40 Queen Anne Road, Toronto

Inspection Report

March 23, 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

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Overall Condition:

The house was originally a solid masonry bungalow and a good quality second storey addition was added in the early 1990's. Some components, such as the furnace and roof, have been recently replaced.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The roof was reportedly reshingled in the fall of 2009.

The chimney is unusual in that it appears to have a masonry cap with wood trim. The wood trim is rotting (particularly near the top) and needs repair.

Inspection Methods and Limitations:

-Roof inspected with binoculars (it was too wet and too steep to access directly).
-The chimney top could not be accessed.

Exterior:

The exterior stucco surfacing is cracked in some areas. These hairline cracks appear to be associated with humidity-related expansion and contraction of the underlying plywood (this stucco is done in the 1990's style where it is applied over plywood or masonry rather than modern synthetic stucco that is applied over polystyrene insulation). Consult a stucco specialist regarding costs to repair the cracks.

The aluminum eavestroughing is in satisfactory repair.

The wood retaining wall below the rearmost deck has been pushed out of position by soil and water pressure and needs to be rebuilt. The wall is not very tall or wide, but access below the deck is difficult. Consult a specialist for quotes - it will likely be a few thousand dollars. Part of the reason for the failure of the current wall is that one of the downspout drain pipes discharges water on the uphill side of the wall. Water pressure and soil erosion contributed to the failure of the wall – the drain pipe needs to be extended through and past the wall so the water can drain down the hill. The stairs to the east of the rear deck are being pushed around by soil pressure as well – monitor and repair as necessary.

The exterior tudor trim and window woodwork needs painting. The base of one of the front porch wood columns needs to be replaced (due to rot) - $600 and up.

Minor Deficiencies:

-The front porch stairs should have a railing (has more than 3 risers).
-Replace the rotting rear screen door.
-Some of the landscaping timbers are rotting and will need replacement.
-Repair the damaged front downspout extension.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-Sheds are not inspected.
-Sprinkler systems are not inspected.

Structure:
The concrete block foundations support solid brick and wood frame exterior walls. The structure is in good condition.

Inspection Methods and Limitations:
-The attic was inspected from the access hatch.
-Walls were spotchecked only.
-99% of the interior foundation wall was not visible.

Electrical:
The house has a 200-amp electrical service with a circuit breaker panel. The service size is considered to be more than 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 3 years old. The furnace was operable at the time of the inspection. Typical life expectancy is 15 to 20 years.

Minor Deficiencies:
-There is evidence of past exhaust condensate leakage into the main compartment. This is quite common with high efficiency furnaces. Monitor and service the furnace if necessary.
-Provide a summer/winter damper for the humidifier.

Inspection Methods and Limitations:
-Heat exchanger not visible.
-Safety devices not tested.

Air Conditioning:
Cooling is provided by a 36,000 BTU/hr A/C system that is 17 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). Use the air conditioner until it fails. Anticipated replacement cost will be in the $4,000 range – timing unpredictable.

Insulation:
The attic is insulated to a level of about R-32 with mineral wool insulation. While slightly less than current standards, this is a reasonable amount of insulation and improvement is not a high priority.

The above-grade exterior walls are insulated to a level of about R-20 with fibreglass insulation. This is a good amount of 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 older copper. Water pressure tends to drop off with more than one fixture flowing simultaneously. This is not uncommon with older water inlet pipes and is probably not cost-effective to improve.

The visible supply piping *within* the house is also copper. The waste piping is ABS plastic.

The direct-vent gas-fired 189-litre water heater is a 7-year-old rental unit.

There is a sump pit, but no pump. This would tend to suggest that water levels in the sump are never high enough to warrant pumping – monitor. A pump could be added inexpensively if necessary.

The clawfoot tub in the main 2nd floor bathroom appears to have been refinished, but the "new" finish is flaking off. This is a cosmetic rather than functional concern, but consult a specialist to see if it can be refinished again.

Minor Deficiencies:
-There is minor leakage occurring at the plumbing stack cleanout in the furnace room. The leak can probably be repaired by simply tightening the round access cap near floor level.
-Keep the master bedroom shower well caulked (minor water staining was visible on the drywall in the vicinity).
-Insulate the exhaust fan ducts in the attic to reduce the build-up of condensation inside the ducts.
-The diverter for the Moen shower faucet in the master shower stall is prone to turning off when the pressure drops. This is a common issue with this type of faucet – consult a plumber for repairs or replacement as necessary.

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 windows are better than average quality units from the time of the renovation.
-The family room gas fireplace is operable, but the glass needs cleaning. The remote control is missing – a new one would be desirable, particularly since the manual switch is difficult to operate. The 2nd floor gas fireplace pilot light was out and the unit was dusty so it wasn't tested. This type of unit (with opening glass doors) is not common and should be checked out by a specialist to ensure that it complies with current standards.
-The basement was generally dry at the time of the inspection. Some efflorescence was visible on the front foundations. 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, central vacuum and appliances not inspected.
-Drainage tile not visible.
-Basement storage restricted the inspection of some areas.
-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 40 Queen Anne Road, Toronto – performed on March 23, 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.