

83 Pendrith Street, Toronto

Inspection Summary

May 26, 2006



COMPANY INFORMATION

- Professional Engineer (**P**rofessional **E**ngineers of **O**ntario)
- Registered Home Inspector (**O**ntario **A**ssociation of **H**ome **I**nspectors)
- B.A.Sc. - Civil Engineering (University of Toronto)
- 20 years inspection experience (14+ years with *Carson, Dunlop and Assoc.*)
- Over 8,000 homes inspected

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INSPECTIONS

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Overall Condition:

This is a good quality early 1900's home in better than average overall condition for its age and area.

Roofing, Flashings and Chimneys:

The sloped roofs are surfaced with asphalt shingles. The shingles are in good condition on the rear sunroom, but older and starting to deteriorate on the front slope. If some short term repairs are made to the damaged valley flashing, the shingles will likely last for another few years – replacement cost is about \$3,000. The two upper flat roofs are built-up tar and gravel and are nearing the end of their lives. Some blisters and areas requiring flashing repairs were visible. The roofs will likely have to be replaced within the next few years (exact timing unpredictable) – worth roughly \$5,000. The front porch flat roof is mostly obscured by deck but appears to be newer and in good condition.

Exterior:

The exterior brickwork is in good condition. The aluminum eavestroughs are also in good condition. The sagging porch floor could be braced, but not a priority.

Structure:

The stone foundations support solid masonry exterior walls. The structure is in good overall condition – typical minor settlement cracks in the outside walls and typical sagging of the floor joists.

The rear wood frame structure is not as good quality as the main part of the house and soil piled next to the wood frame walls could lead to rotting (not visible due to interior and exterior finishes). The soil level would ideally be lowered next to the back wall of the structure by building a retaining wall a few feet to the south –this would also help reduce water penetration due to the rear grade. This could potentially be a do-it-yourself project or consult a landscape contractor re. costs.

Electrical:

The house has a 100-amp electrical service with circuit breakers. Most of the original knob-and-tube wiring has been replaced, but there is still some in use to some main floor lights, Master bedroom light, etc. It is very difficult to provide an accurate percentage for the remaining knob-and-tube wiring since virtually all of the wiring is hidden by interior finishes, but it is suspected to be less than 10%.

Knob-and-tube wiring is very common in older houses but has recently become an insurance issue. It is suggested that you speak with various insurance companies to determine their policy on insuring house with knob-and-tube wiring. Insurance companies known to have insured houses with knob-and-tube wiring in the past include TD Insurance, Genmark Insurance and John Feeley Insurance Brokers.

In any event, replacement of the knob-and-tube wiring would be a desirable improvement – replacement costs are highly variable, but would likely be \$2,500 and up (plus plaster repairs).

Heating:

Heated by a 2-year-old high efficiency gas forced air furnace rated at 80,000 BTU/hr. Typical life expectancy is about 15 to 20 years. The 2nd floor bathroom has electric radiant heat in the floor.

Air Conditioning:

Cooled by a 2-year-old 24,000 BTU/hr A/C unit. It was too cold outside to test the unit during the inspection. Typical life expectancy is about 15 years. The third floor cooling will probably be less than ideal – typical. Air flow from the master bedroom register is low for some reason – will reduce heating/cooling capacity in this room.

Insulation:

There is no access to the third floor roof cavities. Insulation is likely less than ideal, but the cost-effectiveness of adding insulation at this point would have to be carefully considered.

As is typical in solid brick homes this age, the exterior walls are generally not insulated. There is very little space available to insulate – so improvement is not typically cost-effective.

Plumbing:

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

The visible supply piping within the house is copper. The waste plumbing is a combination of cast iron, steel and plastic. The water heater is a 2-year-old 50 gallon gas unit.

The main bathroom appears to have been well renovated.

Interior:

-The interior finishes are in good overall condition for their age. Some typical plaster cracks were noted.

-Most of the windows have been replaced over the years.

-The living room fireplace has been rebuilt and is in good condition despite some minor variances from modern codes.

-Appliances are not included in the inspection.

-No comment is offered on Fire Code/retrofit status.

-Some evidence of fairly typical basement dampness was 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. See note in the "exterior" section regarding the grade around the rear extension.

Notes:

This is a summary of the inspection report for 83 Pendrith Street, Toronto – performed on May 26, 2006 Refer to the HOME REFERENCE BOOK report (#389142C) 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 north. 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 \$100.