



Building Inspection Report

1060 Walden Circle #53, Mississauga.





SUMMARY

File #: 22220520.

Client: Vendor,

Property: 1060 Walden Circle #53, Mississauga.

Inspection Schedule: 05/20/2022, 02:00 PM.

Work Request: Pre-List Inspection.

VENDOR RESPONSIBILITIES

1. All sections of the report provided either in printed or electronic format should be reviewed in their entirety prior to listing the property
2. Active or previous water leakage conditions may not always be visibly obvious due to vendor repairs of the affected area(s) or concealment (ie. paint, behind furniture or storage). This same concern applies for structural problems or modifications to the property.
3. If any claims of upgrades, repairs or replacements have been made, documentation supporting these claims (ie. receipts) as well as associated transferable warranties should be made available for review.

Please do not hesitate to contact Home Inspection Perfection if you require help interpreting the vendor response provided.



PRIORITY DEFECTS

The following is a summary of the conditions which are considered to be of higher priority relative to all conditions noted during the inspection. This summary section is a subset of the entire inspection report and represents a partial list of all defects observed during the inspection. These priority items should be given immediate consideration followed by consultation with the appropriate specialist prior to completion of the purchase agreement. This will provide a more accurate view of the financial and/or structural impact as it relates to the sale.

Note: Be aware that you may receive opinions from other knowledgeable parties or tradespersons that can vary, even drastically, from our own. In this instance, we require you to contact us immediately to seek clarification. While many of the problems are not beyond the abilities of the person who would consider themselves "handy", those which involve electricity or any difficult or substantial amount of work should be left to the expertise of licensed contractors.

PLUMBING:

- Secure toilets

ELECTRICAL:

- General Repairs and Upgrades



POTENTIAL HIGH COST ITEMS

This section lists, if any, the items and expense(s) which the inspector feels could potentially cost **\$1000** or more over the short term. As this list is not necessarily all inclusive and is based on a non-expert opinion, all areas of concern must be quoted by an expert if a more accurate understanding of the potential cost is required.

PLUMBING:

- Secure toilets

ELECTRICAL:

- General Repairs and Upgrades



OVERALL CONDITION

The overall rating reflects the inspector's opinion of both the original quality of construction as well as the current condition of the building and its key components at the time of inspection in comparison to homes of similar style and age.

- The subject dwelling requires **LESS** current repair considerations compared with the average house of similar style and age.

- The subject dwelling requires a **TYPICAL** amount and type of current repair considerations compared with the average house of similar style and age.

- The subject dwelling requires **MORE** current repair considerations compared with the average house of similar style and age.



PROPERTY INSURANCE PROFILE

The following notes have been extracted from the body of the detail inspection report to assist in answering the many questions typically asked by home insurance companies when assessing the qualification for coverage. **All numbers provided are an approximate.**

1. **BUILDING AGE:** ~1987
2. **BUILDING SQUARE FOOTAGE:** 1200 - 2000
3. **EXTERIOR WALL MATERIAL:** Brick/Stone Veneer
4. **ROOF:** Asphalt Shingles
5. **HEATING:** Furnace - Natural gas forced air high efficiency (90-95%),
6. **FIREPLACE/WOOD STOVE:** Electrical Fireplace
7. **ELECTRICAL:** Service Size: 100 Amps service, Main Disconnect & Distribution Circuits - Circuit Breakers, Copper wiring
8. **PLUMBING:** Water Supply Pipes - Copper, Drainage & Vent Pipes - ABS Plastic
9. **FUEL SOURCE:** Natural Gas
10. **SAFETY SYSTEMS:**
 - Fire Detection:** Unit Power - Electrically Wired, Detector Location(s) - 2nd level
 - Carbon Monoxide Detection:** Unit Power - Electrically Wired, Detector Location(s) - 2nd floor
11. **ADDITIONAL NOTES:** N/A

OVERVIEW

This inspection report is intended only for the use of the individual or entity to which it is addressed, and contains information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this report is not the intended recipient, or an agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this Report is strictly prohibited.

WORK ORDER

File #: 22220520.
Site Address: 1060 Walden Circle #53, Mississauga.
Alternate View:



Inspection Type: Pre-List Inspection.
Inspection Date: 05/20/2022.
Inspection Time: 02:00 PM.
Client Name: Vendor,
Inspection Company: Home Inspection Perfection.
Disclaimer:

This Pre-Listing inspection report is an abbreviated form of a full Pre-Purchase inspection and is intended for the sole use of the client who has requested to the work to be performed as per the signed agreement with Home Inspection Perfection, herein after referred to as **the company**. Distributing or selling this document to another party is prohibited as per the signed contract. If any attempt is made to do so without the express written consent of **the company**, both the client and recipient will be subject to legal action. **The company** will not assume responsibility for claims made by any party other than the intended client. If **the company** grants permission to duplicate the report for a 3rd party, it is not obligated to review the findings with the 3rd party, however, **the company** will be available to provide chargeable post-inspection consulting services if requested.

Maintenance of the roof, exterior and common areas are covered by the Homeowners Association (or similar). Inspection of these areas is considered beyond the scope of this inspection. Furthermore, as the parameters of this unit, common areas and exclusive use common areas can only be determined by review of the Association's "Covenants, Conditions, and Restrictions" CC&R's (again beyond the scope of this inspection), any comments by your home inspector that may pertain to those areas have been made as a courtesy only, and should be addressed via the current owner of the Association. We recommend obtaining and reviewing a copy of the Association OPERATING BUDGET. A properly prepared budget will include a RESERVE STUDY. The reserve study should be based upon an on-site condition evaluation, preferably by an independent third party. The study should provide information regarding the useful and remaining life expectancy, and replacement costs, of the major systems and components that the Association is obligated to repair, replace, restore, or maintain. Most reserve studies or budgets will also include a statement of the available funds as a percentage of the necessary funds. It is also important to verify that the Association has adopted a sound funding strategy to cover future reserve expenses. Additional information should be obtained from the Association with regards to their knowledge of any: construction defects; disaster damage; the extent of repairs involving said defects



Report: 22220520 **Address:** 1060 Walden Circle #53

Scope:

or damage; and pending claims or litigation involving the Association. Also, copies of prior board minutes should be obtained for review.

The primary intent of this pre-listing inspection report is to identify major conditions or defects on the subject property. This will provide the vendor with the opportunity to resolve issues which may otherwise be used by the potential buyer to renegotiate a lower price. Furthermore, with a clearer understanding of the existing defects, the vendor can price the property accordingly to reflect the unresolved defects. This report does not, however, imply that all documented defects must be resolved prior to listing since the existence of various forms of defects is common and expected in all dwellings.

Minor defects, appliances (i.e. stove, dryer, etc.) and system descriptions (ie. type of electrical/plumbing system) may be documented, but are not within the scope of this inspection

Your inspector will inspect and report on the following key systems of the building:

- **INSPECTION CONDITIONS** - Client and site specific information.
- **EXTERIOR** - The areas exterior to the building such as drainage, walls, decks, garage, driveway and walkways.
- **ROOF** - The exterior roof surface including any through-roof fixtures such as chimneys, plumbing stacks, skylights and ventilation.
- **STRUCTURE** - Interior and exterior structural components which both encapsulate the building and also provide load bearing support.
- **ELECTRICAL** - The main electrical panel, sub panels, exposed wiring, visible connections and wiring of outlets.
- **HEATING** - All heating systems such as furnace, space heater, fireplace or wood burning stove.
- **COOLING** - Central air conditioning units
- **PLUMBING** - Water supply and drainage systems as well as associated plumbing fixtures such as toilets, faucets and bathtubs.
- **INSULATION** - Exposed insulation in the attic, basement and crawlspaces.
- **VENTILATION** - Natural roof ventilation and mechanical ventilation such as bathroom and kitchen exhaust fans.
- **INTERIOR** - The interior rooms, stairs, doors, hallways and windows.

REPORT FORMAT

The following will be document for each of these key systems:

- **SYSTEM DESCRIPTION** - A brief description of the design and/or material composition of some system
- **OBSERVATIONS** - The defects noted during the inspection
- **LIMITATIONS** - The conditions at the time of the inspection which may have limited or prevented inspection of the system.

intended to be a very rough approximation as a courtesy to the client and is not to be interpreted as a reliable quotation. It is your responsibility to request a quote from 2-3 appropriate specialists to determine a more accurate projected cost and we recommend that be completed prior to finalizing the purchase agreement. Ages of equipment and systems provided in the report are rough estimates and their installations are not verified against manufacturers' recommendations. When possible, an estimated life expectancy or certain systems and equipment may be provided, but these estimates are general in nature, based on average life expectancy of similar types of systems and should not be relied upon. Further evaluation by a specialist will be required for a more accurate age determination and life expectancy.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from sales or benefits by trades people.

REAL ESTATE AGENT

Buying: Unknown.
Selling:



SITE DESCRIPTION

Main Entry Faces: South East.
Building Design: Residential.
Approximate Building Age: ~1987.



Approximate Size: 1200 - 2000.
Levels: 3
Basement: Finished Basement.
Present During Inspection: Client, Property owner(s)
Rental Units: No.

WEATHER CONDITIONS

Weather: Partly Cloudy.
Grounds: Dry.
Temperature: 21-24 °C.



UTILITY SERVICES

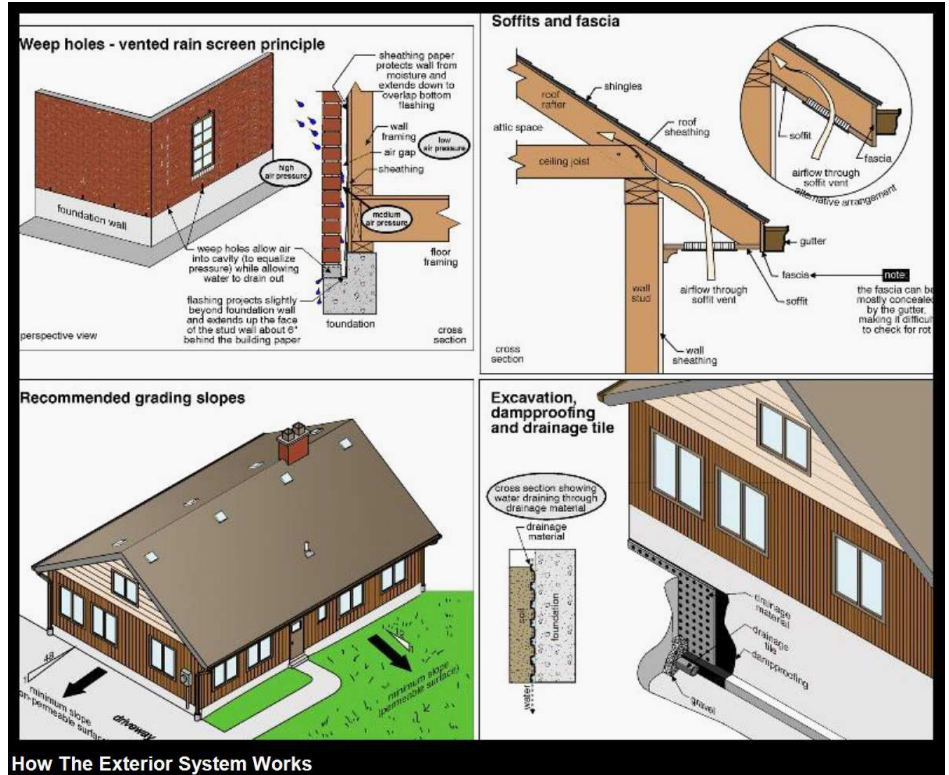
Utilities Status:

All utilities on.

EXTERIOR

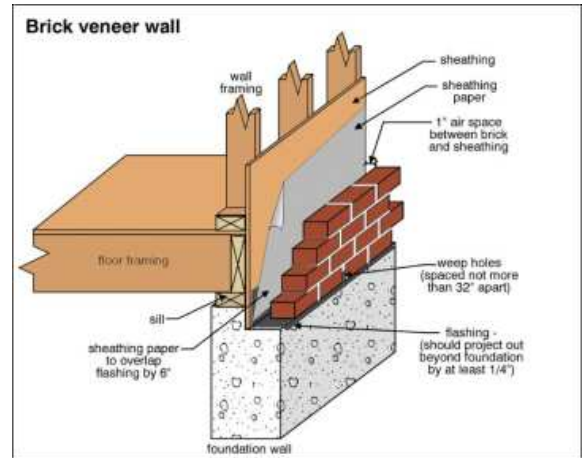
EXTERIOR SYSTEM DESCRIPTION

The Basics:



Primary Wall Cladding:

Brick/Stone Veneer.



Other Building Components:

Primary Window Style(s) - Fixed, Slider.

Grounds & Drainage:

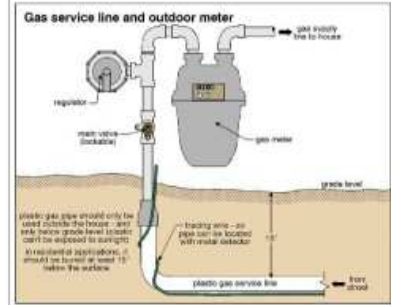
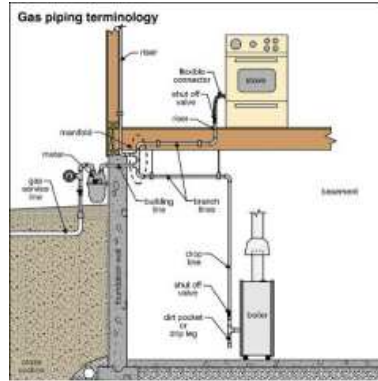
Downspout Drainage - above ground, Grade Slope(s) - Flat.

Platforms & Walkways:

Walkways - Concrete, Platforms - Concrete, Wood.

Fuel Supply:

Natural Gas.



Garage Door:

x1.

Sidewall Vents:

Kitchen, Bathroom, Dryer, Furnace, Hot Water Tank.

Fence:

Wood.

ADDITIONAL COMMENTS

Please note that the exterior / common elements are the responsibility of the condominium corporation. Please review the particulars of the budgeting and maintenance with your legal counsel. Request for the buildings status certificate is common practice.

Outside Scope of Inspection:

- Geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.
- Performance of underground piping, including municipal water and sewer service piping or septic systems.
- Areas under low elevation platforms such as decks and porches.
- Fences, sheds, hot tub, sprinkler systems and septic systems.

Maintenance Tips:

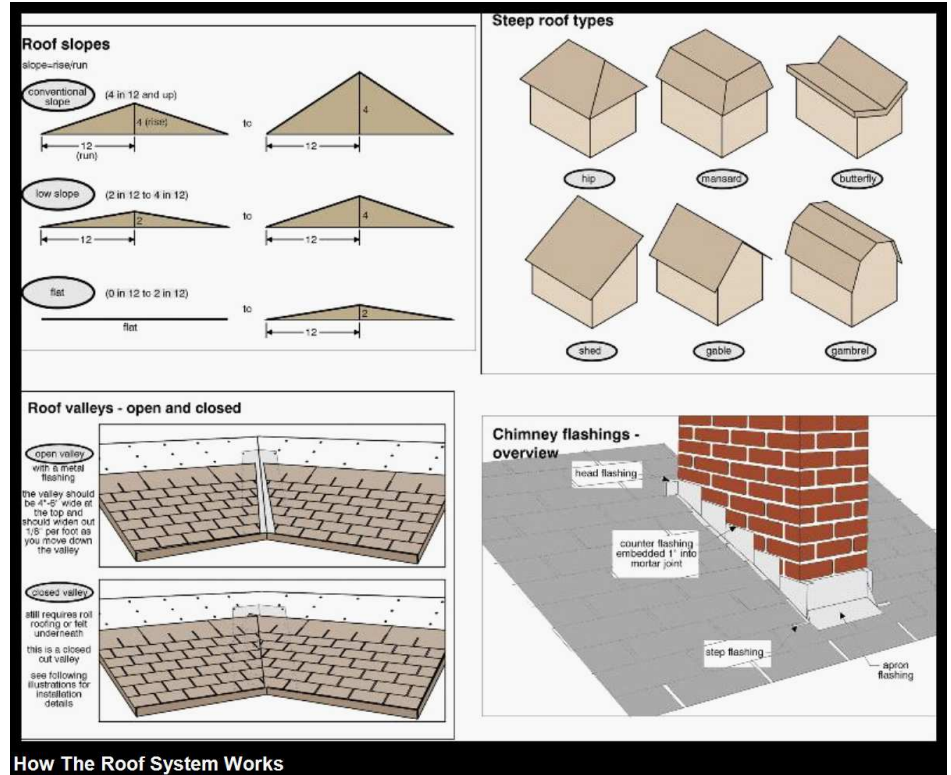
A regular maintenance program will extend the life of many components of the building. They may include:

- Seal all foundation / wall cracks and monitor for continued movement
- Maintain a good seal around all sides of doors, windows and trim
- Protect wood trim with an environmentally friendly latex paint
- Clean out and flush eaves troughs
- Correct any changes in the grade and drainage which may prevent water from draining away from the building
- Avoid any wood contact with the ground

ROOF

ROOF SYSTEM DESCRIPTION

The Basics:



ADDITIONAL COMMENTS

Please note that the Roof / common elements are the responsibility of the condominium corporation. Please review the particulars of the budgeting and maintenance with your legal counsel. Request for the buildings status certificate is common practice.

This report section is an opinion of the general quality and condition of the roofing material. The inspector may offer an opinion but cannot offer a warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. In most cases, this situation is not present during the inspection.

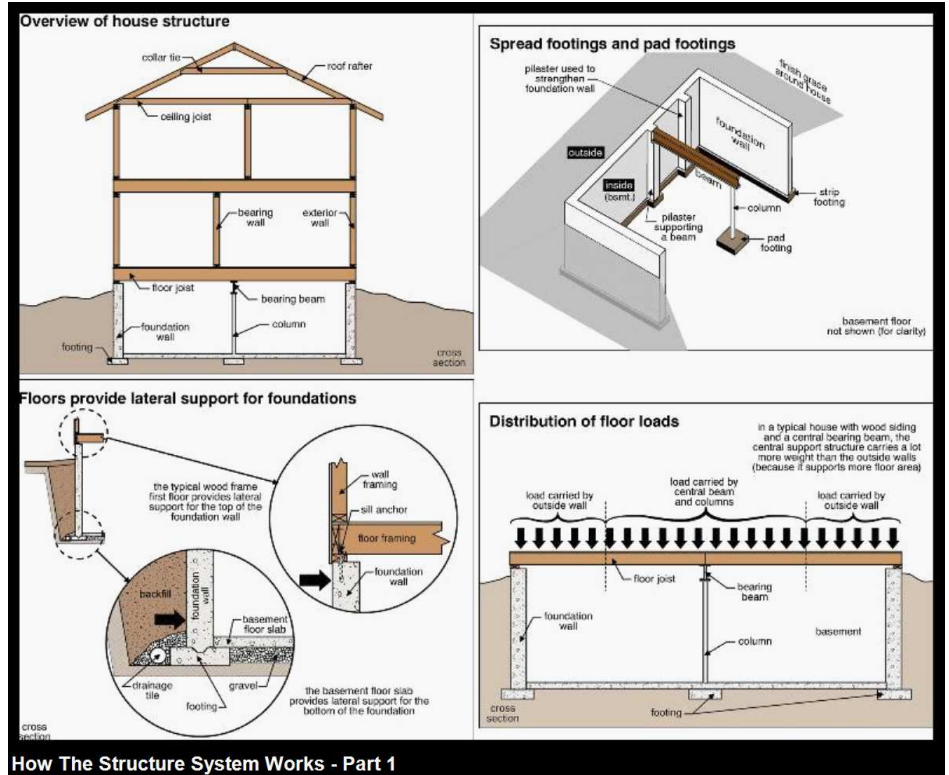
Maintenance Tips:

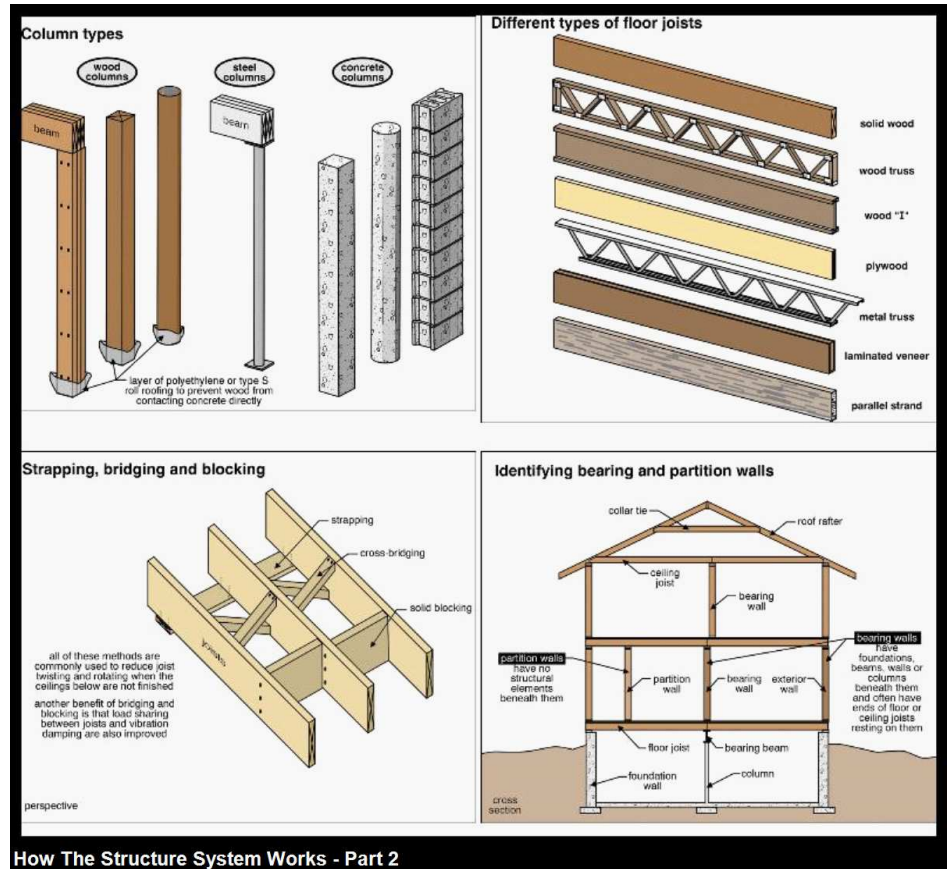
- Replace missing shingles
- Secure and reseal loose flashing
- Repair ridge caps
- Seal around pipes, air vents, chimneys and in roof valleys
- Check the roof for soft spots and fascia for signs of rotting wood

STRUCTURE

STRUCTURE SYSTEM DESCRIPTION

The Basics:





Design:

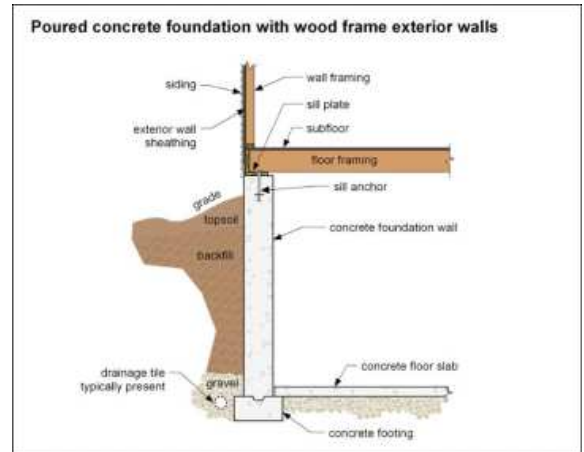
Construction:

Building Materials:

Style - Row House, Above Ground Levels - 3 Below Ground Levels - 0.

Wood framed above-grade walls, Truss roof framing, Foundation below-grade walls, Full-height basement.

Foundation Wall & Floor - Pour Concrete, Subfloor & Roof Deck - Plywood.



Attic Access:

Structure Visibility:

Bearing Support:

Garage / Carport:

Hatch Entry, Partial Headroom.

Exterior Wall - 5%, Interior Wall - 5%, Interior Floor - 5%, Main Level Subfloor - 5%, Joists - Partial.

Bearing interior walls.

Attached Garage, 1 Vehicle Capacity.



Report: 22220520 **Address:** 1060 Walden Circle #53

BUILDING ENVELOPE

Foundation Walls (Interior):

All corners and beneath windows in below grade levels tested with moisture meter. All readings were dry at the time of the inspection.

Foundation Floor:

Not visible or limited visibility at the time of the inspection.

ADDITIONAL COMMENTS

Please note that the structure / common elements are the responsibility of the condominium corporation. Please review the particulars of the budgeting and maintenance with your legal counsel. Request for the buildings status certificate is common practice.

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor and wall coverings prevent recognition of cracks, settlement and past and existing water leakage conditions in all but the most severe cases. Treat all foundation cracks with the appropriate seal and then monitor for continued movement. Continued movement may require further evaluation by a specialist.

If, during the inspection, any evidence of foundation water leakage has been noted, we recommend ensuring external water drainage is properly directed away from the building as the first line of defence. These areas include gutters, downspouts, grading, sidewalk, driveway and patio.

ELECTRICAL

ELECTRICAL SYSTEM DESCRIPTION

The Basics:

Color coding for typical 120 volt circuit

Fuses and breakers

fuses are designed to protect the wire from overheating in the case of a short circuit (or overload)

a metal link in the fuse melts (shutting down the circuit) if a current greater than the fuse rating tries to flow through the circuit

wire/breaker size must match wire size
for example, a 15 amp fuse is used with 14 gauge copper wire

Fuses provide protection against:

A short circuits

B large ground faults

C overloading

Common household wire and fuse sizes

<p>14 AWG copper wire</p> <p>common uses: most circuits for lighting and receptacles, electric baseboard heaters</p> <p>typical fuse/breaker size: 15 amps</p>	<p>10 AWG copper wire</p> <p>common uses: electric clothes dryers, air conditioners, water heaters</p> <p>typical fuse/breaker size: 30 amps</p>
<p>12 AWG copper wire</p> <p>common uses: some receptacles, electric baseboard heaters, small air conditioners</p> <p>typical fuse/breaker size: 20 amps</p>	<p>8 AWG copper wire</p> <p>common uses: electric stoves and ovens</p> <p>typical fuse/breaker size: 40 amps</p>

How The Electrical System Works - Part 1

Number of conductors

modern cable - plastic sheathing, three conductor with ground
used for 240-volt circuits and multi-wire branch circuits (post-1960)

older style cable - cloth outer sheathing
two conductor with no ground (pre 1965)

modern cable - plastic sheathing, two conductor with ground
used for regular household circuits (post-1960)

older style knob and tube wiring (no ground) - pre 1945

Types of connections

screw terminals

push-in terminals (also called bayonet or dagger connections)

wire nuts (also called solderless, twist-on, MARR or MARRETTE connectors)

applied, soldered and wrapped with electrical tape - commonly found with knob and tube wiring

note: must be inside junction box

note: not in junction boxes (older work only)

How The Electrical System Works - Part 2

Hydro Utility Service Feed:

Feed To Building - Underground, **Meter Location** - Outside. **Service Size From Utility to the Building** - 200 Amps, 120/240 Volts, Single Phase.



Electrical Main Disconnect Panel(s):

Style - Combined with distribution panel, **Location** - Basement, **Maximum Panel Rating** - 100A.



Service Size:

100 Amps.

System Grounding Method:

One or more non-ground circuits.

Main Distribution Panel:

Location - Basement, **Maximum Panel Rating** - 100 Amps.

Overcurrent Protection:

Main Disconnect - Circuit Breakers, **Distribution Circuits** - Circuit Breakers.



Branch Wiring:

Copper wiring.

Panel Wiring:

Main Power Disconnect Feeder - No safe visible access to determine type, **Distribution Panel Feeder** - Copper.

Receptacles:

2-slot non-grounded polarized.

Lighting:

Incandescent, Florescent.

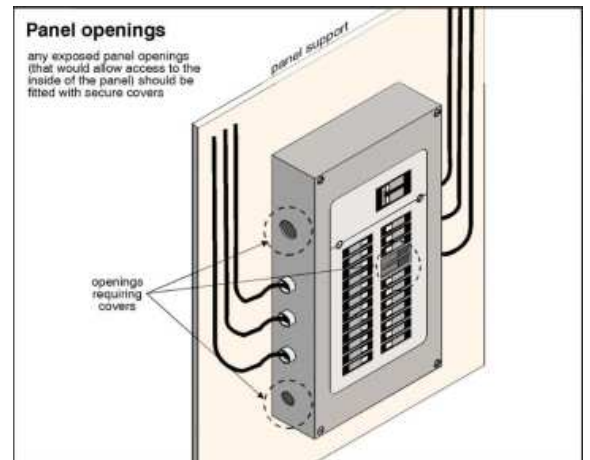
Switches:

Standard types.

DISTRIBUTION PANELS

Main:

Unused openings in the main power disconnect panel are missing covers. Install the knock out covers to protect the openings.



DEVICES

Receptacles:

Receptacle electrical test failed indicating an incomplete or missing ground (*bare*) wire connection. This was typical for the age of the property. Repairs are discretionary.

Second tester used to verify the receptacles were ungrounded.

Electrical receptacle did not appear to have power. Rear exterior receptacle. Recommend repairs.



Precautions:

Electrical wiring is complicated and presents safety hazards if not properly installed and maintained. As a rule home purchasers are encouraged to ensure that all electrical installations at this property meet the safety standards defined in the Ontario Electrical Safety Code by engaging a licensed electrical contractor to evaluate their electrical system if they have signs of potential electrical hazards, such as: circuit breakers that frequently trip or fuses that frequently blow, lights that flicker, and signs of wiring deterioration; or if they have concerns about the qualifications of individuals who previously worked on their electrical system. Home purchasers are encouraged to retain the services of a licensed electrical contractor to ensure all electrical installations associated with this property are done correctly and safely. In addition, when home purchasers have new electrical installations installed, they should confirm with their licensed electrical contractor that an application for inspection was filed with the Electrical Safety Authority for any electrical work done on their premises, and ask for a copy of the Certificate of Inspection - their record that the installation meets Ontario's safety standards.



Maintenance Tips:

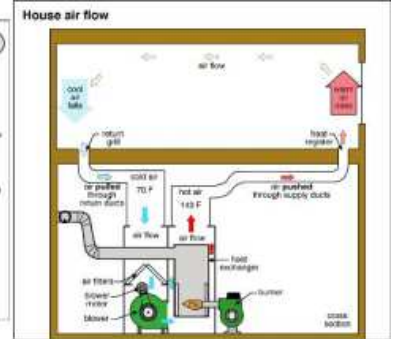
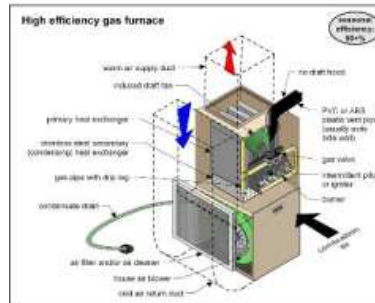
A regular maintenance program will limit electrical hazard conditions in the building. They may include:

- **Aluminum wiring:** requires periodic inspection and maintenance by a licensed electrician.
- **GFCI:** test receptacles once a month
- **Test switches:** considerable free play means it is unsafe and should be replaced
- **Test receptacles:** little or no friction when plugging means it is unsafe and should be replaced

HEATING

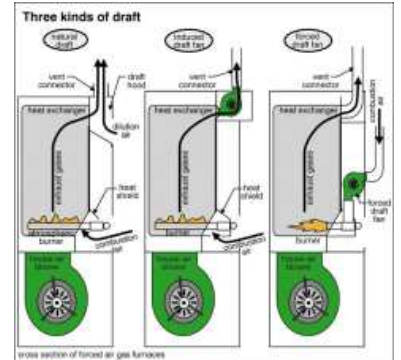
HEATING SYSTEM DESCRIPTION

Heating System Type: Furnace - Natural gas forced air high efficiency (90-95%)



Installation:

Location - Basement, **Ventilation Style** - Direct Vented (Combustion air source from outside through side-wall pipe, exhaust gases mechanically vented through side-wall pipe), Up-flow (interior air enters below unit and heat flow is directed above), **Air Filter System** - Standard.



Manufacturer:



Heating System Age: 1997.
 Combustion: 60,000BTU.

Fireplace / Stove: **Location** - Family Room, **Operational Control** - Manual Switch on top of unit. **Type** - Electricity.



HEATING OPERATION

Controls & Maintenance: An annual heating system maintenance program is strongly recommended. This will maximize the life of the heating system & minimize the chances of mechanical failure.

Maintenance Tips:

- Scheduled service and maintenance of the heating system is recommended on a **yearly basis**. These programs are offered by some utility companies [i.e. Heating Inspection Program (HIP)] as well as heating and cooling sales and service companies.
- Furnace filters should be replaced following each month of use.
- A complete duct system cleaning should be is advisable if not completed recently. This will help eliminate contaminants which may have a negative effect on the indoor air quality.
- Ensure a continuous combustion air supply is available to all fuel burning appliances so that lethal levels of carbon monoxide do not result from incomplete combustion.

Outside Scope of Inspection

- Furnace heat exchanger for evidence of leaks or holes. This can only be effectively accomplished by invasive methods such as dismantling the unit. Many furnaces are designed in such a way that visual inspection is almost impossible.
- light pilot lights.
- Safety devices are not tested.
- Thermostats are not checked for calibration or timed functions.
- Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.
- Condition of electronic air cleaners, humidifiers and de-humidifiers.

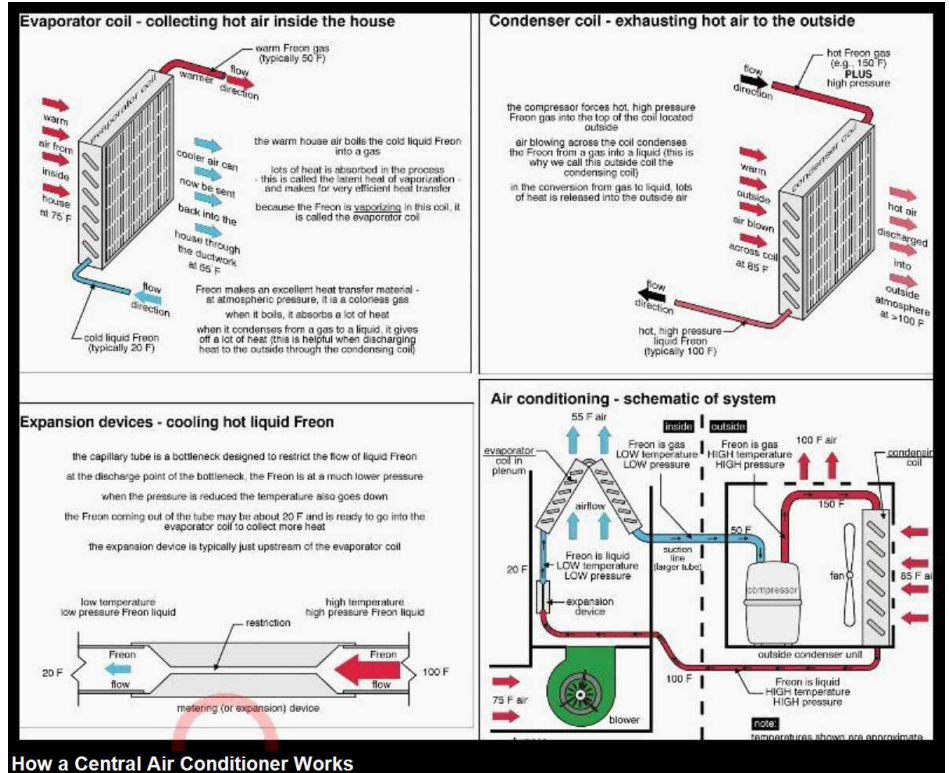


- Determining if these systems have been evaluated by a qualified individual.
- Subjective judgment of system capacity.
- Determining the condition of oil tanks, whether exposed or buried.

COOLING / HEAT PUMP

COOLING SYSTEM DESCRIPTION

Main Components:



How a Central Air Conditioner Works

Type - Air Conditioner, Circulation Method - Central, Location - Internal coil with external compressor.



Manufacturer Data:

In Picture.

Cooling System Age:

2006.

Performance:

2 Ton.



OPERATION

Controls & Maintenance: A yearly cooling system maintenance program is strongly recommended to maximize life of operation & minimize the chances of mechanical failure.

Maintenance

Normal service and maintenance of the cooling system is recommended on a yearly basis.

Operation

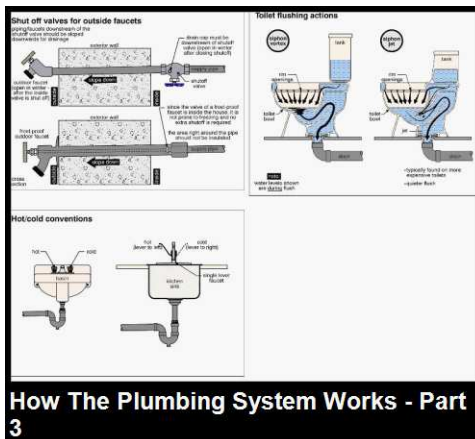
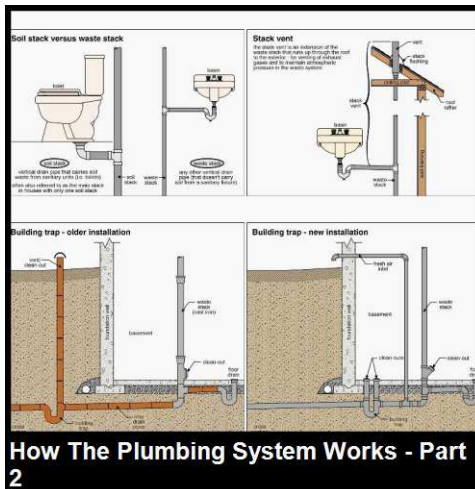
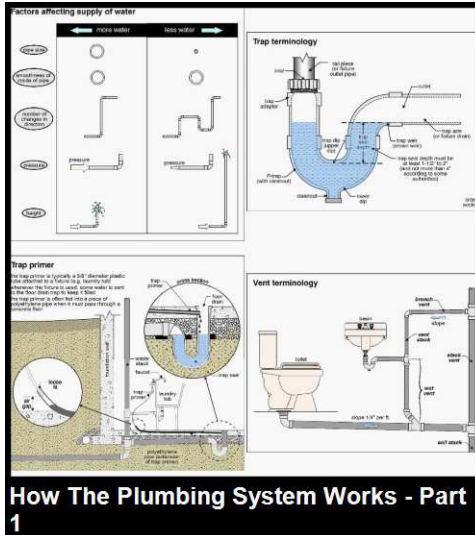
We recommend shutting off the power to the cooling system prior to winter to prevent accidental activation and also to reduce utility costs. When preparing for use in the spring/summer, ensure the cooling systems is powered on for 24-48 hours prior to activating the A/C with the thermostat. This will ensure that the various internal components have proper time to warm up and circulate through the system.

The cooling system should never be activated when the outside temperature is below 65 °F / 18 °C, otherwise, the exterior compressor could become damaged. Some units may have a built-in safety switch to prevent such operation, however, it cannot be confirmed if this unit does. If that low temperature condition existed during the home inspection (refer to Client/Site section of the report for confirmation), testing of the operation of the unit could not safely be performed and you must consult with your real estate representative to determine the process for ensuring proper operation once the you have taken possession of the building.

PLUMBING

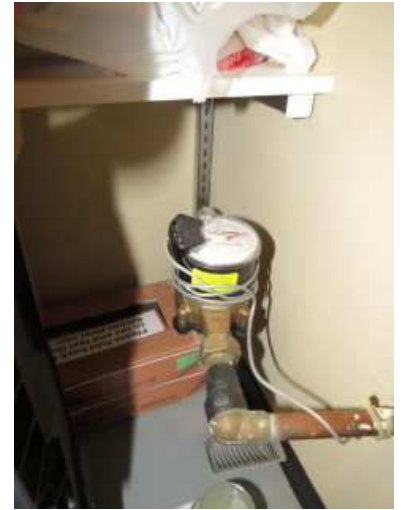
PLUMBING SYSTEM DESCRIPTION

The Basics:



Water Supply:

Main shutoff location - Basement, Public Utility.



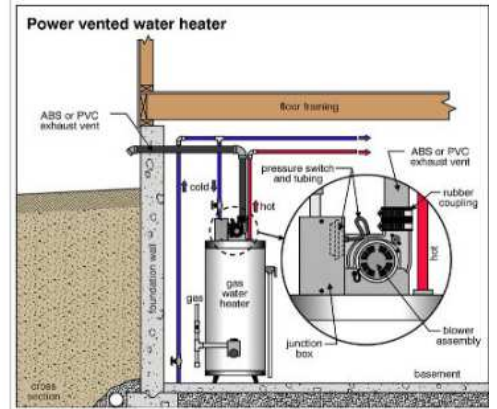
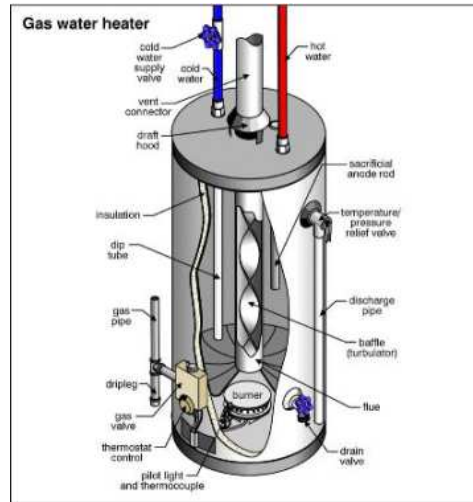
Sewage:

Public utility.

Plumbing Materials:

Water Supply Pipes - Copper, Drainage & Vent Pipes - ABS Plastic.

Hot Water System:



Natural Gas, **Configuration** - Standard Canister Floor Mounted **Configuration**, **Exhaust Venting** - Induced (Vented through the side of the wall with the aid of a mechanical power fan), **Approximate Size** - 50 Gallons / 190 Litres.





2006.



FIXTURES

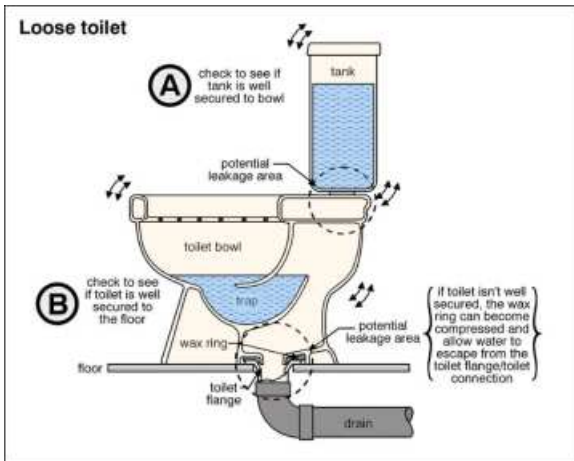
Toilet / Bidet

Toilet is loose. This condition could eventually result in water damage. No evidence of such at the time of the inspection. Recommend securing the toilets to the floor. Ensuite toilet.



Lower level toilet.





Outside Scope of Inspection:

- All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection.
- Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection.
- Water quality.
- Water treatment equipment (i.e. water softener) are not inspected.

Maintenance Tips:

- Close main water shutoff valve momentarily once a year to prevent rust ceasing in a fixed open position
- Close valve to outside faucets before winter arrives to prevent freezing damage
- Cloudy or murky hot water conditions may indicated the need to drain 2-3 buckets of water from the hot water heater to remove sediment at the bottom of the tank
- Clean whirlpool internal jet system once a month by filling tub with water, add 1 cup of beach and run through 1-2 cycles followed by a flush of clear water.
- Due to the hidden nature of the plumbing system, particularly between the building and the municipal public system, we recommend an end-to-end building plumbing system inspection by a qualified plumbing expert for buildings older than 30 years to ensure the system has not degraded to the point of near failure.

INSULATION

INSULATION SYSTEM DESCRIPTION

The Basics:

Recommended insulation levels

(northern North America)

Balanced air changes

a well sealed, well insulated house can have too few air changes - leading to polluted, unhealthy indoor air.

a drafty house will have lots of available fresh air, but lots of heat is lost and the inside air will be too dry to be comfortable.

Differences between old and new construction

older construction	newer construction
little or no ventilation	roof ventilation
plank roof sheathing	panel type roof sheathing
kraft paper air/vapor barrier	insulation
insulation	continuous air/vapor barrier
ceiling joist	soffit vent
loose fitting siding	housewrap
building paper (or nothing)	tightly sealed siding

Air barrier versus vapor barrier

air barrier
stops air movement but often still allows vapor diffusion e.g. housewrap needs to be 100% continuous to work can be anywhere in wall assembly

vapor barrier
also known as vapor retarder, vapor diffusion retarder (VDR) prevents vapor diffusion must be on warm side of wall

How The Insulation System Works -Part 1

Forms of insulation

Gaskets for electrical boxes

electrical box gaskets are inexpensive and easy to install and can be very effective - even in older homes

How The Insulation System Works -Part 2

Main Attic:

Base Layer - Fiber Glass (approx R2.5 per inch) as per condo corp representative.

VENTILATION

VENTILATION SYSTEM DESCRIPTION

The Basics:

Caulking - indoors or out?

exterior caulking is done to keep rain out of wall systems

interior caulking is intended to prevent air leakage into the wall system

Reducing attic heat with ventilation

no ventilation: 100 F (attic), 130 F (ceiling joist), 95 F (interior)

ventilated: 100 F (attic), 105 F (ceiling joist), 90 F (interior)

cross section

Preventing ice dams with ventilation

no ventilation: cold roof (28 F), warm roof (45 F), snow melts and runs down roof, backed up water gets into house, no soffit vent, escaping heat (75 F)

ventilated: ridge vent, snow on roof doesn't melt, upgrade insulation if necessary, keep air path open (75 F), continuous soffit vents, gutter not shown (75 F)

ridge venting is more effective than individual upper level vents.

cross section

How The Ventilation System Works

Types and locations of vents

50% of the vents should be down low (soffit vents) while 50% should be up high (roof, ridge and gable vents) this helps to promote good air flow.

cross section

some experts say that soffit vents can be omitted if gable vents are installed at opposite ends of the attic (as shown here)

Baffles for soffit vents

baffles prevent soffit vents from becoming obstructed by insulation and help reduce wind washing by directing air flow away from the insulation

How The Ventilation System Works

Mechanical Ventilation:

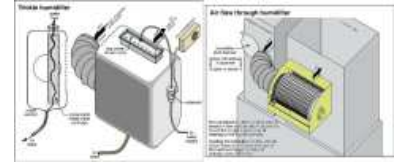
Bathroom Exhaust, Kitchen Exhaust.

Natural Ventilation:

Roof, Soffit.

Humidifier:

Flow-through style unit.



RELATIVE HUMIDITY

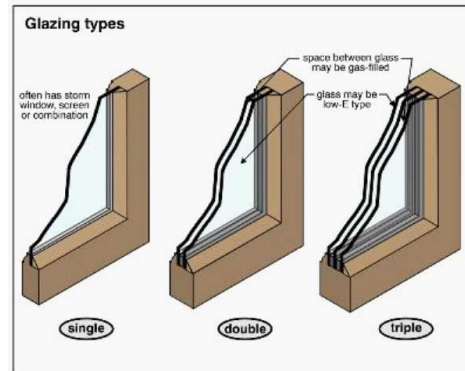
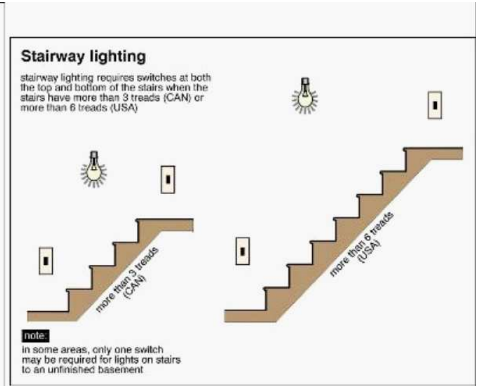
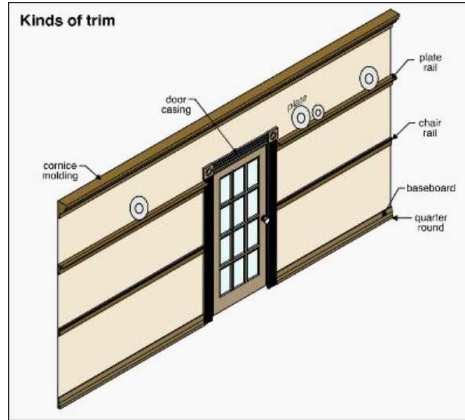
Humidifier:

Filter to be replaced/cleaned on an annual basis as per regular home maintenance.

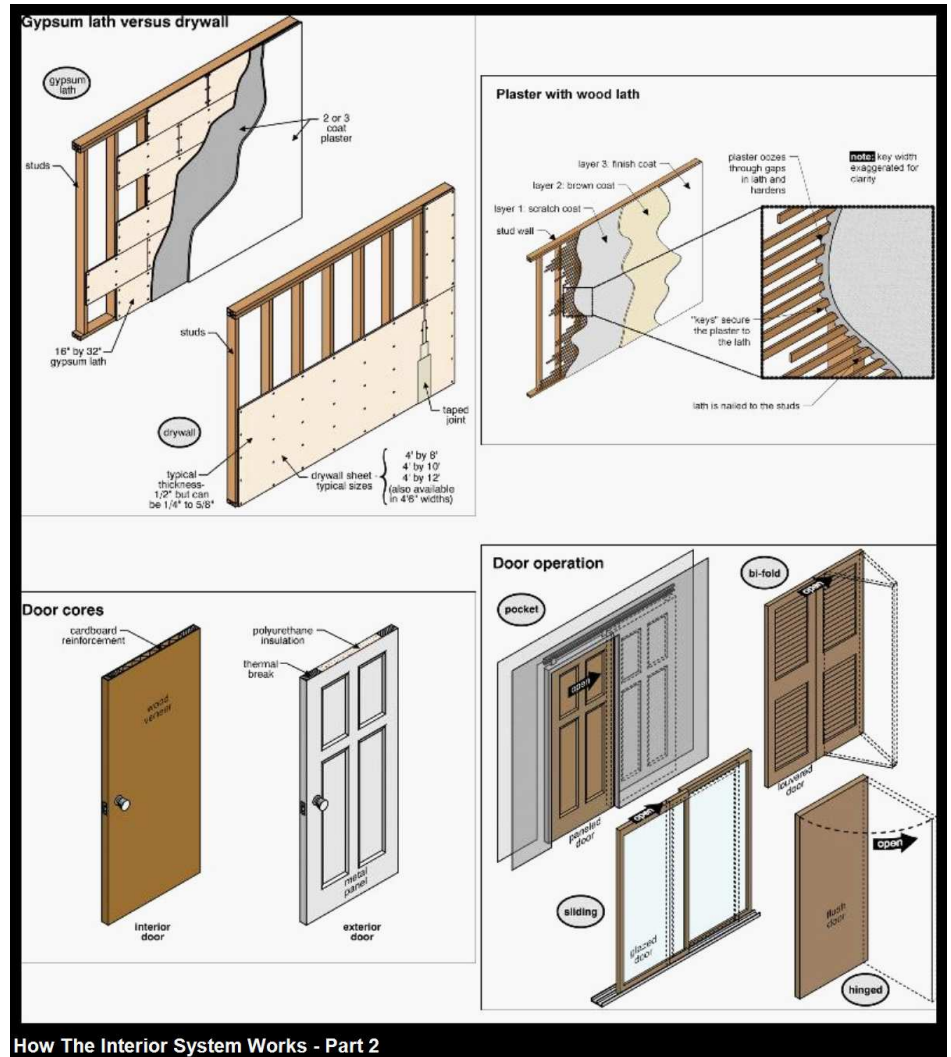
INTERIOR

INTERIOR SYSTEM DESCRIPTION

The Basics:



How The Interior System Works - Part 1



How The Interior System Works - Part 2

Fire Detection:

Carbon Monoxide Detection:

Ceilings / Walls / Floors:

Interior Doors:

Bath & Shower Enclosure:

Unit Power - Electrically Wired, **Detector Location(s)** - 2nd level.

Unit Power - Electrically Wired, **Detector Location(s)** - 2nd floor.

Drywall, Stucco, Carpet, Ceramic Tile, Wood.

Size - Singled, **Open** - Hinged, **Material** - Wood.

Ceramic tile.

SAFETY & SECURITY

Fire Detection:

Smoke alarm older than 5 years may be beyond its life expectancy for safe operation. Replace with new CSA or ULC approved units. Main floor and lower level.



Carbon Monoxide Detection:

Recommend installation on levels with bedrooms and gas utilities.



Outside Scope of Inspection:

- The condition of walls and floors concealed wall coverings, paneling, carpet, equipment and furnishings cannot be assessed.
- Cosmetic deficiencies are considered normal wear and tear and are not reported.
- Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.
- Household appliances such as the range, refrigerator, washer, dryer and central vacuum.
- Normal wear and tear items.
- Determining the source of odors or like conditions is not a part of this inspection.

Maintenance Tips:

- Smoke Alarms are required on each level and should be installed within 15 feet of all bedroom doors.
- If fuel burning appliances exists in the home, installation of a carbon monoxide detector is required, at least, on the same level as the sleeping area.
- If either detector is powered only by the electrical system, we recommend installing at least 1 battery powered detector in the hallway by the sleeping areas in case an electrical outage occurs during a fire situation.
- Monthly testing of the smoke and carbon monoxide detectors is advisable.

INSPECTION LIMITATIONS

EXTERIOR

<i>General:</i>	Inspection of this component was either partial or not performed at all since all related issues are the responsibility of the condominium corporation.
<i>Wall Cladding:</i>	Trees, shrubs or gardens block access/view. Low elevation of deck or enclosure below deck blocks access/view.
<i>Windows:</i>	Exterior view of one or more upper windows was from ground level. Low elevation of deck or built enclosure below deck prevents viewing under the deck structure.
<i>Drainage:</i>	Exterior view of upper eaves trough and downspout components was from ground level.
<i>Sidewall Vents:</i>	Concealed portion of vent cannot be inspected for proper installation.
<i>Exterior Trim:</i>	Low elevation of deck or built enclosure below deck prevents viewing under the deck structure.
<i>Soffit Fascia:</i>	Ground view only.

ROOF

<i>Roof Surface:</i>	Boarding a roof on structure more than 2 full height stories requires special equipment with extended height. For this reason, inspection of this roof surface will be limited to other means specified.
<i>Through-Roof Fixtures:</i>	The existence and/or condition of flashing may be concealed by existing cladding or other material, Same as roof limitations.

STRUCTURE

<i>Foundation & Support Structures:</i>	Finishes such as drywall/paneling has concealed portions of the structure (foundation, beams, columns, etc.) which prevents or limits detection of active problems or clues to any historical problems such as water leakage and structure defects.
<i>Garage:</i>	Equipment/storage materials block access/view.
<i>Attic:</i>	Condo Corp - not inspected.
<i>Fire Separation Wall:</i>	View is limited.

ELECTRICAL

<i>General:</i>	The internal condition of the main disconnect was not inspected due to safety reasons and should only be accessed by a qualified expert. Amperage service size is an assumption only based on expectations typical of the visible consumer service conduit size. Supply service conductors not inspected. Components are concealed. A representative sample of switches and receptacles were inspected. Circuit breakers and/or fuses were not switched to the "On" or "Off" position or removed due to Standards of Practice requirements.
<i>Supply Service:</i>	View of service conduit entrance into the house is buried or obstructed - Not able to determine the condition of the seal to prevent water entry.
<i>System Grounding:</i>	An end of the system is not visible.
<i>Main Disconnect:</i>	Main Breaker was not switched to the "On" or "Off" position.

HEATING SYSTEM

<i>Physical Components:</i>	Portions of the system are concealed within floors, walls and/or ceilings; For this reason, detection of clues to any existing or historical problems such as damaged connections or lines in these areas is not possible.
<i>Operation:</i>	Due to the time of year, minimal operation testing was performed.
<i>Fireplace / Wood Stove:</i>	The unit was operational at the time of the inspection.

COOLING SYSTEM

<i>Equipment:</i>	Portions of the system are concealed within floors, walls and/or ceilings; For this reason, detection of clues to any existing or historical problems such as damaged connections or lines in this areas is not possible. The following additional items are
-------------------	--



Report: 22220520 Address: 1060 Walden Circle #53

outside the scope of the inspection of the cooling systems of the home (1) Safety devices are not tested by the inspector, (2) Thermostats are not checked for calibration or timed functions, (3) Adequacy, efficiency or the even distribution of air throughout the building, (4) Pressure tests on coolant systems to verify charge or line integrity

Operation:

The unit was operational at the time of the inspection.

PLUMBING

General:

Shut-off valves not tested. Concealed plumbing not inspected. Overflows not tested

Plumbing Pipes:

Shut-off valves not tested. Concealed plumbing not inspected.

Fixtures:

Overflows not tested, Storage material or equipment blocks access/visibility or testing. Viewing below sink area is restricted.

Exterior Fixtures:

Operation not inspected.

Hot Water Supply:

Pressure release valve not tested. Drainage valve not tested.

INSULATION

Insulation:

Concealed portions of the insulation and associated air/vapour barriers are outside the scope of the inspection.

VENTILATION

Ventilation:

Soffit covering blocks view of soffit vents (if installed) to confirm if an unobstructed pathway exists for continuous air circulation in the attic space.

Humidifier:

Humidifier operation not inspected.

INTERIOR

Ceilings / Walls / Floors:

Furniture, equipment, storage and/or coverings limit or block view. Carpet or area rugs/mats, Decorative coverings such as rugs, wall paper, panel board, painting, etc.

Windows & Doors:

A representative sample was inspected. Window covering limits or blocks access. Furniture blocks access/view.

Counters & Cabinets:

Storage material or equipment blocks access/visibility.

APPLIANCES

General

We are not qualified to evaluate or comment on the operation and functionality of any appliances.

Testing of household appliances such as stove, dryer, refrigerator, dishwasher and washing machine are not within the scope of this inspection.



POTENTIAL MAJOR REPAIR EXPENSE

This section lists, if any, the single item expense(s) which the inspector feels could be a potential large expense in the near term. AS THIS LIST IS NOT NECESSARILY ALL INCLUSIVE AND IS BASED ON A NON-EXPERT OPINION, ALL AREAS OF CONCERNS MUST BE QUOTED BY AN EXPERT PRIOR TO COMPLETION OF THE PURCHASE AND SALE AGREEMENT IF A MORE ACCURATE UNDERSTANDING OF THE POTENTIAL COST IS REQUIRED IN ORDER TO PROCEED WITH SUCH A COMMITMENT.

MAJOR EXPENSE

Major Expense:

<< None Observed At The Time Of The Inspection >>



PROPERTY INSURANCE NOTES

This sections highlights any observations which may potentially be a concern to an insurance company during the process of qualifying for property insurance coverage.

POTENTIAL CONSIDERATIONS

Insurance Concerns:

No identifiable issues at the time of the inspection.