

3462 Charmaine Heights, Mississauga

Inspection Report

May 26, 2010

PETER YEATES



INSPECTIONS

COMPANY INFORMATION

- Professional Engineer (Professional Engineers of Ontario)
- B.A.Sc. - Civil Engineering (University of Toronto)
- 25 years inspection experience
(14+ years with *Carson, Dunlop & Associates*)
- Over 10,000 homes inspected

PETER YEATES



INSPECTIONS

1227 AVENUE ROAD
UNIT 1
TORONTO, ON
M5N 2G5

(416) 422-1571

WWW.YEATESINSPECT.COM

3462 Charmaine Heights, Mississauga

Inspection Report

Overall Condition:

This is a good quality 1970's home that has been well-maintained over the years. There have been a number of recent mechanical updates.

Roofing, Flashings and Chimneys:

The sloped roof is surfaced with asphalt shingles. The shingles are likely close to 14 or 15 years old. If it is felt that with good maintenance, up to 3 or 4 years of life remain in these shingles. Some short term repairs are required though. In particular, there are about 3 or 4 missing shingles and the shingles where the downspouts from the upper rear eavestroughs discharge water across the lower roof are very worn and should be replaced. At the same time, downspouts should be added that run from the ends of the upper troughs directly into the lower troughs to prevent this kind of shingle erosion in future. The cost for short term repairs is estimated to be about \$500 to \$600 (ballpark). The cost of stripping and reshingling the whole roof in a few years is estimated to be closer to \$10,000 (very ballpark estimate).

The masonry chimneys are in good condition.

Minor Deficiencies:

-The starter strip of shingles under the top layer (at the bottom row of shingles) was installed upside down so that sun can deteriorate the asphalt between the slots. At this point in time, however, repairs would not be cost-effective.

Inspection Methods and Limitations:

-Roof inspected by walking on.

Exterior:

The exterior brickwork is in good overall condition. The aluminum eavestroughing is in good overall repair.

The garage door is newer and in good condition.

Minor Deficiencies:

-Ideally, any downspouts that discharge below grade would be cut off and redirected to discharge above grade several feet away from the house. The reason being, that there is always potential that an older sub-grade drainage system of this type might be clogged or damaged.

Inspection Methods and Limitations:

-Exterior inspection from ground level.
-Sheds are not included in the inspection.
-The garage inspection was limited by storage.

Structure:

The wood frame/brick veneer exterior walls are supported mostly by poured concrete foundations, although the crawlspace has concrete block foundations. The structure is in good overall condition.

Inspection Methods and Limitations:

- Attics were inspected from the access hatches.
- Walls were spotchecked only.
- 50% of the interior foundation wall was not visible.

Electrical:

The house has a 100-amp electrical service with a circuit breaker panel. This service size is typical and adequate for modern homes. The distribution wiring is a combination of grounded copper and aluminum, but the majority is aluminum. Most outlets and lights tested were found to operate properly.

In some circumstances, aluminum wiring has been known to overheat at outlet connections. Aluminum compatible receptacles (labelled CO\ALR) have been invented to deal with this issue. Switches are less likely to be troublesome in the first place, but aluminum compatible units are also available. For insurance reasons, it will likely be necessary to have an electrician go through the outlet and switch boxes and update the switches/receptacles as necessary. (An acceptable alternative is to pigtail short lengths of copper wiring between the aluminum and the existing outlets – *using appropriate connectors*). A ballpark estimate for updating the aluminum wiring would be \$1,500 to \$2,000. After that work is done, some insurance companies may require an inspection certificate from the Electrical Safety Authority.

Minor Deficiencies:

- Several electrical outlets in the basement family room, the garage, by the electrical panel and in the lower level bedroom/den have reversed polarity. It is a simple matter for an electrician to reverse the black and white wires at the outlets.
- The electrical meter should be better secured on the exterior.
- The rear exterior electrical outlet and bathroom outlet(s) should be fitted with GFCI safety receptacles (parts cost is less than \$20 each).
- The basement stove exhaust fan vents into the garage. This should be capped and sealed or extended all the way to the exterior.

Inspection Methods and Limitations:

- Main disconnect cover not removed.
- Concealed electrical components not inspected.
- The disconnect switches to the left of the panel are difficult to access and were not opened.

Heating:

The house is heated by a 100,000 BTU/hr forced air gas furnace that is 3 years old. Typical life expectancy is 15 to 20 years.

There is an old oil tank in the crawlspace. It is no longer used and appears to be empty. It is not known if this is an insurability issue. Consult with your insurer for the answer. If it had to be removed, the cost would likely be in the \$1,000 range.

Inspection Methods and Limitations:

- Heat exchanger not visible.
- Safety devices not tested.
- The furnace was not tested as the A/C was operating.
- Humidifier not tested.

Air Conditioning:

Cooling is provided by a central A/C system that is rated at 30,000 BTU/hr. It was manufactured 4 years ago, but likely installed 3 years ago. Typical life expectancy is usually about 15 years. The unit was functioning properly at the time of the inspection with a temperature drop of 17°F across the coil. Typical life expectancy is usually about 15 years.

Insulation:

Both attics have recently been well insulated with cellulose insulation (on top of the existing fibreglass). The R-value is about 50 (which is very good).

The above-grade walls are insulated with fibreglass insulation (likely a little less than R-12). This was consistent with Building Code standards at the time and is not cost-effective to improve further.

Minor Deficiencies:

-The polystyrene insulation in the cantina is combustible and should be removed.

Inspection Methods and Limitations:

- Attics were inspected from the access hatches.
- Walls were spotchecked only.
- Continuity of air/vapour barrier not verified.

Plumbing:

The incoming City supply pipe is ¾" copper. The visible supply piping *within* the house is also copper. Water pressure is considered to be typical/good.

The waste piping is ABS plastic.

The water heater is a 3 to 4-year-old gas-fired direct-vent unit with a capacity of 50 gallons. Typical life expectancy is about 15 years.

Minor Deficiencies:

-The basement kitchen waste plumbing has no vent. A mechanical vent could be installed if siphoning or gurgling problems were noted.

Inspection Methods and Limitations:

- Concealed plumbing not inspected.
- Tub/sink overflows not tested.
- Isolating/relief valves and main shut-off valve not tested.

Interior:

-Interior finishes are in good overall condition. The minor settlement crack in the kitchen eating area wall is not a serious concern.

-The windows were replaced with good quality units less than 1 year ago.

-Old water stains on the wood studs/ drywall around the basement laundry are related to former faucet leakage (from the 2nd floor bathroom) migrating downwards. The faucet has been repaired.

-The main floor family room fireplace has a wood burning insert. The insert needs to be temporarily removed to clean the chimney.

-The main part of the basement was dry at the time of the inspection (checked both visually and with a moisture meter). Poured concrete foundations tend to be dry, unless there are cracks that leak. One slight crack was noted on the south foundation (from the exterior), but panelling in the basement rec room prevented it from being examined from the interior. There is a good grade outside (to carry rainwater away from the foundations) and no evidence of water staining was visible on the panelling or trim, so just monitor. Localized crack patching typically costs about \$600 to \$800 per crack, if necessary.

As is often the case, some crawlspace water stains were visible below the rear family room sliding glass door threshold and below the beam where it is pocketed into the foundation wall. Monitor for a few months/years to determine if shallow excavation and sealing with a membrane is required.

Inspection Methods and Limitations:

- No comment made on cosmetic aspects on interior finishes.
- CO/smoke detectors, central vacuum and appliances not inspected. Smoke and carbon monoxide detectors are required on every level of the house.
- Chimney flues not visible.
- Drainage tile not visible.
- In all houses, moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern as inspection for mold is not included in the inspection or the Standards of Practice.

Notes:

This is the inspection report for 3462 Charmaine Heights, Mississauga – performed on May 26, 2010. For the purposes of this report, the front 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.