

778 Shaw Street, Toronto

Inspection Summary

March 16, 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 constructed early 1900's home that has had several updates (roof, wiring, heating, kitchen/bathroom etc.) over the years.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The shingles are younger (reportedly 5 years old) and in good condition. The (mutual) chimney needs repointing - \$1,500 and up – cost should be shared with neighbour.

Exterior:

Various windows have been amateurishly installed by a previous owner. In addition, where window openings were enlarged, surrounding bricks have been partially stuccoed. The best solution (cosmetically) would be to re-stucco the front and rear walls – likely about \$12 to \$15 per square foot (consult contractors for quotes). A less expensive solution would be to do localized patching, then paint over the front and rear walls.

The eavestroughing is damaged at the rear of the house (and is low quality plastic to begin with). It should be replaced front and rear – roughly \$1,500.

The front porch requires railings on the sides and at least one on the stairs. Cost depends on materials/design – likely \$1,500 and up. The rear deck has had some recent repairs and is currently serviceable, however, railings are missing from several areas here as well.

The soil level at the front of the house should be built up for better drainage. The shed is not part of the inspection.

Structure:

The stone foundations support solid masonry walls. The house is in good structural condition overall.

Electrical:

The house has a 200-amp electrical service with a circuit breaker panel. The service size is considered to be more than adequate.

The distribution wiring appears to have been entirely replaced with newer copper wiring. Although its absence cannot be guaranteed, no *active* knob-and-tube wiring was visible or found during spotchecks of various outlet and switch boxes. A few minor electrical improvements are recommended – see report.

Heating:

Heated by electric baseboard heaters. Most of the heaters were found to be functional, but some need repair (e.g. basement bedroom, 2nd floor southeast).

Insulation:

Fibreglass insulation with an R-value of roughly 30 was found in the upper attic. This is a good amount. The interior of the 3rd floor sloped ceilings was not accessible, but it is suspected that insulation has been upgraded (but perhaps not to modern standards). Many of the walls have had insulation added as well.

Plumbing:

The incoming City supply pipe is upgraded copper where visible at the front of the basement. Water pressure is considered to be typical to good for the age of the house.

The visible supply plumbing *within* the house is copper. The visible waste plumbing is mostly plastic and cast iron. The 2-year-old electric water heater is a 40.5 gallon unit. The basement bathroom exhaust fan needs repair and the 2nd floor bathroom fan discharge needs to be extended to the outside - \$500 and up.

Interior:

- Interior finishes are in generally good condition overall.
- The door to the rear second floor sunroom has one broken glass pane (however, double-pane glass is not required in this application anyway).
- Some of the windows need exterior caulking (e.g. south side) and some are missing interior panes. Rotten windows (3rd floor southwest and 2nd floor landing) should be replaced - \$700 and up each.
- Appliances are not included in the inspection.
- No comment is offered on Retrofit/Fire Code compliance.
- The basement wood stove installation is suspect and wood stoves (in general) are difficult to insure. Consult your insurance company, but removal of the wood stove is likely the best option. Also, a specialist should check to ensure that the other fireplaces don't share a flue (allowed when the house was built, but not now) and to see whether a liner is required - \$1,700 and up. Otherwise, the living room fireplace firebox has been updated and some work has been done on the second floor as well.
- Basement drywall finishes make it difficult to comment on basement water infiltration potential, but no leakage was noted during the inspection. It is suspected that past water infiltration has occurred in the southwest basement. Sealing around the window better and replacing the eavestroughing should help. 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 778 Shaw Street, Toronto – performed on March 16, 2007. Refer to the HOME REFERENCE BOOK report (#415621C) 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.