

# 43 Springhurst Avenue, Toronto

## Inspection Summary

May 19, 2004



### COMPANY INFORMATION

- ✓ **Professional Engineer** (Professional Engineers of Ontario)
- ✓ **Registered Home Inspector** (Ontario Association of Home Inspectors)
- ✓ **B.A.Sc. - Civil Engineering** (University of Toronto)
- ✓ **14+ years as senior inspector with *Carson, Dunlop and Associates***
- ✓ **Over 7,000 homes inspected**



**43 Springhurst Avenue, Toronto**

## **Inspection Summary**

### **Overall Condition:**

This is a solidly built older semi that has been converted to a multi-family dwelling. A lot of the work was done in the mid 1980's. Since then, there has been significant wear and tear on the interior finishes in particular. The basic heating/plumbing and electrical systems are good, but there is a lot of interior work to be done.

### **Roofing, Flashings and Chimneys:**

**Description:** The main roof and porch are surfaced with asphalt shingles. The rear 3<sup>rd</sup> floor and upper flat have membrane-type roofs. The chimney is no longer used.

**Condition:** The main roof and porch shingles are older, but will likely be OK for several years yet. The upper flat and dormer roofs are lower quality installations that should really be redone - \$2,500 to \$3,000. The skylight flashing could be improved at the same time. The roof below the deck was not very visible but also seems to be a lower quality installation - monitor for now. In addition to the roughly \$2,000 required to reroof when necessary, the deck will have to be removed at that time and then be rebuilt - \$4,000 and up. The area around the third floor sliding door is vulnerable to leaks and needs to be kept well maintained.

### **Exterior:**

**Description:** The exterior walls are brick. The eavestroughs and downspouts are aluminum.

**Condition:** The exterior brickwork is in satisfactory repair. The middle west mainfloor wood window sill is rotten - cap with metal (<\$200). The rear (southwest) eavestroughs are damaged and leaking. This, in turn, is causing the rear basement area to be wet. Clean and repair the eavestrough and repair/redirect the front downspout to help reduce basement water penetration.

The brick skirt around the front porch is cracked, but serves no structural purpose. It probably doesn't have a proper foundation. Not a high priority repair.

### **Structure:**

**Description:** The stone and masonry foundations support solid masonry exterior walls.

**Condition:** The structure is in good overall condition.

### **Electrical:**

**Description:** The house has two 100-amp electrical services with circuit breakers. The basement apartment appears to run off the 1<sup>st</sup> floor service. The distribution wiring was apparently all updated in the 1980's to conventional copper. No knob-and-tube wiring, was found.

**Condition:** The service size should be adequate.

There are electrical panels at the northwest corner of the basement, the main floor apartment and the on the 2<sup>nd</sup> floor. The second floor panel was painted shut and not opened. Basically though, the wiring appears to have been well done.

The exterior third floor deck outlet needs a Ground Fault Interrupter outlet and a waterproof cover - <\$100. The basement bathroom outlet is miswired - <\$100.

**Heating:**

**Description:** Heated by electric baseboard heaters.

**Condition:** The baseboard heaters were found to be operable.

**Insulation:**

**Description:** There is no access to the sloped and flat ceiling spaces. Insulation may have been added in these spaces during the 1980's renovations. The presence of insulation in the masonry walls could not be verified, but spot checks of the finished basement walls revealed fibreglass insulation.

**Condition:** While the amount of insulation/ventilation is likely less than current standards, further improvement would probably not be cost-effective.

**Plumbing:**

**Description:** The plumbing service from the street appears to have been upgraded to ¾ inch copper. The visible supply piping in the house is copper. Water is heated by an 8-year-old 100-gallon rental electric water heater.

**Condition:** There is a drop in pressure with more than one plumbing fixture running, but this is typical in older homes.

All of the bathrooms need renovation to one extent or another. The third floor bathroom toilet tends to run on and needs repair/adjustment. The third floor vanity is in poor repair and the shower tilework is in questionable repair (not currently used) – about \$400 to repair and \$1,500 and up to retile. Loose tiles on the 2<sup>nd</sup> floor bathroom floor need repair. The 2<sup>nd</sup> floor vanity is damaged. The basement bathtub enclosure is painted and flaking off – replace for \$400 and up. Excessive moisture in the area has resulted in the growth of mold and mildew – provide an exhaust fan (\$400 and up). The basement kitchen counter is rotting and damaged – replace it for \$600 and up (including faucet). The laundry tub in the basement is loose and needs resealing. Have a contractor go through the bathrooms and kitchens to give specifics on work required and associated costs.

**Interior:**

- The drywall, doors and doorframes are damaged in some areas (e.g. basement apartment) – repair where required. Mainfloor apartment closet doors need work.
- Some floors are worn – cosmetic deficiency.
- Water damage on the mainfloor kitchen ceiling may be from dishwasher leakage above (dishwasher is very old). Water damage on the 2<sup>nd</sup> floor kitchen ceiling is likely from past roof leakage/ice damming monitor and read "roofing" section
- No comment is offered on Fire Code compliance or retrofit status. Appliances were not inspected.
- The third floor stair railing needs improvement to be childsafe.
- The rear basement, in particular, shows evidence of water penetration. See the "exterior" section regarding required improvements to eavestroughs and downspouts that should help reduce water penetration.

**Notes:**

This is a detailed summary of the inspection report for 43 Springhurst Avenue, Toronto – performed on May 19, 2004. A few minor additional details/inspection procedures and limitations can be found in the HOME REFERENCE BOOK report for this property (#309748C). For the purposes of this report, the front door of the house is considered to be facing north. Telephone consultation regarding this report is available free of charge – call 416-422-1571. An on-site walkthrough with the inspector to go over this summary can also be arranged at a typical cost of \$100.