39 Royal Street, Toronto

Inspection Summary

August 28, 2007

PETER YEATES

INSPECTIONS

COMPANY INFORMATION

- ☑ Professional Engineer (**P**rofessional **E**ngineers of **O**ntario)
- ☑ B.A.Sc. - Civil Engineering (University of Toronto)
- ☑ 23 years inspection experience
  (14+ years with ***Carson, Dunlop & Associates***)
- ☑ Over 9,000 homes inspected

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Overall Condition:
This older home has been well maintained and is in better than average overall condition for its age and area. The older furnace and air conditioning are likely near the end of their lives.

Roofing, Flashings and Chimneys:
The sloped roof sections are surfaced with asphalt shingles. The nearly vertical mansard shingles are only about 2 years old and the upper roof shingles are also in good repair (likely about 5 years old). The lower rear roofs are slightly older, but still in good repair. The masonry chimney is also in good condition.

Exterior:
The exterior brickwork and siding materials are in good repair as is the newer aluminum eavestroughing. The rear downspout from the upper roof should be extended over the lower rear roof directly into the rear eavestroughing to avoid wearing the shingles – simple repair.

Structure:
The foundations support solid masonry exterior walls on the original main floor and wood frame walls elsewhere. The structure is in good overall condition. Localized parging cracks are not a structural concern.

Electrical:
The house has a 100-amp electrical service with a circuit breaker panel. The service size is considered to be appropriate for the house.

The distribution wiring appears to have been entirely updated. No active knob-and-tube wiring was visible or found during spot-checks of various electrical boxes/switches and outlets.

Some electrical outlets should be provided with GFCI safety receptacles (e.g. exterior, basement bathroom, basement kitchen) – this is an inexpensive repair.

Heating:
The house is heated by a 19-year old gas-fired forced air furnace. The chimney is lined. Due to the age of the unit, it would be a good idea to at least budget for its replacement – roughly $3,000 to $4,000 for a mid-efficiency unit (timing unpredictable).

Air Conditioning:
Cooling is provided by an 18,000 BTU/hr central A/C unit that is 19 years old. The unit was operating at the time of the inspection, but the temperature drop across the coil was less than expected. The unit needs servicing (and likely some FREON). Typical life expectancy is closer to 15 years. When replacement is required, the cost will be roughly $3,000 to $4,000.

Insulation:
There is no access hatch to the attic so the presence and amount of insulation could not be determined. The fact that there are roof vents on the upper roof suggests that some insulation may have been added.

The double-brick walls were originally uninsulated (typical) as there is very limited space provided for insulation, but some of the wood frame walls may well be insulated. In older homes such as this, it is most cost-effective to concentrate on eliminating air infiltration through sealing/caulking/weatherstripping improvements. It would likely be a good idea to have an energy audit done and so that government grants would be available for improvements - http://egh.gca.ca/index.php?en_grant

Plumbing:

The incoming City supply pipe is original and appears to be steel (perhaps lead below the front yard). Water pressure is within the typical range. There may be City assistance available to help pay for upgrading the main water supply pipe from the street to the house (for more pressure and to eliminate the older pipe). More information is available at http://www.toronto.ca/water/supply/water_pressure/pressure.htm. Typical cost to the homeowner is about $1,500^{+}$ and there is a long waiting list.

The supply piping within the house is copper. The 40-gallon gas water heater is a rental unit that is 11-years old. The visible waste plumbing is a combination of cast iron, copper and ABS plastic. The basement washroom has no exhaust fan, but since there is no shower/bath, adding a fan is not a high priority. The sink waste plumbing in the basement kitchen needs to be better sealed. Provide an autovent for the open waste pipe by the laundry tub - <$150.

Interior:

-Interior finishes are in good overall condition for the age of the house. A very minor previous roof leak over the northeast bedroom appears to have been recently sealed at the shingle level (monitor).
-The old hardwood is worn in some areas – update as desired.
-The windows are various vintages, and are considered to be in serviceable to good condition. Some of the 2nd floor windows are foggy (have lost their seal). Repairing them means replacing the glass, but since this is more of a cosmetic than functional issue, improvement is not a high priority. The basement windows are old and have no storms (see note in the insulation section).
-Appliances are not included in the inspection.
-The basement appears to be dry overall with no evidence of serious/unusual seepage issues visible during the inspection. As with all older 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.

Notes:

This is a summary of the inspection report for 39 Royal Street, Toronto – performed on August 28, 2007. For the purposes of this report, the front door 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.