

**62 Lynngrove Avenue, Toronto**

**Inspection Summary**

April 12, 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

**PETER YEATES**



**INSPECTIONS**

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## **Inspection Summary**

### **Overall Condition:**

This is a very solidly constructed home that is in good overall condition.

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

The roof is surfaced with asphalt shingles. Despite some localized wear below the front valley, it is felt that up to 4 or 5 years of life remain in these shingles. These worn shingles at the front may need repair prior to that time. As a point of reference, stripping and replacement of the roof would cost roughly \$6,000. The masonry chimney is in good condition.

### **Exterior:**

The exterior brickwork and aluminum eavestroughing is in good overall repair. The side garage access door is in poor condition and should be repaired or replaced - \$200 to \$500.

### **Structure:**

The concrete block foundations support solid masonry exterior walls. The structure is in very good condition.

### **Electrical:**

The house has a 100 amp service with circuit breakers. This is an appropriate service size.

While some areas have been rewired, there is still a significant amount of original knob-and-tube wiring present (various main and 2<sup>nd</sup> floor lights and outlets).

Although knob-and-tube wiring is very common in older houses and is considered by most experts to be safe unless tampered with, it has become an insurance issue (can be very difficult to get insurance). Consult your insurance company. We would also suggest contacting Dave Slack at Aero Insurance Brokers (1-800-971-1363 or 416-992-6695) as they will typically insure a home with knob-and-tube wiring provided it has been inspected by us and been found to be in good condition. A few other insurance companies will also insure knob-and-tube wiring (at a premium). Even if insurance is available, we would recommend eventual replacement of the older wiring in order to enhance future saleability. Replacement costs are highly variable, but would likely be \$9,000 and up.

As a result of the older wiring, various 3-prong electrical outlets are not really grounded. This will automatically be corrected whenever the wiring is updated. In the meantime, individual outlets can be grounded for computers etc. where necessary \$200 to \$400 per outlet.

### **Heating:**

Heated by a 6-year-old mid-efficiency gas-forced air heating system rated at 80,000 BTU/hr. The furnace was operable at the time of the inspection. Typical life expectancy is usually around 15 to 20 years (statistically). The good-quality humidifier was operable at the time of the inspection. Heating ducts in the garage should really be insulated (particularly if they are for warm air).

**Air Conditioning:**

Cooling is provided by an 18-year-old central A/C system rated at 28,000 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.

**Insulation:**

A good amount of cellulose insulation was noted in the upper attic. While the amount of insulation in the sloped ceiling areas is likely less than modern standards, space is limited and it would probably not be cost-effective to add more.

As is typical, the solid masonry walls are uninsulated and there is no space to provide additional insulation. Concentrate on reducing drafts/air infiltration through caulking, weatherstripping and air sealing improvements. It is suspected that insulation in the garage ceiling has been upgraded, but there is no access to verify this directly.

**Plumbing:**

The incoming City supply pipe has been upgraded to ¾ inch copper. Water pressure is considered to be good for the age of the house.

The visible supply piping within the house is also copper. The visible waste plumbing is a combination of cast iron, steel and plastic. There is evidence of some waste pipe upgrading. The vendor reports that the waste pipe from the front of the house to the street has been replaced. The 40 gallon gas-fired water heater is a 20-year-old rental unit. The Gas Company would likely replace it for free due to its age – consult with them.

The bathrooms are in good condition.

**Interior:**

- The original plaster in the house is in very good repair (has a "drywall" backing rather than wood lath strips).
- The windows are mostly original with storms. A few have been painted shut. Overall, with a little maintenance, they should be quite serviceable.
- The living room fireplace is operable.
- The basement shows some typical minor efflorescence, but no evidence of unusual/serious leakage issues noted. 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. For instance, minor efflorescence at the northwest family room was likely caused by past leakage from the adjacent downspout – monitor and maintain.

**Notes:**

This is a summary of the inspection report for 62 Lynngrove Avenue, Toronto – performed on April 12, 2007. Refer to the HOME REFERENCE BOOK report (#419921C) 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 south. 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](http://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.