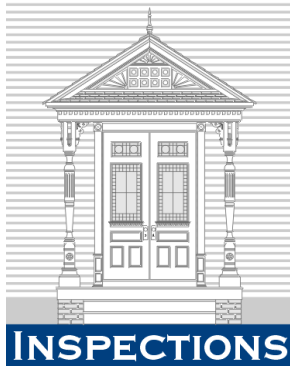


7 Sunnybrook Road, Toronto

Inspection Report

March 2, 2010

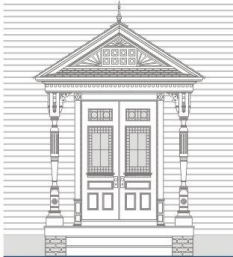
PETER YEATES



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

PETER YEATES



INSPECTIONS

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7 Sunnybrook Road, Toronto

Inspection Report

Overall Condition:

This is a good quality 76-year-old solid masonry bungalow that has had extensive, good quality mechanical updating and is in well above average condition.

Roofing, Flashings and Chimneys:

The roof is surfaced with premium quality asphalt shingles. The shingles are reportedly about 4 years old and were found to be in good condition.

The masonry chimney is in good repair.

Inspection Methods and Limitations:

-Roof inspected with binoculars and ladder at edge.

Exterior:

The exterior brickwork is in good condition. The aluminum eavestroughing is also in good overall repair.

The newer rear deck is composed of composite lumber decking over pressure-treated support members. This should prove to be a long-lasting structure.

Some of the front porch "stonework" below the steps is deteriorating and will eventually need repair – cost will depend on the approach taken.

Minor Deficiencies:

-Some typical minor settlement cracks in the east and south walls have already been repaired.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-There is no access below the rear deck.

Structure:

The concrete block foundations support solid masonry exterior walls. The house is in good structural condition.

Inspection Methods and Limitations:

-The attic was inspected from the access hatch.
-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 newer grounded copper. The wiring appears to have been entirely replaced – although its absence cannot be guaranteed, no *active* knob-and-tube wiring was visible or found during various spotchecks of various outlet and switch boxes.

Inspection Methods and Limitations:

- Main disconnect cover not opened.
- Concealed electrical components cannot be inspected.

Heating:

The house is heated by a new mid-efficiency gas-fired hot water boiler rated at 75,000 BTU/hr. This is a high quality cast iron unit that could last 35 years or more. The kitchen is heated with in-floor hot water radiant heat loops.

The chimney has a metal liner. The boiler was found to be functional when tested.

Inspection Methods and Limitations:

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

Air Conditioning:

The house has a ductless A/C unit mounted in the rear hall. The compressor unit is 7 years old and is rated at 12,000 BTU/hr, which should prove to be sufficient. Air conditioners like this have a typical lifespan of about 15 years. The unit could not be tested due to cold outside temperatures.

Insulation:

Fibreglass insulation with an R-value close to 50 was noted in the attic. This exceeds even current standards. There is an attic fan to keep the attic cooler in summer (helps reduce the load on the air conditioner).

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.

Some of the basement walls have been insulated up to a level of R-10 with Styrofoam insulation.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- Attic fan was not tested (turned off for the winter).
- 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 has been upgraded to ¾" copper. The visible supply piping *within* the house is also copper. Water pressure is considered to be good.

The waste plumbing is mostly ABS plastic and cast iron. The 151-litre gas water heater is an 11-year-old rental unit. They have a typical life expectancy of about 15 years.

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. Some cracking/bulging typical of old lath and plaster was noted in some areas (e.g. living room ceiling). This could eventually be resurfaced with drywall if desired.

-Many of the windows are original (with storms) and are in generally good condition. Heat trapped between the main window and the storm tends to deteriorate the putty – as can be seen with the living room window. For this reason, the two south-facing windows have been replaced. Maintenance of the other windows should be performed as necessary.

-The masonry fireplace appears to be in good condition.

-The basement was dry at the time of the inspection and no evidence of current water penetration issues was visible. The vendor has had much of the foundation excavated and damproofed (i.e. the east, south and most of the west side except for the furnace room). 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 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 as inspection for mold is not included in the inspection or the Standards of Practice.

Notes:

This is the inspection report for 7 Sunnybrook Road, Toronto – performed on March 2, 2010. For the purposes of this report, the front of the house is considered to be facing north. 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.