

273 Milan Street, Toronto

Inspection Summary

May 18, 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:

All in all, this is a typical 7 year old home. The major systems are in good overall repair. Some typical minor improvements are suggested.

Roofing, Flashings and Chimneys:

The roof is surfaced with asphalt shingles. The shingles are 7 years old and in good condition. One of the roof vents on the east side (for the 2nd floor bathroom exhaust duct) is damaged – allowing squirrels to enter the attic. It needs to be replaced or screened over and the duct needs to be reattached. This is a fairly simple procedure. At the same time, the nearby dryer vent connection should be checked and better sealed as necessary. The PVC roof over the east end of the garage is in good repair.

Exterior:

The exterior brick walls and aluminum eavestroughing are in good condition.

Structure:

The poured concrete foundations support wood frame/brick veneer exterior walls. The structure is in good condition.

Electrical:

The house has a standard 100-amp electrical service with circuit breakers. The distribution wiring is copper. The electrical system is in good overall repair.

Heating:

The house is heated by a “combination heating system”. The heater for the domestic hot water also provides heat to a coil inside an air handler (blower/duct system) when the house needs heat. This type of system is commonly used in townhouse-type situations. The water heater itself is a modern flash type design – it can heat water continually as it passes through – there is no storage tank. These systems have been used to good effect for many years in Europe. (The hot water could theoretically be running all day and never run out). The unit was operable at the time of the inspection, but they do require regular maintenance. It would be a good idea to get on a maintenance/warranty plan with the Gas Company or a heating contractor (typically \$150 to \$250 per year). A minor drip at one of the connections under the heater needs repair. The cold air return near the air handler unit needs repair – it is understood that the vendor is undertaking to have this done.

Air Conditioning:

Cooled by a 24,000 BTU/hr central A/C system that is 7 years old. As the heat was on during the inspection, the unit wasn't tested. Typical life expectancy is usually about 15 years.

Insulation:

Cellulose insulation with an R-value of about 24 was noted in the attic. This is slightly below current standards (probably because the insulation was disturbed by the squirrels), but improvement is not a high priority as the benefit versus cost ratio is fairly low.

The drywall common wall in the attic was damaged by the squirrels, but the damage is localized and repair is not a very high priority.

Walls are insulated with fibreglass to a level of R-20. The garage ceiling has foamed-in-place insulation. Overall, the insulation levels are felt to be good.

Plumbing:

The incoming City supply pipe is ¾" copper. The visible supply piping within the house is also copper. The waste piping is plastic. Water pressure is good. The sump pump located beneath the basement stairs was found to be functional (it is present due to general City requirements rather than to address any water problems).

Interior:

-Interior finishes are in good overall condition. Some drywalling around the basement stairs is yet to be finished – cosmetic issue. The unused hole cut into the ceiling of the 2nd floor laundry area should be repaired.

-The windows are in good condition.

-The gas fireplace is functional.

-No evidence of basement leakage issues was visible (or found with a moisture meter) during the inspection.

Notes:

This is a summary of the inspection report for 273 Milan Street, Toronto – performed on May 18, 2007. Refer to the HOME REFERENCE BOOK report (#420811C) 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 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.