

343 Albany Avenue, Toronto

Inspection Report

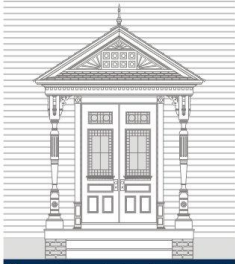
March 23, 2011



COMPANY INFORMATION

- Professional Engineer (**P**rofessional **E**ngineers of **O**ntario)
- B.A.Sc. - Civil Engineering (University of Toronto)
- 25 years inspection experience
(14+ years with **Carson, Dunlop & Associates**)
- Over 10,000 homes inspected

PETER YEATES



INSPECTIONS

1237 AVENUE ROAD
UNIT 1
TORONTO, ON
M5N 2G5

(416) 422-1571

WWW.YEATESINSPECT.COM

343 Albany Avenue, Toronto

Inspection Report

Overall Condition:

This is a solidly built early 1900's home that has been very well maintained in addition to having many high quality renovations. Overall, the house is considered to be in much better than average overall condition for its age and area.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The shingles are reportedly 6 years old and were found to be in good condition, where visible. The rear flat roof is reportedly the same age, but could not be inspected due to snow.

The chimney is no longer used.

Minor Deficiencies:

-The roof over the south bay window is really too flat for shingles, but the roof is so small that it likely sees very little water and improvement is probably not cost-effective.

Inspection Methods and Limitations:

-Roof inspected with binoculars where possible.
-Some portions of the sloped roof were obscured by snow and the flat roof was completely covered with snow and ice.

Exterior:

The exterior brickwork, cedar shingles and siding are in good condition. The newer aluminum eavestroughs and downspouts are also in good repair.

Minor Deficiencies:

-The minor crack in the foundation parging at the southeast corner of the house appears to be an insignificant shrinkage crack.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-Grading not visible due to snow.
-Sheds are not inspected.
-Visibility below the front porch is limited.

Structure:

The foundations support solid masonry exterior walls. The structure appears to be in good overall condition. The basement has been lowered – no obvious resultant problems were noted.

The roof structure for the sloped portion of the roof has been reinforced from the attic and is now sturdier than typical.

Inspection Methods and Limitations:

-The attic was inspected from the access hatch. There is no access to the flat roof space.
-99% of the interior foundation walls not visible.
-Walls were spotchecked only.

Electrical:

The house has a 100-amp service with a circuit breaker panel. This is considered to be an appropriate/typical service size.

The wiring is newer grounded copper. The original wiring appears to have been entirely replaced – although its absence cannot be guaranteed, no active knob-and-tube wiring was visible or found during various spotchecks of various outlet and switch boxes.

Minor Deficiencies:

-One circuit breaker has a broken handle. It is still functional in its current condition, though.

Inspection Methods and Limitations:

- Concealed electrical components cannot be inspected.
- Main disconnect cover not opened.
- A random sampling of electrical outlets, lights and switches was tested.

Heating:

The house has a high-end heating system that is based on a high-efficiency tankless Viessmann boiler (with an approximate capacity of 100,000 BTU/hr). For heating, the boiler sends heated water through a heat exchanger in the ductwork blower unit (air handler). The heated air is then distributed via ductwork to the various 1st and 2nd floor rooms. Hot water is also sent to the radiant piping in the basement floor and to the domestic hot water storage tank. The Viessmann unit is less than 1 year old and was operating at the time of the inspection.

Inspection Methods and Limitations:

- Heat exchanger not visible.
- Safety devices not tested.

Air Conditioning:

Cooling is provided by a 24,000 BTU/hr A/C system that is 5 years old. Typical life expectancy is closer to 15 years. (The A/C coil sits in the same LIFE BREATH air handler system as the furnace coil noted above). The unit could not be functionally tested due to cold outside temperatures.

Insulation:

The attic is insulated with R-50 cellulose insulation. This is a very good amount of insulation that exceeds current Building Code standards.

The solid masonry walls were built without insulation and with no space to add more insulation. This is typical for the era. Since adding more insulation is not easily done, it is best to concentrate on reducing air infiltration through caulking/sealing and weatherstripping as much as possible. The rear wood frame walls (e.g. kitchen) are insulated with fibreglass in some areas and the basement walls have foamed-in-place insulation.

Inspection Methods and Limitations:

- The attic was inspected from the access hatch. There is no access to the flat roof space to check for insulation.
- Continuity of air/vapour barrier not verified.
- Walls were spotchecked only.
- Checking for asbestos (which may be present in many products and materials) is not included in the inspection or the Standards of Practice.

Plumbing:

The incoming City supply pipe is upgraded ¾" copper. Water pressure is considered to be good. The visible supply piping is copper.

The waste plumbing is primarily ABS plastic. The bathrooms are in good condition.

As part of the basement lowering and internal waterproofing system, the City required that a sump pump be installed in the rear basement. It would appear that it doesn't need to come on much as the sump was totally dry, but the pump was tested and found to function.

As mentioned in the "heating" section, the hot water storage tank is supplied with hot water by the Viessmann tankless water heater.

Minor Deficiencies:

-The trap arrangement for the 2nd floor bathroom sinks is unusual in that there is a single shared trap that is hidden in the stud wall. A trap door should be provided in the master bedroom closet drywall so that the trap can be accessed if necessary.

Inspection Methods and Limitations:

- Concealed plumbing not inspected.
- Water filtration systems are not included in the inspection.
- Tub/sink overflows not tested.
- Isolating/relief valves and main shut-off valve not tested.

Interior:

- Interior finishes are in very good condition.
- The windows are in good condition and almost all of them have been replaced with good quality units.
- The former gas fireplace is non-functional and not convertible to woodburning (no chimney).
- The basement was dry at the time of the inspection and doesn't show evidence of any water penetration issues. There is an interior drainage system consisting of [Delta MS](#) membrane on the walls and leading down to the perimeter weeping tile (and sump pump) system. Apparently, the former owner also did *exterior* waterproofing. There is also a backwater valve in the waste plumbing (where it exits the front of the house) to prevent high water levels in the City sewer from getting back into the house.

Inspection Methods and Limitations:

- No comment made on cosmetic aspects of interior finishes.
- CO/smoke detectors, alarm system and appliances not inspected.
- Drainage tile not visible.
- In all houses, moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern as inspection for mold is a specialized endeavour that is beyond the scope of the inspection and the Inspection Standards.

Notes:

This is the inspection report for 343 Albany Avenue, Toronto – performed on March 23, 2011. For the purposes of this report, the front 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.