

**68 Priscilla Avenue, Toronto**

**Inspection Report**

**March 29, 2010**

**PETER YEATES**



**INSPECTIONS**

**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

**PETER YEATES**



**INSPECTIONS**

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**Inspection Report**

**Overall Condition:**

This is a good quality older home that has been well maintained.

**Roofing, Flashings and Chimneys:**

The roof is surfaced with metal shingles. The shingles are in good overall condition and can have a very long lifespan if they are kept well-maintained.

The rear chimney is half removed (it is no longer used by any appliances).

**Minor Deficiencies:**

-A couple of shingles on the rear lower roof are dented. It is suspected that someone unwisely tried to put a low quality ladder (without proper feet) on this roof. Check the dents carefully – if any of them have actually punctured the metal, they should be replaced or sealed with silicone.

-It would appear that some of the westernmost dormer shingles have lifted and need to be bent back down at the ridge – maintenance item.

**Inspection Methods and Limitations:**

-Roof inspected by binoculars.

**Exterior:**

The exterior brickwork is in good overall condition. The aluminum eavestroughs are in generally good condition but need cleaning and resealing.

**Minor Deficiencies:**

-A section of loose soffit near the 2<sup>nd</sup> floor west window should be better secured.

**Inspection Methods and Limitations:**

-Exterior inspection from ground level.

-Sheds are not part of the inspection.

-There is no access down the south side of the house

**Structure:**

The concrete block foundations support solid masonry exterior walls. The structure of the house appears to be satisfactory overall. The joist spans are a little long by current standards, but (on the other hand) old 2 by 8's are considerably stronger than new ones. The central metal support post in the basement is a DIY structure of limited usefulness. The floor structure below the kitchen appears to be an evolutionary homemade arrangement partly incorporating an old railway track resting on a doorway lintel. Although not a priority repair, strengthening of the floor joists would not be too difficult.

Some deterioration of the concrete blocks and footing is visible from the basement, but is still considered to be within the typical range for a house of this age.

**Inspection Methods and Limitations:**

- There is no access to the attic.
- Walls were spotchecked only.

**Electrical:**

The sizing of the electrical service is an issue. The house originally had a 60-amp service, but a new circuit breaker panel with 100-amp main breaker was installed. Unfortunately, the main outside conduit is too small and the 6 gauge wires can only handle slightly more than 60-amps. Either the main breaker needs to be downsized to 60-amps (not the best choice for insurability reasons) or the main service mast and wires needs to be upgraded (for \$600 and up) to be capable of carrying 100-amps of power.

The distribution wiring inside the house is newer grounded copper. Although we can't comment on hidden wiring, it would certainly appear that the wiring has been totally replaced. No active knob-and-tube wiring was visible or found during various spotchecks of various outlet and switch boxes.

**Minor Deficiencies:**

- Several overhead light fixtures were in the process of being replaced at the time of the inspection.
- The rear exterior outlet and outlet by the kitchen sink should be fitted with GFCI safety receptacles (parts cost is less than \$20 each).
- There are limited electrical outlets in some areas – add more as necessary - \$250 and up each.

**Inspection Methods and Limitations:**

- Concealed electrical components cannot be inspected.

**Heating:**

The house is heated by a 60,000 BTU/hr high-efficiency forced air gas furnace that is 6 years old. Typical life expectancy is 15 to 20 years. The furnace was operable at the time of the inspection. The exterior water heater and furnace vents are too close to the dining room window according to Gas Code, but realistically, the windows are unlikely to be open while the furnace is running (the window could be sealed shut if necessary).

**Minor Deficiencies:**

- The exhaust flue/induction fan has leaked condensate water into the furnace cabinet in the past – causing some localized rusting. Monitor in future and repair as necessary.
- The rear laundry area has no direct heat source. This is easy to rectify if necessary.

**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 an 18,000 BTU/hr A/C system that is 10 years old. The unit couldn't be tested due to low outside temperatures. Air conditioners have a typical life expectancy of about 15 years (statistically).

**Insulation:**

There is no access to the attic (no hatch), so the amount and type of insulation present could not be determined. A hatch should really be cut into the attic to investigate further. If insulation had to be upgraded, the cost would likely be in the \$1,000 range.

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:**

- 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 the original lead (located at the front basement). The water pressure and quality is likely negatively impacted. We suggest contacting the city about upgrading to ¾" copper. There is likely City assistance available to help pay for upgrading the main water supply pipe (for more pressure and to eliminate the lead pipe). More information is available at [www.toronto.ca/water/supply/water\\_pressure/pressure.htm](http://www.toronto.ca/water/supply/water_pressure/pressure.htm). Typical cost to the homeowner is \$1,500 and up and there is a long waiting list (although a positive test for lead in the water can reduce the wait time). Consult the City about getting a lead testing kit.

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

The 189-litre gas-fired direct-vent water heater is 6 years old. Typical life expectancy is closer to 15 years.

The basement bathroom used to have a shower (now mostly dismantled). The basement toilet waste plumbing utilizes an autovent to maintain proper pressure in the pipes – not the preferred method but likely functional.

There is evidence of a significant amount of updating having been done to the waste plumbing below the basement floor and front yard. The vendor/agent may have more information on the extent of replacement undertaken.

**Inspection Methods and Limitations:**

- Concealed plumbing not inspected.
- Tub/sink overflows not tested.
- Isolating/relief valves and main shut-off valve not tested.
- The water pressure couldn't be tested and the 2<sup>nd</sup> floor bathroom fixtures could not be tested as all of the fixtures were removed for renovations at the time of the inspection.

**Interior:**

- Interior finishes are in essentially original (but good) overall condition.
- Most of the above-grade windows have been replaced and are in good condition. The single pane basement windows should eventually be replaced - \$400 and up each.
- A railing would be desirable on the basement (and main) stairs, but space is limited. Headroom on the stairs is also limited (which could adversely affect furniture moving).

The basement was dry at the time of the inspection. While the house does not appear to have any serious/unusual water penetration issues, it is important to keep eavestroughs and downspouts well maintained and to prevent surface water accumulations near the house by promoting good drainage next to the foundations. Monitor for water infiltration near the rear basement laundry tub as there is a small foundation crack and some efflorescence there. This could be sealed from the outside or inside if necessary.

**Inspection Methods and Limitations:**

- No comment made on cosmetic aspects of interior finishes.
- CO/smoke detectors and appliances not inspected.
- Absence of historical clues due to new interior paint finishes.
- 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 68 Priscilla Avenue, Toronto – performed on March 29, 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](http://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.