

29 Princess Anne Crescent, Toronto

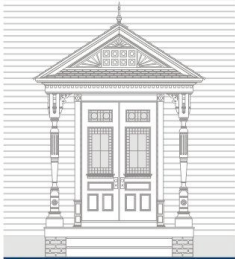
Inspection Report

April 15, 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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Inspection Report

Overall Condition:

This is a solidly built mid 1950's bungalow that has had a couple of additions over the years (most recently the kitchen in 2005) and is in good overall condition for its age.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles that are 5 years old. Although these shingles actually cost more than conventional shingles, this particular brand has a manufacturing defect that makes them crack and fail prematurely. They are no longer made by the manufacturer (IKO). In any event, it is anticipated that the shingles should last another 6 to 9 years. Obviously, the cost of reshingling would be significant, but it may be possible to get some compensation from the manufacturer.

The masonry chimneys are in good condition. The flue for the oil furnace has a liner.

Minor Deficiencies:

-Some shingles near the rear middle roof vent have been damaged by racoons and need localized repair - \$250 and up.

Inspection Methods and Limitations:

-Roof inspected by walking on.

Exterior:

The exterior brickwork and stucco sections are in good overall condition. The aluminum eavestroughing is also in good overall repair.

Minor Deficiencies:

-Some spalling (flaking) brick and cinder block was noted at the northwest corner of the garage. This is likely from a former downspout arrangement that was dumping water on to the bricks. The source of the damage appears to have been eliminated and eventual replacement of the damaged bricks would be desirable, but is not a priority.

-Improve the deteriorated window well covers for the rear basement bedroom.

Inspection Methods and Limitations:

-Exterior inspection from ground level.

-Sheds are not inspected.

-Swimming pool and equipment are not included in the inspection.

Structure:

The concrete block foundations support solid masonry (double brick) exterior walls on the main part of the house and the addition behind the garage. The structure is in good overall condition.

Inspection Methods and Limitations:

-Attic was inspected from the access hatch.

-Walls were spotchecked only.

-90% of the interior foundation wall was not visible. -The crawlspace under the kitchen addition was inspected from the access hatch. The crawlspace for the 1960's rear office addition was not visible from there.

Electrical:

The house has a 125-amp electrical service with a circuit breaker panel. The service size is slightly larger than typical for a house this age and should prove to be adequate.

The distribution wiring is a combination of the original ungrounded copper and newer grounded copper. Most outlets and lights tested were found to operate properly. A low voltage switching arrangement for the overhead lights is located in the attic and was certainly ahead of its time.

Minor Deficiencies:

- The basement bathroom and ensuite bathroom outlets should be fitted with GFCI safety receptacles – parts cost is less than \$20 per outlet.
- Reverse polarity outlets were noted in areas of the basement family room and at the north exterior outlet. It is a simple repair for an electrician to reverse the black and white wires at affected outlets.
- Since the main part of the house was constructed before the advent of grounded wiring, there are a number of 3-prong electrical outlets that are not actually grounded. This is not an issue with two-prong plugs, but a decent degree of protection is afforded to 3-prong plugs by installing GFCI receptacles where necessary.

Inspection Methods and Limitations:

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

Heating:

The house is heated by a forced air oil furnace that is 11 years old. The furnace was operable at the time of the inspection. Typical life expectancy is 15 to 20 years. The oil tank for the furnace (and the pool heater) is located outside and feeds these two appliances with an appropriate plastic-coated hose. The tank is 15 years old. Insurance companies will typically only insure houses with oil tanks up to a certain age as they are concerned about corrosion and subsequent leakage. Consult with your insurance company to determine their age criteria for an outside tank. This is not a consistent number between insurance companies and can often range from 15 to 25 years. We recommend getting a gas line installed to the house so that when the tank is no longer insurable or the pool heater dies, gas versions of the furnace and pool heater can be installed. A new high efficiency gas furnace (whenever necessary) would cost roughly \$5,000 to \$6,000.

The electric heaters for the mainfloor bathroom and north master bedroom have reportedly been disconnected.

Inspection Methods and Limitations:

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

Air Conditioning:

Cooling is provided by a 36,000 BTU/hr water-cooled central A/C system that is 6 years old. Typical life expectancy is usually about 15 to 20 years. The unit was not tested as the breaker is turned off for winter. The air conditioner can be cooled with either metered City water or water from the pool. The owner uses it in the latter fashion to essentially work as a pool heater. While the efficiency of using it this way is reduced (because pool water is warmer than City water) there is no need to pay for a constant stream of metered water running through the unit. It is difficult to say if the longevity of the unit would be reduced by the extra chlorine content in the cooling water, but the water tubing is copper and the owner reports that the similarly operated previous water-cooled air conditioner lasted for 30 years. Consult a plumber to see if a check valve is needed on the City water pipe to prevent backflow.

Insulation:

The attic is insulated to a level of about R-16 to R-25 with fibreglass insulation. Ideally the insulation would be upgraded to R-40 to R-50, but it should be realized that it would take a long time for the cost of improvement (roughly \$1,500 to \$2,000) to be recouped with energy savings. The attic access hatch should be insulated and weatherstripped. The attic ventilation must be performing well because the wooden rafters and sheathing are in pristine condition.

The solid masonry walls were built without insulation and with no space to add more insulation. This is typical for the era. The owner reports that insulation was added when areas below the windows were stuccoed. The basement walls likely have little or no insulation. At this point, it would be most cost-effective to concentrate on reducing air infiltration through caulking/sealing and weatherstripping as much as possible.

The exterior crawlspace walls below the kitchen have been adequately insulated with R-10 valued polystyrene insulation and the kitchen extension in general would be insulated.

Inspection Methods and Limitations:

- 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 1/2" copper (main valve is located in a compartment just to the west of the basement shower. The visible supply piping *within* the house is also copper. Water pressure is considered to be typical for the area. The waste piping is a combination of copper, cast iron and ABS plastic.

The bathrooms are in good overall condition.

The electric water heater is totally covered by a thermal blanket so that its age and capacity could not be determined. As mentioned in the "heating" section eventual conversion to a gas water heater may be desirable.

Minor Deficiencies:

- The waste plumbing below the basement bathroom sink has been repaired with electrical tape – monitor for leakage and improve as necessary.
- There is a small-diameter steel pipe connected to the waste plumbing cleanout cap near the water meter. This is a non-standard pipe arrangement from many years ago that may have something to do with power flushing the waste pipe. In any event, the open end needs to be sealed so sewer gas doesn't escape.

Inspection Methods and Limitations:

- Concealed plumbing not inspected.
- Tub/sink overflows not tested.
- The Jacuzzi had some items stored in it at the time of the inspection so it had to be tested dry.
- Isolating/relief valves and main shut-off valve not tested.

Interior:

- Interior finishes are in good condition.
- The small back basement bedroom ceiling stain is reportedly from past Christmas tree overwatering in the living room above. The ceiling stain on the basement hall ceiling near the bathroom is suspected to be due to valley flashing leakage from a previous roof.

- The main floor windows were replaced with good quality units in 2005.
- The masonry fireplaces appear to be operable (the basement unit is obviously used a lot).
- The basement was dry at the time of the inspection (both visually and when checked with a moisture meter). In general, 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 on interior finishes.
- CO/smoke detectors and appliances not inspected. Smoke and carbon monoxide detectors are required on every level of the house.
- Drainage tile not visible.
- Basement inspection limited by storage in some areas and interior finishes.
- It should be noted that the inspection does not include looking for mold particularly in concealed areas such as wall cavities. Environmental Consultants can assist if this is a concern as a mold inspection is a specialized environmental assessment beyond the scope of the inspection standards. Having said that, we did notice a very localized patch of surface mold in the northwest basement closet, likely as a result of humid basement air condensing on the cold block and plaster walls. Such a small area can likely be cleaned fairly easily.

Notes:

This is the inspection report for 29 Princess Anne Crescent – performed on April 15, 2010. For the purposes of this report, the front of the house is considered to be facing north (although it actually faces northwest). 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.