

558 Crawford Street, Toronto

Inspection Summary

March 6, 2007



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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INSPECTIONS

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Overall Condition:

This is a solidly built early 1900's home in above-average overall repair.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The flat roofs are surfaced with modified bitumen membranes. The flat roofs in particular were mostly obscured by snow at the time of the inspection, but the visible areas show newer surfaces that are in good condition. The garage roof is older and will require reroofing within the next couple of years – roughly \$1,500.

Exterior:

The exterior brickwork is in generally good condition – shows some typical spalling – not a priority repair. The cedar shingles on the south side of the third floor are original and have deteriorated in some areas due to sunlight. Since they are not particularly visible, we would suggest installing asphalt shingles over top – rough estimate would be \$2,500. The garage is a better than typical quality structure for the area. Cracking of the garage floor is not a structural concern. The eavestroughs are in good repair. Redirect the downspouts to discharge onto the ground several feet away from the house – there is a City program that does this for free.

Structure:

The brick foundations support solid masonry exterior walls. The structure is in good overall condition. Floor joists show typical sag.

Electrical:

The house has a 100-amp electrical service with a circuit breaker panel. The service size should be adequate.

The distribution wiring appears to have been entirely replaced with newer copper wiring. Although its absence cannot be guaranteed, no *active* original knob-and-tube wiring was visible or found during spotchecks of various outlet and switch boxes.

Some loose basement lights need to be better secured. The faulty GFCI outlet in the 2nd floor toilet area needs replacement – minor cost.

Heating:

Heated by a 6-year-old high-efficiency gas-fired forced air heating system rated at 100,000 BTU/hr. The unit was functional at the time of the inspection.

Air Conditioning:

Cooling is provided by a 13-year-old central A/C system rated at 18 to 24,000 BTU/hr. The unit has been winterized and couldn't be tested (it was also too cold outside to test it). Typical life expectancy is usually about 15 years, so it would be wise to at least budget for its replacement – roughly \$3,000 to \$4,000 – timing unpredictable. It should be realized that it is difficult to adequately cool the top level of any 3 story home. Provide supplementary 3rd floor cooling as required.

Insulation:

The 2nd and 3rd floor sloped and flat ceilings likely have minimal insulation, however, unless major renovations are planned, the cost of adding insulation would take a long time to be offset by energy savings – this is a typical issue in older 3 storey homes. The double brick walls of the house were uninsulated where checked (as expected). There is virtually no available space to add insulation in walls of this type. Concentrate on reducing heating costs through weatherstripping/caulking/sealing improvements (e.g. the front door).

Plumbing:

The incoming water supply pipe has been upgraded. Water pressure is considered to be good for the area. Most of the visible supply pipe in the house is also copper, with the exception of some steel piping leading to the third floor sink. Since the steel pipe is prone to rust-through (and can be an insurance issue), we suggest disconnecting it – cost depends on exactly where the transition between the steel and copper occurs. The old concrete laundry tub in the basement is prone to leakage. Replace as necessary - \$350 and up.

The visible waste plumbing is a combination of plastic, copper, lead, steel and cast iron. The 189-litre gas water heater is 3 years old. The newer 2nd floor bathroom appears to be a good quality installation.

Interior:

- The interior finishes are in good condition.
- The windows have been replaced and are in good condition.
- Appliances are not part of the inspection.
- The basement seems fairly typical of older homes. No evidence of serious/unusual leakage issues was visible, but there is some efflorescence and flaking paint indicating typical dampness. As with all older homes, it is very important to keep eavestroughs and downspouts well maintained and preventing surface water accumulations near the house by promoting good drainage next to the foundations. For instance, redirection of the downspouts would likely be helpful here. The cold room is likely damper because it is designed to be that way (waterproofing of the foundation is often omitted to promote a certain level of humidity in the cold room – be sure to store only non-perishable items in there).

Notes:

This is a summary of the inspection report for 558 Crawford Street, Toronto – performed on March 6, 2007. Refer to the HOME REFERENCE BOOK report (#409812C) for this property to view the complete inspection results. For the purposes of this report, the front door of the house is considered to be facing east. 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.