

37 Brumell Avenue, Toronto

Inspection Summary

October 25, 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

PETER YEATES



INSPECTIONS

1237 AVENUE ROAD
UNIT 1
TORONTO, ON
M5N 2G5

(416) 422-1571

WWW.YEATESINSPECT.COM

37 Brumell Avenue, Toronto

Inspection Summary

Overall Condition:

This is a good quality solid brick older home that has had many upgrades and is in above average condition for its age and neighbourhood.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The premium-grade shingles are less than 1 year old and are in good condition. The masonry chimneys are in good condition.

Exterior:

The brickwork is in good overall condition. The aluminum eavestroughing is also in good condition (the rear downspout in particular should be redirected to discharge onto the rear lawn several feet away from the house and the soil in the area should be built up to promote proper drainage away from the foundations). The garage was not accessed, but appears to be a typical wood frame structure for the area.

Structure:

The stone foundations support solid masonry exterior walls. The structure is in good condition. One cracked joist was noted in the basement – not a high priority repair, but should be fixed before finishing the basement.

Electrical:

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

There has been an extensive amount of rewiring (the wiring is about 95% updated with the only visible remaining active knob-and-tube wiring mostly going to a few main floor and basement overhead lights). Although knob-and-tube wiring is very common in older houses and is considered by most experts to be safe unless tampered with, it can be difficult to get insurance. Consult your insurance company. We would also suggest contacting Dave Slack at Aero Insurance Brokers (1-800-971-1363 or 416-992-6695) as they will typically insure homes with knob-and-tube wiring. In this case, minor repairs would have to be done first – improving a basement knob-and-tube connection/removing abandoned basement knob-and-tube wiring/properly terminating any loose ends (likely about \$600).

A few other insurance companies will also insure knob-and-tube wiring (at a premium). Even if insurance is available, we would recommend eventual replacement of the remaining older wiring in order to enhance future saleability. Replacement costs are highly variable, but would likely be \$2,500 to \$3,000 and up.

Heating:

Heated by a 3-year-old mid-efficiency gas-fired hot water heating system rated at 105,000 BTU/hr. The unit was operable at the time of the inspection. The kitchen/extension floors have electric radiant heating below the tiles.

The radiator pipe wrapping in some areas of the basement may have an asbestos component. This is very common in older houses. Old pipe wrap is not considered to be a hazard in the home (if left undisturbed) and there is no requirement to remove it. Areas of loose wrapping can be secured (with tape or foil-backed insulation for example) if desired. More information is available from the Health Canada website – http://www.hc-sc.gc.ca/iyh-vsv/environ/asbestos-amiante_e.html.

Insulation:

Fibreglass and mineral wool insulation was found in the attic. The insulation is very uneven because of electrical work that was done in the attic, but the overall amount seems to be reasonable. It should be levelled out. The attic stair hatch should also be better sealed and insulated.

The exterior walls are generally uninsulated. In older homes such as this, it is most cost-effective to concentrate on eliminating air infiltration through sealing/caulking/weatherstripping improvements.

Plumbing:

The incoming municipal water supply pipe is upgraded ¾" copper. The visible supply piping within the house is also copper. Water pressure is considered to be good.

The waste piping is a combination of cast iron, copper and ABS plastic. The 40-gallon gas water heater is a 4 year old rental unit.

Interior:

- The interior finishes are in very good overall condition.
- The living room fireplace appears to be in good condition. The 2nd floor fireplace is intended to be operable, but the firebox is not made of firebrick and the hearth crack needs repair (suitable for gas log set or artificial logs only).
- The vast majority of the windows have been replaced.
- The basement appears to be dry with no evidence of unusual/serious leakage issues.

Notes:

This is a summary of the inspection report for 37 Brumell Avenue, Toronto – performed on October 25, 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.