Village of New Denver
Bosun Hall
Building Assessment

December 6,

2016

Revision: 1.3

Project Number: 16-013

Prepared for: Village of New Denver

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1. Introduction

Bosun Hall serves as a community building in the Village of New Denver (The Village), and is a well-known historical landmark in the area. It is currently occupied, and houses large community functions and events such as dances, bingos, movie screenings, holiday celebrations and activities, weddings, public meetings, and conferences. Bosun Hall is managed by Lucerne Association for Community Education (LACE) on behalf of the village.

The purpose of this report is to assess the current condition of Bosun Hall, owned by the Village of New Denver. This report will help to inform how funds should be allocated towards ensuring continued use of the building by the community and was not prompted by a destructive event such as a flood, fire, earthquake or vehicle impact. As such, this assessment covers the overall condition of the accessible and/or visible components of the building during the site visit and study period.

1.a. Overview

The building has a capacity of 275 people (0.75 m2 per person), 217 in the main hall and 58 in the stage area, with three points of exit from the main floor, according to May 2015 drawings provided by the Village. Overall the building is in poor condition with several issues that will require major renovations and repairs in order to ensure service to the community for many years to come.

Overall, Bosun Hall exhibits serious structural and foundation issues (including site grading and drainage) that need to be addressed prior to pursuing any renovations to improve the functionality and aesthetics of the building. The roof trusses, roofing material, and the foundation requires replacement as outlined in this report.

Several other minor renovations and repairs are recommended to improve the building and ensure that it continues to be usable in future years. The renovation 'wish list' provided by the Village of New Denver has been included for record keeping purposes and Class C unit price estimates have been included for options to help direct future planning and financing. The next step that the Village of New Denver is recommended to take in order to address the recommendations in this report will be sending out a tender for pricing on the scope of work desired in order to confirm the suggested budget. Once the budget has been confirmed, the Village should consult with any authorities having jurisdiction (eg. building inspector) as needed, before proceeding with major renovations.

Drawings provided by 9dot Engineering Inc. can be found in **Appendix A**.

9dot Engineering Inc. (9dot) recommends further consultation from professionals for review of building components outside the scope of this report, as listed below (Details can be found in Section 2.k, 2.m and Section 3):

- Existing septic system review including design capacity, location and assessment of septic field; and,
- Old fuel line coming through stucco @ East exterior wall (possible buried oil tank).

Overall, major renovations are anticipated to cost $547,500.

Minor renovations and additional work (including maintenance upgrades, minor repairs and further consultation) can be expected to add approximately $150,000.

Several other minor renovations and repairs are recommended to improve the building and ensure that it continues to be usable in future years. The renovation 'wish list' provided by the Village of New Denver has been included for record keeping purposes and very rough unit price estimates have been included for options to help direct future planning and financing. In total, the renovation 'wish list' is estimated to cost approximately $275,000.

A detailed breakdown of these estimates can be found in **Appendix B.**

**** All budgetary estimates provided in this report are Class C estimates as defined below:**
"Class C estimate (±25-40%): An estimate prepared with limited site information and based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval." *(APEG BC, Budget Guidelines for Consulting Engineering Services, 2009)*

**** All totals <u>do not</u> include applicable taxes.**

1.b. Previous Work and Documentation

Bosun Hall, at 710 Bellevue St. in New Denver, BC was built by J.C. Harris in 1898 (Figure 1). At that time it was constructed as an opera house intended to accommodate travelling entertainers and local talent in all forms of art including drama, music, poetry and literature.

Figure 1 - Bosun Hall from Bellevue St.

Bosun Hall underwent significant renovations in 1995, following a study on the structural integrity of the building by Daniel Pasemko. The renovations included replacement of the section of floor and substructure/foundation in the main hall, and removal of dry rot from walls. Over subsequent years, other sections of the building were repaired and replaced as needed to maintain the building. Because of all these renovations, very little of the original structure and architecture remain.

In 2010 a new front façade was put on the building (Figure 1). This work also prompted a building inspection by Lynch Building Inspection Services on the stability of the roof, which recommended the replacement of the roof of the building immediately.

In 2012, Steven Thomson, P.Eng. of 9dot Engineering Inc. developed a Project Plan which was based on previous reports and used for grant applications to help bring the building into compliance with the BC Building Code. It addressed major issues including energy efficiency, asbestos risks, and structural improvements to the hall roof. The Project Plan also included a budget for a grid tied solar energy system. This work has not yet been undertaken due to lack of grant funding.

1.c. Heritage Status

For the purposes of this report, there are three parts of the building. a) a central core "The Hall" approximately 30 ft x 70 ft; b) a north addition "The Kitchen" approximately 12 ft x 54 ft; c) an east addition "The Stage" approximately 30 ft x 12 ft. The Hall and Stage are considered to have heritage value based on usage, but have no architectural or historical value. Because the Kitchen was not part of the original use or construction, it has no heritage value.

1.d. Building Bylaws

The Village of New Denver Building Bylaw No. 595, 2006 and amendments thereto provide building requirements for new buildings in the Village of New Denver. While these requirements are not used to determine whether or not Bosun Hall is in accordance to new building standards, climate and geological information is used when considering the structural integrity of the building. This information has been summarized in Table 1, below.

Table 1 - Climate and Geological Data, Village of New Denver Building Bylaw No. 595, 2006

Parameter		Design value
Temperature	2.5% Design Temp (January) 1% Design Temp (January) 2.5% Dry Bulb Temp (July) 2.5% Wet Bulb Temp (July)	-24°C -26°C 33°C 19°C
Degree days below 18°C		4303
Precipitation	Fifteen (15) minute rain One day rain	10mm 66mm
Max ground snow load		3.6kPa (75 lb/ft^2)
Associated rain load		0.1kPa (2.075 lb/ft^2)
Seismic Data	Zone Acceleration Zone Velocity Zone Velocity Ratio (V)	1.00 1.00kPa 0.05
Hourly Wind Pressures	1/10 probability 1/30 probability 1/100 probability	0.24kPa 0.30kPa 0.39kPa

2. Building Assessment

This building assessment is based on the condition of the building in July and August 2016. A detailed inspection was conducted by 9dot engineering inc. and Assured Homes Inspections Ltd. on July 6th, 2015, and can be found in **Appendix D**. Overall, the building appears to be in typical condition for a structure of its age and construction, requiring global minor repairs, and major repairs to the site conditions and lot grading, exterior walls, doors and windows, front balcony structure, roofing, insulation, crawlspace and overall structure integrity.

2.a. Site Analysis, Lot Grading, Drainage

Overall, Bosun Hall is built on a low slope property with drainage issues that are impacting the building foundation. Drainage of water towards the building on the South and North sides of the building can result in moisture damage and accelerated deterioration of the structure. A swale and collection system should be constructed to correct these drainage issues and move moisture away from foundation walls. In addition drainage/grade improvement on the East side of the building is advised to prevent drainage issues from worsening (Figure 2). It is recommended that perimeter footing drainage be installed when re-grading and foundation replacement are done.

Figure 2 - Site Grading East of Building

There are no existing retaining walls on the Bosun Hall property; however, the Village may wish to consider the addition of retaining walls in some areas of the site to improve grade and drainage as noted above.

2.b. Structure

During inspection, serious concerns requiring immediate repairs were noted regarding the building foundation, footings, and structure. Rot was prevalent throughout the structure extending from the foundation to subfloor structure, exterior and interior walls, ceiling, and attic.

Some of the deteriorating attic members were sistered to increase their strength; however, the sistered members were not sized to provide adequate support. Rafters in the Hall, Kitchen, and Stage, are 2”x 8” 18”OC, 2”x 6” 16” OC and 2”x 6” 24”OC respectively. Two of the stage rafters appear to have been reinforced with sistered members. The Kitchen rafters appear to have been toe nailed onto the north wall without a ledger board (Figure 3). These connections should be reinforced to properly secure the rafters to the main building structure.

Figure 3 - No Ledger Board @ Kitchen Rafters

The existing roof and rafters are sagging. It is recommended that a new truss system be installed when the roof is replaced, as attempting to improve the existing structural system would be difficult and costly to modify.

2.c. Foundation

Due to the age of the building and high moisture conditions, several indicators of foundation deterioration were noted during the inspection. These include differential movement, leaning and bulging, particularly at the South and West areas of the building. The North/East foundation appears to be performing as intended. The footings require moderate to significant repairs, and the footings at the north and midsection footings appear to have been undercut, likely by erosion over time. It was also not possible to locate a footing at the North East corner of the building.

Much of the foundation appears to be pressure treated wood foundation (PTW), which may require significant replacement. PTW must be kept dry to prevent rot and mildew issues; however, Bosun Hall's foundation is not properly protected from surface water and groundwater drainage and seepage, leaving the foundation structure vulnerable to deterioration (Figure 4). During the inspection, the foundation was noted to be rotting.

The existing PTW foundation has an estimated 25 year lifespan from time of installation, meaning that it is critically overdue for replacement. It is recommended that the existing PTW foundation be replaced with a new concrete foundation as soon as possible. This would include trenching, underpinning and levelling of the entire structure.

Figure 4 - PTW Foundation Rot Prevalent Around Entire Building

Partial dry rot was noted at the North East corner sill and rim joists (See Figure 5 below), requiring minor repairs to prevent the problem from worsening.

Figure 5 - North East Corner Sill Plate (Dry Rot)

During inspection of the interior building, it was also noted that the floor of the main hall appears to be sloping, indicating deterioration of the foundation below (Figure 6).

Figure 6 - Sloping Hall Floor

2.d. Basement and Crawl Space

The crawlspace under Bosun Hall was one of the most significant concerns noted during the site visit. The South/West areas of the crawlspace were not accessible during the inspection.

The main concern is the crawlspace has very limited access, which does not allow for detailed inspection or any further work under the building. The sloping main level floor indicates possible hidden moisture damage to the floor structure, and the excessive amounts of moisture present (Figure 7). Figure 7 also shows the electrical work in the basement (no junction boxes) and the sill plate sitting directly on the concrete foundation with no sill gasket. Standing water was visible beneath the building, and ventilation was inadequate and there was no vapour/moisture barrier. The crawlspace vents require wells and covers to prevent moisture intrusion into the crawlspace (Figure 8). Vents should be opened in the summer and remain closed in the winter. In addition, mechanical exhaust fans vented to the exterior of the building are required to reduce the humidity in the crawlspaces.

Figure 7 – Moisture Damage in Crawlspace and Electrical

Figure 8 - Crawlspace Vent

It is expected that major repairs will be required to the substructure of the building as there was evidence of moisture seepage, efflorescence, standing water, stains, mould, rot damage, peeling paint, swollen components and other issues that likely compromise structural integrity.

The addition of spray foam insulation at rim joists, floor joist or perimeter walls is also recommended to reduce heat loss through the substructure.

2.e. Building Envelope

Overall, the main deficiency noted in the building envelope was moisture and air flow control. Generally, replacing deficient or deteriorated building components and sealing any

holes, cracks or gaps will improve building performance. The components with the biggest impact at this time are the roof and siding which require repairs and replacement, and the crawlspace which is experiencing serious moisture concerns.

2.e.i. Roof

During the building inspection, access to the roof was limited due to the building height and steepness of the roof. Overall, the roof is in critical condition with significant permanent deflection (sag) in existing roof truss members. This sag is putting stress on the metal roofing and causing leaks. In addition to the metal roofing replacement, replacement of the underlying truss structure is required to correct sag and prevent further issues.

The roofing details for the three main areas of the building can be found in Table 2 below.

Table 2: Existing Roofing Details

	Stage	Hall	Kitchen
Slope	3/12	12/12	12/12
Sheathing	Solid shiplap boards	1”x6” strapping	1”x4” strapping
Underlayment	None	None	None
Material	Metal	Metal	Metal

The metal roofing is in very poor condition and should be replaced as soon as possible (Figure 10). There was no visible evidence of underlayment under any of the main roof sections, meaning the building envelope is vulnerable to condensation leaks and moisture penetration, and that installation of the new roofing material will also require installation of underlay. The existing metal roof was not installed correctly, and flashing is not properly preventing infiltration of moisture (Figure 9).

Figure 9 - Flashing at New Building Facade Installed Incorrectly

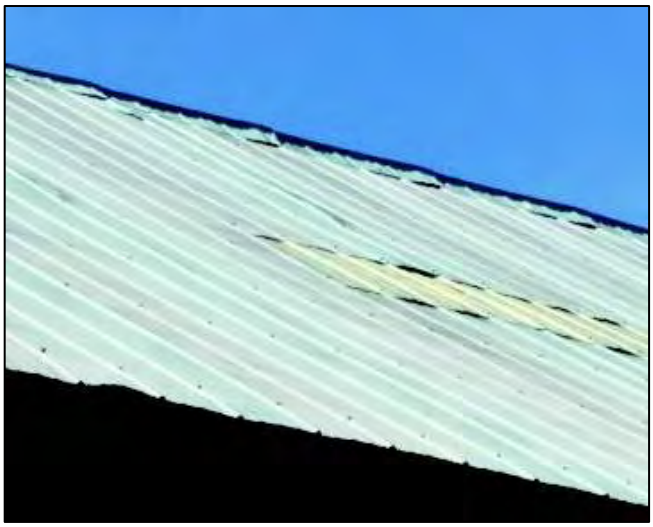


Figure 10 - Metal Roofing

There is also a flat Modified Bitumen Roofing (MBR) roof section over the main entrance to the building (Figure 11). Flashing at this section of the roof appears to have been installed incorrectly (backwards). In addition, the guardrails that were added to this roof section were surface mounted and have compromised the MBR, allowing leaks through to the roof structure to occur.

Figure 11 - MBR Roofing

It is recommended that the existing roof truss system be replaced to meet current code requirements. The long term deflection in the existing roof system likely cannot be corrected without compromising the structure. The metal roof should also be replaced, and the entire main roof should be re-sheathed with plywood. Underlayment should be installed, and the roofing should be replaced either with metal sheeting, laminated asphalt shingles, or Malarky shingles. Ice and weather shielding should be installed where applicable. In addition, repairs should be made to the interrupted MBR roofing over the

front entrance where it has been damaged by the guardrail installation. The flashing on the MBR section should also be repaired and replaced where needed.

For further information on the roof's structural condition, please see Section 2.g.

2.e.ii. Eaves Troughs

There are no existing eaves troughs or gutters installed on the building. As a result, roof drainage has damaged exterior walls and finishes, resulting in moisture penetration into the wall structures. Eaves troughs or snow stops are not recommended for this building, as snow must slide off the roof in order to prevent over loading of the roof structure (see Section 2.f).

2.e.iii. Exterior Walls

Overall, the exterior walls are in poor shape and all elements require either maintenance or immediate attention. The exterior walls are a combination of wood siding, stucco (Over wood siding) and Hardie Plank exteriors. The wood siding and stucco show significant signs of age, including staining, weathering and rot damage, and loose warped or cracked siding. The wood siding under the stucco appears to be in good condition in some areas (Figure 12).

Figure 12 - Stucco Over Original Wood Siding

The Hardie Plank siding appears to have been installed incorrectly with no flashing installed at the joints (Figure 13). There are indications of previous cosmetic repairs throughout the exterior walls, which indicates that there are ongoing problems which have not been solved, meaning deterioration will accelerate over time, resulting in higher maintenance costs. It is highly recommended wood siding is replaced and repaired where required instead of covered up. In addition, some of the siding should be removed to determine the extent of the damage to the internal wall structure.

Figure 13 - Hardie Plank Siding Separating @ Joints

The particular areas of concern include:

- Poorly installed stucco (overtop of shingle/dropsiding) should be removed and replaced.
- Hardie Plank siding installed incorrectly (no flashing at joints).
- Inadequate flashing on West and East walls causing moisture issues. Flashing should be installed or siding should be replaced.

Soil and debris should be cleared from areas where 6-8 inch's of clearance has not been met so that the structure can be properly checked for insect damage and rot below grade. Repair and replacement of soffits, fascia and window and door trim is also recommended as needed as much of these components exhibit evidence of rot or weather, or are missing. Caulking and flashing around some of the windows is inadequate and should be installed to prevent moisture intrusion at exterior walls. Installation of proper a proper vapour barrier in the exterior walls would improve the building envelope and reduce moisture infiltration.

2.e.iv. Windows

The windows at Bosun Hall are primarily wood framed, and are a mix of fixed and sliding windows with double glazed glass. Overall, the window condition appears to be adequate and does not require significant repairs or replacement at this time (Figure 14).

Figure 14 - West Facing Windows

2.e.v. Doors

The main entry and exterior door at the east end of the kitchen appear to be in good shape and will not require significant repairs; however, the exterior kitchen door on the South face of the building shows evidence of moisture and rot damage, and should be replaced and refinished.

2.e.vi. Foundation

As noted in **Section 2c** the crawlspace and foundation are not properly protected from moisture and the PTW foundation must be replaced. Proper drainage, moisture barriers and ventilation will help prevent the build-up of moisture that is currently causing issues in the foundation and floor substructure. Spray foam insulation at rim joists and crawlspace walls would also improve heat efficiencies of the building. Proper ground vapour barrier and insulation should also be installed.

2.f. Moisture Concerns

Moisture concerns were prevalent throughout the building, evidenced by mould, mildew, water stains and damp areas. In particular, the attics, crawlspace, and ceilings are not being properly ventilated or protected from exterior moisture infiltration. The biggest moisture concern is the crawlspace, while moisture concerns in the attic and ceiling are relatively low.

Moisture infiltration in the crawlspace is due to improper foundation seals, site and roof

drainage, plumbing leaks, and lack of ventilation. A moisture barrier should be installed in the crawl space along with a dehumidistat/ ventilation system. The site should also be re-graded to redirect drainage away from the foundation.

2.g. Porches, Decks and Balconies

Bosun hall has one balcony structure that extends out over the main entrance facing West (Figure 15), and a small deck at the east facing kitchen door (Figure 16).

Figure 15 - Front Balcony

Figure 16 - Side Deck

The balcony front entrance is only accessible through windows at the mezzanine level (not intended for occupancy) and is constructed of concrete and wood. It appears to meet code as a roof structure with no access. The structure itself requires some maintenance including the addition of lag screws to saddle brackets, and addition of a perimeter gutter. There is also evidence of potential rot at one of the columns (Figure 17). The guardrails on the balcony are incorrectly installed, as they are currently mounted on the decking. Rails should be correctly installed at the fascia boards (Figure 18).

Figure 17 - Dry Rot @ Balcony Post

Figure 18 - Balcony Guardrail

The side deck platform appears to be in good condition; however, there may be hidden damage as much of the deck underside was not visible for inspection. It is also recommended that the deck coating be replaced.

2.h. Interior Walls, Ceilings and Floors

The overall interior of the building is of moderate concern. Normal hairline cracks and slight damage can be seen on walls and ceilings, which can be repaired for aesthetic purposes, but are due to normal settling and slight seasonal shifting of the building. It is recommended that the regional building Inspector view stair rise/run and railings to ensure current code compliance.

Figure 19 - Mezzanine

Other aesthetic issues include slight mechanical damage and loose/cracked plaster. Dry water stains were noted on the ceiling in the mezzanine, indicating previous leakage and moisture issues (Figure 20). Damp water stains were noted in the men's bathroom around the toilet area, indicating current and ongoing moisture issues.

Figure 20 - Dry Moisture Stain on Ceiling

The flooring appears to be in moderately good shape, requiring minor maintenance and refinishing (softwood floor). During the inspection it was noted that the stair railing to the mezzanine area was loose (Figure 21). This is a potential fall hazard, and the railing should be brought up to code standards as soon as possible.

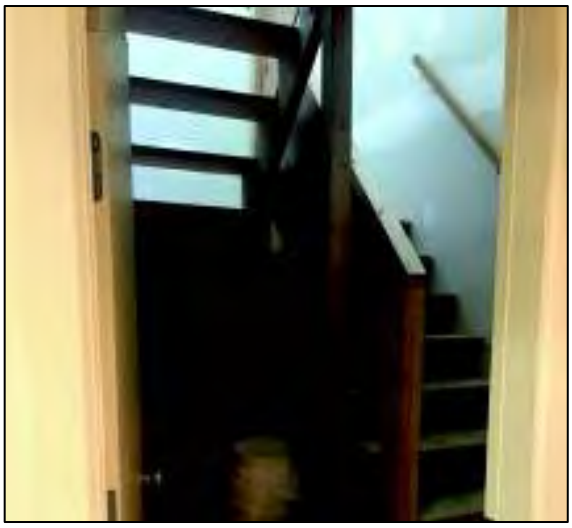


Figure 21 - Stairway to Mezzanine

2.i.Attic, Ventilation and Insulation

2.i.i. Overview

There are several attic sections in Bosun Hall, accessible through 3 ceiling hatches. Access to these areas was limited. During inspection evidence of past leakage through roof sheathing was noted. Paper vapour barrier is evident in the attic spaces, but the seal through the ceiling has been penetrated, reducing its effectiveness.

The existing attic hatches are not properly insulated, and allow warm moist air into the attics, where it condenses, potentially causing moisture issues. The hatches should be properly insulated and weather-stripped.

There appears to be a colony of red ants living in the primary attic (above the Hall at the West gable) (Figure 22). This type of ant is not typically destructive; however, the Village may wish to bring in an exterminator. Alternatively, the colony should be monitored to ensure that the nest does not become excessively large, or start to pose risk of damaging the structure. There is also a flicker nest on the south wall of the building.

Figure 22 - Ant Colony in Attic

2.i.ii. Ventilation

The attics are currently ventilated passively through box vents at the shed roofs and gable vents and ridge vents at the main gable roof (Figure 23). This is inadequate, and condensation issues and moisture were noted in the attic spaces. Increased ventilation through installation of soffit vents are recommended. This would improve air circulation in the attic, and may also help mitigate the potential of ice dam formation.

Figure 23 - Attic Gable Vent

2.i.iii. Insulation

Attic insulation has been installed inconsistently and is a combination of batt, blown cellulose and vermiculate.

The vermiculite insulation was found only in the attic above the kitchen. It should be noted that old vermiculite insulation in buildings in the Kootenays is likely to contain asbestos. While this is not an issue while the insulation is contained to the attic, **the insulation must be tested for asbestos prior to any work in the Kitchen attic space.** Removal of asbestos containing materials should only be undertaken by a trained professional.

Insulation should be moved from roof overhangs when soffit ventilation is installed to prevent insulation from blocking airflow (Figure 24).

Figure 24 - Insulation Covering Overhangs in Main Hall Roof

2.j.Kitchen and Bathrooms

The Bosun Hall kitchen appears to be in good condition, requiring some minor maintenance. The majority of these repairs and maintenance items are aesthetic, including refinishing the cupboards, sealing the counter to the backsplash, repairing the de-laminating counter, etc. During the inspection wet moisture evidence was found below the sink, and leaks were noted at the drain trap. It is recommended that this be repaired to prevent further moisture damage. It is also recommended that additional GFCI outlets be installed in the kitchen.

There are two bathrooms in Bosun Hall, currently being used as men's and women's bathrooms. Overall both bathrooms are in good condition, but both could benefit from the addition of a 30-minute timers to the bathroom fans, and the installation of GFCI outlets. The men's bathroom shows evidence of water stains and was noted having medium moisture content in the floor. The electric heater in the women's washroom is currently not working and should be repaired.

2.k. Heating and Cooling Systems

Bosun Hall is currently heated using electric convection heaters. Minor work is required to ensure that the heating system is maintained, however it would be recommended to have a

new mechanical system design to increase efficiency's and air movement and heating and cooling control. The heater in the women's washroom does not appear to be working, and the heaters in the bathrooms are old and should be considered for future replacement as they expend their usable lifespan.

An oil line is visible at the East exterior wall coming through the stucco. It is possible that there is a buried oil tank on the property, or that the oil tank was above grade and has since been removed.

2.l. Electrical System

The electrical system in Bosun Hall is in good condition, requiring little work. During the site visit it was noted that the 240V breaker was tripped at the electrical panel. **An electrician should be consulted to troubleshoot the issue.** The Village should also provide weatherproof protection on any exterior outlets. GFCI outlets in the bathrooms, kitchen and exterior are also recommended.

There was miscellaneous electrical noted throughout inspection where no junction boxes were installed. During future renovations, junction boxes should be installed when accessible. Additionally, it should be ensured that chairs and equipment are not stored in front of the electrical panel, as per code requirements.

Bosun Hall currently does not have hardwired smoke detectors. It is recommended that smoke detectors be hardwired in the main hall, mezzanine and loft.

2.m. Plumbing System

Overall, the plumbing system within the building requires replacements and upgrading. The Village has expressed desire to make additional bathrooms part of the renovation plan for this building, increasing the priority of bringing the existing water supply system up to standard. The existing piping network is comprised of ¾" galvanized steel pipe, which experiences low flows when multiple fixtures are in use. The existing interior drain piping is in good condition. An additional vent is recommended at the kitchen sink to the East side of the building.

Exterior hose bibs are not frost protected, and should be winterized to prevent damage.

Floor drains in the building are not currently doing a sufficient job at removing moisture. Sump pumps may be installed in the crawlspace to help control the runoff/groundwater issue in the short term. The Village may wish to undertake other repairs and mitigation efforts including grading of the lot, rerouting of drainage, and installation of a moisture barrier and humidistat in the crawlspace to see if the groundwater issue can be controlled by these methods; however, it is likely that some sump pumps will be required.

It should be noted that the septic tank and septic field used by Bosun Hall was not inspected as a part of this report. Records state that the septic tank was last pumped in 2012. There is also a septic field on the property, but the location and layout of the field are unknown. It is recommended that the field be located so that it can be assessed whether or not it will be adequate for the future renovation plans that The Village has in mind. There were no design drawings available to ensure that the septic system has adequate capacity for the number of bathrooms and maximum occupancy of the system. As a maintenance measure, it is recommended that the septic tank be pumped and cleaned every 5-7 years, or when the sludge level reaches 1/3 of the tank volume.

3. Proposed Renovations

At this time, it is recommended that repairs to the existing building be given the highest priority when considering how to allocate funding sources. The Village has also outlined a list of ideal renovations including:

- Washrooms accessible from both interior and exterior of building;
- Toilet and sink area for backstage;
- Dressing room backstage;
- Cost estimate of second set of full bathrooms near East end of building for decision making purposes;
- Removing storage areas from the front of the hall and using an extension at the back of the hall for better storage space, including space for chairs;
- Re-structuring stairs and access at the front of the hall to allow the upper mezzanine area to be used as an enclosed audio/video booth potentially including a viewing area,
    - Including a coat room and small utility room underneath mezzanine at front entrance;
- Creating more space at the back of the hall for backstage purpose;
- Patio or deck area to the north of the building with access into the hall that could be used as an outside dining area or bar,
    - Including consideration of roof line and traffic flow;
- Heating, insulation, electrical and lighting upgrades;
- Removal of false ceiling.

For the purposes of this report, general cost estimates will be provided; however, because no conceptual design of these potential renovations has been developed, lump sum general estimates will be provided. These estimates, included in Appendix B, do not take into account location or any design specifics and are simply rounded numbers to include the overall costs of these additions or repairs, and simply rough out the list of priorities.

It should be noted that many of the listed renovations may require an expansion of the existing septic system. A proper septic system assessment will be required before proceeding with these renovations, the results of which are not included in the budgetary numbers listed.

As noted earlier in the report, there may by a buried oil tank on site. While landscaping and site grading is being done, an effort should be made to locate any old oil or gas tank with a metal detector. If the metal detector does not result in any findings, it can be assumed that there are no existing steel tanks on the property.

It should be noted that any major renovations and changes to the structure will require that the building meet required fire codes as noted by the fire inspector's report from 2015. **For renovations that change layout or the function of the building the Village should do walkthrough with a Fire Inspector and/or Code Consultant to identify any code requirements that may need to be updated.**

4. Recommendations

The following renovations/modifications should be planned and budgeted for and completed as soon as possible:

1. New building foundation, grading and drainage of site
2. Paint and restore siding to keep moisture away from wall structural components – new siding where required
3. New complete roof structure and roofing and insulation

These items are considered most crucial for maintaining the structural integrity of the building, and are listed in order of urgency.

During all renovations and construction undertakings, the Village is advised to proceed with caution, as many of the building components may contain hazardous materials, and as such should be handled and disposed of with care. Components of particular concern include ceiling tiles and insulation (asbestos) and ceiling paint (lead).

5. Conclusion

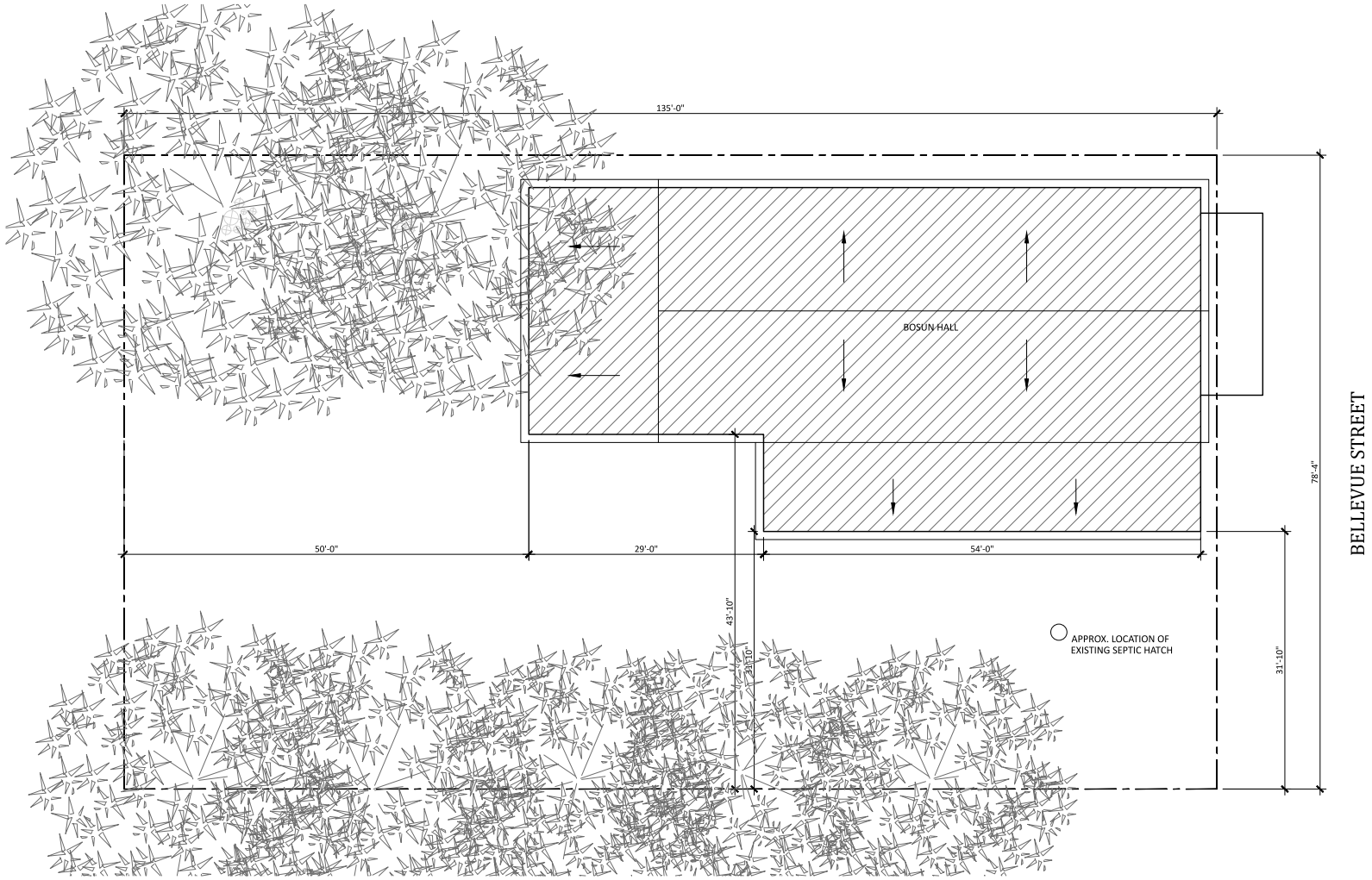
Overall, Bosun Hall exhibits serious structural and foundation/drainage issues that need to be addressed prior to pursuing renovations to improve the functionality and aesthetics of the building. The roof trusses, roofing material, and parts of the foundation require replacement as outlined in this report. These major renovations are anticipated to cost $547,500.

In addition to the major work described above minor additional work including maintenance upgrades, minor repairs and further consultation can be expected to add approximately $150,000 to project costs.

Several other minor renovations and repairs are recommended to improve the building and ensure that it continues to be usable in future years. The renovation ‘wish list’ provided by the Village of New Denver has been included for record keeping purposes and very rough unit price estimates have been included for options to help direct future planning and financing.

The next step for Village of New Denver to address the recommendations in this report is detailed design and tender for the scope of work. Once the budget has been confirmed and funding has been secured, the Village should consult with 9dot Engineering Inc. and any authorities having jurisdiction (eg. building inspector) as needed, before proceeding with major renovations.

Appendix A – Drawings



SITE LAYOUT - N.T.S.

No.	Date	Revision
A	JULY 06/15	CONSTRUCTION BUDGET
No.	Date	Issue

DO NOT SCALE DRAWINGS
Written dimensions shall govern.

Stamp

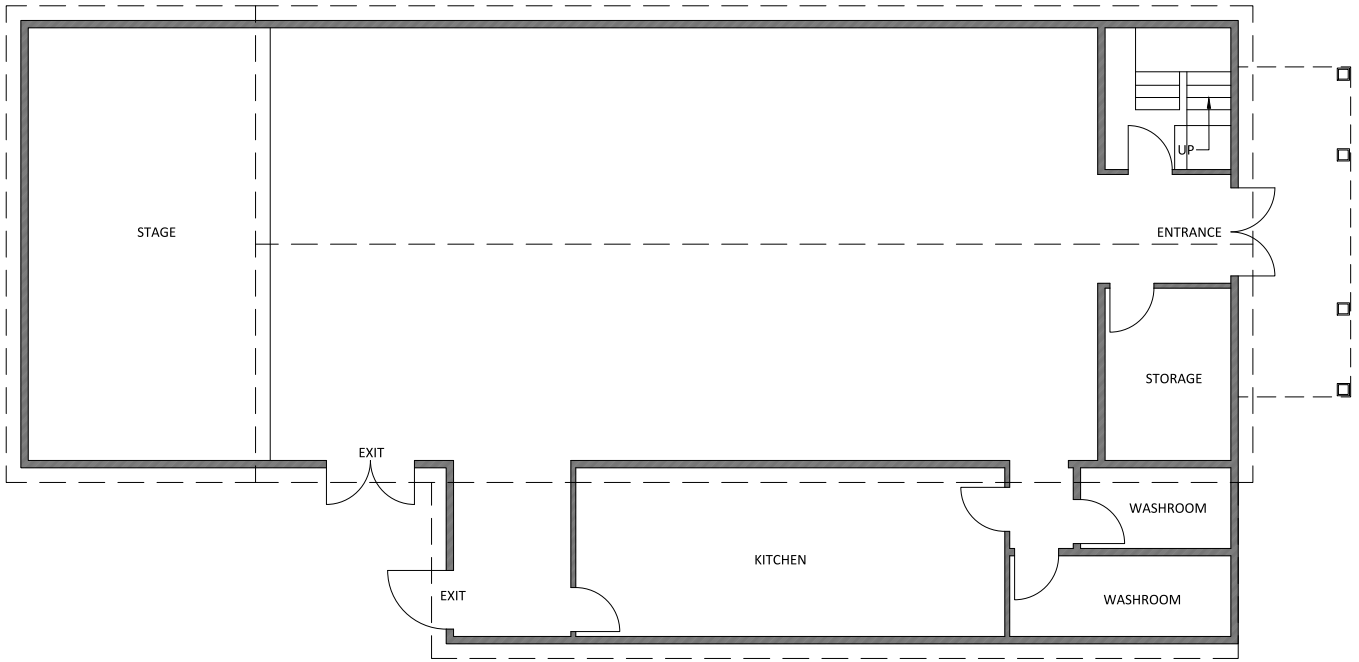
Project

VILLAGE OF
NEW DENVER
BOSUN HALL

Drawing

SITE LOCATION AND SETTLING POND LAYOUT

Date: 16.09.01	Project No.: 16-013
Designed By: ST	Drawing File: 16-013-A
Drawn By: JT	Scale: AS NOTED
Checked By: ST	Sheet No.: C1 / Issue/Rev.: A
Approved By: ST	



AS BUILT

No.	Date	Revision
A	JULY 06/15	CONSTRUCTION BUDGET
No.	Date	Issue

DO NOT SCALE DRAWINGS
Written dimensions shall govern.

Stamp

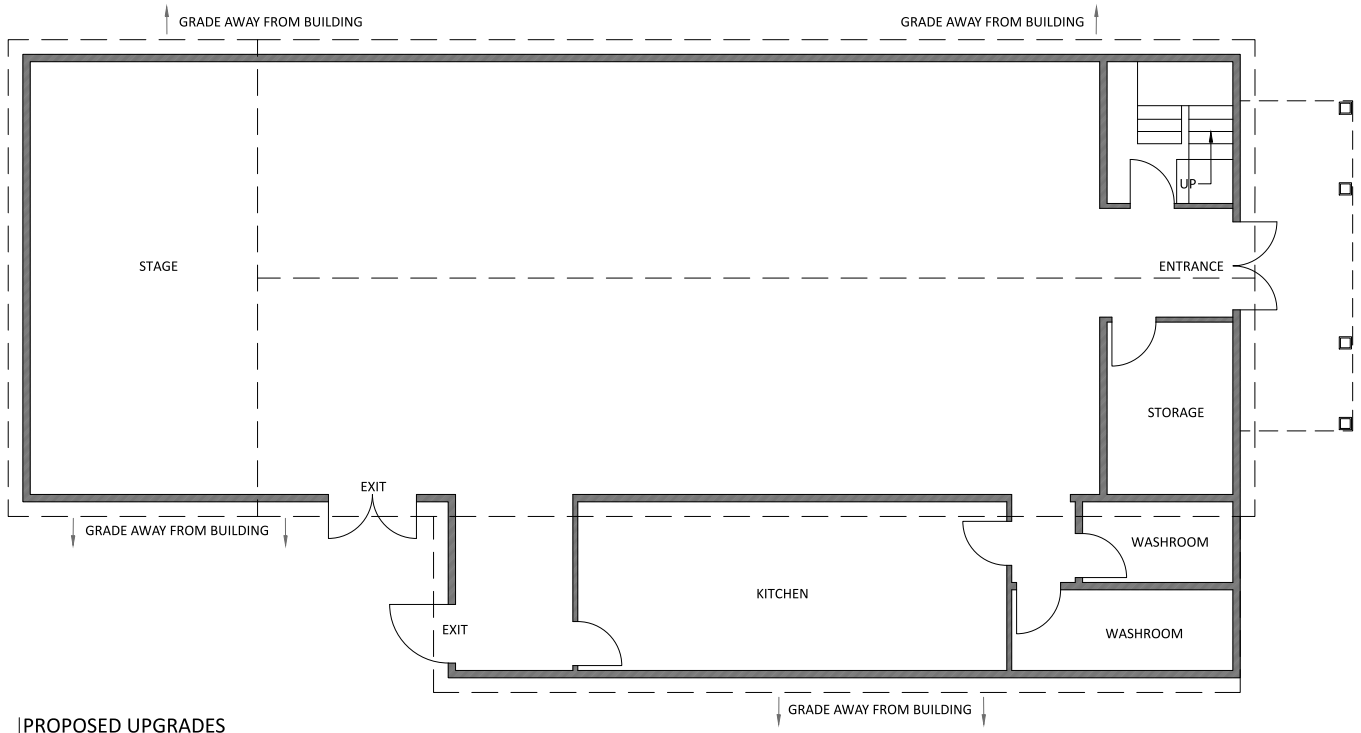
Project

VILLAGE OF
NEW DENVER
BOSUN HALL

Drawing

WEIR PLAN SECTION
& DETAILS

Date: 16.09.01		Project No.: 16-013	
Designed By: ST		Drawing File: 16-013-A	
Drawn By: JT		Scale: AS NOTED	
Checked By: ST		Sheet No.: S1	Issue/Rev.: A
Approved By: ST			



PROPOSED UPGRADES

No.	Date	Revision
A	JULY 06/15	CONSTRUCTION BUDGET
No.	Date	Issue

DO NOT SCALE DRAWINGS
Written dimensions shall govern.

Stamp

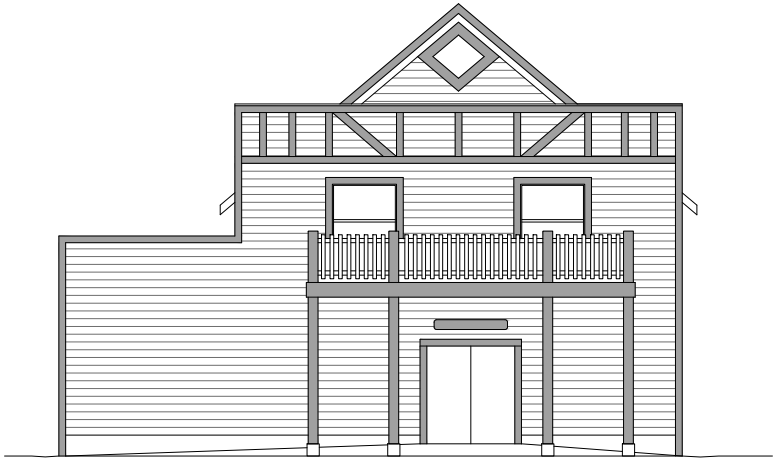
Project

VILLAGE OF
NEW DENVER
BOSUN HALL

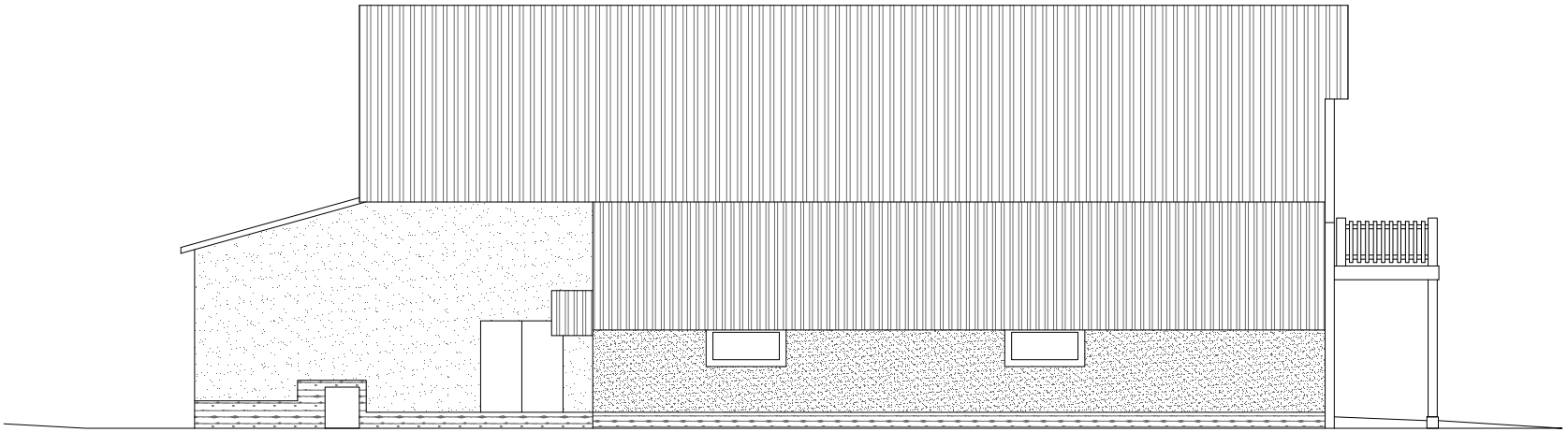
Drawing

PROPOSED
BUILDING UPGRADES

Date: 16.09.01		Project No.: 16-013	
Designed By: ST		Drawing File: 16-013-A	
Drawn By: JT		Scale: AS NOTED	
Checked By: ST		Sheet No.: S2	Issue/Rev.: A
Approved By: ST			



WEST - FRONT ELEVATION



NORTH ELEVATION

No.	Date	Revision
A	JULY 06/15	CONSTRUCTION BUDGET
No.	Date	Issue

DO NOT SCALE DRAWINGS
Written dimensions shall govern.

Stamp

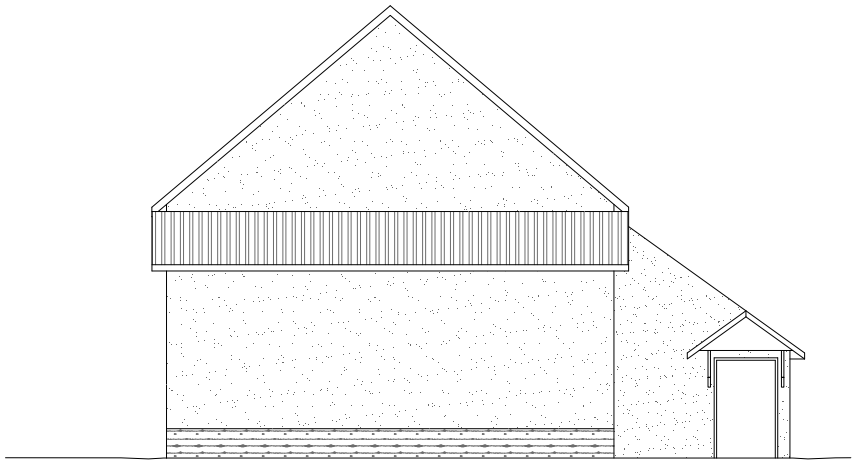
Project

VILLAGE OF
NEW DENVER
BOSUN HALL

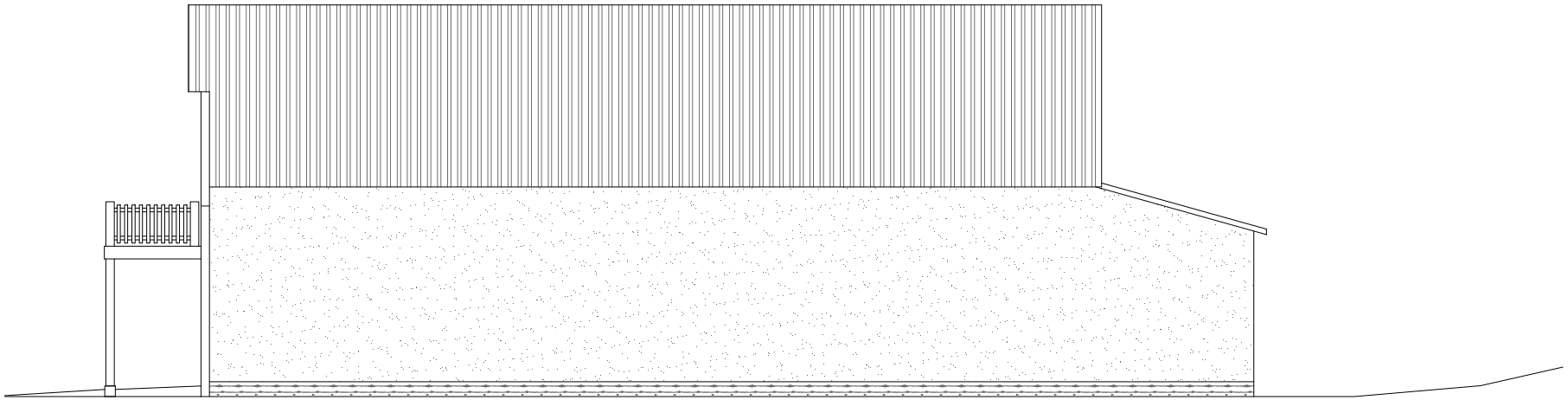
Drawing

FRONT & SIDE ELEVATIONS

Date: 16.09.01	Project No.: 16-013
Designed By: ST	Drawing File: 16-013-A
Drawn By: JT	Scale: AS NOTED
Checked By: ST	Sheet No.: S3
Approved By: ST	Issue/Rev.: A



EAST - REAR ELEVATION



SOUTH ELEVATION

No.	Date	Revision
A	JULY 06/15	CONSTRUCTION BUDGET
No.	Date	Issue

DO NOT SCALE DRAWINGS
Written dimensions shall govern.

Stamp

Project

VILLAGE OF
NEW DENVER
BOSUN HALL

Drawing

REAR & SIDE ELEVATIONS

Date:	16.09.01	Project No.:	16-013
Designed By:	ST	Drawing File:	16-013-A
Drawn By:	JT	Scale:	AS NOTED
Checked By:	ST	Sheet No.:	S4
Approved By:	ST	Issue/Rev.:	A

Appendix B – Renovation Plan Budget

3dot ENGINEERING INC
Suite 304-625 Front Street
Nelson, BC | V1L 4B6
www.3dotEng.com

16-013 Bosun Hall Renovation Plan

Estimated Cost Breakdown - Class C

November 18, 2016

Major Renovations

Site Item	Notes	Cost Estimate
Perimeter drainage and re-grading	Excavate, waterproof, add drainage, backfill	$20,000.00
Removal of vermiculite insulation	May contain asbestos. Complete during Roof Replacement	$50,000.00
Roof Replacement	Including: Remove and dispose of existing roofing material Soffit ventillation Installation/completion of roof sheathing (1/2") New metal roof	$75,000.00
New truss system	Installed during metal roof replacement	$17,500.00
New foundation & lift building	New concrete foundation to replace PTW.	$250,000.00
Exterior siding replacement	Remove stucco and replace siding. Investigate wall structure condition.	$125,000.00
Basement moisture management	Including proper mechanical ventillation and 2-3 sump pumps	$10,000.00
Sub Total Major Renovations		***$547,500.00***

Maintenance and Upgrades

Site Item	Notes	Cost Estimate
Replace/Install flashing as necessary		$7,500.00
Replacement of balcony guardrails	Including proper flashing and patching of decking	$5,000.00
New heating and ventillation system & upgrade electrical		$55,000.00
Refinish hardwood floor		$45,000.00
Insulate and weather strip attic hatches		$1,000.00
Add GFCI to bathroom, kitchen and outdoor outlets	Assuming 2 outlets	$1,500.00
Exterior ventillation in bathrooms		
Hardwired fire alarms	Install in main hall, mezzanine and loft.	$5,000.00
Winterize exterior hose bibs		$2,000.00
Sub Total Medium Maintenance		***$122,000.00***

Minor Repairs

Site Item	Notes	Cost Estimate
Repair heater in womens washroom		$500.00
Interior aesthetic repairs	Including replastering and painting of interior walls and ceilings	$20,000.00
Sub Total Minor Repairs		***$20,500.00***

Further Consultation

Site Item	Notes	Cost Estimate
Hazardous Substances	Check existing vermicullite insulation for asbestos. (Testing only)	$2,500.00
Breaker Diagnostic	240V nuisance tripping	$500.00
Sub Total Further Consultation		***$3,000.00***

Renovation Options

Site Item	Notes	Cost Estimate
New Septic System	Will accommodate addition bathrooms	$60,000.00
Stand-alone Washrooms	Seperate from building	$40,000.00
Dressing Room Addition	Backstage	$25,000.00
Washroom Area Backstage		$35,000.00
Storage Area Removal @ Front of Hall		$10,000.00
Stair Restructuring		$5,000.00
Extension to Back of Hall	Storage at back of hall with space for chairs	$50,000.00
Patio or Deck at North of Building	Consider roofline and traffic flow	$25,000.00
Removal of False Ceiling		$25,000.00
Sub Total Renovation Options		***$275,000.00***
Total Price		**$968,000.00**

Appendix C – Fire Safety Inspection Form

FireWise Consulting Ltd.
PO Box 253 Shawnigan Lake, BC
VOR 2W0
250-812-9636
or 250-812-9830
email: fwcinsp@gmail.com

FIRE SAFETY INSPECTION FORM

Municipality: New Denver	**Folio Number**
Inspected by: Bob Turley	**Email address** fwcinsp@gmail.com **Phone: 250-812-9636**
Date of Inspection: June 8,2015	**Date of Last Inspection** Sept 17 ,2013
Premise Name: Bosun Hall	**Property Owner: Village of New Denver**
Premise Address: 710 Bellevue Street, New Denver, BC V0G 1S0	**Address:** 115 Slocan Avenue, New Denver, BC V0G 1S0
Phone: 250-358-2396	**Phone: 250-358-2316**
Email Address	**Email Address:**
Emergency Contact Name Leonard Casley	**Emergency Contact#: 250-358-7742 (Leonard)**
Building Type **A2 Assembly Community Hall**	

	Satisfactory	Unsatisfactory	N/A
1. Address Posted	☒	☐	☐
2. Yard Area	☒	☐	☐
3. Firefighting vehicle access	☒	☐	☐
4. Fuel tanks on property	☐	☐	☒
5. Lock Box	☐	☐	☒
6. Exterior white lights	☒	☐	☐
7. Smoking area	☐	☐	☒

8. Refuse disposal	☒	☐	☐
9. Egress exits	☒	☐	☐
10. Exit doors	☒	☐	☐
11. Exit corridors	☒	☐	☐
12. Exit Stairways	☒	☐	☐
13. Emergency Lights	☐	☒	☐
14. Electrical General	☒	☐	☐
15. Electrical Room	☐	☐	☒
16. Mechanical Room	☐	☐	☒
17. Storage Room	☒	☐	☐
18. Hazardous Materials storage	☐	☐	☒
19. Laundry Room	☐	☐	☒
20. Fire separation/doors	☒	☐	☐
21. Housekeeping	☒	☐	☐
22. Refuse Chute	☐	☐	☒
23. Fire Safety Plan	☐	☒	☐
24. Occupant Load Posted	☐	☒	☐
25. Fire Alarm System	☐	☐	☒
Fire Alarm Monitored Monitored by:.			
Serviced	☐	☐	☐
Next Service Due			
26. Sprinkler System	☐	☐	☒
Next Service Date			
27. Standpipe System	☐	☐	☒
Next Service Date			
28. Portable Fire Extinguishers	☐	☒	☐
29. Commercial Kitchen Equip.	☐	☒	☐
30. Heating System	☒	☐	☐
Type electric wall mount			

Corrections to be completed

13. Emergency lights are due for annual inspection and testing by a qualified technician. Records of inspection and testing must be made available upon request and tags should be attached to the unit indicating when the last service was performed. The work required under this section should be completed within 60 days.

23. A fire Safety Plan should be developed in conformance with section 2.8 of the BC Fire Code. The work required under this section should be completed by the next regular inspection.

24. In assembly occupancies with occupant loads exceeding 60 people the occupant load must be post in a conspicuous location near the principal entrance to the room or floor area. The work required under this section should be completed by the next regular inspection.

28. Fire extinguisher behind the door in the storage room should be relocated to be readily available when needed. The work required under this section should be completed within 60 days.

29. The kitchen is not compliant with the National Fire Protection Association (NFPA) 96: Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations. The current use of the kitchen does not produce grease laden vapours so full compliance with the requirements for a commercial kitchen has not been required. The kitchen was clean at the time of inspection and there was no indication of a build-up of grease. Should this change compliance with NFPA 96 may be required.

This is to certify that on the above date this premise was inspected and the conditions were found as stated.

Inspector's Signature

R L Turley

Unless otherwise specified, the owner or the owner's authorized agent is responsible for complying with the BC Fire Code. Persons guilty of an infraction of the Fire Prevention By-laws, Fire Services Act, or the B.C. Fire Code are liable to the penalties and/or conditions defined in those regulations.

If you have questions about this inspection please call Fire Chief/Local Assistant Fire Commissioner Leonard Casley 1-250-358-2316.

Appendix D – Assured Home Inspection Ltd. Building Inspection (2016)

Assured Home Inspections Ltd.
304 Gore St.
Nelson, BC
Residential and Commercial Inspections

710 Bellevue St. New Denver, BC

Building Survey Inspection
Report # 2016-102

Prepared for:
9dot Engineering Inc.

Prepared by:
Greg Tromans RHI
CPBC Licence #47893

Assured Home Inspections Ltd.
Residential and Commercial Inspections
304 Gore St. Nelson, BC V1L 5B7
Telephone: 250.352.6233

Report # 2016-102

July 6, 2016

Attention:
Steven Thomson and Justine Thielker
9dot Engineering Inc.

RE: Inspection of 710 Belleuve St. New Denver, BC

Introduction:
As per the request of Steven Thomson and Justine Thielker (9dot Engineering Inc.) and in accordance with the proposal date of July 6, 2016. A visual inspection at 710 Belleuve St. New Denver, BC was conducted to identify the existing conditions of the following components:

- Structure
- Heating and Cooling Systems
- Plumbing Systems
- Ventilation Systems
- Insulation
- Roofing Systems
- Exterior Components
- Interior Components

This report is for the intended use of my client. Use of the information contained within the report by any other party is not intended and therefore, I accept no responsibility for such use.

This report is considered to be preliminary in nature. Before any major repairs are undertaken, I recommend that a specialist perform a detailed survey and develop a plan of action.

The site review of this inspection was not conducted. The inspection was limited to components that were readily visible and not obstructed by storage, finishes,vegetation etc.

Access was gained to all areas of the building, except to the south half and westerly portion of the north half of the crawlspace area of this building. Further evaluation of these areas is highly recommended, due to known and unknown below grade conditions of the substructure of this building.

Only items specifically addressed in this report were examined. No comment is offered on building code, building bylaw compliance, fire alarms and sprinkler systems. Recommend a review with the Village of New Denver, RDCK Building Inspection Department and RDCK Fire Department prior to occupancy of the building.

Report Limitations:

This report is intended only as a general guide to help the clients make their own evaluation of the overall condition of the commercial building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of the purchase. The report expresses the opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and the report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No dissembling of equipment, opening of walls, moving of furniture, appliances or stored items, building materials or excavation was performed. All components and conditions which by nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials and other environmental materials and other environmental hazards, pest infestations, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any system that is otherwise secure, water wells (water quality or quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulation. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, it's systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components; occasional wide variations are to be expected between such estimates and actual experience.

To the best of my knowledge and belief , all statements and information in this report are true and correct. Please take time to review the details of the subject building, which are within the body of this report.

Thank you for selecting my firm to do the building evaluation. If you have any questions regarding the inspection report or the building, please feel free to call me. I can be reached at 250.352.6233

Greg Tromans RHI

TABLE OF CONTENTS

GENERAL INFORMATION

REF # 2016-102

CLIENT INFORMATION

CUSTOMER NAME(S): 9dot Engineering Steven Thomson

CUSTOMER ADDRESS: **EMAIL:**

WORK # 505-8261 **HOME #** **FAX #** **CELL #** 250.777.1565

REFERRED BY

- ☐ Lender/mortgage broker
- ☐ Brochure/flyer
- ☒ Previous client
- ☐ Friend/family
- ☐ FTHB seminar
- ☐ Realtor
- ☐ Lawyer/notary
- ☐ Yellow Pages
- ☐ Web Page

NAME OF REFERRAL SOURCE

WORK # _____ CELL # _____

FAX # _____ PAGER # _____

INSPECTION INFORMATION

INSPECTION DATE July 6/16

TIME STARTED 9:20 (AM)/PM **TIME COMPLETED** 3:30 AM/(PM)

PRESENT DURING THE INSPECTION:

- ☐ Purchaser — ☐ Present for review of findings at end of inspection only
- ☐ Selling Agent — ☐ Present for review of findings at end of inspection only
- ☐ Listing Agent — ☐ _____
- ☐ Vendor — ☐ _____
- ☐ Tenant — ☐ _____

WEATHER CONDITION Temperature +20 °C

- ☐ Raining
- ☐ Recent rain
- ☐ Snow
- ☒ Dry
- ☐ Clear
- ☒ Overcast
- ☐ Windy
- ☐ Partly cloudy

SOIL CONDITION

- ☒ Damp
- ☐ Wet
- ☐ Dry
- ☐ Snow covered
- ☐ Frozen

TYPE OF INSPECTION

(Please refer to applicable Professional Association Standards of Practice & Code of Ethics)

- ☐ HOUSE INSPECTION
- ☐ CONDOMINIUM APARTMENT / TOWNHOUSE INSPECTION
- ☐ NEW CONSTRUCTION PRE-DELIVERY INSPECTION (PDI)
- ☒ OTHER
  - ☐ Structural components
  - ☐ Problem investigation
  - ☐ IAQ investigation
  - ☐ Roof only
  - ☐ Foundation/basement/crawl space
  - ☐ Mechanical/electrical components

PROPERTY INFORMATION

ADDRESS 710 Bellevue St. **MUNICIPALITY** New Denver, BC

- ☒ Urban
- ☐ Semi-rural
- ☐ Rural

BUILDING TYPE

- ☐ Residential
- ☐ Commercial
- ☐ Leisure/sport
- ☐ Farm
- ☐ Detached
- ☐ Townhouse
- ☐ Apartment
- ☐ Mobile home
- ☐ Duplex
- ☐ Triplex
- ☐ Fourplex
- ☒ other

STORIES

- ☐ 1
- ☒ 1 1/2
- ☐ 2
- ☐ 2 1/2
- ☐ 3
- ☐ Other

EST. SQ.FT. _____ **EST. AGE** 1900+

BASEMENT/ CRAWL SPACE

- ☐ Full basement
- ☐ Partial basement
- ☒ Crawl space
- ☐ Slab on grade
- ☐ Fully finished
- ☐ Partially finished
- ☐ Not finished
- ☐ Underground garage

SECONDARY LIVING UNITS

- ☐ Yes, # units: _____
- ☒ No

PROPERTY

- ☒ Occupied
- ☐ Vacant
- ☐ Unoccupied but completely/partially furnished

ORIENTATION (faces approx.) ☐ North ☐ South ☐ East ☐ West S/W

PUBLIC SITE IMPROVEMENTS

- ☒ Paved roads
- ☒ Gravel roads
- ☐ Sidewalks
- ☐ Curbs
- ☐ Open ditch
- ☐ Street lights
- ☐ Telephone

SPECIAL INSTRUCTIONS

All buyers are advised to carefully read the Property Condition Disclosure Statement (PCDS) and obtain written confirmation or receipts for any major repairs done to the property.

Condominium apartment or townhouse buyers are advised to thoroughly review a minimum of two (2) years of Strata and AGM Minutes.

When reviewing these Minutes, the buyers are advised to highlight and bring to the inspector 's attention any mention of membrane failure, flashing failure, leaks, roof problems, hot water problems, plumbing leaks, any reference to an engineering report, balcony related problems, garage leaks, exterior wall (envelope) problems, planters, etc.

Buyers should obtain copies of any engineering report(s) or details of any major repairs or replacement.

RATING SYSTEM
DEFINITIONS

RATING	1	2	3
FUNCTIONAL/SATISFACTORY • No problems / deficiencies observed at time of inspection. • Item, component or system appears to be adequately performing its intended function. • Regular monitoring and servicing of item, component or system is required in order to ensure continued satisfactory performance.			
MAINTENANCE REQUIRED • Minor problems / deficiencies observed at time of inspection. • Item, component or system appears to be currently operational/functional but requires minor repairs or maintenance. • Lack of timely repairs or maintenance will eventually necessitate replacement of item, component or system but does not immediately affect the home's habitability. • Regular monitoring and servicing of item, component or system is required in order to ensure continued satisfactory performance.			
POOR/UNSATISFACTORY • Major or potentially major problems / deficiencies observed at time of inspection. • Item, component or system is significantly deficient (poor/bad condition), is not performing as intended, or is nearing the end of its service life. • Item, component or system requires replacement or major repairs. • If condition not repaired or corrected, may result in property damage or personal injury.			

OTHER TERMINOLOGY USED IN THIS REPORT

- **FURTHER INVESTIGATION REQUIRED:** Minor to major problems may exist. Scope of the problems cannot be identified at time of inspection. Destructive testing may be required. Strongly recommend further investigation with a licensed specialist/contractor prior to purchase.
- **NOT VISIBLE:** Items, components or systems marked "not visible" are either concealed or inaccessible and cannot be inspected. Therefore, the inspector cannot provide an opinion as to their condition and/or functionality. Any item, component or system that is "shut down" is not activated by the home inspector. It is recommended that you obtain assurance or demonstration from the vendors that the items, components or systems are operational and in good order. Otherwise, arrangements should be made before closing to have these items, components or systems fully evaluated by a specialist.
- **NOT APPLICABLE:** Items, components or systems marked "N/A" are not present in this home.

1.1 SITE CONDITIONS

1	2	3	REF # 2016-102

OVERALL GRADE & SITE DRAINAGE

- ◆ **This inspection does not address geotechnical or site stability issues.**
- ☐ Planters at foundation

GRADE: ☐ Flat ☒ Low slope ☐ Medium slope ☐ Steep slope

SITE DRAINAGE: ☐ Flat ☒ On slope ☐ Terraced ☐ Hilltop ☐ In valley

@ 1/6' slope

- provide swale to move moisture away From Foundation walls

☐ ☐ ☒

- ◆ Negative slope towards building is not conducive to drainage
- ☐ Site erosion visible / Consult soils engineer
- ☒ Runs towards building on South, North
- ☒ Drainage / grade improvement is advised
- ☐ Standing / ponded water East
- ☒ Earth / concrete-to-wood contact visible
- ☒ Soil level too high at foundation
- ☐ Walkways settled towards foundation

UNDERGROUND OR FOOTING DRAINS

- ◆ Underground portions not visible
- ☐ Interior / exterior sump *(See Section 6.1 - Plumbing)*

☐ Clay ☐ Concrete ☐ Plastic ☐ Big "O"

☐ ☐ ☒

- ☐ Sediment visible in drains
- ◆ Cleaning of drains now and periodically is advised *(see below)*
- ◆ Backwater valve not checked

DOWNSPOUT DRAIN CONNECTIONS

- ◆ *See Section 3.1 - Roofing page 2*

☐ Underground ☐ On ground ☐ Splash blocks

☐ ☐ ☒

- ☐ Add downspout leaders
- ☐ Add splash blocks
- ☐ Re-connect to drains

STAIRS / WINDOW WELLS

- ☐ Proper drainage cannot be confirmed

☐ Concrete ☐ Masonry / Stone ☐ Metal ☐ Wood

☐ With drain ☐ Gravel base

☐ ☐ ☒

- ☐ Provide / clean drain
- ☐ Add drain cover
- ☐ Add guard / hand rails @ _____
- ☐ Unequal rise / run at stairs

◆ **Determining the condition of underground drains is beyond the scope of this inspection. Consult drainage specialist for complete evaluation.**

C.S Vents need wells and covers to prevent moisture intrusion

DRIVEWAY

- ☐ Lane
- ☐ Steep
- ☐ Snow covered

☐ Concrete ☐ Brick / paver ☐ Gravel ☐ Asphalt ☐ Dirt

☒ ☐ ☐

- ☐ Cracked / settled / heaved / trip hazard
- ☐ Repair / replace
- ☐ Minor spalling
- ☐ Affected by tree roots
- ☐ Apply sealant

@ Crawlspaces

WALKWAYS

- ☐ Not visible/Snow covered

☒ Concrete ☐ Brick / paver ☐ Gravel ☐ Stone ☐ Wood

☐ ☒ ☐

- ☐ Cracked / settled / heaved / trip hazard
- ☐ Fill cracks
- ☐ Wood spacers rotted

☐ Install guard / hand rails @ all exterior stairs

Possible installation of retaining walls in areas of site to improve grade / and Swales @ site.

FENCES

☐ Wood ☐ Chainlink ☐ Wire ☐ Wrought metal

☐ North ☐ South ☐ East ☐ West

☐ ☐ ☐ / ☐ ☐ N/A / ☐ ☐ / ☐ ☐

- ☐ Adjust / repair / replace gate(s)
- ☐ Replace post / rails as necessary
- ☐ Leaning / fallen down / rot damage
- ☐ Paint or stain to extend life

☐ Foliage / debris / stored material covers fence - unable to fully inspect
☐ Apparent insect / rot damage to fence / gate

☐ Fence height at pool / spa is too low for safety
☐ Self-closing device missing / not working around pool / spa

RETAINING WALLS

- ☐ Proper drainage cannot be confirmed

☐ Wood / Concrete ☐ Block / Lock-block ☐ Stone / Brick

☐ Covered by foliage ☐ Not inspected ☐ _____

☐ ☐ ☐ / N/A

- ☐ Leaning / bulging / cracking / deteriorated
- ☐ Add weep holes
- ☐ Install guardrail

LANDSCAPING

- ☐ Pool / pond / hot tub - not inspected

☐ Interior courtyard *(See Section 2.5 - Patios)*

☐ Plantings ☐ Trees / shrubs ☐ Planter boxes

☐ ☒ ☐

- ☒ Trim vegetation: roof / power lines / building surfaces
- ☒ Remove trees planted close to structure

OUTBUILDINGS

☐ None ☒ Not inspected

☐ ☐ ☐

- ☐ Removal recommended
- ☐ Soil contact at building walls - rot damage
- ☐ Roof damaged

☐ Vent / fill pipe visible @ _____ **Possible buried oil tank: locate, test for residual oil products & dispose according to applicable municipal requirements.**

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

1.2 GARAGE/CARPORT

1 2 3

REF # 2016-102

☐ GARAGE ☐ No access	☐ CARPORT	☐ Single car ☐ Double car ☐ Triple car	☐ Detached ☐ Attached ☐ Tuck under	☐ U/G PARKING *(see Sections 4.7 & 5.0)* ☐ Thorough inspection limited by stored items / foliage
ROOF STYLE	☐ Flat ☐ Hip	☐ Gable ☐ _____	☐ Deck over *(See Section 2.3 - Porches & Decks)* ☐ Roof part of main house construction *(see Section 3.1 - Roofing)* *	
ROOF STRUCTURE ☐ Part of main building *(See section 3.1 - Roofing)*	☐ Engineered truss ☐ Stick built ☐ Not visible	☐ Attic area access ☐ Access hatch ☐ No access hatch	☐ ☐ ☐	☐ Rot / structure damage ☐ Rafters / ridge sagging ☐ Add attic hatch / hatch cover
ROOF MATERIAL ☐ Part of main building *(See section 3.1 - Roofing)*	☐ BUR ☐ Torch-on ☐ Metal	☐ Asphalt shingles ☐ Wood ☐ Tile	☐ ☐ ☐	☐ Leaks noted - repair ASAP ☐ Replacement recommended ☐ Clean debris off roof
GUTTERS ☐ Part of main building *(See section 3.1 - Roofing)*	☐ Metal / Plastic ☐ Wood	☐ Hidden / EPDM ☐ Roof drains	☐ ☐ ☐	☐ Cleaning required ☐ Repair / replace / add
WALL STRUCTURE	☐ Wood frame / Metal	☐ Not visible	☐ ☐ ☐	☐ Rot / deterioration
SIDING & TRIM ☐ Part of main building *(See Section 2.1 - Ext. Walls)*	☐ Brick / Wood ☐ Stucco ☐ Vunyl / Metal	☐ Window(s)	☐ ☐ ☐	☐ Repair / replace siding / trim ☐ Soil / concrete / asphalt contact - possible rot / insect damage
FOUNDATION ☐ None / Not visible	☐ Concrete ☐ Brick	☐ Block ☐ Stone	☐ ☐ ☐	☐ Normal cracks or slight settlement ☐ Major cracking / settlement ☐ Add / tighten anchor bolt nuts
FLOOR	☐ Concrete ☐ Gravel / dirt	☐ Asphalt ☐ _____	☐ ☐ ☐	☐ Normal cracks / minor slab settlement ☐ Major slab settlement / heaving ☐ Concrete spalling
AIR-TIGHT SEPARATION ◆ Cannot confirm compliance to fire code	☐ Interior unfinished ☐ Finished on: ☐ Ceiling / wall	☐ Gypsum wallboard ☐ Stucco ☐ Wood siding	☐ ☐ ☐	☐ Stains noted on ceiling - possible leaks ☐ No air-tight seal at wall / ceiling - install now ☐ Repair holes / tape joints
GARAGE DOORS No: _____ ☐ Wood / masonite ☐ Metal ☐ Vinyl-clad	☐ Hinged / folding ☐ Overhead ☐ Automatic opener ☐ Electric eye / Door edge sensor ☐ Key-in access only	Auto reverse function: ☐ Tested ☐ Not tested ☐ Disconnected ☐ None	☐ ☐ ☐	☐ Door(s) locked / blocked - unable to test ☐ Adjust / Repair / Replace - door ☐ Adjust / Repair / Replace - hardware ☐ Adjust / repair auto reverse function ASAP ☐ Install outlet / eliminate extension cord ◆ Remote control devices not checked
HOUSE DOOR ☐ N/A	☐ Solid / hollow wood ☐ Panel ☐ Metal	☐ With glazing ☐ With deadbolt ☐ Automatic closer	☐ ☐ ☐	☐ Repair / adjust door / hardware ☐ Add / repair automatic door closer ☐ Improve to fire rated door system ☐ Replace / install weather stripping
SERVICE DOOR ☐ N/A	☐ Solid / hollow wood ☐ Panel ☐ Metal	☐ With glazing ☐ With deadbolt ☐ Add deadbolt	☐ ☐ ☐	☐ Repair / adjust door / hardware ☐ Moisture damage to door / jamb / threshold / trim - repair / replace ☐ Replace / install weather stripping
ELECTRICAL	☐ Outlets / GFCI ☐ Light fixtures	☐ Electrical panel(s) ☐ _____	☐ ☐ ☐	☐ Surface or temporary wiring needs correction ☐ * *See Section 7.0 - Electrical System*
PLUMBING / HEATING		☐ N/A	☐ ☐ ☐	☐ Exposed pipes may freeze
GRADE / SLOPE / DRAINAGE ☐ Drive slopes towards garage / carport		☐ Drain not connected ☐ Catch basin	☐ ☐ ☐	☐ Install full garage width catch basin ☐ Clean catch basin

☐ **CONDOMINIUM INSPECTION**: Review Strata Council Minutes for references to problems such as water infiltration, membrane failure, etc. and for any mention of past and/or future repairs, replacement and maintenance information. Obtain copies of any engineering reports.

_____

_____

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

Oil line visible @ East Exterior wall -> stucco

2.1 EXTERIOR WALLS

See sec. 2.0

REF # 2016-102

			1	2	3	
PRIMARY WALL SURFACE ☒ See Below	☒ Wood / Hardie Plank ☒ Stucco ☐ Vinyl ☐ Brick veneer ☐ Masonry	☐ Asbestos shingle ☐ Stone ☐ Metal ☐ Concrete ☐ EIFS	☐	☐	☒	☒ Evidence of recent painting/repairs ☒ Siding loose/buckled/warped/cracked ☒ Stained/weathered/rot damage (see below) ☐ Mortar deteriorated/cracked ☐ Weep holes blocked/missing
OTHER SURFACE ☒ See Below	☒ Wood / Hardie Plank ☐ Stucco ☐ Vinyl ☐ Brick veneer ☐ Masonry	☐ Asbestos shingle ☐ Stone ☐ Metal ☐ Concrete ☐ EIFS	☐	☒	☐	☐ Evidence of recent painting / repairs ☒ Siding loose/buckled/warped/cracked ☐ Stained/weathered/rot damage (see below) ☐ Mortar deteriorated/cracked ☐ Weep holes blocked/missing

☒ **Inspection method(s) used to observed the exterior wall elevations**: ☒ From ground ☒ From ground with binoculars ☐ From decks / windows ☐ From roof /ladder ☐ Other _____

☒ Seal all openings/holes in siding ☐ Install new dryer vent hood at exterior wall

☒ Buildings with little or no roof overhang are susceptible to water penetration and rot damage. Wall areas on the side of prevailing winds, around windows, doors and other openings, as well as balconies, rails, wall protrusions, and any areas where dissimilar materials connect are particularly vulnerable.

☒ Removal of siding in suspect areas is required to determine the extent of any damage. POSSIBLE MAJOR PROBLEMS.

☒ Consult engineering firm specializing in building envelope evaluation

☐ **CONDOMINIUM INSPECTION**: Review Strata Council Minutes for references to past and/or future repairs or replacement. Obtain copies of any engineering reports. Refer to Special Instructions on the General Information page at the beginning of this report.

interface @ Roof/wall

2-3" clearance needed

- Hardi plank type siding -> incorrect installation -> No Flashing @ joints
- Stucco overtop of shingle/Drop siding -> recommend removal of poorly installed stucco -> and replace/repair -> restore wood siding.

SIDING/GRADE CLEARANCE	◆ Maintain 6 - 8 inch clearance for proper protection of siding and framing		☐	☐	☒	☐ Soil/wood/concrete contact visible ☒ Clear soil /wood /debris away from house and check for insect/rot damage
SOFFIT ◆ *See Sections 3.1 & 3.2 - Roofing & Attic*	☒ Wood / Stucco ☐ Vinyl / Metal	☐ Open ☒ Closed ☒ With vents	☐	☒	☐	☒ Cracked/damaged/stained/loose (see below) ☒ Repair/replace soffits ☐ Repair/replace vent screens
FASCIA/GABLE TRIM ☐ Partially hidden by gutters		☒ Wood ☐ Metal	☐	☐	☒	☒ Repair/replace ☒ Loose / Weathered / rot damage (see below)
OTHER TRIM ☒ Wood / Metal / Vinyl	☒ Window ☒ Door ☐ Shutters	☒ Horizontal ☒ Vertical	☐	☒	☐	☒ Repair/replace ☒ Rot damage ☒ Missing/loose ☒ Weathered (see below)
FLASHING/ CAULKING	☒ Windows ☐ Doors	☐ Base ☐ Horizontal	☐	☒	☐	☐ Flashing missing over doors/windows ☐ Caulking required (regular maintenance) ☐ Excessive caulking observed
PAINTED FINISHES	☐ Siding / trim ☐ Soffits/fascia ☐ Decks / porches	☐ Build-up noted ☐ Touch-up required	☐	☐	☒	☒ Chipping, peeling or flaking ☒ Painting/staining required ☒ Weathered (see below)

pin holes.

-> Prevents moisture intrusion @ exterior walls

☒ Severely weathered wood siding/trim will require extensive ongoing maintenance and frequent painting/staining.

☒ Soffit stains may indicate roof leaks / condensation - obtain history from vendor

☒ Inadequate soffit ventilation - install/increase soffit ventilation

☒ Repairs/replacement required.

-> global approach to repairs needed

- inadequate Flashing details @ West / East walls etc. causing moisture issues

GAS METER	☐ Too close to electrical equipment ☐ Too close to air intake		☐	☐	☐	☐ Gas leak - CONTACT GAS COMPANY ☐ Add guard to protect from vehicles

Main Gas Shut-Off Valve located at: ☐ Main Gas Meter ☐ Mechanical Room OR Other _____

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

2.2 EXTERIOR DOORS & WINDOWS

1	2	3

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◆ We do not guarantee detection of leaking thermal pane seals at windows/skylights/sliding doors, due to lighting variation or other atmospheric conditions. Consult a window specialist for further testing/evaluation.

WINDOWS

- [x] Wood
- [ ] Aluminum
- [ ] Vinyl
- [ ] Glass blocks
- [ ] Some window upgrading
- [ ] Solarium *(see section 2.5)*

- [x] Fixed / Casement
- [x] Sliding / Awning
- [ ] Single/ Double-hung
- [ ] Hopper
- [ ] Cannot confirm tempered glass @ _____

- [ ] Single glazing
- [x] Double glazing
- [ ] Triple glazing
- [ ] Screens
- [ ] Storm windows
  - [ ] Interior
  - [ ] Exterior

1	2	3
[x]	[ ]	[ ]

- [ ] Damaged sills/returns/sashes/muntins
- [ ] Evidence of condensation/leakage
- [ ] Broken/missing latches/handles/cranks
- [ ] Inoperative/painted shut
- [ ] Cracked/broken glass
- [ ] Evidence of failed seals
- [ ] Missing/damaged screens/storms
- [ ] Repair / replace _____

- [ ] **SAFETY HAZARD** [ ] No quick release mechanism on bedroom security bars [ ] Floor to ceiling windows should be tempered.
- [ ] Window too small / inoperable / required in bedroom for emergency egress @ _____

EXTERIOR DOORS

1. MAIN ENTRY

- [ ] Wood
  - [ ] Solid core
  - [ ] Hollow core
  - [ ] Panel
- [x] Metal

- [x] Deadbolt lockset
- [ ] Door viewer
- [ ] With glazing
- [ ] Screen/storm door
- [ ] With side lite(s)

1	2	3
[x]	[ ]	[ ]

- [ ] Moisture/rot damage
- [ ] Replace / install weather stripping
- [ ] Add deadbolt lockset
- [ ] Adjust/replace hardware
- [ ] Repair/replace/refinish/adjust door
- [ ] Change key-in lockset to thumb turn type

2. SIDE/REAR ENTRY @ Double door

- [ ] Wood
  - [ ] Solid core
  - [ ] Hollow core
  - [ ] Panel
- [x] Metal

- [ ] Deadbolt lockset
- [ ] Door viewer
- [ ] With glazing
- [ ] Screen/storm door
- [ ] French style

1	2	3
[x]	[ ]	[ ]

- [ ] Moisture/rot damage
- [ ] Replace / install weather stripping
- [ ] Add deadbolt lockset
- [ ] Adjust/replace hardware
- [ ] Repair/replace/refinish/adjust door
- [ ] Change key-in lockset to thumb turn type

3. OTHER DOOR @ Kitchen

- [x] Wood
  - [ ] Solid core
  - [ ] Hollow core
  - [ ] Panel
- [ ] Metal

- [ ] Deadbolt lockset
- [ ] Door viewer
- [ ] With glazing
- [ ] Screen/storm door
- [ ] French style

1	2	3
[ ]	[ ]	[x]

- [x] Moisture/rot damage
- [ ] Replace / install weather stripping
- [ ] Add deadbolt lockset
- [ ] Adjust/replace hardware
- [x] Repair/replace/refinish/adjust door
- [ ] Change key-in lockset to thumb turn type

4. OTHER DOOR @ _____

- [ ] Wood
  - [ ] Solid core
  - [ ] Hollow core
  - [ ] Panel
- [ ] Metal

- [ ] Deadbolt lockset
- [ ] Door viewer
- [ ] With glazing
- [ ] Screen/storm door
- [ ] French style

1	2	3
[ ]	[ ]	[ ]

- [ ] Moisture/rot damage
- [ ] Replace / install weather stripping
- [ ] Add deadbolt lockset
- [ ] Adjust/replace hardware
- [ ] Repair/replace/refinish/adjust door
- [ ] Change key-in lockset to thumb turn type

- [ ] Replace exterior hollow core / panel type doors with steel or solid wood doors.

1. SLIDING DOOR @ _____

- [ ] With lockset / deadbolt

- [ ] Wood
- [ ] Aluminum
- [ ] Vinyl clad

- [ ] Single glazing
- [ ] Double glazing
- [ ] Triple glazing

1	2	3
[ ]	[ ]	[ ]

- [ ] Glass possibly not tempered
- [ ] Replace / install weather stripping
- [ ] Repair/replace hardware / lockset / door
- [ ] Evidence of failed seal
- [ ] Track/rollers need cleaning/repair

2. SLIDING DOOR @ _____

- [ ] With lockset / deadbolt

- [ ] Wood
- [ ] Aluminum
- [ ] Vinyl clad

- [ ] Single glazing
- [ ] Double glazing
- [ ] Triple glazing

1	2	3
[ ]	[ ]	[ ]

- [ ] Glass possibly not tempered
- [ ] Replace / install weather stripping
- [ ] Repair/replace hardware / lockset / door
- [ ] Evidence of failed seal
- [ ] Track/rollers need cleaning/repair

3. SLIDING DOOR @ _____

- [ ] With lockset / deadbolt

- [ ] Wood
- [ ] Aluminum
- [ ] Vinyl clad

- [ ] Single glazing
- [ ] Double glazing
- [ ] Triple glazing

1	2	3
[ ]	[ ]	[ ]

- [ ] Glass possibly not tempered
- [ ] Replace / install weather stripping
- [ ] Repair/replace hardware / lockset / door
- [ ] Evidence of failed seal
- [ ] Track/rollers need cleaning/repair

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

2.3 PORCHES & DECKS

1	2	3	REF # 2016 t02

- Deficiencies noted in this section may result in personal injury if not addressed.
- Type "S" roll roofing recommended between wood & concrete supports.
- Rail height should be a minimum of 36" where falls of 24" up to 72" exist.
- Rail height should be a minimum of 42" where falls exceeds 72"
- Openings through all vertical rails should be maximum 4"
- Seal wood surfaces periodically to extend life.
- Where wood/soil contact occurs: Check area for rot/insect damage & replace component(s) as necessary.
- We cannot confirm that the railing's glass inserts are tempered.

→ @ column x1

PORCH/DECK STRUCTURE

Front (main)

- ☐ Deck too low/covered - unable to inspect structure
- ☐ Footings not visible

- ☒ Concrete
- ☒ Wood
  - ☐ Pressure treated
  - ☐ Painted/stained
- ☐ With deck drain
- ☐ With gutters
- ☐ Piers
- ☒ Posts

- ☐ Over carport/garage
- ☐ Over living space
- ☐ Over storage area
- ☐ Screened
- ☐ Enclosed
- ☒ Beams
- ☐ Joists

☐ ☒ ☐

lag screws needed @ saddle + Bracket

- ☐ Porch has settled away from house
- ☐ Earth-wood/concrete contact visible
- ☒ Possible leaks/rot/moisture damage
- ☐ Improper attachment to house
- ☐ Improper slope
- ☒ Add drain/gutter → New
- ☐ Add joist hangers
- ☒ Inadequate framing
- ☐ Repair/provide footings

Removal recommended - incorrectly installed - face mounted on

RAILS & TRIM

- ☐ Open, no rail

- ☒ Wood → moisture damage will occur
- ☐ Metal
- ☐ Glass/plastic inserts *(see above)*
- ☐ Wood frame - wood/stucco/vinyl/alum siding

☐ ☐ ☒

recommend to mount guardrails @ Facia boards

- ☐ Provide/repair/replace rails Decking
- ☐ Rails loose/improper attachment to building
- ☐ Possible leaks/rot/moisture damage
- ☒ Rail too low/openings too wide *(see above)*

STEPS & FLOORING

- ☐ Surface covered - unable to inspect membrane/ decking
- ☐ Uneven steps

- ☒ Wood/plywood
- ☒ Concrete
- ☐ Fibreglass
- ☐ Vinyl / Carpet
- ☐ Waterproof coating
- ☐ Add anti-skid strips
- ☐ Trip hazard at steps / flooring

☒ ☐ ☐

MBR see

- ☐ Rot damage visible @ decking / railing / tread / stringer / post(s)
- ☐ Possible hidden damage
- ☒ Repair/replace decking MBR
- ☐ Repair/replace /install coating
- ☐ Repair/replace stairs
- ☐ Install flashing at deck joint to exterior wall

ROOF

- ☒ Part of main building roof *(see Section 3.1 and 3.2 Roof and Attic)*

- ☐ Fibreglass
- ☐ Metal
- ☐ Glass
- ☐ Canvas/vinyl

STRUCTURE:
- ☐ Wood
- ☐ Open trellis
- ☐ Metal

☒ MBR

☐ ☒ ☐

- ☒ Repair/replace
- ☐ Cleaning required
- ☐ Rot/moisture damage
- ☒ Improper attachment to house
- ☐ Do not allow snow to accumulate

Guardrail

☐ Add ventilation at rail/floor

PORCH/DECK STRUCTURE

side wall

- ☐ With hot tub
- ☐ Deck too low/covered - unable to inspect structure
- ☐ Footings not visible

- ☒ Concrete
- ☒ Wood
  - ☒ Pressure treated
  - ☒ Painted/stained
- ☐ With deck drain
- ☐ With gutters
- ☐ Piers
- ☐ Posts

- ☐ Over carport/garage
- ☐ Over living space
- ☐ Over storage area
- ☐ Screened
- ☐ Enclosed
- ☐ Beams
- ☐ Joists

☒ ☐ ☐

- ☐ Porch has settled away from house
- ☐ Earth-wood/concrete contact visible
- ☐ Possible leaks/rot/moisture damage
- ☐ Improper attachment to house
- ☐ Improper slope
- ☐ Add drain/gutter
- ☐ Add joist hangers
- ☐ Inadequate framing
- ☐ Repair/provide footings

RAILS & TRIM

- ☒ Open, no rail

- ☐ Wood
- ☐ Metal
- ☐ Glass/plastic inserts *(see above)*
- ☐ Wood frame - wood/stucco/vinyl/alum siding

☒ ☐ ☐

- ☐ Provide/repair/replace rails
- ☐ Rails loose/improper attachment to building
- ☐ Possible leaks/rot/moisture damage
- ☐ Rail too low/openings too wide *(see above)*

STEPS & FLOORING

- ☐ Surface covered - unable to inspect membrane/ decking
- ☐ Uneven steps

- ☒ Wood/plywood
- ☐ Concrete
- ☐ Fibreglass
- ☐ Vinyl / Carpet
- ☐ Waterproof coating
- ☐ Add anti-skid strips
- ☐ Trip hazard at steps / flooring

☐ ☒ ☐

- ☐ Rot damage visible @ decking / railing / tread / stringer / post(s)
- ☒ Possible hidden damage
- ☐ Repair/replace decking
- ☒ Repair/replace /install coating
- ☐ Repair/replace stairs
- ☐ Install flashing at deck joint to exterior wall

☐ Add ventilation at rail/floor

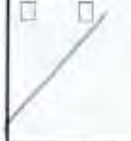
RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

2.4 BALCONIES

1 2 3

REF # 2016-102

- **CONDOMINIUMS:** Many strata complexes have experienced major problems with at balconies. Refer to Strata Council Minutes for evidence of any related problems and for references to past and/or future repairs or replacement. Detailed inspection of these items is beyond the scope of this survey.
- ☐ Some/many balconies in complex have stucco cracks/stains - may be indication of major leaking/rot problems. **Further investigation required.**
- ☐ Evidence of recent repairs to balconies - Obtain copies of building envelope survey / engineer's report.
- We cannot confirm that the railing's glass inserts are tempered.
- Rail too low/openings too wide - improve to safer standard of 36" / 42" high with 4" max. openings between vertical railings

BALCONY # 1 @ _____ ☐ Structure not visible	☐ Wood ☐ Concrete ☐ Drain blocked/ missing / not visible	☐ Over living space ☐ Screened ☐ Enclosed ☐ Solarium - *(see Section 2.5)*	☐ ☐ ☐ 	☐ Repair/replace ☐ Improper slope ☐ Inadequate framing ☐ Possible leaks/rot/moisture damage
RAILS & TRIM	☐ Wood ☐ Metal ☐ Glass/plastic inserts *(see above)* ☐ Wood frame - wood/stucco/vinyl/alum siding		☐ ☐ ☐	☐ Repair/replace rails ☐ Rails loose/improper attachment to building ☐ Possible leaks/rot/moisture damage ☐ Rail too low/openings too wide *(see above)*
VENTILATION	☐ Rails	☐ Floor	☐ ☐ ☐	☐ Provide ventilation at rail / floor ☐ Install flashing at deck joint to exterior wall
FLOORING	☐ Wood ☐ Concrete/pavers ☐ Waterproof coating	☐ Vinyl ☐ Carpet ☐ Fibreglass	☐ ☐ ☐	☐ Repair/replace ☐ Poor drainage ☐ Surface covered - unable to inspect
BALCONY # 2 @ _____ ☐ Structure not visible	☐ Wood ☐ Concrete ☐ Drain blocked/ missing / not visible	☐ Over living space ☐ Screened ☐ Enclosed ☐ Solarium - *(see Section 2.5)*	☐ ☐ ☐ 	☐ Repair/replace ☐ Improper slope ☐ Inadequate framing ☐ Possible leaks/rot/moisture damage
RAILS & TRIM	☐ Wood ☐ Metal ☐ Glass/plastic inserts *(see above)* ☐ Wood frame - wood/stucco/vinyl/alum siding		☐ ☐ ☐	☐ Repair/replace rails ☐ Rails loose/improper attachment to building ☐ Possible leaks/rot/moisture damage ☐ Rail too low/openings too wide *(see above)*
VENTILATION	☐ Rails	☐ Floor	☐ ☐ ☐	☐ Provide ventilation at rail / floor ☐ Install flashing at deck joint to exterior wall
FLOORING	☐ Wood ☐ Concrete/pavers ☐ Waterproof coating	☐ Vinyl ☐ Carpet ☐ Fibreglass	☐ ☐ ☐	☐ Repair/replace ☐ Poor drainage ☐ Surface covered - unable to inspect
BALCONY # 3 @ _____ ☐ Structure not visible	☐ Wood ☐ Concrete ☐ Drain blocked/ missing / not visible	☐ Over living space ☐ Screened ☐ Enclosed ☐ Solarium - *(see Section 2.5)*	☐ ☐ ☐ 	☐ Repair/replace ☐ Improper slope ☐ Inadequate framing ☐ Possible leaks/rot/moisture damage
RAILS & TRIM	☐ Wood ☐ Metal ☐ Glass/plastic inserts *(see above)* ☐ Wood frame - wood/stucco/vinyl/alum siding		☐ ☐ ☐	☐ Repair/replace rails ☐ Rails loose/improper attachment to building ☐ Possible leaks/rot/moisture damage ☐ Rail too low/openings too wide *(see above)*
VENTILATION	☐ Rails	☐ Floor	☐ ☐ ☐	☐ Provide ventilation at rail / floor ☐ Install flashing at deck joint to exterior wall
FLOORING	☐ Wood ☐ Concrete/pavers ☐ Waterproof coating	☐ Vinyl ☐ Carpet ☐ Fibreglass	☐ ☐ ☐	☐ Repair/replace ☐ Poor drainage ☐ Surface covered - unable to inspect

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

2.5 SOLARIUM(S), PATIO(S) & ELEVATED WALKWAY(S)

1	2	3

REF # 2016-102

♦ **CONDOMINIUMS:** Many strata complexes have experienced major problems with leaking patios, enclosed balconies/solariums and exposed elevated walkways. Refer to Strata Council Minutes for evidence of any related problems and for references to past and/or future repairs or replacement. Detailed inspection of these items is beyond the scope of this survey.

☐ Evidence of recent repairs to patio(s) and/or elevated walkway(s) - Obtain copies of building envelope survey / engineer's report.

SOLARIUM(S)

☐ Built on former deck/ patio
☐ Enclosed balcony *(See Section 2.4)*

☐ Wood
☐ Aluminum
☐ Vinyl

☐ Single glazing
☐ Double glazing
☐ Plastic glazing

☐ ☐ ☐

☐ Cracked/broken glazing
☐ Leaking/moisture damage
☐ Evidence of failed seals
☐ Glass possibly not tempered
☐ Interior staining indicative of previous leaks

PATIO(S)

☐ Planters
☐ With hot tub
☐ Central courtyard
☐ With pool/pond/fountain

☐ Concrete
☐ Brick/paver
☐ Stone
☐ With drain

☐ Settled/heaved
☐ Trip hazard
☐ Improper slope
☐ Drain blocked
☐ Drain missing/not visible

☐ ☐ ☐

☐ Patio over living area/underground garage
☐ Damaged/missing wood spacers
☐ Re-grout joints/reset loose elements
☐ Surface covered - unable to inspect membrane
☐ Possible membrane failure over ceiling slab
☐ **EXTENSIVE REPAIRS MAY BE REQUIRED.**

PATIO COVER

☐ N/A
☐ Part of main roofing *(See Section 3.1)*

☐ Metal
☐ Fiberglass
☐ Glass/plastic
☐ Canvas/vinyl
☐ Open trellis

STRUCTURE:
☐ Metal
☐ Wood
☐ Retracting awning

☐ ☐ ☐

☐ Improper attachment to house
☐ Rot/moisture damage
☐ Weathered/mildew/moss/algae
☐ Repair/replace
☐ Do not allow snow to accumulate

ELEVATED WALKWAY(S)

☐ Wood
☐ Concrete

☐ Exposed
☐ Enclosed/protected

☐ ☐ ☐

☐ Cracks/stains observed—indication of possible major leaking/rot problem. **FURTHER INVESTIGATION REQUIRED.**

RAILS & TRIM

☐ With rails
☐ Open, no rail

☐ Wood
☐ Metal
☐ Wood frame - wood/stucco/vinyl/alum siding

☐ ☐ ☐

☐ Provide/repair rails
☐ Rails loose/improper attachment to building
☐ Possible leaks/rot/moisture damage
☐ Rail too low/openings too wide *(see below)*

VENTILATION

☐ Rails
☐ Floor

☐ ☐ ☐

☐ Provide ventilation at rail/floor

STEPS & FLOORING

☐ Surface covered - unable to inspect decking

☐ Wood
☐ Concrete
☐ Waterproof coating

☐ Vinyl
☐ Carpet
☐ Fibreglass

☐ ☐ ☐

☐ Repair/replace
☐ Uneven steps
☐ Add anti-skid strips

♦ Rail height should be 31-38" high at steps & 42" high at landings. Openings through rails should be maximum 4".

3.1 ROOFING - Page 1

1 2 3 | REF # 2016-102

ROOF ACCESSIBILITY

- ◆ *Refer to Section 3.2 - Attic* for details on roof structure, roof sheathing, attic area, insulation etc.

☐ ACCESSIBLE
☒ PARTIALLY INSPECTED
ROOF VIEWED: of shed Roof only
☒ On roof / From edges of roof
☐ From windows / From balconies
☒ From ground with binoculars

☐ NOT ACCESSIBLE
LIMITATIONS / ACCESS RESTRICTED DUE TO:
☐ Roofing material fragile
☒ Building height / Steepness of roof
☐ Debris/moss / Wet and slippery
☐ Snow cover/frost/ice limits inspection to random spot checks
☐ Wood deck over roofing material

ROOF STYLE

☐ Approx pitch (slope) 3/12" 0/12 12/12"

☒ Flat	☒ Shed	☒ Flat
☒ Gable	☐ Gambrel	☒ Low slope
☐ Hip	☐ A-frame	☐ Medium slope
☐ Mansard	☐ _____	☒ Steep slope

metal Roof

ROOFING MATERIAL

- ◆ *See next page for roof condition details*

☐ Asphalt shingles	☐ BUR	☐	☒	☒
☐ Wood	☒ MBR			
☐ Tile	☐ EPDM			
☒ Metal	☐ PVC			
☐ _____	☐ Roll			

MBR -> repairs needed

☐ Apparent substandard material quality
☒ Inappropriate use of material
☒ Apparent improper/amateur installation
☒ Repairable/maintenance required
☐ Replacement recommended
☒ Evidence of recent repairs
☐ Prematurely aged
☒ Leaks noted

☐ UNDERLAYMENT
☐ INTERLAYMENT

☐ Eave protection
☐ Tar felts / Rosin
☐ Self-adhering
☐ Poly / Foil

☐ ☐ ☒

☒ None / not visible / only partially visible
☐ Visible at edges only
☐ Ripped/damaged foil

VALLEYS

☐ Open / Closed

☐ FPDM / MBR
☐ Metal flashing
☐ Woven shingles
☐ Cut shingles

☐ ☐ ☐ N/A

☐ Clean debris out of valleys
☐ Clean rust, repaint
☐ Apparent improper/amateur installation

FLASHING

- ◆ Recommend annual caulking & maintenance

☒ Plumbing vents	☒ Aluminum	☐	☒	☒
☐ Chimneys	☒ Pre-finished			
☒ Walls	☒ Galvanized			
☒ Roof edges	☒ EPDM			
☐ Skylights	☐ Painted			
☐ Electrical mast	☐ Mastic			
☐ Dormers	☐ Lead			

☐ Aging, corrosion/deterioration noted
☒ Membrane flashing need repairs
☒ Flashing loose/uplifted/missing
☐ Exposed nail heads
☐ Unsealed joints at perimeter flashing
☐ Improperly sloped at parapet/gravel stop
☐ Improper/missing flashing at skylights

☒ Install drip edge flashing to help protect fascia board/roof sheathing and divert roof drainage into gutters
☐ Flashing was not replaced when roof replaced

Poor design -> recommend to redo -> or alter @ MBR -> Roof at Front Porch
-> Flashing installed Backwards

GUTTERS

☐ None

☐ Aluminum
☐ Galvanized
☐ Plastic / Wood
☐ EPDM / Hidden
☐ Missing - add new _____

☐ ☐ ☒

☐ Damaged/loose/sagging / corrosion noted
☐ Drains plugged - Cleaning required
☐ Discharges onto roof - Add downspout and extend to gutter below
☐ Evidence of leakage at seams
☐ Re-slope to drains

DOWNSPOUTS

☐ 2 1/2"
☐ 4"

☐ Aluminum / Plastic
☐ Galvanized
☐ Missing
☐ Add splash blocks

☐ ☐ ☒

☐ Damaged / corrosion noted
☐ Re-connect / re-secure / install
☐ Discharges onto roof - extend downspout to gutter below

- ◆ Gutters, roof drains and downspouts are not probed to determine excessive corrosion and are not tested for blockage, leakage or proper slope.
- ◆ Gutters, downspouts and leaders should be installed at all eaves to divert roof drainage away from building surfaces / foundation

Continous Aluminum Gutters needed @ all Eaves
Have downspouts connected to leader -> that
extend 8' down slope to lowest point @ site.

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

3.1 ROOFING - Page 2

1 2 3 | REF # 2016-102

ASPHALT SHINGLES
- ☐ 1 - 2 - 3 tab
- ☐ T-lock
- ☐ Laminated

- ☐ Curled/clawed/ridged
- ☐ Brittle/cracked
- ☐ Broken/missing shingles
- ☐ Surface granules wearing

- ☐ Exposed/protruding nails
- ☐ Moss, algae, lichens
- ☐ Telegraphing visible
- ☐ Maximum 2 layers of shingles recommended

WOOD
- ☐ Shingles
- ☐ Shakes

- ☐ Surface deterioration of wood
- ☐ Broken/loose/missing shingles/shakes
- ☐ Ridge cap shingles missing/loose

- ☐ Exposed/lifted nails
- ☐ Moss covered, rotted sections
- ☐ Crumbly butt ends

TILE
- ☐ Concrete
- ☐ Clay
- ☐ Slate

- ☐ Broken/cracked/chipped tiles
- ☐ Missing tiles
- ☐ Slipped tiles
- ☐ Bird-stop or eave closure missing
- ☐ Snow guards

- ☐ Inappropriate overlap (min. 3" required)
- ☐ Mastic cement between ridge tiles missing
- ☐ Cement mortar at ridge tiles missing
- ☐ Lead flashing missing
- ◆ Not all tiles are checked for attachment - limited inspection

METAL
- ☐ Shingles
- ☐ Interlocking panel
- ☒ Sheets

- ☐ With standing seams
- ☐ Soldered
- ☐ Snow guards

- ☐ Pre-coated
- ☒ Painted
- ☐ Unpainted

- ☒ Buckling (oil canning)
- ☐ Rusting / Requires painting
- ☒ Fasteners loose / missing
- ☐ Deteriorated finish

FLAT ROOFING
- ☐ Built-Up Roofing (BUR)
- ☒ Modified Bitumen Roofing (MBR)
- ☐ Synthetic rubber (EPDM)
- ☐ Thermoplastic (PVC)
- ☐ Roll
- ☐ _____

- ☐ Smooth
- ☐ Reflective coating
- ☒ Granular surface
- ☐ Gravel surface

- ☐ Perimeter flashing
- ☐ Parapet wall
- ☐ Scuppers/drains blocked - CLEAN
- ☐ Add strainer baskets

- ☐ Blistered/bubbled/buckled/ridged
- ☐ Alligatoring/cracking/punctures
- ☐ Exposed felts/delamination/fishmouths
- ☐ Powdery or flaky surfaces
- ☐ Open seams see below *
- ☐ Slippage
- ☐ Bare spots
- ☒ Membrane flashing defects
- ☐ Ponded water (EXPECT ACCELERATED DETERIORATION)

◆ ROOFS CAN LEAK UNPREDICTABLY AND THE INSPECTOR DOES NOT ATTEMPT TO ESTIMATE THE REMAINING LIFE OF ROOFING MATERIALS - PLEASE NOTE THAT YEARLY MAINTENANCE AND REGULAR REPAIRS WILL BE REQUIRED.

- ☐ Roof appears to be installed to current industry practices but may not comply with CSA Standards and/or manufacturer's specifications
- ☐ Roof was not walked on to avoid causing damage
- ☒ Evidence of ice damming: provide eave protection/improve attic ventilation

Ice damming will occur if asphalt shingle is used as Roofing material

- ☐ Clean debris off roof
- ☐ Remove/trim tree branches/vegetation
- ☐ Add zinc strips/pellets to control moss
- ☐ TV antenna does not appear to be grounded

- ☒ Obtain copy of receipts for recent roof repairs/replacement as warranties on labour/materials may be transferable.
- ☐ Laminated asphalt shingles / metal roofing / roll roofing not rated by manufacturer for use on low slopes/flat roofing
- ☐ Light gauge fiberglass roofing is temporary material. Budget to replace frequently Located @ _____
- ☒ Recommend further investigation/repairs by a licensed roofing contractor
- ☒ Roof appears to be nearing/at end of useful life - BUDGET FOR REPLACEMENT.
- ☐ **CONDOMINIUM INSPECTION**: Review Strata Council Minutes for references to past and/or future repairs, replacement and maintenance information. Obtain copies of any engineering reports.

◆ This report is an opinion of the general quality and condition of the roofing materials at the time of inspection. The inspector cannot, and does not, offer a guarantee as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

Gable / Shed Roof systems → recommend to remove existing metal Roofs → and install Laminated asphalt shingles, Malarky shingles

- recommend to be sheath entire Roof with plywood
- new Roof Flashings through out.
- ice and weather shield where applicable

Flat Roof → @ Front entrance → Guardrails have compromised MBR → leaks will occur.
edge Flashing installed backwards → repairs need. repair, replace

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

3.1 ROOFING - Page 3

1	2	3	REF # 2016-102

CHIMNEY # 1

- ☐ Brick / Masonry block
- ☐ Metal / Framed chase
- ☐ Clay/masonry liner
- ☐ Metal liner
- ☐ Unlined
- ☐ Chimney cap
- ☐ Rain cap
- ☐ Clean-out

☐ ☐ ☑

- ☐ Settling / Leaning - bracing/repairs required
- ☐ Masonry repairs/repointing required
- ☐ Cracked/deteriorated/rusting
- ☐ ***See comments & recommendations below***

CHIMNEY # 2

- ☐ Brick / Masonry block
- ☐ Metal / Framed chase
- ☐ Clay/masonry liner
- ☐ Metal liner
- ☐ Unlined
- ☐ Chimney cap
- ☐ Rain cap
- ☐ Clean-out

☐ ☐ ☐

- ☐ Settling / Leaning - bracing/repairs required
- ☐ Masonry repairs/repointing required
- ☐ Cracked/deteriorated/rusting
- ☐ ***See comments & recommendations below***

CHIMNEY # 3

- ☐ Brick / Masonry block
- ☐ Metal / Framed chase
- ☐ Clay/masonry liner
- ☐ Metal liner
- ☐ Unlined
- ☐ Chimney cap
- ☐ Rain cap
- ☐ Clean-out

☐ ☐ ☐

- ☐ Settling / Leaning - bracing/repairs required
- ☐ Masonry repairs/repointing required
- ☐ Cracked/deteriorated/rusting
- ☐ ***See comments & recommendations below***

◆ Interiors of chimneys and flues are not inspected.

- ☐ Chimney cap missing/broken @ Chimney # _____
- ☐ Add rain cap to flue @ Chimney # _____
- ☐ Insufficient roof clearance @ Chimney # _____
- ☐ Repair/replace flashing @ Chimney # _____
- ☐ Install metal liner @ Chimney # _____

☐ Flue cleaning & inspection by WETT certified technician is advised now @ Chimney # _____

SKYLIGHT # 1 _____

- ☐ Bubble
- ☐ Opening type
- ☐ Strip panel glazing
- ☐ Glass
- ☐ Plastic

☐ ☐ ☐

- ☐ Cracked/damaged/defective
- ☐ Evidence of failed seal
- ☐ Evidence of leakage / condensation
- ☐ Apparent improper/amateur installation
- ☐ ***See comments & recommendations below***

SKYLIGHT # 2 _____

- ☐ Bubble
- ☐ Opening type
- ☐ Strip panel glazing
- ☐ Glass
- ☐ Plastic

☐ ☐ ☐

- ☐ Cracked/damaged/defective
- ☐ Evidence of failed seal
- ☐ Evidence of leakage / condensation
- ☐ Apparent improper/amateur installation
- ☐ ***See comments & recommendations below***

SKYLIGHT # 3 _____

- ☐ Bubble
- ☐ Opening type
- ☐ Strip panel glazing
- ☐ Glass
- ☐ Plastic

☐ ☐ ☐

- ☐ Cracked/damaged/defective
- ☐ Evidence of failed seal
- ☐ Evidence of leakage / condensation
- ☐ Apparent improper/amateur installation
- ☐ ***See comments & recommendations below***

SKYLIGHT # 4 _____

- ☐ Bubble
- ☐ Opening type
- ☐ Strip panel glazing
- ☐ Glass
- ☐ Plastic

☐ ☐ ☐

- ☐ Cracked/damaged/defective
- ☐ Evidence of failed seal
- ☐ Evidence of leakage / condensation
- ☐ Apparent improper/amateur installation
- ☐ ***See comments & recommendations below***

◆ **We do not guarantee detection of leaking thermal pane seals at skylights, due to lighting variation or other atmospheric conditions. Consult a window specialist for further testing/evaluation.**

- ☐ Improper/missing flashing @ Skylight # _____
- ☐ Old skylight(s) should have been replaced when roof was replaced
- ☐ Fasten frame to curb @ Skylight # _____
- ☐ Replace old skylight(s) upon roof replacement

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

3.2 ATTIC, VENTILATION AND INSULATION

1	2	3

REF # 2016-102

ATTIC
- No attic area
- Skylight wells
- X Multiple areas
- Dormer(s)
- X Half storey
- Vaulted or cathedral ceiling(s)

ATTIC ACCESS
- X Ceiling hatch x3
- Stairs/pulldown
- Garage hatch
- Scuttle

Viewed from:
- X Hatch only
- X Traverse of attic

- No access - restricted due to:
- X Full evaluation not possible due to stored items / debris / limited access / fixed shelving.

ATTIC FINISH
- X Unfinished
- Partially finished
- Fully finished

MECHANICAL/ELECTRICAL — 1 X 3
N.A
- Attic light
- Plumbing/bath/kitchen fan vented into attic
- Improper wiring
- Insufficient clearance over recessed lights

FLOOR STRUCTURE/STORAGE AREA
- X None
- Full
- Partial
- Remove storage; structure not designed for additional weight
- Open chase(s) should be sealed

ROOF STRUCTURE — 2 X
- Not visible
- 2 X 4 on 24" O.C.
- X 2 X 6 on 24" O.C.
- Engineered truss
- 2 X 4 on 16" O.C.
- 2 X 6 on 16" O.C.
- X 2x
- X Cracked/broken/sagging rafters @ Primary attic
- Ridge sagging
- X Truss damage/modification
- X Repairs recommended

SECONDARY SUPPORTS — 2 X
- Knee wall
- Collar ties
- Lateral truss bracing
- X Cracked/broken/loose bracing observed
- X Add bracing/support

ROOF SHEATHING — 1 X
- Plywood
- OSB
- Particle board
- With H-clips
- X Shiplap
- Strapping
- X 1 X board
- Mildew
- Sheathing damaged
- X Leaks noted
- Signs of condensation (see below)
- Roof sheathing soft/spongy

North addition → attic → no ledger plate to support rafters. ledger plate needed

FIRE SEPARATION — 1 X
- None/not visible
- ◆ One hour fire-rated wall required between strata units.
- Gypsum wallboard
- No fire separation - install
- Holes/taping inadequate/missing - repair
- ◆ Cannot confirm compliance to Fire Code.

◆ Recessed lights may not be approved for installation in contact with insulation.

Ventilation of attic system recommended.
- Soffit vents required → strip vents recommended
- roof → Box vents @ shed Roofs → Gable vents/ridge vent @ Gable Roof

VENTILATION — 3
- None
- Cont. soffit vents
- Cont. ridge vents
- Power attic ventilator
- Turbine
- Soffit grills
- Roof vents
- X Gable/dormer vents
- Whole house fan
- X Attic ventilation improvement is advisable
- Fan noisy or vibrates - repair
- X Add baffles between rafters/trusses @ soffit
- Vent screens damaged/missing/blocked

INSULATION — 2 X 3 ?
- None
- X Est. R-Value 20
- X Batt
- Blown/loose
- Rigid foam
- Fiberglass
- X Cellulose
- Mineral/rock wool
- X Vermiculite
- X Consider improving R-50
- X Uneven distribution/partially installed
- Insulate and weatherstrip attic hatch
- Insulate exposed fan ducts

VAPOUR BARRIER — 2
- None/not visible
- Poly
- X Paper
- Incorrectly installed - place on warm side of insulation

seal penetrations through ceiling

WATER/MOISTURE EVIDENCE
- No evidence seen
- Rust on nails
- X Water stains - wet/dry
- Drip stains on rafters/insulation
- X Evidence of past leakage
- Active leaks observed
- Condensation on interior finishes

PESTS
- No evidence seen
- Droppings visible
- Damage visible
- X Carpenter ants → Red ants @ Primary attic
- Termites
- Wasps/bees
- Birds
- Rodents
- Evidence of past/active infestation
- Consult pest control company

@ West Gable → no damage occuring

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

4.1 WALLS/CEILINGS/FLOORS

1	2	3	REF # 2016-102

A. "Normal" hairline cracks may be due to slight seasonal movement of framing and/or minor settlement.
B. Excessive cracks indicate a past and possible active foundation movement; should be monitored and may require structural repairs or reinforcement.

WALLS ☑ Normal hairline cracks (see "A" above) ☐ Significant cracks, (see "B" above)	☑ Gypsum board ☐ Plaster ☐ Panelling ☐ _____	☑ Paint ☐ Wallpaper ☐ Mirror ☐ _____	☐ ☑ ☐	☐ Loose/cracked plaster ☐ Leaks/stains/mould (see below) ☑ Holes/mechanical damage ☐ Damaged/loose wallpaper ☐ Evidence of recent repairs/painting/patching
CEILINGS ☑ Flat ☑ Vaulted/open beam	☑ Gypsum board ☐ Plaster ☑ Wood ☐ _____	☐ Acoustic tile ☑ T-bar tile ☐ Textured	☐ ☒ ☐	☑ Normal hairline cracks (see "A" above) ☐ Significant cracks, (see "B" above) ☑ Loose/cracked plaster ☑ Leaks/stains/mould (see below) ☐ Evidence of recent repairs/painting/patching
FLOORS ☐ Water stains/moisture damage (see below) ☑ Uneven/sloped areas noted	☐ Hardwood ☑ Softwood ☐ Carpet over wood ☐ Carpet ☐ Ceramic ☑ Linoleum	☑ Vinyl/VA tile ☐ Cork ☐ Laminate ☐ Marble/stone/slate ☐ Concrete ☐ _____	☐ ☒ ☐	☐ Worn/stained/damaged carpet ☐ Worn/damaged vinyl tile/linoleum ☐ Broken/cracked ceramic/marble - repair grout ☑ Refinish wood floor ☐ Remove carpet from kitchen/bathroom
STAIRS From main to loft ☐ N/A	☐ Carpet ☑ Wood	☐ Very steep ☐ Very narrow ☐ Loose treads ☐ Improper lighting ☐ Worn/torn carpet	☐ ☒ ☐ Fall Hazard.	☐ Insufficient headroom ☐ Handrail missing/loose/too low ☑ Guardrail missing/loose/too low ☐ Rail openings too wide at handrail/guardrail ☐ Improper rise/run of steps: possible trip hazard
STAIRS _____ ☐ N/A	☐ Carpet ☐ Wood	☐ Very steep ☐ Very narrow ☐ Loose treads ☐ Improper lighting ☐ Worn/torn carpet	☐ ☐ ☐	☐ Insufficient headroom ☐ Handrail missing/loose/too low ☐ Guardrail missing/loose/too low ☐ Rail openings too wide at handrail/guardrail ☐ Improper rise/run of steps: possible trip hazard

A) Water stains @ ceiling @ loft area.	☒ Stains checked with moisture meter ☒ Dry ☐ Damp ☐ Wet
B) Water stains @ Bath -> reno -> toilet area	☒ Stains checked with moisture meter ☐ Dry ☒ Damp ☐ Wet
C) Water stains @ _____	☐ Stains checked with moisture meter ☐ Dry ☐ Damp ☐ Wet
D) Water stains @ _____	☐ Stains checked with moisture meter ☐ Dry ☐ Damp ☐ Wet
E) Water stains @ _____	☐ Stains checked with moisture meter ☐ Dry ☐ Damp ☐ Wet

- ◆ Obtain explanation and/or history of all stains from the vendors
- ◆ Wall cavities are not checked. THIS IS NOT A UFFI INSPECTION.
- ☐ Wood finishes may mask stains / moisture evidence @ walls / ceilings.

☑ Renovations done in a professional/amateur workmanship.
☐ Missing/loose/damaged wood trim.
☐ _____

- ◆ Homes built before 1980 may have components containing asbestos or lead. Testing required to confirm presence of these substances.
- ☐ Full inspection of walls & flooring prohibited by furnishings. Only the general condition of visible areas is reported.

Keep stored items away from Electrical panels accessibility needed

INTERIOR DOORS ☐ Types matched	☐ Hollow core ☑ Solid core ☐ Panel	☐ French doors ☐ Pocket door	☒ ☐ ☐	☐ Cracked/broken glass ☐ Doors missing/damaged/misaligned ☐ Repair/adjust/replace hardware
CLOSET SPACE	☐ View of interior limited by stored items		☐ ☐ ☐	☐ Some rooms lack closet space
CLOSET DOORS	☐ Wood ☐ Mirrored ☐ Louvered ☐ Metal	☐ Bi-fold ☐ Sliding ☐ Hinged	☐ ☐ ☐	☐ Doors off tracks ☐ Doors missing/damaged ☐ Mirror broken/cracked ☐ Repair/adjust/replace hardware

☐ Undercut doors to rooms to allow for air circulation

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

4.3 BATHROOMS

1 2 3

REF # 2016-102

BATHROOM # #1 **LOCATION** mens bathroom

TUB/SHOWER ENCLOSURE ☐ High moisture content in wall cavity *(see below)*	☐ Ceramic ☐ Plastic ☐ Metal ☐ Fiberglass ☐ Glass	☐ Rusted ☐ Chipped ☐ Caulking deteriorated / mould visible	☐ ☐ ☐	☐ Repair/reset tiles, possible hidden damage ☐ Replace caulk/grout ☐ Seal tile grout with silicone spray ☐ Glass enclosure possibly not tempered ☐ Shower head / diverter leaks
TUB ☐ With shower	☐ Whirlpool ☐ Clawfoot tub ☐ Sunken	☐ Rusted ☐ Chipped ☐ Finish worn	☐ ☐ ☑	☐ Drain stopper not operational / missing ☐ Slow draining - trap may need cleaning ☐ Whirlpool equipment not visible/not tested
SINK(S) ☐ Moisture evidence below sink tested dry/wet	☐ With vanity ☐ Pedestal ☒ Wall hung	☐ Rusted ☐ Chipped ☐ Cracked	☒ ☐ ☐	☐ Sink drain stopper non-functional ☐ Damage to cabinet / doors / countertop ☐ Trap leaking/slow draining ☐ Sink faucet leaks
TOILET	☐ Does not flush properly ☐ Water runs continually in tank ☐ Moisture around toilet ☒ High moisture content in floor *(see below)* medium		☐ ☒ ☐	☐ Cracked tank/base/bowl/cover- replace ☐ Loose at floor - reset on new wax seal & tighten floor bolts ☐ Repair/replace valve/ballcock/flapper
VENTILATION	☐ Window	☒ Fan	☐ ☒ ☐	☐ Noisy/weak - Provide/replace exhaust fan → install 30 min timer
ELECTRICAL	☑ Lights ☒ Heat source ☐ Heat lamp	☐ Razor outlet only ☐ Outlets ☐ GFCI	☐ ☒ ☐	☐ Provide heat source ☒ No outlets/plan to add ☒ Add GFCI outlet

☒ Extent of water damage to wall cavity (floor components) cannot be determined without removal of tiles/tub surround and wallboard (toilet and some flooring). Replacement of all components may be necessary.
☐ Sterilize and clean whirlpool tub before use and regularly thereafter

BATHROOM # #2 **LOCATION** womens bathroom

TUB/SHOWER ENCLOSURE ☐ High moisture content in wall cavity *(see below)*	☐ Ceramic ☐ Plastic ☐ Metal ☐ Fiberglass ☐ Glass	☐ Rusted ☐ Chipped ☐ Caulking deteriorated / mould visible	☐ ☐ ☐	☐ Repair/reset tiles, possible hidden damage ☐ Replace caulk/grout ☐ Seal tile grout with silicone spray ☐ Glass enclosure possibly not tempered ☐ Shower head / diverter leaks
TUB ☐ With shower	☐ Whirlpool ☐ Clawfoot tub ☐ Sunken	☐ Rusted ☐ Chipped ☐ Finish worn	☐ ☐ ☐	☐ Drain stopper not operational / missing ☐ Slow draining - trap may need cleaning ☐ Whirlpool equipment not visible/not tested
SINK(S) ☐ Moisture evidence below sink tested dry/wet	☐ With vanity ☐ Pedestal ☒ Wall hung	☐ Rusted ☐ Chipped ☐ Cracked	☒ ☐ ☐	☐ Sink drain stopper non-functional ☐ Damage to cabinet / doors / countertop ☐ Trap leaking/slow draining ☐ Sink faucet leaks
TOILET #2	☐ Does not flush properly ☐ Water runs continually in tank ☐ Moisture around toilet ☐ High moisture content in floor *(see below)*		☒ ☐ ☐	☐ Cracked tank/base/bowl/cover- replace ☐ Loose at floor - reset on new wax seal & tighten floor bolts ☐ Repair/replace valve/ballcock/flapper
VENTILATION	☐ Window	☒ Fan	☐ ☒ ☐	☐ Noisy/weak - Provide/replace exhaust fan → install 30 min timer
ELECTRICAL	☑ Lights ☒ Heat source ☐ Heat lamp	☐ Razor outlet only ☐ Outlets ☐ GFCI	☐ ☒ ☐	☒ Provide heat source → upgrade ☒ No outlets/plan to add current ☒ Add GFCI outlet electric heat

☐ Extent of water damage to wall cavity (floor components) cannot be determined without removal of tiles/tub surround and wallboard (toilet and some flooring). Replacement of all components may be necessary.
☐ Sterilize and clean whirlpool tub before use and regularly thereafter → not working

4.2 KITCHEN

1	2	3

REF # 2016-102

CABINETS
- ☐ Cabinets damaged
- ☒ Wood/plywood
- ☐ Particle board/MDF
- ☐ Metal
- ☐ Plastic laminate
- ☐ Melamine
- ☐ Lacquer

1 ☐ 2 ☒ 3 ☐

- ☐ Missing handles
- ☐ Adjust hinges
- ☒ Repair/replace/refinish

COUNTER
- ☐ View of counter restricted by dishes/appliances
- ☒ Plastic laminate
- ☐ Wood
- ☐ Marble/granite/slate
- ☐ Ceramic
- ☐ Corian type
- ☐ _____

1 ☐ 2 ☒ 3 ☐

- ☒ Slight damage/cuts & scratches
- ☒ Seal counter to backsplash
- ☒ De-laminating

FLOOR COVERING
- ☒ Uneven/sloped areas
- ☐ Wood
- ☐ Vinyl/VA tile
- ☐ Cork
- ☐ Ceramic
- ☒ Linoleum
- ☐ _____

1 ☒ 2 ☐ 3 ☐

- ☐ Worn/stained/damaged
- ☐ Curling at edges
- ☐ Broken/cracked ceramic/marble - repair grout

WALL COVERING
- ☐ Plaster
- ☒ Gypsum wallboard
- ☐ Paper/panelling
- ☐ Ceramic
- ☐ Combo
- ☐ _____

1 ☒ 2 ☐ 3 ☐

- ☐ Possible hidden water damage
- ☐ Further investigation required

SINK
- ☐ 1-Basin
- ☐ 1 ½ Basin
- ☒ 2-Basin x 2
- ☒ Stainless steel
- ☐ Porcelain
- ☐ Acrylic
- ☐ _____

1 ☐ 2 ☒ 3 ☐

- ☐ Minor chips, scratches or damage
- ☐ Caulk around edges
- ☒ Moisture evidence below sink tested dry/wet
- ☐ Slow draining

FAUCET/TRAP/ DRAIN
- ☐ Sprayer
  - ☐ Tested functional
  - ☐ Not functional /leaking

1 ☐ 2 ☒ 3 ☐

- ☒ Trap deteriorated/leaks x 1
- ☐ Improper trap - consult plumber
- ☐ Faucet leaks

ELECTRIC OUTLETS
- ☐ 2 - Prong
- ☒ 3 - Prong
- ☐ GFCI
- ☒ Grounded

1 ☐ 2 ☒ 3 ☐

- ☐ Additional outlets advised
- ☐ Reverse polarity / open ground
- ☒ Add GFCI outlets

EXHAUST FAN

Brand _____

- ☒ Vented to exterior
- ☐ Recirculating fan
- ☐ Downdraft
- ☐ With microwave
- ☐ With charcoal filter

1 ☒ 2 ☐ 3 ☐

- ☐ No fan - plan to install
- ☐ Vent fan to exterior
- ☐ Fan needs cleaning
- ☐ Supply charcoal filter
- ☐ Weak or poor condition blower motor

♦ High volume exhaust fans require make-up air supply

APPLIANCES

Appliances are not moved. Testing of appliances is not part of this inspection. Obtain warranty and instruction booklets for all appliances.

DISPOSAL
- ☐ None

Brand _____

- ☐ Blades not checked
- ☐ Jammed or does not operate
- ☐ Unit is noisy/vibrates

DISHWASHER
- ☐ None/not included

Brand _____

- ☐ Built-in
- ☐ Portable
- ☐ Chipped/rusted interior finish
- ☐ Deteriorated seal
- ☐ Door spring needs adjustment/repair

RANGE/OVEN
- ☐ None/not included

Brand _____

- ☐ Gas
- ☐ Electric
- ☐ Burners won't light
- ☐ Door spring needs adjustment/repair

COOKTOP
- ☐ None/not included

Brand _____

- ☐ Gas
- ☐ Electric
- ☐ Burners won't light

MICROWAVE
- ☐ None/not included

Brand _____

- ☐ With fan
- ☐ Free-standing
- ☐ Built-in

REFRIGERATOR
- ☐ None/not included

Brand _____

- ☐ Frost-free
- ☐ Ice maker
- ☐ Ice maker not checked
- ☐ Door seal deteriorated

☐ OTHER _____

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

4.4 LAUNDRY FACILITIES

1	2	3	REF # 2016-102

◆ **Testing of appliances is not part of this inspection. Obtain warranty cards and instruction booklets for all appliances included.**

LOCATION	☐ Basement	☐ Utility Area	☐ Garage	☐ Other _____
WASHING MACHINE	Brand _____		☐ Not included	☐ 120V outlet polarity reversed: **Repair ASAP** ☐ Separate 120V grounded circuit required ☐ Outlet inaccessible - not tested
WASHER DRAINAGE	☐ Not visible	☐ Stand pipe ☐ Laundry tub	☐ ☐ ☐	☐ Floor drain ☐ Improper trap
WASHER SUPPLY ☐ Not visible	☐ Recessed in wall ☐ With laundry tub	☐ Hot/cold drops on wall	☐ ☐ ☐	☐ Leaky supply valves ☐ Re-secure drops to wall ☐ Recessed in wall - not visible
CLOTHES DRYER	Brand _____ ☐ Electric	☐ Gas	☐ Not included	☐ 120/240V outlet inaccessible; not tested ☐ Hard-wired - install outlet
DRYER FACILITIES ☐ Not visible	☐ Exterior dryer vent ☐ No dryer vent	☐ Gas available/close	☐ ☐ ☐	☐ Install exterior dryer vent ☐ Flex duct detached/damaged ☐ Replace duct with foil or metal duct
UTILITY/LAUNDRY SINK/TUB ☐ None	☐ Plastic ☐ Fibreglass ☐ Stainless steel	☐ Concrete ☐ Porcelain ☐ Other _____	☐ ☐ ☐	☐ Secure tub to wall or floor ☐ Cracked/chipped ☐ Improper/leaking trap/drain ☐ Faucet leaks
CENTRAL VACUUM ☐ N/A	Brand _____ Located @ _____		☐ Rough-in only	☐ Extend exhaust to exterior ◆ Accessories not tested

4.5 VENTILATION AND CONDENSATION

◆ Condensation of moisture on windows or other cold surfaces should be controlled. Excessive moisture can cause nuisance staining of window frames and wall finishes, growth of mould and mildew, and can lead to serious structural damage. Generally, improved control of condensation can be achieved by increasing ventilation and reducing moisture.
◆ Some moulds can be highly toxic and hazardous to health. Testing is required to determine the level of toxicity.
◆ Indoor Air Quality Assessment is beyond the scope of this inspection.

SIGNS OF MOISTURE/CONDENSATION ☐ None observed	☒ Mould/mildew ☒ Damp areas High	☒ Attic ☒ Crawlspace ☐ Basement	☐ Windows/window frames ☐ Wall surfaces ☒ Ceiling surfaces / ~~skylights~~
SEVERITY	☐ None/not applicable	☐ Low	☐ Medium	☒ ~~High~~
POSSIBLE SOURCE ☐ N/A	☐ Unable to determine ☒ Attic/roof	☐ Kitchen ☐ Bathrooms	☒ ~~Exterior~~ ☐ Laundry	☒ ~~Basement/crawlspace~~ ☐ _____
RECOMMEND ☐ No recommendations	☒ Divert site drainage ☒ Divert roof drainage ☒ Repair plumbing leaks ☐ _____	☒ Reduce source of moisture ☒ Increase attic/crawl space ventilation ☒ Add/use dehumidistat or ~~interval timer~~ ☒ Seal foundation / floor cracks / holes	☒ Add moisture barrier in crawl space ☒ Add/use kitchen and bathroom exhaust fans ☐ Disconnect humidifier ☐ Modify heating system

@ Crawlspaces
see section 6.1, 3.1-3.2, 5.0, 4.7 etc

HEAT RECOVERY VENTILATOR (HRV) ☐ N/A	Unit location: _____ Manufacturer _____ Est. age _____	☐ ☐ ☐	☐ Clean filters ☐ Service/adjust ☐ Add Heat Recovery Ventilator (HRV)
DEHUMIDISTAT / INTERVAL TIMER	Fan location Crawlspaces Timer location _____	☐ ☐ ☒	◆ Dehumidistat not checked for accuracy ☒ Install dehumidistat / interval timer

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

4.6 FIREPLACE(S)

1 2 3

REF # 2016-102

- CONCEALED FLUE: Although we attempt to determine the box and flue material, it is beyond the scope of this inspection to fully evaluate the flue installation and condition or its ability to draft and function properly.
- UNLINED FLUE is not safe for regular wood burning use.
- Wood burning inserts - cannot confirm positive connection to a metal flue liner
- Cannot confirm proper clearances have been observed

LOCATION # 1

☐ Lined box
☐ Lined flue
☐ Unlined flue

- Clean flue annually

☐ Masonry
☐ Metal system
☐ FALSE

☐ WOOD
- ☐ With damper
- ☐ With wood burning insert

☐ Electric
☐ GAS
- ☐ Direct vent
- ☐ Gas log set in masonry fireplace

Brand _____
BTU input _____
☐ CSA certified

☐ ☐ ☐

☐ Gas not turned on/pilot not lit
☐ Have vendor demonstrate fireplace controls
☐ Have gas fireplace checked by gas company
☐ Damper fixed open
☐ Secure damper in open position before use
☐ Evidence of backdrafting
☐ Install metal liner in masonry chimney
☐ Repair/replace gas shut-off
☐ Possibly not CSA certified

☐ Cracked firebricks/missing grout - unsafe - repoint/repair before use
☐ Seal gaps between masonry and metal firebox with non-combustible insulation
☐ Smoke staining above fireplace opening - may indicate poor draw
☐ Flue inspection & cleaning by WETT certified technician is advised now

☐ Damper needs repair
☐ Efflorescence in firebox
☐ Combustion air supply not visible / none
☐ _____

LOCATION # 2

☐ Lined box
☐ Lined flue
☐ Unlined flue

- Clean flue annually

☐ Masonry
☐ Metal system
☐ FALSE

☐ WOOD
- ☐ With damper
- ☐ With wood burning insert

☐ Electric
☐ GAS
- ☐ Direct vent
- ☐ Gas log set in masonry fireplace

Brand _____
BTU input _____
☐ CSA certified

☐ ☐ ☐

☐ Gas not turned on/pilot not lit
☐ Have vendor demonstrate fireplace controls
☐ Have gas fireplace checked by gas company
☐ Damper fixed open
☐ Secure damper in open position before use
☐ Evidence of backdrafting
☐ Install metal liner in masonry chimney
☐ Repair/replace gas shut-off
☐ Possibly not CSA certified

☐ Cracked firebricks/missing grout - unsafe - repoint/repair before use
☐ Seal gaps between masonry and metal firebox with non-combustible insulation
☐ Smoke staining above fireplace opening - may indicate poor draw
☐ Flue inspection & cleaning by WETT certified technician is advised now

☐ Damper needs repair
☐ Efflorescence in firebox
☐ Combustion air supply not visible / none
☐ _____

LOCATION # 3

☐ Lined box
☐ Lined flue
☐ Unlined flue

- Clean flue annually

☐ Masonry
☐ Metal system
☐ FALSE

☐ WOOD
- ☐ With damper
- ☐ With wood burning insert

☐ Electric
☐ GAS
- ☐ Direct vent
- ☐ Gas log set in masonry fireplace

Brand _____
BTU input _____
☐ CSA certified

☐ ☐ ☐

☐ Gas not turned on/pilot not lit
☐ Have vendor demonstrate fireplace controls
☐ Have gas fireplace checked by gas company
☐ Damper fixed open
☐ Secure damper in open position before use
☐ Evidence of backdrafting
☐ Install metal liner in masonry chimney
☐ Repair/replace gas shut-off
☐ Possibly not CSA certified

☐ Cracked firebricks/missing grout - unsafe - repoint/repair before use
☐ Seal gaps between masonry and metal firebox with non-combustible insulation
☐ Smoke staining above fireplace opening - may indicate poor draw
☐ Flue inspection & cleaning by WETT certified technician is advised now

☐ Damper needs repair
☐ Efflorescence in firebox
☐ Combustion air supply not visible / none
☐ _____

WOOD STOVE

☐ Free standing

Brand _____
Inspection label _____

- Clean flue and smoke pipe annually

☐ ☐ ☐

☐ Certification label not visible/legible
☐ Have inspected by WETT technician
☐ Installation does not meet Cert. specs.
☐ Hearth too small / inadequate

☐ Combustion air supply - ☐ None ☐ Not visible - Install dedicated combustion air from exterior to the stove.

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

4.7 BASEMENT & CRAWL SPACE

1 2 3

REF # 2016-102

CONFIGURATION

- ☐ Slab-on-grade
- ☒ Crawl space
- ☐ Basement:
  - ☐ Full
  - ☐ Partial
  - ☐ Underground garage
- ☐ Finished
- ☐ Partially finished
- ☒ Unfinished
- ☐ Suite
- ☐ Low ceilings
- ☒ Inaccessible areas, not inspected West South areas
- ☐ Portions of walls/floor not visible due to stored items/cabinets
- ☐ Area finished, structural elements cannot be fully evaluated
- ☒ Professional/amateur workmanship
- ☐ Past/recent repairs/paint/waterproofing
- ☐ U/G garage extends beyond building to below patios/landscaping

CRAWL SPACE ACCESS

☐ N/A

- ☒ No access
- ☐ Stairs
- ☐ Garage hatch
- ☒ Interior floor hatch
- ☐ Interior wall hatch
- ☐ Exterior hatch
- ☒ Traverse of crawl space
- ☐ Viewed only at opening
- ☒ Crawl space too low - not accessible
- ☒ Full evaluation not possible due to stored items/debris

→ @ West, South → not accessible (expect major repairs to substructure of Building)

60% accessible

S/W Floor @ main level sloped

FLOOR

- ☐ BASEMENT:
  - ☐ Concrete floor
  - ☐ Earth floor
  - ☐ Wood subfloor
  - ☐ Carpet/vinyl over concrete - visibility limited
- ☒ CRAWL SPACE:
  - ☐ Concrete floor
  - ☒ Earth floor
  - ☐ With moisture barrier

☐ ☐ ☒

- ☒ Uneven/sloped surface → see sec 5.0
- ☐ Routine shrinkage cracks
- ☐ Add moisture barrier
- ☒ Worn/stained/damaged flooring
- ☒ Standing water visible
- ☐ Past/recent repairs/paint/waterproofing

☒ Possible hidden damage or moisture under wood sub-floor Floor

☒ RADON: The presence of radon is undetermined and beyond the scope of this inspection. See Health Canada's website for more information at www.hc/sc.gc.ca and consider using a long term radon testing device to determine radon levels

provide Floor hatch @ East West and South side Crawlspace

→ shower Storage area underneath Stage only

INSULATION

- ☐ Rigid foam
- ☒ Fibreglass batts
- ☒ Spray on
- ☐ None / Not visible
- ☐ Fallen/damaged - Resecure/replace
- ☐ Insulate heating ducts/pipes
- ☐ Plumbing pipes on wrong side of insulation and subject to freezing

→ spray foam recommended @ rim joists

☐ ☒ ☒

- ☒ Add insulation between ~~floor joists or to walls to 18" below grade~~ rim joists only
- ☐ Protect exposed foam insulation from fire / cover with gypsum board
- ☐ Insulation installed on wall / floor joists / rim joists - limited visibility

VAPOUR BARRIER

☐ None / Not visible

☐ Poly / paper

☐ ☒ ☐

- ☐ Incomplete / missing vapour barrier
- ☐ Protect barrier from mechanical damage

VENTILATION

☐ U/G garage power ventilator not tested

- ☐ N/A
- ☐ None
- ☐ Screened vents
- ☐ Crawl space heated

☐ ☒ ☒

- ☐ Vent screen blocked / damaged / missing
- ☐ Add foundation vents/heating for ventilation
- ☒ Keep vents open in summer / closed in winter

Vents recommend

repair noted in Past → creosote tumbus repair → performing as intended

→ expect major repairs to substructure of Building

DAMAGE/ MOISTURE EVIDENCE

☐ None observed

☒ Damage visible

- ☐ Walls
- ☐ Ceilings
- ☒ Floors

- ☒ Evidence of moisture seepage
- ☒ Efflorescence
- ☒ Damp/wet
- ☒ Standing water
- ☒ Stains/mould
- ☒ Rot damage
- ☒ Odours
- ☒ Peeling paint/swollen components

- ☒ Possible insect/rodent infestation/damage: consult exterminator
- ☒ Evidence of past flooding
- ☐ Past/recent repairs/paint/waterproofing
- ☐ Possible membrane failure over ceiling slab— EXTENSIVE REPAIRS MAY BE REQUIRED.

- ♦ Review Property Condition Disclosure Statement (PCDS) and ask vendors for history of any flooding or insect/rodent infestation
- ♦ Expect seasonal / ongoing dampness / moisture - to help control, refer to section 4.5

Exhaust fans needed @ Crawlspaces

6 x @ 40 cfm with dehumidistat set @ 55% RH Vented to exterior → remove humidity

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

and soil Gases (Radon)

5.0 STRUCTURE

1 2 3 | REF # 2016-101

PERIMETER FOUNDATION
- ☐ Slab-on-grade
- ☒ Crawlspace
- ☐ Full Basement
- ☐ Partial Basement
- ☐ Combination
- ☐ Underground garage

FOUNDATION MATERIAL
- ☑ Poured concrete
- ☐ Concrete block
- ☑ Preserved wood
- ☐ Stone
- ☒ Past/recent repairs evident

VISIBILITY
- ☐ Not visible
- ☒ Partially visible
- ☐ Exterior only
- ☐ Interior only
- ☒ Soil too high at foundation -visibility limited

North/East Foundation Performing as intended

- ☐ Hairline / moderate/ excessive cracking
- ☒ Differential movement
- ☒ Leaning/bulging
- ☐ Settled/heaved
- ☐ Spalling/deteriorated
- ☐ Exposed/rusted rebar
- ☒ Cold pours/porous wall
- ☐ Form boards/ties left in place
- ☐ No damp-proofing/parging

FOOTINGS
- ☐ None
- ☐ Not visible
- ☐ Partially visible
- ☐ Pier footings
- ☐ Pad footings
- ☐ Spread footings

- ☒ Settled/undercut → Northside Footing
- ☐ Possible lowered floor (dug out) & and
- ☐ Tree roots possibly affecting structure

☑ Excessive/moderate cracks indicate a past and possible active foundation movement; should be monitored and may require structural repairs or reinforcement. → @ N/E corner → Possible no footings — Mid section footing

- ☐ Cracks observed - possible source of water penetration
- ☒ Possible drainage problem - consult drainage expert
- ☒ Further evaluation recommended - consult structural engineer.
- ☐ Mobile home ☐ With tie downs ☐ Add tie downs

No Footings → Poor footing detail @ substructure of Grade Beams

♦ **Assessing the structural adequacy of apartment buildings is beyond the scope of this visual inspection. For a full evaluation, consult structural engineer. Review Strata Corporation Minutes for references to past and/or future repairs. Obtain copies of any engineering reports.**

☐ Adjustment required to cribbing for mobile home. Periodic adjustments are required as seasonal settlement/heaving happens.

PTW Foundation Possible major replacement

South to S/W side of Building structure → PTW Foundation

Rot noted @ open at Crawlspace vent. → 25 yrs life.

SILL PLATE AND FOUNDATION BOLTS
- ☐ Not visible
- ☐ Partially visible

- ☒ Sills below grade-possible rot damage
- ☐ Few/many missing or loose nuts
- ☐ Sills not anchored

N/E corner → sill/rim joist → partial dry rot → minor Repairs

EXTERIOR WALL CONSTRUCTION *(see section 2.1 - Ext. Walls)*
- ☒ Structural components partially/not visible
- ☒ Past/recent repairs evident

- ☒ Wood frame
  - ☒ Platform
  - ☐ Post & beam
  - ☐ Balloon
- ☐ Brick veneer
- ☐ Masonry
- ☐ Stone
- ☐ Log
- ☐ Concrete
- ☐ _____

- ☒ Earth-wood/concrete contact @ Northwall and Eastwall Westwall
- ☒ Rot/insect damage
- ☐ Porch beam sagging/rot damage
- ☐ Leaning/bulging/settling
- ☐ Rusting/expanding lintels
- ☐ Posts/logs checking
- ☐ Masonry/mortar/concrete cracks

→ Beams → Buried in soil → not evident

INTERIOR SUPPORT STRUCTURE
- ☒ Structural components partially/not visible

- ☒ Posts/columns
- ☒ Beams
- ☐ Partition wall

- ☒ Wood
- ☒ Concrete
- ☐ Steel
- ☐ Masonry

- ☐ Beam/joist/post cut/cracked/checked
- ☒ Rot/insect damage
- ☐ Temporary jack posts
- ☒ Repair/replace/add support
- ☒ Deteriorated supports/columns

Creosote Timbers/Post @ N/E section of crawlspace Poor footing as intended

FLOOR CONSTRUCTION
- ☒ Structural components partially/not visible

- ☒ Wood joists
- ☐ Manufactured joists
- ☒ Beams
- ☐ Cross bridging/ blocking/bracing

SUBFLOOR
- ☐ Plywood
- ☐ Particle board
- ☐ OSB
- ☒ Boards → Rotted @ Eastside
- ☐ Concrete

- ☒ Rot/insect damage
- ☐ Excessive squeaking
- ☐ Cantilevers overspanned/damaged
- ☐ Concrete cracked/settled/heaved
- ☐ Concrete broken up/suspended
- ☐ Subfloor poorly secured/edges unsupported
- ☐ Bracing poorly secured/missing/overspanned
- ☐ Floor sagging/deflecting/overspanned

Dry rot noted @ Northside → repair noted → remove dry rot & joists

CEILINGS *(see section 3.2: Attic)*
- ☒ Structural components partially/not visible

- ☒ Joists
- ☐ Trusses
- ☒ Rafters
- ☐ Concrete

- ☒ Flat
- ☒ Vaulted

- ☒ Sagging See attic
- ☒ Large, unusual cracks Roof structure
- ☐ Condensation/staining on interior finishes
- ☐ Truss damage / modification - *(see below)*

- ☒ Light framing - undersized framing members may allow floors to sag, roofs to droop, etc. ☐ Evaluation by a structural engineer is recommended.
- ☐ Improper notching/drilling of joists, beams, posts - reinforcement required.
- ☐ Although structural components were mostly not visible, no signs of major structural defects were observed.

metal structural support @ Westside loft cut? see structural engineer.

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

6.1 WATER SUPPLY / DWV

1	2	3

REF # 2016-102

WATER SOURCE

- ☐ Public
- ☐ Water stop box located @ _____
- ☐ Stop not visible
- ☐ Locate stop box - Contact local Municipality Water Department
- ☒ Private / Community well - not inspected. Check with local health unit and/or obtain a private contractor review. Have a full potability water test performed by authorized laboratory.

SEWAGE DISPOSAL

- ☐ Public
- ☒ Private septic system - not inspected. Check with local health unit and/or obtain a private contractor review.

HOSE BIB(S)

- ☐ Tested/not tested
- ☐ Drained/winterized - not tested
- ☐ Exterior
- ☐ Garage

1 ☐ 2 ☐ 3 ☒

- ☒ Hose bib not frost protected - winterize
- ☐ No anti-siphon valves - install
- ☐ Handle missing/broken/leaking

MAIN WATER SERVICE & SHUT OFF

Location N, C.S → North Wall

- ☐ Undetermined/not observed - request location from vendor
- ☐ Copper
- ☐ Plastic
- ☒ Galvanized steel
- ☐ EPDM
- ☐ Lead

1 ☐ 2 ☐ 3 ☒

Estimated diameter: 3/4"

- ☒ Replace old galvanized/lead service pipe
- ☐ Shut-off valve stuck/leaking
- ☐ No pressure reducing valve (PRV) - ADD
- ☐ With PRV - allows adjustment if necessary

INTERIOR SUPPLY PIPING

- ♦ Piping partially hidden - thorough review not possible
- ♦ Some Polybutylene plastic piping systems have been documented to have defects. Contact qualified expert.

- ☒ Copper
- ☐ Plastic
- ☐ Galvanized steel
- ☐ PolyB with copper/ acetyl fittings

1 ☒ 2 ☐ 3 ☐

- ☐ Corrosion on some pipe joints
- ☐ Hot/cold taps reversed
- ☐ Water hammer/noise in pipes
- ☐ Improve supply line support
- ☐ Incompatible pipe hangers used - replace
- ☐ Leaks

FLOW RATE

- ♦ Pressure not checked

1 ☒ 2 ☐ 3 ☐

- ☐ Pressure flow too high / too low
- ☒ Flow rate slow when using multiple fixtures
- ☐ Add/adjust pressure reducing valve (PRV)

FIXTURE STOPS

- ☐ None
- ☐ Some
- ☐ Not tested

1 ☒ 2 ☐ 3 ☐

- ☐ Some valves stuck - need "freeing"
- ☐ Minor valve leaks

- ☐ Supply piping on wrong side of insulation and is subject to freezing
- ☐ Install pressure-balanced faucets (see below)
- ☐ Copper/galvanized contact - dielectric fittings required
- ☐ Cross-connection(s) @ _____

- ♦ Determining the condition of underground main water service piping, drain and sewer pipes is beyond the scope of this inspection
- ♦ Piping partially hidden - thorough review not possible
- ♦ Pressure-balanced faucets ensure water temperature does not fluctuate when multiple fixtures are used (scald prevention)
- ♦ Galvanized / Poly B water piping: some insurance companies may not insure homes with this type of piping.

INTERIOR DRAIN PIPING

- ♦ Piping partially hidden - thorough review not possible
- ☐ Sewage ejection pump: Location _____
  - ☐ Tested/not tested

- ☒ Plastic
- ☐ Copper/chrome
- ☐ Cast iron
- ☐ Galvanized
- ☐ Lead

1 ☒ 2 ☐ 3 ☐

- ☐ Corrosion on some pipe joints
- ☐ Clogged/slow draining fixtures
- ☐ Improve drain line support/slope (see below)
- ☐ Improper trap/drain connection
- ☐ Leaks

WASTE CLEAN-OUT

- ☐ Concealed/not observed - request location from vendor
- ☐ Stack
- ☐ Floor
- ☐ Exterior

- ☒ Plastic
- ☒ Cast iron
- ☐ Galvanized steel

1 ☒ 2 ☐ 3 ☐

- ☐ Provide access to or add accessible clean-out
- ☐ Missing clean-out cap
- ☐ Basement bathroom fixture drains possibly connected at main waste clean-out

VENTING OF FIXTURES AND STACKS

- ☐ "S" traps in use - consider adding Air Admittance Valve
- ☐ Auto-vents in use - replace occasionally with Air Admittance Valve

1 ☐ 2 ☒ 3 ☐

- ♦ Unable to fully view vent pipes
- ☐ Vent stack terminates improperly
- ☐ Possible un-vented fixture(s): _____

- ☒ Plumbing repairs / upgrades done in a professional / amateur workmanship
- ☐ Drain pipe slope too steep - may result in clogging
- ☐ DWV pipes exposed on outside of walls are subject to freezing

recommend additional vent @ kitchen sink → East

- ☐ **CONDOMINIUM INSPECTION**: Evaluation of piping outside subject unit is beyond the scope of this inspection. Refer to Strata Council Minutes for repair, replacement, and maintenance information

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

6.1 WATER SUPPLY / DWV (cont.)

1	2	3

REF # 2016-102

FLOOR DRAIN(S)

- ☐ None
- ☐ Not visible
- ◆ Proper drainage cannot be confirmed

Location:

- ☐ Basement
- ☐ HWT overflow pan
- ☐ Mechanical room
- ☐ Laundry room
- ☐ Exterior stair wells
- ☐ Catch basin

☐ ☐ ☒

- ☐ Blocked
- ☐ Missing/damaged grate
- ☐ Flush with hose to check
- ☐ Install backflow preventer
- ☐ Installation of floor drain is recommended
- ☐ Ensure water in all traps to provide seal
- ☐ Catch basin/drain should be cleaned

SUMP

- ☐ None/not visible
- ☐ Pump not tested

- ☐ Interior
- ☐ Exterior
  - ☐ Concrete cover not removed
- ☐ With pump
- ☐ With drain tile
- ☐ No tile

☐ ☐ ☒

- ☐ Water in pit
- ☒ Add sump pump
- ☐ Improperly drained to sanitary sewer
- ☐ Install back flow preventer/check valve

MISCELLANEOUS

- ☐ Fire sprinkler system
- ☐ Lawn sprinkler system

- ☐ Water softener
- ☐ Water filter
- ☐ Wet bar
- ☐ _____

- ◆ Fire/lawn sprinkler systems, water softeners/filters are beyond the scope of this inspection.
- ◆ Fire sprinkler systems must be tested annually by fire suppression technicians.
- ◆ Have vendor demonstrate operation of lawn sprinkler system.

→ Crawlspace → wet → recommend 2-3 sump pumps to control ground water issue.

6.2 HOT WATER SUPPLY — LOCATION Kitchen

TYPE

- ☒ Directly fired
- ☐ Indirectly fired
- ☐ Tankless coil
- ☐ Natural gas
- ☒ Electric
- ☐ Propane
- ☐ Oil
- ☐ Solar

on demand

- ◆ **GAS/OIL**: normal service life 7 - 10 years
- ◆ **ELECTRIC**: normal service life 9 - 12 years

WATER HEATER

- ☐ With overflow pan
- ☐ With drain
- ☐ With seismic/safety strap
- ☐ With insulation blanket

Manufacturer: Ariston
Est. age: 2008
Est. capacity: _____

- ☐ Label missing/inaccessible - data not observed
- ☐ Unit not accessible

☒ ☐ ☐

- ☐ Tank rusted/damaged/scorched/leaking
- ☐ Water lines/fittings rusted/leaking
- ☐ Reversed water line connections
- ☐ Install overflow pan & drain
- ☐ Temperature set too high/too low
- ☐ Install seismic supports

BURNERS AND CONTROL (gas/oil)

- ◆ Not tested

- ☐ Pilot not lit/gas turned off

☐ ☐ ☒

- ☐ Excessive rust flakes in burner chamber
- ☐ Scorch marks at flame-shield
- ☐ Flame-shield missing

FLUE (gas/oil)

- ☐ Direct vent
- ☐ Dedicated vent
- ☐ Common with furnace

- ☐ Draft diverter hood (gas)
- ☐ Forced draft
- ☐ Damper
- ☐ Barometric draft regulator (oil only)
- ☐ Flue connected to masonry chimney

☐ ☐ ☐

- ☐ Replace/install draft diverter hood
- ☐ Loose/improper connections
- ☐ Evidence of flue gas spillage/backdrafting
- ☐ Improper clearances/slope/size/support
- ☐ Insufficient combustion air supply

VALVES

- ☒ Temperature/pressure relief valve (TP)
- ☐ Vacuum breaker
- ☒ Water shut off valve
- ☐ Gas valve

☒ ☐ ☐

- ☐ Missing/broken/leaky TP valve
- ☐ Overflow pipe missing/short/slopes upward
- ☐ Add/replace overflow pipe / vacuum breaker
- ☐ Install water shut off valve
- ☐ Leaks

ELEMENTS/BREAKERS (electric only)

Top element 1500 Watts
Lower element _____ Watts

☒ ☐ ☐

- ☐ Add mechanical coupler to breakers

- ☐ Water heater appears to be at or near the end of its service life—failure probability is high - budget for replacement.
- ☐ TP valve located on the cold-water inlet pipe - POTENTIAL HAZARD
- ☐ Water heater BTU input exceeds TP valve BTU rating - POTENTIAL HAZARD
- ☐ **CONDOMINIUM INSPECTION:** Commercial boilers & tanks are beyond the scope of this inspection. Refer to Strata Council minutes for repair, replacement, and maintenance information.

7.0 ELECTRICAL SYSTEM

1	2	3	REF # 2016-102

ELECTRIC SERVICE

☒	☐	☐	☒ Overhead ☐ Underground (Exterior service wire connection not visible)	☐ 120 Volt system ☒ 120/240 Volt system ☐ 120/208 Volt system	☒ Single Phase ☐ Three Phase

☐ Service cable deteriorated
☐ Drip loop damaged - repair
☐ Poorly attached wires at masthead/roof
☐ Insufficient clearance - SAFETY HAZARD
☐ 60/100 amp. meter base outdated
☐ Provide weatherproof protection for meter
☐ CONTACT PROPER AUTHORITY

panel cover missing screws → installation of screws recommended

MAIN PANEL LOCATED storage room

☒ Power On
☐ Power OFF: Client advised to arrange to have system activated and to have system inspected before subject removal date

☐ Main panel cover could not be removed
Restricted access due to: _____
☐ Panel slots full
☒ Room for expansion # 2 single pole breaker

♦ **All branch circuits should be identified on main panel board legend**

♦ **Maintain clearance of 40 inches in front of panel for access**

SERVICE CABLE

Rating 200 amps

☒	☐	☐	☒ Copper ☐ Aluminum ☐ Copper clad	☐ Not visible

☐ Improper service (undersized)
☐ Improper splices
☐ Apply anti-oxidant paste to aluminum wire connections

MAIN GROUNDING

☒ Panel connection

☐	☐	☐	☒ Copper ☐ Aluminum ☐ Copper clad	☐ Ground rod(s) ☐ Plumbing ground ☐ Gas line connection

?

☒ Partly/not visible
☐ Tighten/replace clamp
☐ Inadequate/improper ground
☐ Plumbing/gas line should be bonded to ground

MAIN DISCONNECT

Rating 200 amps

☒	☐	☐	☒ Breakers ☐ Glass fuses ☐ Cartridge fuses	☐ Located in electrical room (strata units) ☐ No access - not observed

☐ No main disconnect at panel - add for safety
☐ Breaker/fuse amperage exceeds wire capacity
☐ Main cables double lugged/tapped; circuit unprotected

☒ Evidence of electrical additions/upgrades. Cannot confirm compliance with current standards; system should be evaluated by an electrical contractor.
☐ **60 AMP SERVICE**: although this system may be adequate for the existing connected electrical load, some insurance companies may not insure a house with less than 100 amp service. Consult electrical contractor and upgrade as required.

240 volt breakers 1 pole Tripped → See electrician, possible Fire hazard

SERVICE PANEL

Max Rating 200 amps

☐	☒	☐	☒ Breakers ☐ Glass fuses ☐ Cartridge fuses ☐ Arc-fault circuit interrupters (AFCI) ☐ GFCI breaker	☐ Add knock-out covers to protect openings ☐ Install AFCI's at bedroom circuits (see below)

☐ Panel undersized/damaged/rusted/scorched
☐ Breaker/fuse amperage exceeds wire capacity
☐ Replace breaker/fuse which is oversized for wire
☒ Breaker/fuse double lugged; condition not hazardous but may result in nuisance tripping
☐ 240V breaker(s) require couplers on toggles

CIRCUIT WIRING

☒ Grounded
☐ Ungrounded

☒	☐	☐	☒ Copper ☐ Aluminum ☐ Copper clad	☒ Knob & tube ☒ NM sheathing ☒ Armoured cable

→ appears disconnected

☐ Abandoned wire(s) in panel
☐ Damaged/frayed/overheated wiring
☐ Circuit ground wires connected to neutral bus
☐ Fused neutrals

♦ Recent changes to standards require that at a minimum, AFCI's should be installed in the service panel to protect circuits serving bedrooms in dwelling units to help prevent fires caused by arcing due to breaks in electrical wire insulation.
☐ Protect exposed surface wiring located at _____
☐ Attic insulation covering knob & tube wiring - POTENTIAL FIRE HAZARD.
☐ **PLEASE NOTE**: Knob & tube / aluminum wiring: some insurance companies may not insure homes with this type of wiring.
☐ Aluminum wiring: old devices/connectors, condition can be hazardous. Improve to new safer CO/ALR devices or "pig-tail" existing devices/connectors.
☐ DECOR outlets and switches are not compatible or rated for aluminum wiring. Consult electrical contractor.
☐ Apply anti-oxidant paste to aluminum wire connections at distribution panel.
☐ Armoured cable required for: furnace/hot water tank/garbage disposal/surface wiring.
☐ Open junction box(es) or improper splicing.

♦ **ALL RECOMMENDED CORRECTIONS SHOULD BE PERFORMED BY AN ELECTRICAL CONTRACTOR IN ACCORDANCE WITH CURRENT STANDARDS.**

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

7.0 ELECTRICAL SYSTEM (cont.)

1	2	3

REF # 2016-102

☒ Sample of switches and outlets tested appear serviceable ☒ Occupants belongings prevent testing of some outlets & switches

AREA LIGHTING	☒ 3-way switches, hall and stairs ☐ Exterior lights	☒ ☐ ☐	☐ Lights/switches not functional ☐ Closet light is hazardous/subject to damage ☐ Recessed lights may not be approved for installation in contact with attic insulation
CEILING FAN ☒ With lights	Location: x2	☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ Excessive vibration ☐ Noisy ☐ Not functional
GROUNDED PLUG OUTLETS	☒ Entire house ☐ Kitchen ☐ Bathroom(s) ☐ Laundry ☐ Exterior Plug outlets with:: ☐ Open ground ☐ Open neutral ☐ Open hot ☐ Reversed polarity	☒ (1) ☐	☒ Add extra room outlets ☐ Outlet(s) not functional ☐ Improve to grounded outlets ☐ Portion only: balance 2 prong/ungrounded ☒ Provide weatherproof protection (exterior)
GROUND FAULT PROTECTION ☐ GFCI breaker at panel ☐ GFCI outlet(s)	☐ Bathroom(s) ☐ Laundry ☐ Kitchen ☐ Exterior ☐ Garage ☐ Pool ☐ Hot tub ☐ Whirlpool	☐ ☒ (1) none	☐ Breaker/outlet not functional ☐ GFCI failed @ _____ ☐ Razor outlet(s) - Replace with GFCI outlet(s)

◆ Ground Fault Circuit Interrupters (GFCI) at outlets in bathroom/laundry/kitchen/exterior are an effective protection against electrical shock.

☒ Add GFCI outlet(s) @ Bathrooms, Kitchen, exterior outlets

☐ Remove "permanent" extension cords (POTENTIAL FIRE HAZARD)

☐ Broken, worn or missing outlet receptacles, cover plates or switches - replace where necessary

ALARM SYSTEMS ◆ Not tested	Smoke alarm(s) ☐ None ☐ Electric ☐ Battery ☐ Heat detectors ☐ CO monitor ☐ Security system ☐ Water alarm		☒ Plan to add: Hardwire smoke detectors @ main, mezzanine & loft ☐ Install CO monitor ◆ Always assure batteries charged by testing ◆ Smoke alarms should be present in all required areas	
DOORBELL	☐ None/not tested	☐ Intercom/video	☐ ☐ ☐	☐ Not functional

SUB-PANEL #1 **LOCATION** mezzanie

FEED CABLE Rating 100 amps	☐ Copper ☒ Aluminum ☐ Copper clad ☐ PVC conduit ☐ Rigid metal conduit ☒ Teck cable		☒ ☐ ☐	☐ Improper service (undersized) ☐ Improper splices ☐ Apply anti-oxidant paste to aluminum wire connections
GROUNDING	☒ Copper ☐ Aluminum ☐ Copper clad ☒ Panel connection		☒ ☐ ☐	☐ Improper ground, see previous page ☐ Ground bus bar bonded to neutral bus bar ☐ Inadequate/improper ground
MAIN DISCONNECT Rating 100 amps	☒ Breakers ☒ Located at main panel ☐ Glass fuses ☐ Cartridge fuses		☒ ☐ ☐	☐ Breaker/fuse amperage exceeds wire capacity ☐ Main cables double lugged/tapped; circuit unprotected
DISTRIBUTION PANEL	Maximum Panel Rating 125 Amps ☒ Breakers ☐ Glass/cartridge fuses		☒ ☐ ☐	☐ Breaker/fuse amperage exceeds wire capacity ☐ Breaker/fuse double lugged; condition not hazardous but may result in nuisance tripping
CIRCUIT WIRING ☒ Grounded ☐ Ungrounded	☒ Copper ☐ Aluminum ☐ Copper clad ☐ Knob & Tube ☒ NM Sheathing ☒ Armoured cable		☒ ☐ ☐	☐ Pigtailing required - see previous page ☐ Abandoned wire(s) in panel ☐ Circuit ground wires connected to neutral bus

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

8.0 HEATING/COOLING SYSTEMS | 1 2 3 | REF # 2016-102

FORCED AIR FURNACE

FUEL SOURCE	☐ Gas ☐ Electric ☐ Oil	FURNACE TYPE	☐ Upflow ☐ Downflow ☐ Horiz. flow
BREAKERS (Electric furnace only): _____			
GAS LINES	☐ N/A ☐ Gas shut off	☐ Black iron ☐ Non-soldered copper	☐ POSSIBLE GAS LEAK: CONTACT GAS COMPANY ☐ Improper/non traditional gas line

♦ **FOR SAFETY:** Maintain minimum 12" clearance around heating equipment as per manufacturer's specifications.

FURNACE EXTERIOR	Manufacturer: _____ Est. age _____ Est. capacity _____ BTU output		☐	☐	☐	☐ Exterior casing rusted/damaged ☐ Scorch marks visible ♦ Keep area around furnace clean
BURNERS/HEAT EXCHANGERS	♦ Heat exchanger cannot be fully viewed ♦ Electric heating elements not visible		☐	☐	☐	☐ Excessive rust/dirt ☐ Clean, service and adjust ☐ Heat exchanger cracked - replace furnace
IGNITION	☐ Standing pilot light	☐ Electronic	☐	☐	☐	☐ Unstable or dancing flame
CONTROLS ♦ Thermostat not checked for accuracy	☐ Limit control ☐ Interval timer	☐ Thermostat ☐ Humidistat	☐	☐	☐	☐ Primary control (oil only) ☐ Thermostat(s) loose - secure to wall ☐ Gas shut off - Furnace not tested
VALVES	☐ Main gas valve ☐ Gas pressure regulator		☐	☐	☐	
EXPOSED FLUE ☐ Flue pipe too close to combustible surfaces; needs protection.	☐ Metal ☐ Plastic ☐ Draft hood	☐ Forced draft (high efficiency) ☐ Barometric draft regulator (oil only)	☐	☐	☐	☐ Improper drafting ☐ Repair/replace ☐ Slope correction required ☐ *See 6.2 Hot Water tank*
DISTRIBUTION DUCTS ☐ Possible asbestos materials - should be professionally sealed, encapsulated, or removed	☐ Steel ☐ Aluminum ☐ Flexible		☐	☐	☐	♦ Ductwork partially concealed; thorough review not possible ☐ Leaky joints - seal joints ☐ Poor / broken supports
BLOWER MOTOR/FAN	☐ Direct drive ☐ Belt drive	☐ Motor hot ☐ Replace fan belt	☐	☐	☐	☐ Motor/fan noisy; have checked ☐ Motor/fan needs cleaning ♦ Lubricate blower/circulator motors annually

☐ Humidifiers cannot be confirmed as functional and require regular cleaning and servicing as per manufacturer's specifications.
☐ Use "summer switch" to operate furnace blower to improve heat distribution and ventilation during cold weather

FILTERS	☐ Disposable ☐ Re-usable	☐ Electronic ☐ Electrostatic	☐	☐	☐	☐ Filter needs cleaning or changing now ☐ Electronic filter turned off / not checked ☐ Bad fit / missing / poor access to filter

♦ Change furnace filters 2 to 4 times per year ☐ Recommend upgrading to pleated filter medium

COMBUSTION AIR SUPPLY	☐ Open duct ☐ Connected to return air plenum/ burner chamber ☐ Not visible		☐	☐	☐	♦ Clean outside combustion air supply grill annually ☐ Install combustion air supply duct
WARM AIR SUPPLY COLD AIR RETURN REGISTERS ☐ Appears adequate	☐ Heat supply missing at: _____ ☐ Inadequate return air ☐ Poor general air movement throughout house ☐ Cannot confirm adequate heating to all rooms		☐	☐	☐	☐ Grill missing / broken ☐ Undercut doors to room ☐ Air not coming out of every grill ☐ Recommend cleaning interior of ductwork

☐ Old furnace - should be evaluated by qualified gas fitter
☐ Furnace appears to be at or near the end of its useful life - budget for replacement.
☑ Possible buried oil tank; locate, test for residual oil products & dispose according to applicable requirements of the authority having jurisdiction.
Also may have been above ground oil tank
Possible fuel line noted @ exterior wall stucco
See Kootenay Furnace → Slocan Village

RATING 1) Functional/Satisfactory 2) Minor repairs/Maintenance Required 3) Poor/Unsatisfactory

8.0 HEATING/COOLING SYSTEMS | 1 2 3 | REF # 2016-102

ELECTRIC HEATING SYSTEM

BREAKER(S)

- ☑ 2 X 15A # ____
- ☒ 2 X 20A # ____
- ☐ ____
- ☐ 2 X 30A # ____
- ☐ 1 X 30A # ____
- ☐ ____

☒ ☒ ☐

☐ 240 Volt breaker(s) require mechanical couplers on toggles

♦ *Refer to Section 7.0 - Electrical System*

♦ Unless otherwise specified, 240 Volt breaker(s) are mechanically coupled

240 volt breaker Tripped @ Panel → unknown See Electrician

ELECTRIC BASEBOARD TYPE HEATING SYSTEM

THERMOSTATS — ☒ Wall mounted ☒ Heater mounted — ☒ ☐ ☐

- ☐ Cover(s) missing
- ☐ Thermostat(s) loose - secure to wall
- ♦ Thermostats are not checked for accuracy

BASEBOARD HEATERS — ☐ Missing at: ____ — ☐ ☐ ☑

- ☐ Loose - repairs required (see below)
- ☐ Casing damaged / rusted
- ☐ Not working - repair or replace (see below)
- ☐ Potential hazardous conditions (see below)

CONVECTION HEATERS

- ☒ Mounted on wall
- ☐ Recessed in wall
- ☐ Floor insert(s)
- ☐ With fan

Location: Throughout Interior — ☐ ☒ ☐

- ☒ Not working - repair or replace (see below)

2 @ Kitchen?

♦ Baseboard heaters must be kept free from obstruction; flammable materials that rest against, or fall into the heaters can pose a fire hazard. Provide adequate air flow and clearances around the heaters.

☐ Baseboard / convection heaters tested functional at time of inspection

wall convector heaters @ Bathrooms → need replacement due to age → Possible Fire hazard

PORTABLE HEATERS — Location: ____ — ☐ ☐ ☐

- ☐ House wiring cannot handle extra load
- ☐ Damp/wet area noted - **Hazardous Condition**
- ☐ Remove heater(s)

♦ Auxiliary heating suggests possible inadequate heat supply

ELECTRIC RADIANT HEATING SYSTEM

- ☐ RADIANT **CEILING** PANEL SYSTEM
- ☐ RADIANT **WALL** PANEL SYSTEM
- ☐ RADIANT **FLOOR** PANEL SYSTEM

Brand ____

Serial No. ____

☐ Serial No. is not visible

♦ Thermostats are not checked for accuracy

♦ Improper installations can pose a fire hazard

☐ Radiant panel system not visible

☐ If one or more panel sets are cold while other panel sets are warm - power connections might be loose or panels may be defective.

☐ **CONTACT ELECTRICAL INSPECTOR ASAP**

♦ **RECALL of Flexwatt Radiant Ceiling Heating Panels, Product No's:**

R13C13H120, R13C13H208, R13C13H240 rated 13 Watts per panel

R17C20H120, R17C20H208, R17C20H240 rated 20 Watts per panel

R25C30H120, R25C30H208, R25C30H240 rated 30 Watts per panel

Additional testing by CSA has determined that in some circumstances these panels may overheat. If any of the listed ceiling heating panels have been identified, contact a qualified electrical contractor as soon as possible for further evaluation.

9.0 SUMMARY

REF # 2016-102

This summary is intended to provide an overview of the condition of the major systems inspected. The client is encouraged to keep and review the complete report. The client is advised to execute a "pre-closing walkthrough" with the seller.

OBTAIN APPLICABLE PERMITS, RECEIPTS, WARRANTIES AND/OR PRIVATE REPORT(S) FOR:

- Additions/converted spaces
- Sprinkler system
- Alarm system
- Intercom/radio
- Pool/spa & equipment
- Well & water potability
- Septic system
- Underground oil tank
- Insect/rodent infestation
- Underground drain tile cleaning/replacement
- Major appliances
- System upgrades - eg. heating, roof, etc

MAJOR SYSTEMS CONDITION OVERVIEW

1.1 Site Conditions	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☑ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
1.2 Garage/Carport	☐ N/A	☐ FUNCTIONAL (no problems seen)	☐ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☐ FURTHER INVESTIGATION ☐
2.1 Exterior Walls & Accessories	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☑ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
2.2 Exterior Doors & Windows	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☑ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
2.3 Porches & Decks	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☑ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
2.4 Balconies	☒ N/A	☐ FUNCTIONAL (no problems seen)	☒ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
2.5 Solariums, Patios & Elevated Walkways	☒ N/A	☐ FUNCTIONAL (no problems seen)	☐ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☐ FURTHER INVESTIGATION ☐
3.1 Roofing	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☒ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
3.2 Attic, Ventilation & Insulation	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☑ MAJOR REPAIRS / REPLACEMENT	☒ FURTHER INVESTIGATION ☒ Vermiculite
4.1 Interior Walls, Ceilings & Floors	☐ N/A	☐ FUNCTIONAL (no problems seen)	☒ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
4.2 Kitchen	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
4.3 Bathroom(s)	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
4.4 Laundry Facilities	☑ N/A	☐ FUNCTIONAL (no problems seen)	☐ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☐ FURTHER INVESTIGATION ☐
4.5 Ventilation & Condensation	☐ N/A	☐ FUNCTIONAL (no problems seen)	☐ MINOR REPAIRS / MAINTENANCE ☒ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
4.6 Fireplace(s)	☐ N/A	☐ FUNCTIONAL (no problems seen)	☐ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☐ FURTHER INVESTIGATION ☐
4.7 Basement & Crawl Space	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☒ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
5.0 Structure	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☒ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
6.1 Water Supply & DWV	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☒ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Contractor
6.2 Hot Water Supply	☐ N/A	☒ FUNCTIONAL (no problems seen)	☐ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☐ FURTHER INVESTIGATION ☐
7.0 Electrical	☐ N/A	☐ FUNCTIONAL (no problems seen)	☑ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Electrician
8.0 Heating & Cooling	☐ N/A	☐ FUNCTIONAL (no problems seen)	☒ MINOR REPAIRS / MAINTENANCE ☐ MAJOR REPAIRS / REPLACEMENT	☑ FURTHER INVESTIGATION ☒ Heritage Furnace

GLOBAL RATING The overall rating for this house, considering its age and construction and comparing it to other similar houses is:

☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

BELOW AVERAGE — TYPICAL — ABOVE AVERAGE

MAINTENANCE TIPS

GENERAL

Preventive maintenance can prolong the life of the different components of your home. This chart includes a basic list of maintenance items. Use it only as a guide - repair or look after problems as they arise.

Of course, always use common sense - hairline cracks in concrete or on wall surfaces are seldom indications of serious problems, but a crack which appears suddenly and widens noticeably over a short period of time, or doors which suddenly do not close properly, could be indications of serious structural problems and expert advice is recommended.

Regular maintenance is not for everyone. For some people, hiring a contractor for maintenance inspections and to do repairs may be the best idea.

CAUTION:

- Note the location of all gas shut-off valves.
- Learn the location of electric service panels and label each circuit. Always shut off the power before making any repairs to the electrical system and unplug appliances before attempting any cleaning or servicing.
- Note the location of the water main shut-off valve. It may be necessary to shut off the water to repair plumbing fixtures or to make repairs to some appliances.
- Refer to manufacturers' manuals before inspecting, cleaning or repairing appliances, particularly heating appliances and furnaces, air conditioning systems or water heaters.

EVERY MONTH	
SMOKE ALARM	♦ Test batteries and replace if necessary
FIRE EXTINGUISHER	♦ Verify if fully charged. Recharge if necessary
GROUND FAULT INTERRUPTERS	♦ Exercise to ensure proper function
GARBAGE DISPOSER	♦ Flush with hot water and baking soda
FORCED WARM AIR HEATING SYSTEM	♦ Replace or clean air filter and vacuum registers
STEAM HEATING SYSTEM	♦ Check safety valve and steam pressure gauge and drain expansion tank if necessary; check water level gauge and add water if needed; drain water until clear to eliminate sediment.
HOT WATER HEATING SYSTEM	♦ Test relief valve and replace if necessary; check pressure gauge and drain expansion tank if necessary.
REFRIGERATED AIR CONDITIONER	♦ Clean or replace filter; clean condenser and evaporator coils and condensate drain.
EVAPORATIVE AIR CONDITIONER	♦ Replace blankets; check air flow and clean or repair unit as necessary.
HEAT PUMP	♦ Clean or replace air filter; clean condenser, evaporator coils and condensate drain; remove snow and/or debris from outdoor portion of unit.
EVERY TWO MONTHS	
RANGE HOOD FAN	♦ Clean grease filter
OIL BURNER (PRESSURE TYPE)	♦ Inspect and clean
WALL FURNACE	♦ Clean grills
EVERY THREE MONTHS	
FAUCETS	♦ Clean aerators
TUB DRAIN ASSEMBLY	♦ Clean out debris; inspect rubber seal and replace if necessary
FLOOR DRAIN	♦ Clean out debris; flush with clear water
DISHWASHER	♦ Clean stainer, spray arm and air gap

MAINTENANCE TIPS

(Page 2)

EVERY SIX MONTHS

BASEMENT AND FOUNDATION	◆ Check for cracks and moisture; repair if necessary
TOILET	◆ Check for leaks and repair if necessary
GARBAGE DISPOSER	◆ Tighten drain connections and fasteners
CLOTHES WASHER	◆ Clean water inlet filters; check hoses for leaks and replace if necessary
CLOTHES DRYER	◆ Vacuum lint from ducts and surrounding areas
REFRIGERATOR	◆ Clean drain hole and pan; wash door gaskets; vacuum condenser coils
EXHAUST FAN	◆ Clean grill and fan blades
RANGE HOOD FAN	◆ Wash fan blades and housing
ELECTRICAL	◆ Exercise circuit breakers

ANNUALLY

GARAGE DOORS	◆ Clean and lubricate hinges
SEPTIC TANK	◆ Have a professional check the tank (watch for back-up throughout the year)
WATER HEATER	◆ Test temperature-pressure relief valve (PRV) and replace if necessary; clean burner ports (gas heater)
REFRIGERATOR	◆ Test door seal,replace gasket when necessary; check temperature and adjust if necessary
RECIRCULATING RANGE HOOD	◆ Replace charcoal filter pellets

THINGS TO KEEP AN EYE ON

DURING/AFTER WET WEATHER	◆ Check ceilings and surfaces around doors and windows for moisture penetration. ◆ Check for evidence of water penetration in attic and ceilings. ◆ Check basement and crawlspace for moisture or leakage. ◆ Make sure downspouts divert water away from foundation walls.
INTERIOR	
◆ **STAIRS**	◆ Check for loose railings and treads.
◆ **CEILING AREAS (BELOW KITCHEN & BATHROOM AREAS)**	◆ Check for signs of leakage
◆ **CAULKING**	◆ Inspect caulking around tubs, showers and sinks. Replace if deteriorating.
ELECTRICAL	◆ Check lamp cords, extensions cords and plugs for damage and wear. Replace as required. ◆ If circuit breakers trip or fuses blow frequently, or an outlet sparks or shorts out, contact a licensed electrician for repairs.

ADDITIONAL COMMENTS (if applicable)

SEASONAL MAINTENANCE TIPS

(Page 3)

SPRING

PLUMBING	♦ Flush hot water tank until clear of sediment. Do not close valve while draining, as a heated empty tank is potentially explosive. Inspect flue assembly (if gas-fired). ♦ Check lawn sprinkler for leaky valves and exposed lines. ♦ Have well water checked for safety.
ROOF	♦ Clean build-up of dirt/organic material. Do not powerwash roofs. ♦ Check for any missing, loose or damaged shingles. ♦ Check for open seams, blisters or bald areas on flat/low slope roofs. ♦ Check flashings around all surface projections and sidewalls. ♦ Check antenna supports for possible leak source. ♦ Check fascia and soffits for deterioration and damage.
GUTTERS AND DOWNSPOUTS	♦ Clean gutters; do not flush debris into underground drains. ♦ Repair any weaknesses. ♦ Check for proper drainage and repair if necessary.
EXTERIOR	
♦ CAULKING	♦ Inspect caulking and replace if necessary.
♦ WINDOW SILLS, DOOR SILLS AND THRESHOLDS	♦ Fill cracks, caulk edges and repaint. Replace if necessary.
♦ WINDOW SCREENS AND SCREEN DOORS	♦ Clean screening; repaint/replace as necessary; tighten or repair loose or damaged frames and repaint if necessary; replace broken, worn or missing hardware; tighten and lubricate door hinges and closures.
INTERIOR	
♦ WHOLE-HOUSE OR ATTIC FAN	♦ Clean unit; check belt tension and adjust if necessary, replace cracked or worn belt; tighten screws and bolts; lubricate motor bearings.
♦ HOT WATER HEATING SYSTEM	♦ Lubricate circulating pump and motor.
♦ EVAPORATIVE AIR CONDITIONER	♦ Clean unit; check belt tension and adjust if necessary; replace cracked or worn belt.
♦ HEAT PUMP	♦ Lubricate blower motor.
♦ REFRIGERATED AIR CONDITIONER	♦ Lubricate blower motor.

AUTUMN

PLUMBING	♦ Exercise sump pump to ensure proper operation before fall rains.
ROOF	♦ Inspect roof surface, flashing, eaves, and soffits; repair if necessary.
CHIMNEY	♦ Clean flue (more frequently if fireplace is used often). ♦ Repair any cracks in flue or crumbling mortar.
EXTERIOR	
♦ CAULKING	♦ Inspect and repair where necessary.
♦ STORM WINDOWS AND DOORS	♦ Replace cracked or broken glass, repair and repaint frames if necessary, repair or replace any worn or missing hardware; tighten and lubricate hinges and closures.
♦ SIDING	♦ Clean and inspect; repair if necessary.
♦ LANDSCAPING	♦ Trim shrubs and trees away from roof and exterior walls.
HEATING SYSTEM	♦ Have furnace cleaned and serviced.
♦ FORCED AIR SYSTEM	♦ Clean outside combustion air supply grill.
♦ GAS BURNER	♦ Vacuum heat exchanger surfaces; lubricate blower motor; check fan belt tension and adjust if necessary; replace cracked or worn belt; check for leaks in ducts and repair if necessary.
♦ OIL BURNER	♦ Clean burner and ports.
♦ HOT WATER SYSTEM	♦ Have professionally serviced.
♦ THERMOSTATS	♦ Lubricate pump and motor; bleed air from radiators and convectors. ♦ Clean heat sensor, contact points and contacts; check accuracy and replace if necessary.

WINTER

PLUMBING	♦ Shut off and drain exterior pipes and valves before freezing weather.