

# 39 Lola Road, Toronto

## Inspection Summary

October 17, 2005



### 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

**PETER YEATES**



**INSPECTIONS**

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**39 Lola Road, Toronto**

**Inspection Summary**

**Overall Condition:**

This older semi has recently been renovated. The major systems are in good condition.

**Roofing, Flashings and Chimneys:**

The sloped roof is surfaced with asphalt shingles. The shingles on the back slope are new and those on the front slope are a few years older, but in good condition. The modified bitumen membrane on the flat roof is new and in good condition. The chimney is in good condition.

**Exterior:**

The brickwork is in good overall condition. Cracks in the south wall are not uncommon, but should be repointed. The rear wood siding/window junction needs to be caulked/flushed.

**Structure:**

The brick foundations support solid masonry exterior walls. The rear extension has settled in the past. It is reported that foundation work was done to stabilize the southwest corner (currently not visible due to interior finishes).

**Electrical:**

The house has a 100-amp electrical service with circuit breakers. Wiring within the house is copper. The original (knob-and-tube) wiring within the house has recently been replaced. The electrical system is in good condition.

**Heating:**

Heated by a new high-efficiency gas furnace rated at 60,000 BTU's per hour. The unit was cycling on and off during the inspection – service it. Airflow from the southwest bedroom, bathroom and middle bedroom vents is minimal to nil. The vendor is going to consult with the furnace installer in order to rectify this. The 2<sup>nd</sup> floor bathroom has electric radiant heat.

**Air Conditioning:**

Cooled by a central A/C system rated at 18,000 BTU/hr. The unit is new. The outside temperature was too low to permit testing of the A/C. Even after the 2<sup>nd</sup> floor ducting issues are cleaned up, cooling on the upper level will likely be less than optimal (this is common in older houses) because the original ductwork is small and returns are minimal. Probably not cost-effective to improve.

**Insulation:**

Fibreglass insulation with an R-value of about 12 was noted in the attic. Modern standards call for an R-value of about 32, but the storage platform limits the amount of insulation that can be put on the attic floor.

As is typical, the exterior walls are uninsulated and there is no space to provide additional insulation.

**Plumbing:**

The incoming City supply pipe has been upgraded to ¾" copper. The visible supply piping within the house is also copper. Water pressure is typical for the neighbourhood. The main valve is behind the basement washing machine and is difficult to access – it would be desirable to either move the washing machine or make it easy to pull out. The rental water heater is a 10-year-old 40 gallon gas unit. The water heater exhaust flue is too close to some of the wood framing of the basement walls - this should be improved.

**Interior:**

- Although some cosmetic deficiencies were noted in relation to recent trim installations, this is an aesthetic rather than functional issue and is not covered by the inspection.
- The windows are a combination of older and newer units. Ideally some would be updated (e.g. 2<sup>nd</sup> floor southwest/dining room/basement) – roughly \$500 and up per average size window.
- The railing on the stairs to the basement could be made more childsafe as appropriate.
- The common wall is not continuous all the way to the front of the attic (and never has been). This could potentially be an insurance issue. If necessary, a firewall could be constructed relatively easily at the front of the attic.
- Appliances are not included in the inspection.
- New carpet and foundation paint make it very difficult to determine if the basement has any water infiltration issues. The vendor reports that since installing a drain system below the driveway, there has been no leakage. 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 rear downspout was in the process of being relocated during the inspection.

**Notes:**

This is a summary of the inspection report for 39 Lola Road, Toronto – performed on October 17, 2005. Refer to the HOME REFERENCE BOOK report (#364427C) 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](http://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.