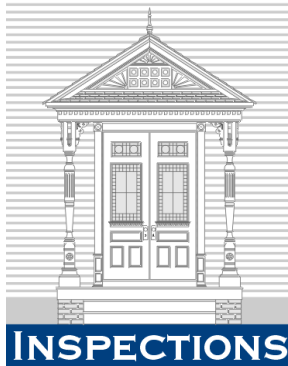


101 Humbercrest Boulevard, Toronto

Inspection Report

September 7, 2011

PETER YEATES



INSPECTIONS

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

1237 AVENUE ROAD
UNIT 1
TORONTO, ON
M5N 2G5

(416) 422-1571

WWW.YEATESINSPECT.COM

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Overall Condition:

This is a solidly built solid masonry home that has had a number of recent renovations and is considered to be in better than average condition compared to similar homes in the neighbourhood.

Roofing, Flashings and Chimneys:

The roof is surfaced with good quality asphalt shingles. The shingles are reportedly 4 to 5 years old and were found to be in good condition.

The garage roof is older – monitor.

The masonry chimney is in good repair.

Inspection Methods and Limitations:

-Roof inspected with binoculars.

Exterior:

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

The garage is a typical wood frame structure for the area – i.e. not high quality, but serviceable. The base of the wood frame walls is prone to rotting.

The grading at the front of the house (northwest) should have a more positive slope away from the house. In order to build up soil in the area, a window well will be required in front of the west basement window.

Minor Deficiencies:

- Since there are more than 3 risers on the front porch stairs, there should be a railing.
- Some minor brick repointing would be desirable near grade level – maintenance item.

Inspection Methods and Limitations:

-Exterior inspection from ground level.

Structure:

The masonry 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.
- 90% of the interior foundation walls was not visible.

Electrical:

The house has a 100-amp electrical service with a circuit breaker panel. This is an appropriate service size. The wiring is 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 spotchecks of various outlet and switch boxes.

Minor Deficiencies:

- Attic wiring runs on top of the ceiling joists and insulation (increasing its potential for mechanical damage by people in the attic). This is not in compliance with the Electrical Code, but is probably not cost-effective to improve.
- The front exterior electrical outlet should be grounded.

Inspection Methods and Limitations:

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

Heating:

The house is heated by a 100,000 BTU/hr gas-fired hot water boiler that is 27 years old. This is a high quality cast iron unit that could last 35 years or more. For future reference, a replacement boiler is worth about \$5,000 to \$7,000.

The chimney has a metal liner as recommended. The boiler could not be tested as the gas to the house was turned off, but we verified its operation during a visit to the house earlier in the year. The same can be said for the water heater.

Due to the minimal basement insulation, the radiator at the front may not be sufficient on cold winter days. Add more radiators if necessary or during future basement renovations - \$800 and up each.

The piping connecting some of the newer radiators to the boiler is PEX piping that appears to be intended for potable water rather than heating systems. It has no oxygen barrier, so oxygen could potentially get into the system through osmosis, however, this seems unlikely to be a significant transfer – consult a specialist for more information, if desired.

There are combustion air ducts into the boiler room that are located too close to the water heater exhaust. Exhaust air could be drawn back into the house *additionally*, too much cold air will likely enter the basement. The house is not considered to be so tight that it really needs the fresh air intakes anyway. Just stuff the ends of the fresh air ducts with fibreglass insulation.

The furnace exhaust flue travels through a wood-framed bulkhead to the chimney near the front of the house (north side). It has less than the required 6 inches of clearance to the wood (which is combustible). There are a few options: rebuild the bulkhead with steel framing, replace that section of flue with B-vent material that only needs 1 inch of clearance or remove the bulkhead altogether. Cost depends on approach.

Minor Deficiencies:

- There is no heat source in the basement bathroom. Due to the limited outside wall area, this may be OK. If not, install an electric baseboard heater.

Inspection Methods and Limitations:

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

Insulation:

Fibreglass insulation was noted in the attic. The insulation has been disturbed by the electricians and ranges from none to R-24. It should be upgraded to R-40 to R-50. A ballpark cost estimate for adding more insulation would be \$1,000 to \$1,500.

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.

The basement walls do not appear to be insulated behind the drywall. As will be discussed in the "interior" section, the basement is generally not that well finished anyway. At some point in the future, when it is renovated, a proper level of insulation can be installed. At this point, there is limited space for insulation as the strapping appears to be only 2 by 2's.

Mold (or what appeared to be mold) was visible on the roof planking in some areas of the attic. Without testing, it is impossible to determine what type of mold it may be or whether it is active. It was caused by excessive moisture in the attic – likely related to past high humidity levels in the house or leakage of humid air through the access hatch. Keep the humidity in the house under control and also be sure to vent the 2nd floor bathroom exhaust fan outside via a roof vent. In general, a certain amount of mold in the attic is common and not considered to be much of a concern because the attic is not living space and air from the attic does not tend to mix with air from the house. There are ways of cleaning the mold if desired (like dry ice blasting – that is very effective and can cost \$2,500 and up). If this is a concern, the advice of an *impartial* specialist should be sought. When the insulation is upgraded, more roof vents should probably be added to augment the existing ridge vent.

Minor Deficiencies:

-The attic access hatch needs to be properly sealed and insulated.

Inspection Methods and Limitations:

-The attic was inspected from the access hatch.

-Walls were spotchecked only.

-Continuity of air/vapour barrier not verified.

-Although checking for asbestos (which may be present in many products and materials) is not included in the inspection or the Standards of Practice, we did notice a small amount of asbestos on radiator piping in the basement. This is very common in older houses. This old pipe insulation is not considered to be a hazard in the home (if left undisturbed) and there is no requirement to remove it. Any loose areas can be wrapped with tape. More information can be found at the Health Canada website – http://www.hc-sc.gc.ca/iyh-vsv/viron/asbestos-amiante_e.html.

Plumbing:

The incoming City supply pipe is older/original steel at the main shutoff and may be small diameter copper, steel or even lead below the front yard. Water pressure tends to drop noticeably with more than one fixture flowing simultaneously. There may be City assistance available to help pay for upgrading the main water supply pipe (for more pressure and to eliminate any lead piping – if present). More information is available at www.toronto.ca/water/supply/water_pressure/pressure.htm. There is typically a long waiting list (although a positive test for lead in the water can reduce the wait time). The usual cost to the homeowner is around \$1,500.

The visible supply piping *within* the house is copper.

The waste plumbing is a combination of copper, steel, ABS plastic, lead and cast iron. The 189-litre direct-vent gas water heater is a 3-year-old unit. They have a typical life expectancy of about 15 years.

The bathrooms have been renovated and are in good condition. It would appear that there is a floor drain beneath the carpet at the northwest corner of the basement family room. It would ideally be made more accessible. For one thing, water needs to be added to the floor drain trap every few months to keep sewer gases from escaping back into the house.

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.
- Virtually all of the windows have been recently replaced.
- The masonry fireplace appears to be in good condition, but the damper needs adjustment and gaps in the hearth/firebox need to be filled. The fireplace work should be done by a WETT-certified specialist (they can also inspect the flue).
- The basement stairs should have a handrail.
- The basement finishing is not particularly high quality and predates the more recent renovations by many years. The floors are uneven and representative of the time when the house was built (with an unfinished basement). At some time in the future, a more complete basement renovation (with insulation, more radiators, floor levelling, etc., would be desirable).
- No evidence of unusual basement leakage issues was visible at the time of the inspection. It should be realized though, that the house was built long before the invention of modern drainage tiles and waterproofing membranes. Overall, the basement seems reasonably dry for its age and the older carpet would tend to attest to that point of view. 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 (see "exterior"). It is also a good idea to use a basement dehumidifier in the summer months.

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 finishes/paint in several areas.
- Drainage tile and foundation areas below grade level are 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 101 Humbercrest Boulevard, Toronto – performed on September 7, 2011. For the purposes of this report, the front of the house is considered to be facing west. 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.