

987 Greenwood Avenue, Toronto

Inspection Report

October 9, 2013



COMPANY INFORMATION

- Professional Engineer (**P**rofessional **E**ngineers of **O**ntario)
- B.A.Sc. - Civil Engineering (University of Toronto)
- 27 years Inspection Experience
(14+ years with **Carson, Dunlop & Associates**)
- Over 11,000 Homes Inspected

PETER YEATES



INSPECTIONS

156 FIRST AVENUE
TORONTO, ON
M4M 1X1

(416) 422-1571

WWW.YEATESINSPECT.COM

987 Greenwood Avenue, Toronto

Inspection Report

Overall Condition:

This is a solidly built older home that has been significantly renovated and had many mechanical improvements. It is in much better than average condition compared to similar homes.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The shingles are roughly mid-life and were found to be in good condition.

The masonry chimney has been rebuilt above roof level and is in good condition.

Inspection Methods and Limitations:

-Roof inspected with binoculars. Due to the height of the roof and neighbouring buildings and trees, not all of the roof area was visible.

Exterior:

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

The rear deck is an older structure that was partially dismantled at the time of the inspection. The stairs have no handrail and the deck, itself, has no railing. A significant amount of rot was noted in the structure. We recommend that the deck be rebuilt - typically \$25 - \$50 per sq.ft.

The garage interior was not accessed, but from the outside, it appears to be a typical wood frame structure for the area. The wood frame walls are typically at grade level and, therefore, are more prone to rotting. Nevertheless, it will likely prove to be serviceable.

Minor Deficiencies:

-The front porch railing is short by modern standards. While the Building Code is not retroactive, some insurance companies may take issue. Also, the stairs leading up to the front porch should have a handrail.

-The front brick wall cracks are considered to be typical and don't signify a structural problem.

Inspection Methods and Limitations:

-Exterior inspection from ground level.

Structure:

The concrete block foundations support solid masonry exterior walls. The house is felt to be in good structural condition for its age. The mudroom foundations are not ideal and it is not known if they extend below the frost line. In the long term, removal of the mudroom would be the best option.

Minor Deficiencies:

-A damaged joist in the basement bathroom area needs to be reinforced by sistering another joist alongside.

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 a typical and appropriate service size.

The visible wiring is updated grounded copper. The original wiring appears to have been entirely replaced or deactivated – although its absence cannot be guaranteed, no *active* knob-and-tube wiring was visible or found during spotchecks of various outlet and switch boxes. All outlets and lights tested were found to be operable.

Minor Deficiencies:

- The basement stairs should be illuminated by a light fixture.
- There are some abandoned sections of wiring that need to be properly terminated and secured. This includes exterior light wiring by the front door, wiring under the kitchen cabinets and wiring in the basement bathroom and mudroom.
- One set of electrical connections in the mudroom needs a proper metal junction box.

Inspection Methods and Limitations:

- Concealed electrical components cannot be inspected.
- Main disconnect switch not opened or operated.

Heating:

The house is heated by a 66,000 BTU/hr high-efficiency forced air gas furnace that was manufactured in 2009. Typical life expectancy is 15 to 20 years. The furnace was found to be operational at the time of the inspection. Some ductwork dampers were noted to be closed. Open them as necessary to optimize/balance the air flow.

Minor Deficiencies:

- It is suspected that there is no drain trap where the furnace condensate lines discharge into the basement floor (as this was likely not a floor drain, but a waste discharge location for the laundry tub). As such, the area around the condensate tubes should be sealed (perhaps with aerosol foam) in order to prevent sewer gases from escaping.

Inspection Methods and Limitations:

- The heat exchangers are 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:

Air conditioning is provided by a 24,000 BTU/hr central A/C system that was manufactured in 2009. Typical life expectancy is usually about 15 years, statistically. The unit could not be tested due to cold outside temperatures at the time of the inspection.

Insulation:

The attic is insulated with cellulose insulation to a level of about R-32. While below the amount specified by the recently upgraded standards (R-50), this is still a good amount of insulation and is probably not cost-effective to improve. There were obviously some issues with squirrels getting into the attic - as evidenced by the extent of wire mesh installed around the attic perimeter. It would appear that 1 or 2 squirrels got trapped in the attic and their remains should be removed.

When the house was built, the walls were not insulated, but in the course of renovating the house, the owners had the walls furred out and insulated with fibreglass. This is unusual for an older home due to the time, effort and money involved, but it greatly improves the energy efficiency of the home. It would appear that the insulation value is at least R-12 (typical for a retrofit).

Minor Deficiencies:

-The bathroom exhaust fan duct in the attic should be insulated to prevent condensation from forming inside and running back into the bathroom.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch.
- Continuity of air/vapour barrier not verified.
- Checking for asbestos is not included in the inspection or the Standards of Practice.

Plumbing:

The incoming City supply pipe is ½" copper where visible. Water pressure tends to drop noticeably with more than one fixture operating simultaneously. This is not uncommon for older neighbourhoods and is probably not cost effective to improve. Supply piping within the house is also copper.

The visible waste plumbing is primarily ABS plastic.

The gas-fired tankless water heater is rated at 175,000 Btu/hr and is reportedly 3 years old. It was found to be functional at the time of the inspection. As is typical, it takes some time for the water heater to heat the initial amount of hot water, but after that, there is an endless supply of hot water.

The basement bathroom is in poor condition and should be totally renovated.

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 considered to be in very good condition. The walls and ceilings were re-drywalled in the process of rewiring and re-insulating the walls and the floors have been redone. Flaking paint in the 2nd floor bathroom skylight area is likely just due to excess humidity.

-The vast majority of windows have been replaced and are in good condition. The small living room leaded windows would ideally have storm windows provided.

-The open side of the basement stairs should have a railing/guard. The basement stair risers are taller than permitted by Code, but would not be worth changing.

-For an older home, the basement seemed quite dry. Some foundation wall efflorescence and peeling paint was visible. A certain amount of dampness is very typical in older homes. The house was built long before the invention of modern waterproofing and perimeter drainage systems, so it is very important to prevent surface water accumulations near the house by keeping eavestroughs and downspouts well maintained and by promoting good drainage next to the foundations with proper grading. Minor leakage is much less of an issue with an unfinished basement, but if the basement is ever renovated/lowered, we recommend installing a watertight, drainage membrane such as [Delta MS](#) on the interior foundations prior to framing, insulating and drywalling. This would typically lead to perimeter drainage tiles at floor level and then into a sump pump or floor drain. In the meantime, it is 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. But we did notice that the basement dryer duct is broken and needs repair.
- 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 987 Greenwood Avenue, Toronto – performed on October 9, 2013. 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.