

957 St. Clarens Avenue, Toronto

Inspection Summary

February 6, 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:

This is a very well built mid 1900's home that is in good overall condition. Plumbing and electrical improvements will likely be required for insurance reasons.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The shingles are in good condition. The garage roof is older, but generally OK. One missing shingle would ideally be repaired.

The mutual masonry chimney services the boilers only. Despite some mortar deficiencies, the chimney is in serviceable condition.

Exterior:

The exterior brickwork is in very good overall condition. The aluminum eavestroughs are also in good condition.

The garage is a better than average quality structure.

Structure:

The concrete block foundations support solid masonry exterior walls. The structure is in very good overall condition.

Electrical:

The house has a 100-amp electrical service with circuit breaker panels. The service size is considered to be adequate.

While some rewiring has been done (first floor outlets in particular), there is still a significant amount of original knob-and-tube wiring present (first and second floor lighting and some 2nd floor electrical outlets).

Although knob-and-tube wiring is very common in older houses and is considered by most experts to be safe unless tampered with, it has become an insurance issue (can be very difficult to get insurance). Consult your insurance company. We would also suggest contacting Dave Slack at Aero Insurance Brokers (1-800-971-1363) as they will typically insure houses with knob-and-tube wiring provided it has been inspected by us and been found to be in good condition. A few other insurance companies will also insure knob-and-tube wiring (at a premium). In any event, replacement of the knob-and-tube wiring would be a desirable improvement – especially in the long term - replacement costs are highly variable, but would likely be \$8,000 and up.

Heating:

The house is heated by a good quality 3-year-old gas-fired hot water boiler. The unit was operable at the time of the inspection and has a life expectancy of 30+ years. The flue vent damper is stuck in the open position – the vendor will contact the installer for repairs. There are no radiators in the basement – could add electric heat in the basement office if necessary.

Insulation:

The attic is insulated to a level of about R-18 to 24 with cellulose and mineral insulation. While there is some room for improvement, this is not a high priority. As is typical, the double brick walls are uninsulated (adding wall insulation would not be cost-effective except in the course of major renovations).

Plumbing:

The supply pipe from the street is older and may be lead. There may be City assistance available to help pay for upgrading the main water supply pipe from the street to the house (for more pressure and to eliminate the lead pipe). More information is available at http://www.toronto.ca/water/supply/water_pressure/pressure.htm. Typical cost to the homeowner is about \$1,000 to \$1,500 and there is a long waiting list. Water pressure tends to drop off with more than one fixture flowing simultaneously – this should be improved when the supply pipe to the house is updated and any interior steel plumbing is replaced.

Visible supply plumbing *within* the house has apparently been upgraded to copper to the second floor, but there is steel piping in the basement. It should be replaced with copper – very roughly \$1,500. The concrete laundry tubs should be monitored for leakage and be replaced as necessary – roughly \$400. The gas water heater is a 14-year-old 40-gallon rental gas unit.

The visible waste plumbing is a combination of cast iron, lead, copper, plastic and steel. The basement sink and shower drain into the central floor drain – from a previous DIY installation. (Not ideal, but likely functional).

Interior:

- Interior finishes are in good overall condition. Plaster in some areas shows typical cracking and previous repairs.
- The windows have been almost entirely updated with newer units (many are 1997 vintage).
- Both fireplaces are decorative only.
- Some peeling basement paint and efflorescence was noted at the front of the basement. This is typical for an older home. No evidence of unusual or severe leakage issues was visible. 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 use of a dehumidifier in the summer months is a good general recommendation.

Notes:

This is a summary of the inspection report for 957 St. Clarens Avenue, Toronto – performed on February 6, 2007. Refer to the HOME REFERENCE BOOK report (#409701C) 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.