Your Inspection Report

247 Fairglen Ave
Toronto, ON

PREPARED FOR:
ARSEN GULESSERIAN

INSPECTION DATE:
Thursday, March 4, 2010

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SUMMARY

247 Fairglen Ave, Toronto, ON March 4, 2010

INTRODUCTION

This page is typically reserved for significant expenses that will likely occur in the short term. None were found!

The report does include important information, including some recommendations for improvements. Please read the entire report and the appropriate text of the Home Reference Book.

END OF SUMMARY

NOTE: BALLPARK COSTS AND TIME FRAMES
Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly $500.

Descriptions

Sloped roofing material: • Asphalt shingles (1.1)

Life Expectancy: • The roof covering is not expected to require replacement in the short term, although some maintenance may be required.

Chimneys: • Masonry

Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

Observations and Recommendations

VULNERABLE AREAS \ 1.13, 1.14 & 1.15

Condition: • Valleys converging creates a vulnerable area for roof leaks

The valley between the two houses should be inspected and maintained yearly.

Task: Service annually

Cost: Minor

ROOF LEAKS (4.0), ANNUAL MAINTENANCE AND ICE DAMS (1.14) \ Good advice for all homeowners

Condition: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 for more detail and solutions.

Descriptions

General: • The exterior has been well maintained and is in good condition.

Gutters and Downspouts (1.0): • Aluminum (1.1)

Gutter and Downspout Discharge (1.2): • Some downspouts discharge above grade and some below grade

Wall Surfaces (4.0): • Brick (4.1)

Retaining Walls (9.0): • Concrete block

Inspection Methods and Limitations

Exterior inspection method: • The exterior was inspected from ground level.

Limitations: • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

Observations and Recommendations

DOWNSPOUTS \ 1.0

Condition: • The City of Toronto requires downspouts be disconnected from the city sewers. Why? The sewers handle both storm water and waste from houses. Waste has to go through the sewage treatment system, which is very expensive. Storm water does not have to be treated, and should not go into city sewers. Downspouts should discharge above grade onto the lawn at least 6 feet from the home. This may require relocating downspouts and re-sloping gutters.

The City of Toronto's mandatory downspout disconnection program is effective as of November, 2007. This will affect many homeowners in the city. Details can be found at http://www.toronto.ca/water/pdf/mandatory_downspout_disconnection_program-qa.pdf

Location: Front

Task: Improve

Time: Less than 1 year

Cost: Minor

LOT GRADING \ (2.0 & 6.0)

Condition: • Always ensure the lot grading and walkways are sloping away from the house. This will direct water away from the house and help reduce any basement dampness.

BASEMENT WALK-OUT \ 7.0

Condition: • Railing missing (7.3)

Location: Rear

Task: Provide

Time: Immediate

Cost: Minor

RETAINING WALL \ 9.0

Condition: • Movement noted

Some movement was noted at the small retaining wall near the driveway. This movement is common and generally caused by the ground freezing and pushing against the wall. Monitor the wall for further movement. Future repairs may be required.

Location: Front

Task: Monitor

Descriptions

General: • The structure shows no sign of movement or distress.

Foundations (3.0): • Masonry block

Configuration (4.0): • Basement

Floor Construction (5.0): • Joists - wood

Exterior Wall Construction (6.0): • Masonry

Roof and Ceiling Framing (7.0): • Rafters/Roof joists (7.1)

Inspection Methods and Limitations

Structure inspection method: • Attic inspected from access hatch

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Observations and Recommendations

General

• No STRUCTURE recommendations are offered as a result of this inspection

CONCRETE FLOORS \ 5.10

Condition: • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1

Condition: • Most foundation walls and masonry walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

Descriptions

General: • Overall, the electrical system is safe and in good condition

Service Entrance Cable (2.1/2/3): • Underground - The wire material was not determined

Service Size (2.4/5): • 100 amps (240 Volts)

System Grounding (2.7): • Water pipe - copper

Distribution Panel Rating (3.0): • 125 amps

Distribution Panel Type & Location: • Breakers - basement

Distribution Wire (4.0): • Copper - metallic sheathed • Copper - non-metallic sheathed

Outlet Type & Number (5.2): • Grounded

Inspection Methods and Limitations

Limitations: • Concealed electrical components are not inspected. • Main disconnect cover not removed - unsafe to do so. • The continuity and quality of the system ground are not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

Observations and Recommendations

GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1

Condition: • Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly $100 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit. (5.2.2)

Location: Kitchen/Bathrooms

Descriptions

Main Heating System – Fuel/Energy Source: • Natural gas

Main Fuel Shut-off at: • Meter

Main Heating System - Type: • Furnace (3.0)

Chimney Liner (7.0): • Metal

Efficiency (8.0): • Mid-efficiency

Approximate Input Capacity (9.0): • 60,000 BTU/hr.

Approximate Age: • 2 years

Typical Life Expectancy : • Furnace (conventional/mid-efficiency) - 18 to 25 years

Inspection Methods and Limitations

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected.

Observations and Recommendations

General

• No HEATING Recommendations are offered as a result of this inspection.

Descriptions

General: • The relatively new air-conditioning system operated properly during inspection.

Air Conditioning (1.0): • Central air conditioning - air cooled (1.1)

Cooling Capacity (3.0): • 24,000 BTU/hr.

Approximate Compressor Age (5.0): • 3 years

Typical Life Expectancy: • 10 to 15 years

Failure Probability (4.0): • Low

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevented testing in the cooling mode.

Observations and Recommendations

General

• No COOLING Recommendations are offered as a result of this inspection.

Descriptions

Reference information on insulation levels / (19.0): • Adding insulation is an improvement rather than a repair.

Attic insulation value (1.0/2.0) & material (A): • R-28 • Fiberglass (3.0)

Basement wall insulation value (1.0/2.0) & material (I/J): • Not determined

Floor above porch/garage value (1.0/2.0) & material (L): • Not determined

Air/vapour barrier (13.0): • Not visible

Roof ventilation (15.0): • Roof vents • Roof vent- turbine type not recommended

Inspection Methods and Limitations

Insulation inspection method: • Attic inspected from access hatch

Limitations: • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection. • Concealed wall insulation is not inspected.

Observations and Recommendations

ATTIC \ Insulation (A & 1.0 to 19.0)
Condition: • Insulation level below modern standards (R 40)
Location: Attic
Task: Improve
Time: Discretionary
Cost: $700 - and up

ATTIC \ Ventilation (N, O, 15.0 & 16.0)
Condition: • Turbine roof vents may cause low air pressure in the attic, increasing air leakage from the house. Warm moist house air leaking into attic may increase heating costs and moisture may condense, causing moisture problems in the attic.
Replacing the turbine roof vent with a standard roof vent is recommended. There was some mildew noted on the roof sheathing, which is likely caused by the turbine vent.
Task: Replace
Time: Less than 1 year
Cost: Minor

AIR SEALING \ Air Sealing/Leakage Control
Condition: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Descriptions

Water Piping to the Building: • Copper

Supply Piping in the Building: • Copper

Main Shut-off Valve Location: • Basement

Water Flow (Pressure) (1.4.1): • Typical for neighbourhood

Water Heater Type and Energy Source (1.6): • Conventional • Gas

Water Heater Age (Estimated) (1.6): • More than 15 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity (1.6): • 151 liters/33.3 gallons

Waste Piping Material: • Plastic • Not visible in some areas

Floor Drain Location:
• Not found
Possibly covered. Consult with a plumber if necessary.

Inspection Methods and Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Observations and Recommendations

WASTE PIPING \ 2.3
Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly $200 to $400.
Task: Provide
Cost: Minor

Condition: • We cannot determine during a home inspection whether city tree roots may be interfering with the main sewer line for the house. It is a common problem in established neighbourhoods with mature trees. Some assistance is available from the City of Toronto. Details are provided below in this excerpt from the city of Toronto website. "When homeowners suspect they have a blocked sewer line between their home and the main City sewer, they should contact Toronto Water for assistance: 416-338-ROOT (7668). First response to sewer line blockage, inspection and emergency repair service will be provided by City staff 24 hours a day, seven days a week. After normal business hours, response will be limited to emergency situations where the sewer service lines are completely blocked. All other service calls will be investigated the next business day. Grant assistance is available to homeowners when the City investigation determines that a portion of the sewer line on private property have been infiltrated by tree roots from a City owned tree. The grant for sewer line repair/replacement will not be made unless City staff have verified the damages are the result of a City owned tree. Assistance will be provided on a no fault or grant basis, to any residential property owner. Grants provided are between $500 and $1,500. The policy does not provide for reimbursement for costs incurred by the

homeowner to conduct investigations (i.e. snaking, plunging, and closed circuit television inspection) or for damaged goods and landscaping costs. Visit: www.toronto.ca/water/sewers/pdf/block_sewers.pdf For further information, please call 416-338-ROOT (7668) or visit Toronto Water's website: www.toronto.ca/water/sewers/index.htm"

EXHAUST FAN \ 3. 11 & 3.12
Condition: • Inoperative
Location: Ensuite Bathroom
Task: Replace
Cost: Minor

Descriptions

General: • Interior finishes are in good repair overall.

General: • The newer windows help improve comfort and energy efficiency.

Major Floor Finishes (1.0): • Ceramic/Quarry Tile (1.7) • Concrete (1.1) • Hardwood (1.2)

Major Wall Finishes (2.0): • Plaster/Drywall (2.1)

Major Ceiling Finishes (3.0): • Plaster/Drywall (3.1)

Windows (6.0): • Casement (6.1.2) • Fixed (6.1.5) • Sliders (6.1.3)

Glazing (6.2): • Double (6.2.2) • Primary Plus Storm (6.2.4)

Exterior Doors (7.0): • Conventional - hinged • Garage

Fireplaces and Stoves (8.0): • Fireplace – gas - factory built

Inspection Methods and Limitations

Limitations: • No comment is made on cosmetic finishes during a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection.

Limitations: • Basement finishes restricted the inspection • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 99

Observations and Recommendations

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read

Condition: • We cannot predict the frequency or severity of basement leakage.

END OF REPORT