

87 Durie Street, Toronto

Inspection Summary

July 17, 2007

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INSPECTIONS

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Inspection Summary

Overall Condition:

This is a solidly built older bungalow that needs some updating.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles are newer and in good condition. The chimney is also in good condition.

Exterior:

The exterior brick walls are in good overall condition. Maintenance repointing is required in various areas. One of the front porch columns is missing a brick – not a priority repair. Various exterior woodwork needs scraping and painting. The aluminum eavestroughing is in generally good repair, but needs work at the rear extension. The northwest downspout should be extended further away from the house – simple but important improvement.

The maple tree at the northeast corner of the house is considered to be too close to the house and would ideally be removed. Trees of this size require special permission from the City to be cut down, but its close proximity to the house makes a stronger case for its removal.

Structure:

The concrete block foundations support solid masonry exterior walls. The structure is in very good overall condition. Some rotting joists and floor boards just below the bathtub need to be reinforced - \$500 and up.

The rear wood frame basement stair enclosure is original, but not as good quality as the main part of the house. It appears to have masonry foundations of some sort, but the wood framing and siding are at ground level and prone to rotting. The siding is falling off in some areas and in need of painting. Wood repair is needed around the door. The cost to repair this area depends on the approach (i.e. how radical the repair is) – likely \$2,500 and up.

Electrical:

The house has a 60-amp electrical service with fuses. There is an extensive amount of knob-and-tube wiring in the house. The current arrangement is very likely not insurable. The house should be rewired and a 100-amp service should be installed – a very rough cost estimate would be \$10,000 and up.

Heating:

Heating is provided by a 38-year-old oil-fired forced-air heating system. The oil tank is only 3 years old and has an appropriate (modern) fill line. While the tank arrangement is likely insurable, the furnace itself likely has limited remaining life. It would be wise to plan ahead for the installation of a replacement gas furnace – roughly \$3,500 for a mid-efficiency unit – timing unpredictable. The furnace fan seems slow to respond – service as necessary.

Insulation:

Mineral wool insulation with an R-value of approximately 10 was found in the attic. Insulation should be upgraded to at least R-31 *after* the wiring is replaced. More roof vents should be added at that time. Rough cost estimate is \$1,500. The inoperative bathroom exhaust (which is also not vented to the exterior and has poor wiring connections) should be replaced - \$350 and up.

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.

Plumbing:

The incoming City supply pipe is upgraded ¾" copper. The visible supply piping *within* the house is also copper. Water pressure is considered to be typical.

The visible waste plumbing is cast iron, copper, steel, lead and plastic. The rental electric water heater is a 9-year-old 175-litre unit. The waste piping gap below the old basement laundry tubs needs to be sealed to prevent the escape of sewer gases. The basement floor drain is not visible – likely located below the raised basement floor. There is evidence of some front drain updating, but the exact extent cannot be determined as it is several feet below grade level.

Interior:

-Interior finishes are essentially original. A significant amount of water staining was noted on the rear basement ceiling below the kitchen. This is suspected to be due to a one-time sink overflow (or something similar) rather than a chronic leak problem.

-The windows are mostly original. Some have storms and some don't. Even though new windows would probably not pay for themselves in energy savings for a long time, the increased operability, ease of cleaning and reduced maintenance might be worth it – roughly \$35 and up per square foot.

-The fireplace damper needs adjustment and visibility up the flue was restricted, but the fireplace is intended to be functional. Have the chimney swept and inspected before use.

-The front door is delaminating and needs weatherstripping – repair or replace - \$500 and up.

-Appliances are not included in the inspection.

-The basement appears to be reasonably dry overall. 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. The north walkway is improperly sloped for drainage – monitor for now and improve as necessary.

Notes:

This is a summary of the inspection report for 87 Durie Street, Toronto – performed on July 17, 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.

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.