

58 Harbourview Crescent, Toronto

Inspection Report

February 24, 2010



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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Overall Condition:

The construction quality of this 12-year-old home is considered to be average/typical, but the house has been very well maintained since then. Several of the major systems have been recently replaced. The suggested improvements are minor in nature.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles that are in good overall condition. They are about 11 years old. Anticipated life expectancy is usually about 16 to 18 years (total).

Minor Deficiencies:

-There is one slightly damaged shingle at the garage roof. It is right near the edge and is not a high priority repair.

Inspection Methods and Limitations:

-Roof inspected by binoculars.
-A portion of the north section of the roof could not be viewed due to snow cover.

Exterior:

The brickwork is in good overall condition. Some localized spalling was noted at the brick wall in front of the main exterior steps. This is not surprising considering it is exposed to rain/snow and freezing. Eventual localized brick replacement would be desirable. The aluminum eavestroughing is in good overall condition.

Minor Deficiencies:

-The downspout that discharges at the top of the small garage roof should be extended across the roof to discharge directly into the lower eavestrough.

Inspection Methods and Limitations:

-Exterior inspection from ground level.

Structure:

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

Inspection Methods and Limitations:

-The attic was inspected from the access hatch.
-Walls were spotchecked only.
-98% of the foundation wall was not visible.

Electrical:

The house has a 100-amp electrical service with a circuit breaker panel. The service size is typical and considered to be adequate. The wiring is grounded copper. The electrical system is in good condition.

Inspection Methods and Limitations:

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

Heating:

The house is heated by an 80,000 BTU/hr high-efficiency forced air gas furnace that is less than 2 years old. Typical life expectancy is 15 to 20 years. The furnace was operating properly during the inspection.

Inspection Methods and Limitations:

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

Air Conditioning:

Cooling is provided by a central A/C system that is rated at 24,000 BTU/hr and is less than 2 years old. The unit could not be tested due to cold outside temperatures. Typical life expectancy is usually about 15 years.

Insulation:

The attic is insulated with cellulose insulation to a level of about R-32. This is consistent with Building Code standards at the time of construction and adding more would probably not be cost-effective. The exterior walls are insulated with R-20 valued fibreglass insulation. The floor above the garage has foamed-in-place 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 copper. The visible supply piping *within* the house is also copper. Water pressure is considered to be good. The waste piping is ABS plastic.

The water heater is a new direct-vent gas unit with a capacity of 189 litres.

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.
- The gas fireplace was found to be operable.
- The "basement" is actually elevated above grade level so basement leakage is not a concern.

Inspection Methods and Limitations:

- No comment made on cosmetic aspects of interior finishes.
- CO/smoke detectors, central vac, alarm systems and appliances not inspected.
- 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.

Notes:

This is the inspection report for 58 Harbourview Crescent, Toronto – performed on February 24, 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.