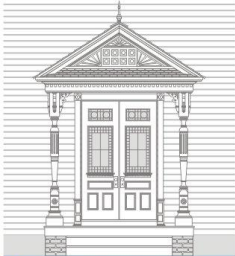
PETER YEATES



COMPANY INFORMATION

- Professional Engineer (Professional Engineers of Ontario)
- 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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237 Clendenan Avenue, Toronto

Inspection Report

Overall Condition:

This is a typically constructed early 1900's home. It was constructed in a non-typical location (on fill at the bottom of a hill) and some non-typical settlement water infiltration settlement issues have resulted. In addition, the house needs updating in a few respects.

Roofing, Flashings and Chimneys:

The sloped portion of the roof is surfaced with asphalt shingles. The shingles are reportedly about 10 years old and were found to be in good condition. The flat roof is surfaced with a modified bitumen membrane that is reportedly 10 years old. It is an older-style single-ply membrane (basically 1 metre wide rolls of rubbery material rolled out and heat welded at the seams) that would ideally be coated with reflective paint to increase its longevity and reduce heat load from the black material - \$500 and up. A typical life expectancy would be about 20 to 25 years (with reflective paint).

The masonry chimney has been rebuilt above roof level and is in good repair.

Inspection Methods and Limitations:

-Sloped and flat roof inspected with binoculars (from ground and rear slope).

Exterior:

The exterior brickwork is in good overall condition. Settlement cracks and evidence of movement are visible in the various walls – see "structure". The front porch has settled (to a much lesser extent). The aluminum eavestroughs are in satisfactory repair.

The garage is a low quality structure without a door. It is leaning in several different directions and is being impacted by the tree at the southeast corner. The wood walls are prone to rotting at grade level. We recommend demolishing the garage - \$2,500 and up.

Some movement of the concrete retaining wall at the east end of the property was noted. Monitor for now. Because this wall is composed of loose-laid concrete pieces, it can be repaired on a localized basis as necessary. Verify ownership by way of the survey – it may belong to the neighbour up the hill.

Minor Deficiencies:

-Secure the rusted/loose front porch railing. The concrete porch steps are deteriorating, but at this point, this is more of an aesthetic than functional concern.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-There is no access below the front porch area.

Structure:

The concrete block foundations support solid masonry exterior walls. The house has settled a significantly more than typical amount since it was originally constructed. Specifically, the

northwest corner is down about 2 to 3 inches from side to side and front to back. The north wall is concave from the settlement and the arch above the living room window had to be rebuilt due to the brick displacement. This is a condition shared by several nearby homes and it is probably safe to assume that these houses were built on fill that was brought in to level out a much steeper original topography. It is also safe to assume that most of the settlement likely happened shortly after construction (about 90 to 100 years ago), however there are some indications that the settlement also continued – to a lesser extent - long after (cracks have developed between the basement ceiling and the basement walls since the basement was finished, newer cracks are evident in the front basement floor and cracks have opened up between the front basement foundation and the party wall since this area was last painted). The rate of settlement cannot be determined from a one time visit (any more than the speed of a moving car can be determined from a photograph). We recommend consulting with a structural engineer and the City for more information and to determine what remedial action may be necessary (if any) and potential costs.

Inspection Methods and Limitations:

-There is no access to the small front attic or flat roof space. -Walls were spotchecked only.

Electrical:

The house has a 100-amp electrical service with a circuit breaker panel. This is an appropriate service size.

The wiring is a combination of newer grounded copper and the original knob-and-tube wiring. There is new wiring going to locations such as the kitchen and basement, but there is still knob-and-tube wiring powering many lights and electrical outlets in the house. 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 (typically 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. There are very few circuits/breakers in the panel. Add more outlets as necessary - \$250 and up each.

Minor Deficiencies:

-Various 3-prong electrical outlets are not actually grounded as a result of being directly or indirectly connected to the ungrounded knob-and-tube wiring. If the wiring is not going to be replaced in the near term, these outlets should be fitted with GFCI safety receptacles (parts cost is less than \$20 each). This is particularly important for the kitchen outlet by the sink and the 2nd floor bathroom. The old, two-prong plugs don't need GFCI's because a 3-prong plug won't fit anyway.

-Panel access is restricted due to the presence of the dryer in front.

Inspection Methods and Limitations:

-Main disconnect cover not opened.

-Concealed electrical components cannot be inspected.

Heating:

The house is heated by a 66,000 BTU/hr mid-efficiency forced air gas furnace that is 10 years old. The furnace was operable at the time of the inspection. Typical life expectancy is 15 to 20 years. The chimney flue has a metal liner as recommended.

Minor Deficiencies:

- There is no heat source in the basement bathroom.
- The older-style shared heating ducts reduce efficiency and allow some noise transmission between rooms, but are probably not cost-effective to improve.
- The kitchen heat register has been covered (behind the stove). Monitor and improve as necessary.

Inspection Methods and Limitations:

- Heat exchanger not visible.
- Safety devices not tested.

Air Conditioning:

Cooling is provided by an 18,000 BTU/hr central A/C system that is about 10 years old. Typical life expectancy is usually about 15 years. The unit could not be tested due to the cold outside temperature.

Insulation:

No comment can be offered on the amount of attic insulation present due to the lack of access. Roof vents in the peaked area suggest that insulation may have been added at some point. Only about a third of the total roof area is accessible attic anyway, so even if the maximum amount of insulation was installed in the attic, it probably wouldn't have a major impact on energy consumption.

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.

Inspection Methods and Limitations:

- There is no access to the small front attic or flat roof space.
- 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.

The supply piping within the house is a combination of copper and the original galvanized steel. There is a significant length of steel runs in the basement. These are very clogged with rust and are significantly reducing the water pressure. These steel pipes are also prone to leakage and will likely have to be replaced right away for insurance reasons. A ballpark estimate would be \$2,000 and up.

The waste plumbing is a combination of cast iron, copper and ABS plastic. The 33.3-gallon gas water heater is 22 years old. Due to its age, we recommend calling the Gas Company to come and replace it (either with a rental or owned unit).

The basement shower is neither tiled nor waterproof and is not suitable for showering and the drain arrangement is questionable. The basement toilet runs on and needs adjustment. Overall, the basement bathroom needs to be gutted and renovated. The sub-floor plumbing may also need repair/improvement.

The cracked and leaking basement laundry tub needs to be replaced - \$400 and up.

Inspection Methods and Limitations:

- Concealed plumbing not inspected.
- Tub/sink overflows not tested.
- Isolating/relief valves and main shut-off valve not tested.
- The discharge point for the 2nd floor bathroom exhaust fan could not be determined. Check into this and improve as necessary.
- The basement floor drain was not visible, but is suspected to be beneath the raised floor to the north of the laundry area.

Interior:

- Interior finishes are essentially original. Some flaws typical of old plaster are visible (e.g. cracks and bulges). The floors (especially towards the front of the house) are uneven due to the settlement issue described in the "structure" section. Some areas have larger settlement cracks that will require repair prior to painting.
- The 2nd floor bathroom floor tiles are loose and shifting. They should be re-installed with a proper underlayment – preferably something like [schluter ditra](#) polyethylene membrane - \$900 and up for tile – much less for viny.
- Water stains on the basement ceiling appear to be due to past pipe sweating and possible past dishwasher leak from above – monitor.
- The windows are generally older with storms. Some have broken sash cords. In the longer term, new windows would improve energy efficiency and ease of maintenance/operability - \$45 and up per square foot.
- Weatherstrip the back door.
- Neither of the fireplaces is used. Both damper/flue areas are sealed and cannot be inspected. There are two fireplaces and only one available flue. Although this was permitted at the time the house was built, it is no longer allowed. One of the fireplaces will have to be permanently blocked off. Consult a fireplace specialist for advice and repair. Since the living room fireplace has no damper, has a shallow hearth and is not firebrick, it might be easiest to convert it to gas.
- Due to its location at the bottom of a hill, the basement has ongoing water penetration issues. The rear wall was damp (and shows some mold/fungus growth) and portions of the side wall are also damp and stained. The grade in the backyard is poor and the side basement windows are below grade – making them prone to water infiltration. It is considered likely in this case, that exterior excavation and basement waterproofing/drainage tiles will have to be installed. At the same time, new (shorter) basement windows should be installed so that they won't leak (window wells probably aren't as practical due to the driveway configuration). We would anticipate a ballpark cost of \$200 to \$250 per linear foot for this work (for the east and north wall). On top of that, some alternate rear grade system is required to divert water away from the back of the house and down the driveway. One thought would be to brick in the rear basement door and build a raised patio across the back with access from a new door where the kitchen window is. Consult a contractor regarding costs for this aspect of the work. Since the quality of the basement finishes is poor and the floor is very uneven, we recommend removing the basement walls and floor and starting over. A new, level basement floor should be poured, but again, a structural engineer should be consulted to see if underpinning of the foundations or special floor reinforcing will be required.

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.
- Inspection of the basement limited by the raised floor.
- 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 237 Clendenan Avenue, Toronto – performed on March 18, 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.