

**681 Durie Street, Toronto**

**Inspection Summary**

September 20, 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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### **Overall Condition:**

This is a typical semi for the area which has had various recent improvements. Reshingling of the roof is the priority repair currently.

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

**Description:** The sloped roof is surfaced with asphalt shingles. The flat roof has a modified bitumen membrane. The chimney is masonry.

**Condition:** The asphalt shingles on the upper rear-facing slope and the rear addition are newer and in good condition. The front roof shingles (dormer and porch) are older and should be stripped and redone – very roughly \$2,500 (not including dormer sides). The front roof ridge currently has no shingle capping – this will be rectified when reroofing.

The flat roof is in good overall condition. The roofing material could be better secured to the chimney – caulking required. The flashings where the rear extension roof meets the house also need caulking – minor repair. The chimney is in satisfactory condition.

### **Exterior:**

**Description:** The exterior walls are primarily brick. The eavestroughs are aluminum. The shed was not inspected.

**Condition:** The brickwork is in satisfactory overall repair. The quality of pointing on the upper rear wall is less than ideal, but this is more of a cosmetic issue. The bathroom window sill brickwork is damaged – repair or flash over with metal - \$150 to \$350. The northeast downspout should be extended away from the rear extension support column – minor repair. The eavestroughs would benefit from cleaning. Railings would be desirable at the rear deck steps – where they are more than two feet off the ground.

### **Structure:**

**Description:** The poured concrete foundations support solid masonry exterior walls. The wood frame rear extension is apparently bolted to the house and supported at the other end by wood posts.

**Condition:** The structure is in good overall condition. The floor joists show some typical old house sag.

The rear extension is a lower quality structure. Several years from now, rot will likely necessitate replacement of the outboard columns (northeast in particular). The likely cost would be about \$1,500 to \$2,000. In the short term, efforts should be made to make a better barrier to animal entry below this room. Floor insulation could be improved, but it would be more logical to think of this as a 3-season room (spring/summer/winter). The electric baseboard heater is reportedly not functioning.

**Electrical:**

**Description:** The house has a 100-amp electrical service with circuit breakers. The wiring has been updated with newer copper where appropriate. No *active* knob-and-tube wiring was visible or found during spotchecks of various electrical boxes, outlets and switches. Some abandoned aluminum wiring was noted in the furnace room – not a concern.

**Condition:** The service size is satisfactory and the electrical panel/distribution system is in good condition.

**Heating:**

**Description:** Heated by a gas-fired, mid-efficiency forced air furnace (5-years-old, 100,000 BTU's per hour). The chimney has a metal liner.

**Condition:** The furnace was operable at the time of the inspection. Typical life expectancy is 15 to 20 years. The dining room heat register has been disconnected – probably not necessary anyway, but could be easily reconnected if necessary.

**Air Conditioning:**

**Description:** The house is cooled by a 24,000 BTU/hr central air conditioning unit that is 18 years old.

**Condition:** The A/C was operable at the time of the inspection, but is likely near the end of its life. Monitor and replace when necessary – about \$3,000 to \$4,000. Relocate the outside unit when it is replaced.

**Insulation:**

**Description:** There is no access to the front attic area so the amount and type of insulation present is unknown. The presence of a roof vent suggests that insulation may have been upgraded. As is typical, most of the brick exterior walls are uninsulated (there is virtually no space available for insulation in solid masonry walls). Spot checks behind finished basement walls revealed no insulation in many areas.

**Condition:** Since the front attic is small, upgrading of the insulation there would probably not yield great energy savings. Adding insulation to the walls would certainly not be cost-effective at this point, but it would be very worthwhile to eliminate drafts by weatherstripping and sealing as necessary.

**Plumbing:**

**Description:** The main water shut off valve is at the front of the basement. The incoming City supply pipe is lead. The visible supply piping within the house is copper. The visible waste plumbing is mostly cast iron, copper and plastic. The water heater is a 14-year-old, 40-gallon gas rental unit. Since it is near the end of its life, we would recommend having the Gas Company come to install a new one.

**Condition:** Water pressure tends to drop off noticeably with more than one fixture flowing. This is typical for the area, but could be improved with a new water line between the street and the house. 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). More information is available at [http://www.toronto.ca/water/supply/water\\_pressure/pressure.htm](http://www.toronto.ca/water/supply/water_pressure/pressure.htm). Typical cost to the homeowner is about \$1000 to \$1,500 and there is a long waiting list.

Although the drains below the basement floor and yard are not visible, it is reported that some drain work has been done at the front. Some water staining was visible next to the basement shower – it is important to keep the shower enclosure very well caulked.

**Interior:**

- Interior finishes are in good overall condition. Laminate has been laid over an uneven basement bathroom floor – making the floor seem spongy – not a structural concern at all. This has already been addressed below the basement family room floor by levelling and installed a protective plastic drainage layer below (good arrangement).
- Many of the windows have been updated with good quality casements.
- Appliances are not included in the inspection.
- Some typical basement efflorescence/minor foundation spalling was visible, but no evidence of unusual basement water infiltration problems was noted. The vendor reports that the basement has been dry. As with all older foundations, it is important to control exterior water accumulation by maintaining the grading and eavestroughing. For instance, the driveway slopes towards the house. The cost-effectiveness of improvement depends on the extent of the dampness (i.e. likely not a high priority).

**Notes:**

This is a detailed summary of the inspection report for 681 Durie Street, Toronto – performed on September 20, 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](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.