

ROOFING

Report No. 2866

289 Clinton Street, Toronto, ON August 13, 2019

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

The home is considered to face : • West

Sloped roofing material:

- Asphalt shingles

Flat roofing material:

- Modified bitumen membrane
- 5 years

Probability of leakage: • Low

Approximate age:

- 5 years
- At garage and east addition.
- 8 years
- At main roof.

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • No roofing recommendations are offered as a result of this inspection.
Roof in good condition.

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Description

Gutter & downspout material: • Aluminum

Downspout discharge: • Below grade • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Metal siding • Brick

Retaining wall: • Masonry

Walkway: • Concrete

Porch: • Concrete • Brick

Exterior steps: • Concrete

Patio: • Concrete

Garage: • Masonry

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Discharge below grade

Disconnect downspout and route well away from foundation.

Location: Southeast Exterior

Task: Improve

Time: Immediate

Cost: Minor

LANDSCAPING \ Walkway

3. Condition: • Cracked or damaged surfaces

Add concrete to low areas at front walk.

Location: West Exterior

Task: Repair

Cost: Minor

LANDSCAPING \ Retaining wall

4. Condition: • Spalling

Add guardrail and parge repair damaged masonry at west basement entrance

Location: West Exterior

Task: Improve

Time: Immediate

Cost: Depends on approach

Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Subfloor - plank

Exterior wall construction: • Wood frame • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/roof joists • Not visible

Party wall: • Wood frame

Limitations

Attic/roof space:

- No access

Hatch present but obstructed by loose blown insulation.

Percent of foundation not visible: • 80 %

Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • All visible structural members in good condition.

6. Condition: • No structure recommendations are offered as a result of this inspection.

Description

Service entrance cable and location: • Overhead copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - basement

System grounding material and type: • Copper - water pipe

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • 100 Amps

Distribution wire material and type: • Copper - non-metallic sheathed • Copper - knob and tube

Type and number of outlets (receptacles): • Grounded and ungrounded - typical

Recommendations

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

7. Condition: • Outdated

Two circuits of knob and tube wiring remain in use, insurance company will request immediate replacement.

Location: Various

Task: Replace

Time: Immediate

Cost: \$3,000 - \$4,000

HEATING

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Description

System type: • Furnace

Fuel/energy source: • Gas

Heat distribution: • Ducts and registers

Approximate capacity: • 75,000 BTU/hr

Efficiency: • High-efficiency

Combustion air source: • Interior of building

Approximate age: • 21 years

Main fuel shut off at: • Meter

Air filter: • Disposable

Chimney/vent: • ABS plastic • Sidewall venting

Limitations

Warm weather: • Prevented testing in heating mode

Heat loss calculations: • Not done as part of a building inspection

Recommendations

FURNACE \ Life expectancy

8. Condition: • Near end of life expectancy

Although well maintained, furnace is 21 years old and will require replacement in next few years.

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4500

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled • Central

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • Not determined • Old

Failure probability: • High

Limitations

Heat gain calculations: • Not done as part of a building inspection

System data plate: • Not legible

Recommendations

AIR CONDITIONING \ Life expectancy

9. Condition: • Past life expectancy

A/C is old, budget for replacement.

Task: Replace

Time: Unpredictable

Cost: \$3500

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • Roof vent

Wall insulation amount/value: • Spot checked only • None found

Foundation wall insulation amount/value: • None found

Limitations

Inspection prevented by no access to:

• Attic

Hatch present but obstructed by loose blown insulation.

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • Increased insulation is an improvement and not an essential repair.

Description

Water supply source: • Public

Service piping into building: • Lead

Supply piping in building: • Copper

Main water shut off valve at the: • South • West • Basement

Water flow and pressure: • Functional

Water heater type: • Conventional • Tank • Rental

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 151 liters

Water heater approximate age: • 22 years

Water heater failure probability: • High

Waste and vent piping in building: • ABS plastic • Cast iron

Floor drain location: • Center of basement

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • Fixtures dated and due for updating.

Location: Basement Bathroom

WASTE PLUMBING \ Traps - installation

12. Condition: • Trap missing

Noisy drain at second floor sink due to lack of trap, add if odours noticed.

Location: Second Floor Bathroom

Task: Provide

Time: If necessary

Cost: Minor

INTERIOR

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Major floor finishes: • Hardwood • Concrete • Tile

Major wall finishes: • Plaster/drywall • Paneling

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders

Glazing: • Double • Primary plus storm

Exterior doors - type/material: • Hinged • Wood

Party wall: • Wood frame

Evidence of basement leakage: • None

Limitations

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 80 %

Recommendations

RECOMMENDATIONS \ Overview

13. Condition: • Typical minor cosmetic flaws present.

END OF REPORT