



# Your Inspection Report

6071-6075 Buckingham Ave  
Mount Royal, QC



**PREPARED FOR:**

MR. & MRS. CHARLES STAFFORD

**INSPECTION DATE:**

Thursday, October 15, 2009

**PREPARED BY:**

Robert Zbikowski, A.I.B.

**ProTech IB**

Building Inspection & Consulting Services

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February 22, 2010

Dear Mr. & Mrs. Charles Stafford,

RE: Report No. 1163, v.3  
6071-6075 Buckingham Ave  
Mount Royal, QC

Thank you for choosing us to perform your building inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document provided to you prior to the inspection for your perusal, defines the scope of a residential building inspection.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is effectively a snapshot of the house, recording the conditions on a given date and time. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

We have included an executive summary at the beginning of the report to help provide a quick overview of the main issues identified, however the summary is not exhaustive and we recommend you read the entire report to gain full knowledge of the building systems and condition.

We are always available to answer any questions you may have concerning the inspection or the report.

Sincerely,

Robert Zbikowski, A.I.B.  
on behalf of  
ProTech IB, a division of R. Stone Agency Inc.

This is a summary of the main issues identified during the inspection. You will find specific details by clicking on the coloured tabs at the top of the report.

## Roofing

### **FLAT ROOFING \ Built-up**

**Condition:** • [Blisters](#)

Observed a blister in the roof membrane around the mid rear section.

This area can become a high risk water infiltration area should the blister puncture. We also noticed what appears to be the possible outline of a prior repair in that area.

Recommend having a roofing company perform an evaluation and needed repair.

**Implication(s):** Material deterioration

**Location:** Middle Exterior Roof

**Task:** Further evaluation

**Time:** Immediate

## Exterior

### **EXTERIOR GLASS \ Exterior trim**

**Condition:** • [Caulking loose, missing or deteriorated](#)

The exterior window sealants are in need of replacement.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

**Location:** Various Exterior

**Task:** Repair

**Time:** Less than 1 year

### **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**Condition:** • Noted the rear exterior steel staircase is leaning to the right. Because the balcony structure and attachment to the building are not visible it is impossible to determine if the balcony has moved and shifted the staircase along with it.

Further evaluation of the balcony structure is recommended to obtain a proper diagnosis.

**Location:** Rear Exterior Staircase

**Task:** Further evaluation

**Time:** Less than 1 year

## Electrical

### **SERVICE BOX, GROUNDING AND PANEL \ System grounding**

**Condition:** • [Poor connections](#)

Noted the system ground which should be connected to the water main before the valve was absent.

Found a ground connection in the basement that is connected to a water pipe.

Recommend having an electrician verify the system ground installation and make the necessary corrections.

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Further evaluation

**Time:** Immediate

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

The furnace is approaching the end of its normal life span.

When exact replacement will be required cannot be predicted.

**Implication(s):** Equipment failure | No heat for house

**Location:** Unit# 5089

**Task:** Replace

**Time:** Unpredictable

### GAS FURNACE \ Venting system

**Condition:** • [Poor slope](#)

Observed the gas furnace combustion exhaust pipe is quite long, does not have a very good slope and actually dips a bit before going up into the masonry chimney.

This can contribute to reduced exhaust gas flow and combustion gases accumulating in the liveable area.

Recommend having a monoxide gas detector installed in the basement and having a heating specialist evaluate if the pipe slope can be improved.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Basement

**Task:** Correct

**Time:** If necessary

## Plumbing

### WASTE PLUMBING \ Drain piping - installation

**Condition:** • Noted the laundry tub drain pipe installation is not properly connected to the sewage system. Instead the drain pipe is simply brought above the floor drain.

Recommend a proper plumbing connection be made.

**Location:** Basement

**Task:** Correct

**Time:** Immediate

## Interior

### WINDOWS \ General

**Condition:** • [Air leaks](#)

Observed several windows sealed with silicone to help reduce air infiltration in units 5091 and 5093.

The units are lower quality aluminum type and should be replaced for improved ease of operation and energy efficiency.

**Implication(s):** Leakage

**Location:** Various Units #5091 and 5093

# EXECUTIVE SUMMARY

6071-6075 Buckingham Ave, Mount Royal, QC    October 15, 2009

- EXECUTIVE S
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE

**Task:** Replace  
**Time:** Discretionary

**EXHAUST FANS \ Kitchen exhaust system**

**Condition:** • Not vented to exterior

Noted the range hood exhaust for 5093 is venting into the rear utility room.

This is not recommended since moisture laden air is being sent into a cool space where the moisture will tend to condense on the cold surfaces.

Recommend extending the duct to vent outside.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Unit# 5093 Utility Room

**Task:** Correct  
**Time:** Less than 1 year

## Description

**Flat roofing material:**

- [Built-up](#)

The roof is covered with a multi-ply built-up asphalt and gravel type membrane.

**Probability of leakage:** • High

## Limitations

**Inspection performed:**

- By walking on roof

The age of the roof membrane could not be confirmed as the seller did not have available the documents pertaining to the roof replacement.

## Recommendations

**FLAT ROOFING \ Built-up**

**Condition:** • [Blisters](#)

Observed a blister in the roof membrane around the mid rear section.

This area can become a high risk water infiltration area should the blister puncture. We also noticed what appears to be the possible outline of a prior repair in that area.

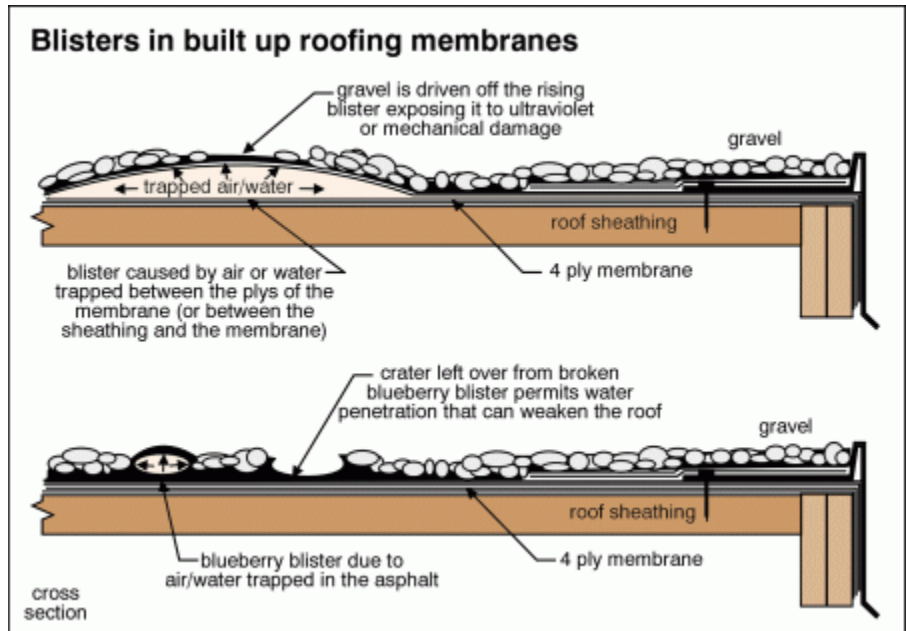
Recommend having a roofing company perform an evaluation and needed repair.

**Implication(s):** Material deterioration

**Location:** Middle Exterior Roof

**Task:** Further evaluation

**Time:** Immediate



[Click on image to enlarge.](#)

# ROOFING

6071-6075 Buckingham Ave, Mount Royal, QC October 15, 2009



*Location of blister on roof*



*Location of blister on roof*



*Location of blister on roof*



*Location of blister on roof*

# EXTERIOR

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## Description

**General:** • Most exterior surfaces and systems were found to be in good condition. There are some improvements/repairs required that are highlighted in the recommendation section.

**Lot slope:** • [Away from house](#)

**Wall surfaces - masonry:**

- [Brick](#)

Most of the building exterior wall system is composed of non vented brick masonry veneer. The brick and mortar appear to still be in good condition. No significant defects or anomalies visible.

**Wall surfaces :** • Fascia is protected with aluminum.

**Wall surfaces :**

- [Metal siding](#)

Metal siding is installed on a rear section of the building, which appear to be an addition made in later years. No significant defects or anomalies visible.

**Driveway:** • Asphalt

**Walkway:** • Concrete

**Balcony:**

- Wood

The front balcony decks are made of painted plywood.

- Steel railings

**Fence:** • Chain link • No performance issues were noted.

## Limitations

**No or limited access to:** • The balcony structures were not visible nor their attachment system to the building

**Upper floors inspected from:** • Ground level

## Recommendations

**EXTERIOR GLASS \ Exterior trim**

**Condition:** • [Caulking loose, missing or deteriorated](#)

The exterior window sealants are in need of replacement.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

**Location:** Various Exterior

**Task:** Repair

**Time:** Less than 1 year



*Caulking has shrunk leaving an open gap*

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**Condition:** • Noted the rear exterior steel staircase is leaning to the right. Because the balcony structure and attachment to the building are not visible it is impossible to determine if the balcony has moved and shifted the staircase along with it.

Further evaluation of the balcony structure is recommended to obtain a proper diagnosis.

**Location:** Rear Exterior Staircase

**Task:** Further evaluation

**Time:** Less than 1 year



*Rear staircase leaning to the right*

# EXTERIOR

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**Condition:** • [Too low](#)

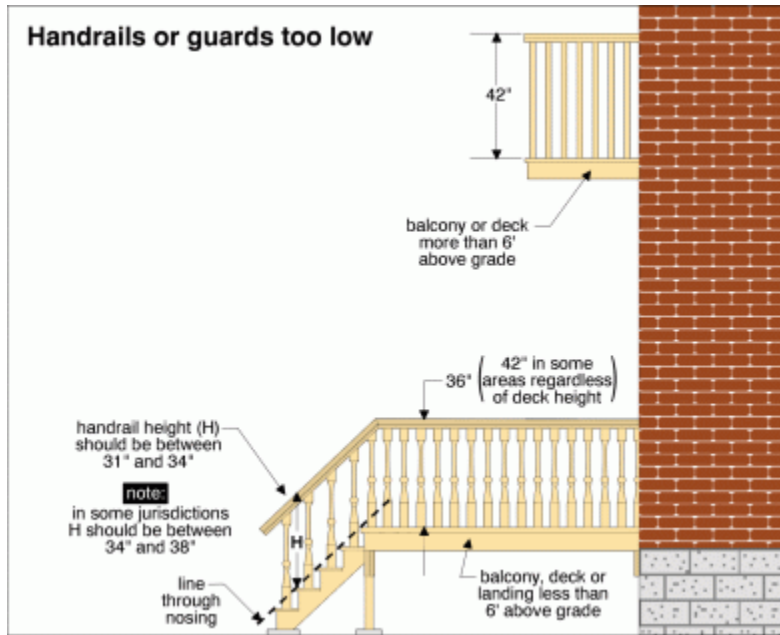
The front balcony guardrail's are too low and present a safety risk.

**Implication(s):** Fall hazard

**Location:** Front Exterior Balcony

**Task:** Correct

**Time:** If necessary



[Click on image to enlarge.](#)



Front balcony guardrail's too low



Guardrail's under 32" high

**Condition:** • [Spindles too far apart](#)

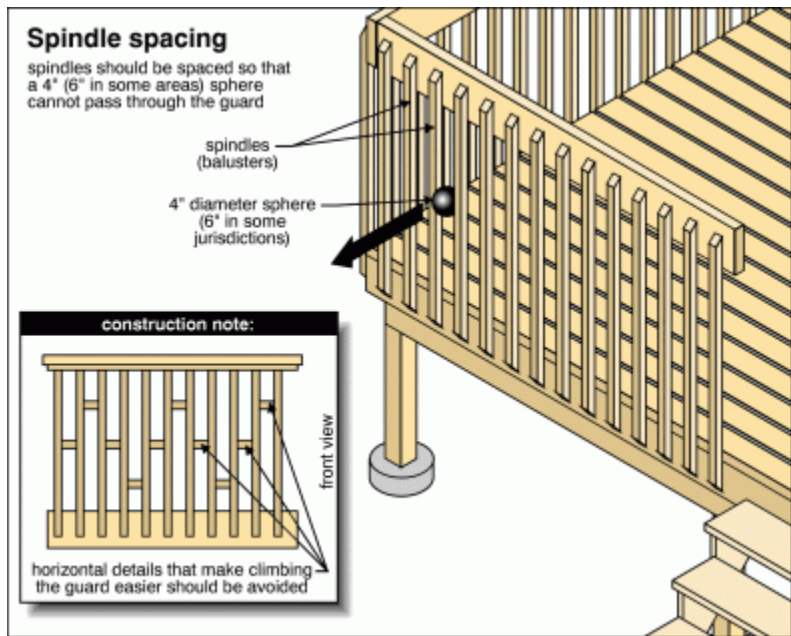
Noted the spacing between the guardrail bars exceeds 4" and presents a safety hazard for children.

**Implication(s):** Fall hazard

**Location:** Front Exterior Balcony

**Task:** Correct

**Time:** If necessary



Spacing between bars exceeds 4"

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • All visible components of the floor structure were found in good condition.  
No significant defects or anomalies visible.

**Floor construction:** • [Joists](#) • Steel columns • Wood beams

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Not visible

## Limitations

**Inspection limited/prevented by:**

- Storage

Parts of the basement area were not visible due to storage and/or wall coverings.

## Recommendations

### **FOUNDATIONS \ Performance**

**Condition:** • No defects noted

The visible sections of the foundation (exterior and interior) were found to be in very good condition.  
No cracks were found and no defects or anomalies were visible.

**Location:** Throughout

## Description

### Service size:

- [100 Amps \(240 Volts\)](#)

Unit 5089 is equipped with a 100 amp entrance.

- [125 Amps \(240 Volts\)](#)

Unit 5091 is equipped with a 125 amp entrance.

- [150 Amps \(240 Volts\)](#)

Unit 5093 is equipped with a 150 amp entrance.

### Main disconnect/service box type and location:

- [Breakers - utility room](#)



*Main electrical switch for 5091*

- [Fuses - first floor](#)



*Main disconnect switch for 5089 rear cupboard*

- [Fuses - utility room](#)



Main electrical switch for 5093

System grounding material and type: • [Copper - water pipe](#)

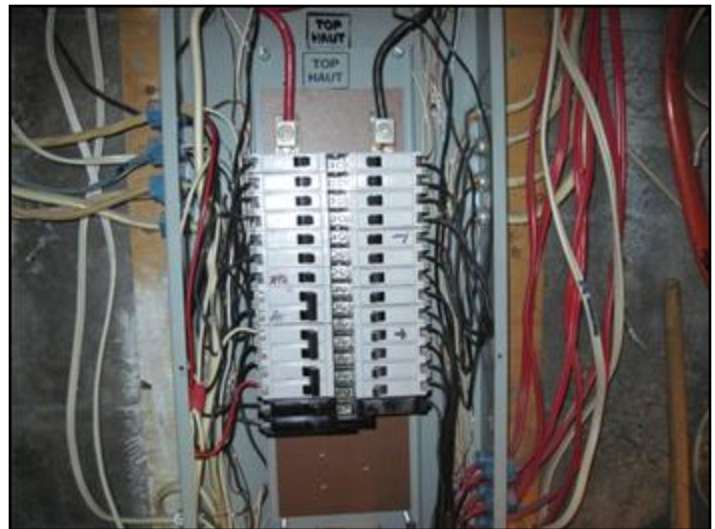
Distribution panel type and location:

- [Breakers - basement](#)

The distribution panel for 5089 has a capacity for 30 circuits, 29 are already in use.



Distribution panel for unit 5089 in basement



View inside panel 5089

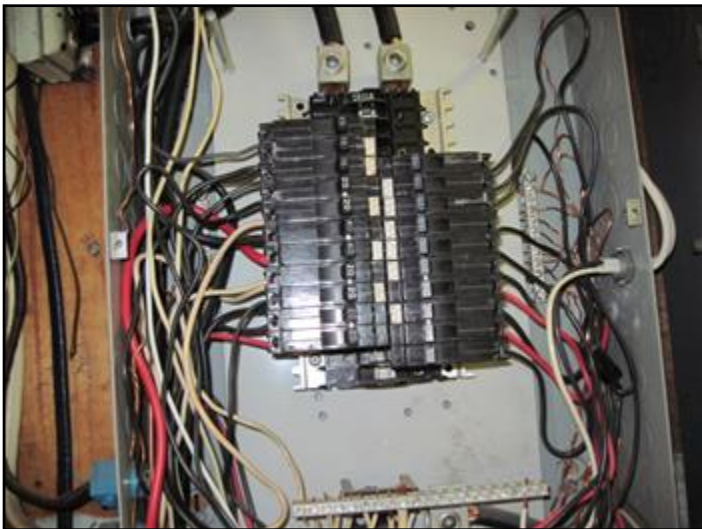
- [Breakers - utility room](#)

The distribution panel for unit 5091 has a capacity of 24 circuits of which 19 are currently in use.

The distribution panel for unit 5093 has a capacity of 30 circuits of which 21 are currently in use.

# ELECTRICAL

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View inside panel 5093



Distribution panel for 5093



View inside the distribution panel for 5091



Distribution panel and main switch for 5091



Distribution panel for unit 5093

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets:** • [Grounded and ungrounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

- [GFCI - bathroom](#)
- [GFCI - kitchen](#)

All of the kitchen counter outlets in unit 5091 are protected with GFCI devices.

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**Condition:** • [Poor connections](#)

Noted the system ground which should be connected to the water main before the valve was absent.

Found a ground connection in the basement that is connected to a water pipe.

Recommend having an electrician verify the system ground installation and make the necessary corrections.

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Further evaluation

**Time:** Immediate



*Ground connection to water pipe in basement*

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Double taps](#)

Observed double taps in the distribution panels of 5091 and 5093.

Counted four double taps in the panel of 5091 and 3 double taps in the panel of 5093.

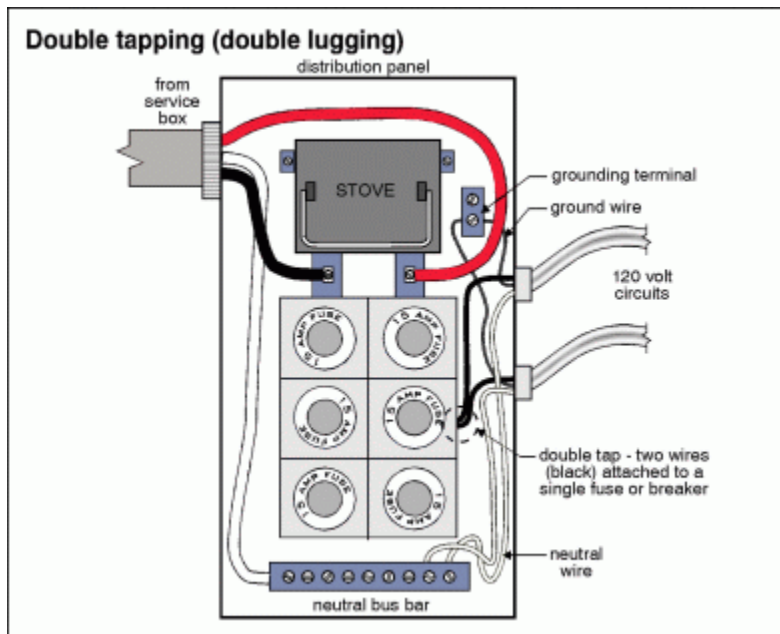
Ideally these circuits should be on separate breakers.

**Implication(s):** Fire hazard

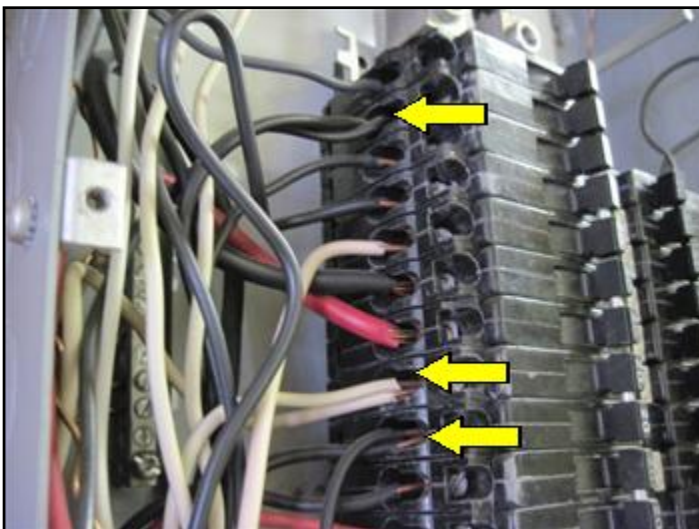
**Location:** Various

**Task:** Correct

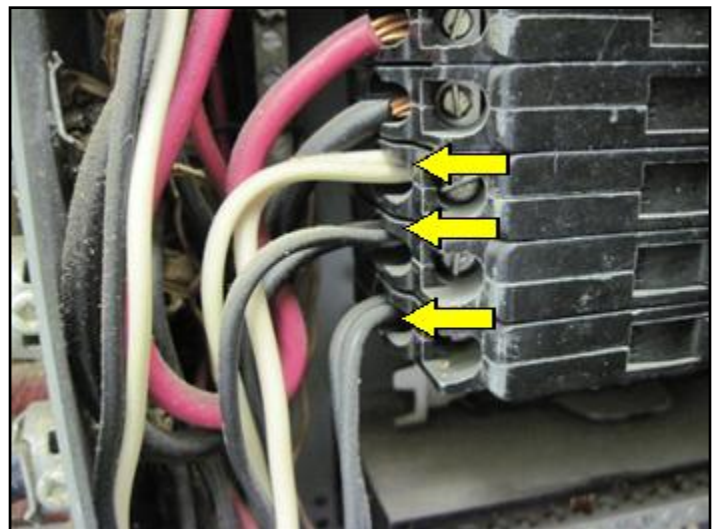
**Time:** If necessary



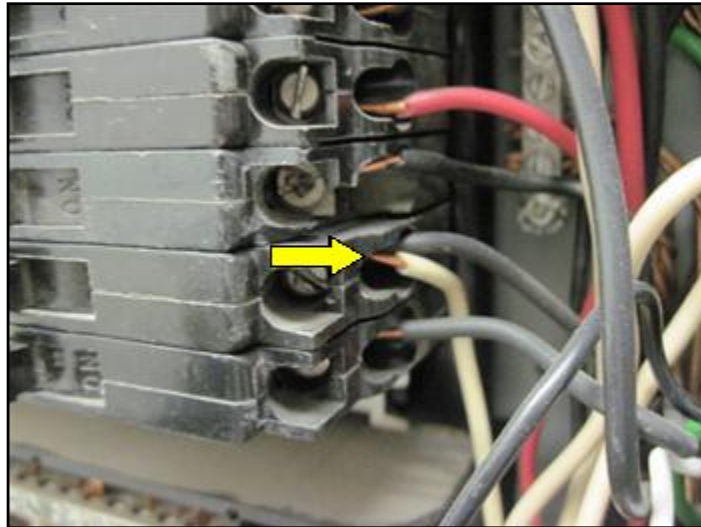
[Click on image to enlarge.](#)



Double taps in panel 5093



Double taps in panel 5091



Double taps in panel 5091

### DISTRIBUTION SYSTEM \ Outlets

**Condition:** • [Reversed polarity](#)

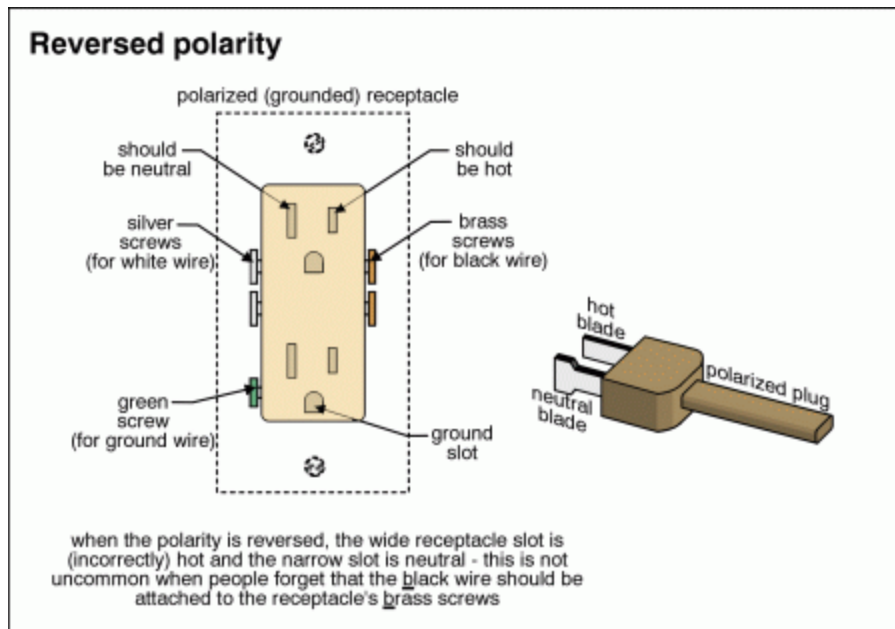
Detected a reversed polarity outlet during a test sample of the outlets in the building. Recommend correcting for maximum safety.

**Implication(s):** Electric shock

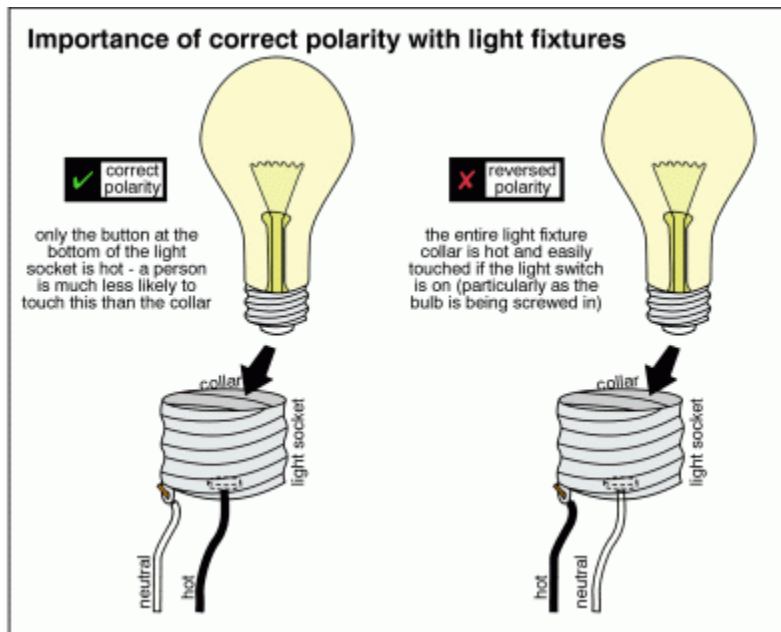
**Location:** Unit# Bedroom

**Task:** Correct

**Time:** Less than 1 year



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



*Reversed polarity on bedroom outlet 5089*

**Condition:** • [GFI test faulty](#)

A test of the GFI devices in the kitchen revealed one is defective,

**Implication(s):** Electric shock

**Location:** Unit#5091 Kitchen

**Task:** Replace

**Time:** Discretionary

# ELECTRICAL

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EXECUTIVE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

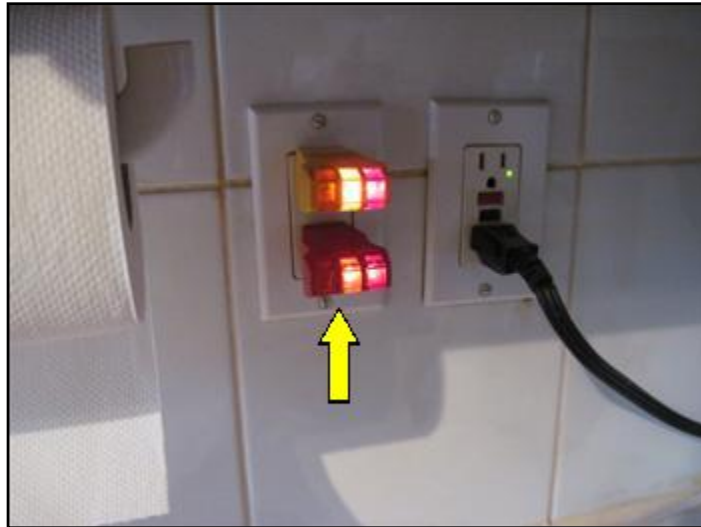
HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*GFI device faulty*

## Description

**General:** • A heating source is present in every room.

**Fuel/energy source:**

- [Gas](#)

Unit 5089 is heated with gas.

- [Electricity](#)

Units 5091 and 5093 are heated with electricity.

**System type:**

- [Furnace](#)

Unit 5089 is equipped with a gas furnace located in the basement.



*Gas fired forced air furnace for 5089*

- Electric baseboard heaters

Units 5091 and 5093 are heated with electric baseboard units.

**Heat distribution:**

- [Ducts and registers](#)

The heat for 5089 is delivered through air ducts.

- [Baseboards](#)

The heat for units 5091 and 5093 is delivered by convection through baseboard heaters.

**Approximate capacity:** • The gas furnace for unit 5089 has a capacity of 140,000 btu/hr, which is more than sufficient.

**Failure probability:**

- [High](#)

The furnace is estimated to be about 25-30 years old.

The unit was tested and functions well, noted the forced air fan and motor appear to be relatively new.

The heat exchanger could be the next major item requiring replacement.

- [Low](#)

For electric baseboard units.

## Chimney/vent:

- [Masonry](#)

The exterior section of the chimney, which is the only visible portion as the rest is inside the structure, is in good condition.

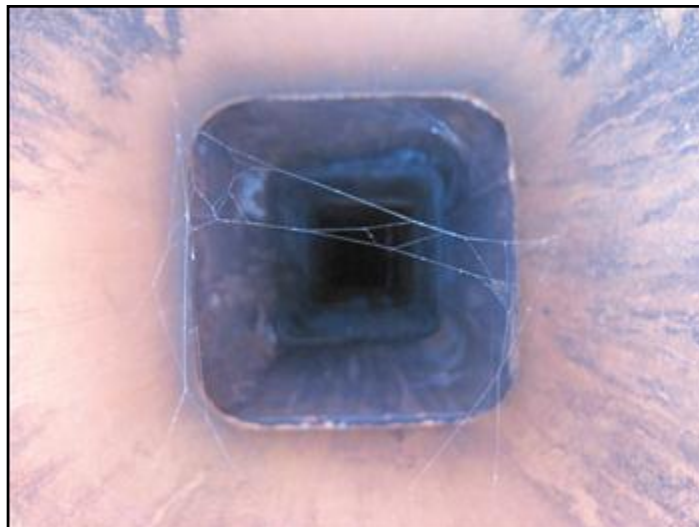


*Furnace chimney*

## Chimney liner:

- [Clay](#)

The visible portion of the chimney liner is in good condition.



*View inside chimney liner*

## Limitations

**Heat exchanger:** • Only a small portion visible

## Recommendations

### GAS FURNACE \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

The furnace is approaching the end of its normal life span.

When exact replacement will be required cannot be predicted.

**Implication(s):** Equipment failure | No heat for house

**Location:** Unit# 5089

**Task:** Replace

**Time:** Unpredictable

### GAS FURNACE \ Venting system

**Condition:** • [Poor slope](#)

Observed the gas furnace combustion exhaust pipe is quite long, does not have a very good slope and actually dips a bit before going up into the masonry chimney.

This can contribute to reduced exhaust gas flow and combustion gases accumulating in the liveable area.

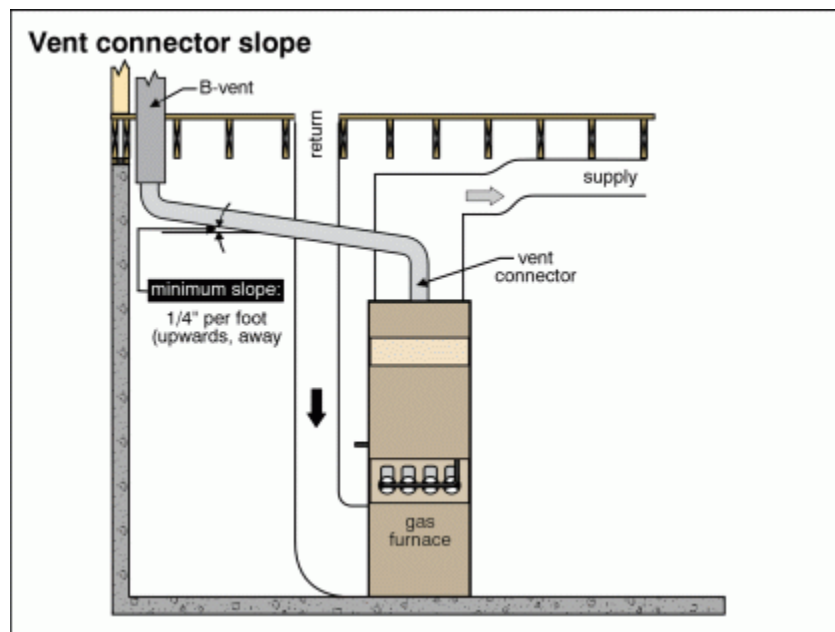
Recommend having a monoxide gas detector installed in the basement and having a heating specialist evaluate if the pipe slope can be improved.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Basement

**Task:** Correct

**Time:** If necessary



[Click on image to enlarge.](#)

# HEATING

6071-6075 Buckingham Ave, Mount Royal, QC October 15, 2009

EXECUTIVE S

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*Vent slope questionable*

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation amount/value:** • Not determined

**Wall insulation amount/value:** • Not determined

**Foundation wall insulation amount/value:** • [None found](#)

**Air/vapor barrier:** • Not determined

## Limitations

**General:** • It is not unusual to have no access to the insulation systems in the walls or the roof space of flat roof designs.

**Inspection prevented by no access to:** • Roof space • Wall space

## Recommendations

### **FOUNDATION \ Interior insulation**

**Condition:** • The absence of insulation in the basement has advantages and disadvantages; heat loss increases energy costs for heating, however heat transmission to the foundation can help protect it against frost problems such as adfreezing.

**Location:** Basement

## Description

**General:** • A representative sample of plumbing fixtures were verified and tested and found to function within normal parameters with the exception of those noted.

**Water supply source:** • Public

**Service piping into house:**

• [Copper](#)

There are three separate water main pipes entering the building.



*Water main valves in basement*

**Supply piping in house:** • [Copper](#)

**Main water shut off valve at the:** • Front of the basement

**Water flow (pressure):** • [Functional](#)

**Water heater fuel/energy source:** • [Electric](#)

**Water heater type:** • The water heater is equipped with required pressure safety release device and tubing.

*Note:* All units are properly equipped and installed.

**Water heater type:** • Owned

**Tank capacity:**

• [40 gallons](#)

• [60 gallons](#)

Unit 5089 is equipped with a larger 60 gallon tank.

**Water heater approximate age:**

• 7 years

Unit 5089

• 8 years

Unit 5091

• 13 years

Unit 5093

## Water heater failure probability:

- [High](#)

Unit 5093's tank is already at the end of its normal life span, the unit can be expected to fail at any time.

- [Medium](#)

Units 5089 and 5091 are about midway through their normal life span.

## Waste disposal system: • [Public](#)

## Waste piping in house:

- [Plastic](#)

- [Cast Iron](#)

The main clean out is visible and accessible in the basement.

- [Galvanized steel](#)

## Limitations

Items excluded from a home inspection: • Concealed plumbing

## Recommendations

### WATER HEATER \ Temperature/pressure relief valve

#### Condition: • [Discharge tube too short](#)

Noted the pressure safety release valve for the water heater of unit 5089 is too short.

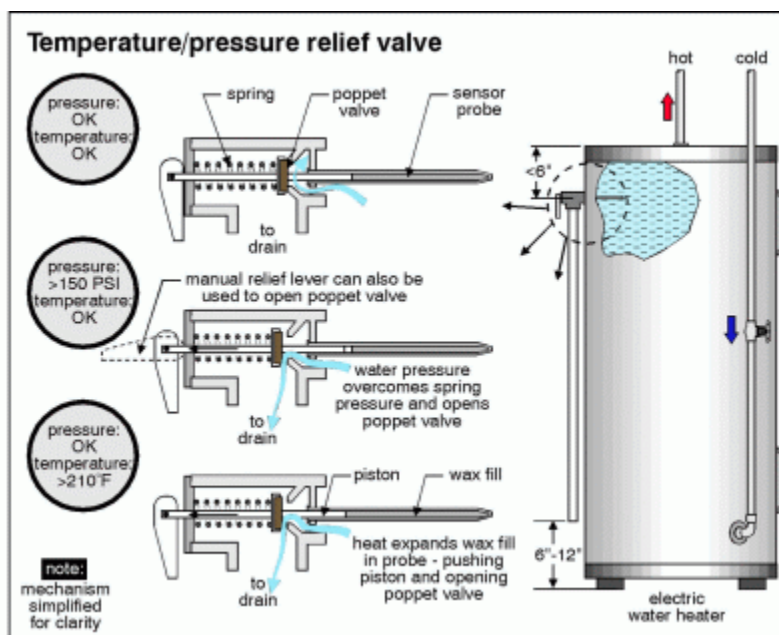
This should be repaired for safety reasons.

**Implication(s):** Scalding

**Location:** Basement

**Task:** Repair

**Time:** Immediate



[Click on image to enlarge.](#)



*Discharge tube too short*

### **WASTE PLUMBING \ Drain piping - installation**

**Condition:** • Noted the laundry tub drain pipe installation is not properly connected to the sewage system. Instead the drain pipe is simply brought above the floor drain.

Recommend a proper plumbing connection be made.

**Location:** Basement

**Task:** Correct

**Time:** Immediate



*Laundry tub drain pipe over floor drain*

### **WASTE PLUMBING \ Floor drain**

**Condition:** • Did not detect the presence of a back flow valve on the main sewer system. These devices were not standard installation at the time of construction. Their purpose is to prevent sewage back up in the event the municipal system becomes overloaded. The device can be installed by a plumber. Some insurance companies have begun limiting insurance coverage on houses that are not equipped with the device.

**Location:** Basement

**Task:** Provide

**Time:** Discretionary

### **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • [Loose](#)

Noted the control arm on the kitchen faucet is loose and difficult to operate. Suggest repairing or replacing the unit.

**Implication(s):** Equipment failure

**Location:** Unit#5093 Kitchen

**Task:** Repair or replace

**Time:** If necessary



*Loose control arm*

Description

**General:** • A representative number of kitchen cabinet doors and drawers were verified and found to be in good working order.

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Resilient](#) • [Laminate](#) • [Ceramic](#)

**Major wall finishes:** • [Plaster/drywall](#)

**Major ceiling finishes:** • [Plaster/drywall](#) • [Suspended tile](#)

**Windows:** • A representative number of windows were tested and found to be operational with the exception of those noted.

**Windows:** • [Single/double hung](#) • [Casement](#) • Vinyl • Aluminum

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • All exterior doors found to be in good condition.  
No defects or anomalies noted.

**Exterior doors - type/material:** • [Storm](#) • [Wood](#) • [Metal](#)

**Party walls:** • [Not visible](#)

**Evidence of basement leakage:** • No evidence of any basement leakage.

**Range fuel:** • Electricity

**Appliances:** • Range hood

**Laundry facilities:** • All required laundry installations are present.

*Note:* The laundry installations for units 5091 and 5093 are located in the bathroom. The installations for 5089 are in the basement.



Laundry installation 5091



Laundry installation 5093



Laundry installation 5089

## Limitations

**General:** • Laundry installations confirmed present but not tested in service.

## Recommendations

### General

- Observed the presence of rodent bait/poison in the utility room of unit 5093. This area is partially outside the building envelope as it communicates directly with the rear fire escape. We did not find any presence of bait or other signs of rodent presence inside the unit.

**Location:** Various

**Task:** Request disclosure

**Time:** Immediate



Rodent bait trap utility room 5093



Rodent bait trap utility room 5093

### **FLOORS \ General**

**Condition:** • Observed a visible drop in the floors towards the central part of the building.

Examination of the floor structure in the basement did not reveal any visible signs of the cause or any anomalies.

**Location:** Throughout

**Task:** Monitor

**Time:** Ongoing



*Low point in 5093*



*Low point in 5093*



*Low pint in 5091*

### **FLOORS \ Resilient flooring**

**Condition:** • The linoleum flooring is old and discoloured and is due for replacement.

**Location:** Unit#5093 Kitchen

**Task:** Replace

**Time:** When remodelling



*Discoloration of flooring tiles visible*

### **CEILINGS \ General**

**Condition:** • [Cracked](#)

Observed a crack in the kitchen ceiling of 5093. The has been patched but is still visible.

Tested the area with a GE Protimeter Surveymaster moisture detector and did not find any presence of moisture.

**Implication(s):** Cosmetic defects | Damage or physical injury due to falling materials

**Location:** Third Floor Kitchen

**Task:** Repair

**Time:** When remodelling



*Crack visible in kitchen ceiling*

## WINDOWS \ General

**Condition:** • [Water leaks](#)

Observed water stains on the ceiling fibreboard in the utility room of unit 5093.

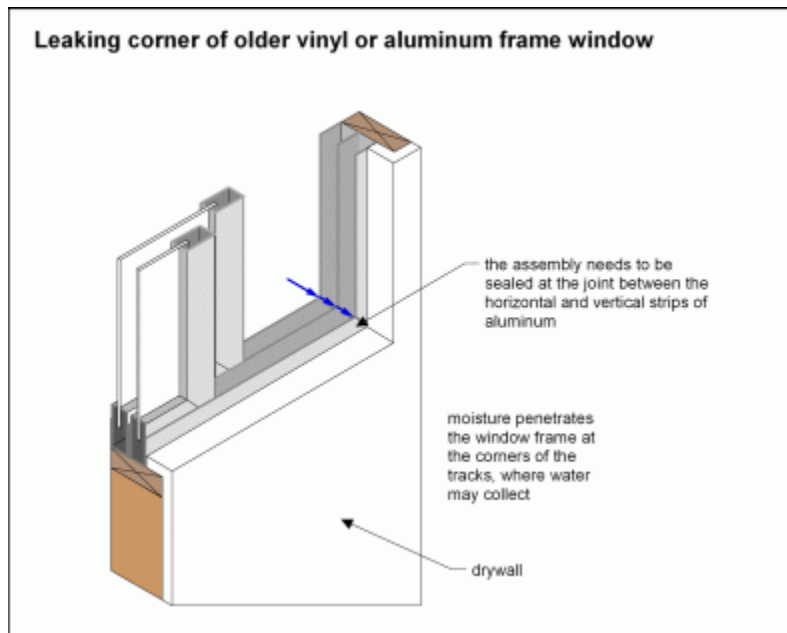
Tested for moisture and the covering was dry indicating this may have been from a previous water infiltration problem.

**Implication(s):** Chance of damage to finishes and structure | Chance of damage to structure

**Location:** Unit#5093 Utility Room

**Task:** Monitor

**Time:** Ongoing



[Click on image to enlarge.](#)



Water stain utility room 5093



Water stain utility room 5093

# INTERIOR

6071-6075 Buckingham Ave, Mount Royal, QC October 15, 2009

- EXECUTIVE S
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- INSULATION
- PLUMBING
- INTERIOR**
- REFERENCE

**Condition:** • [Air leaks](#)

Observed several windows sealed with silicone to help reduce air infiltration in units 5091 and 5093.

The units are lower quality aluminum type and should be replaced for improved ease of operation and energy efficiency.

**Implication(s):** Leakage

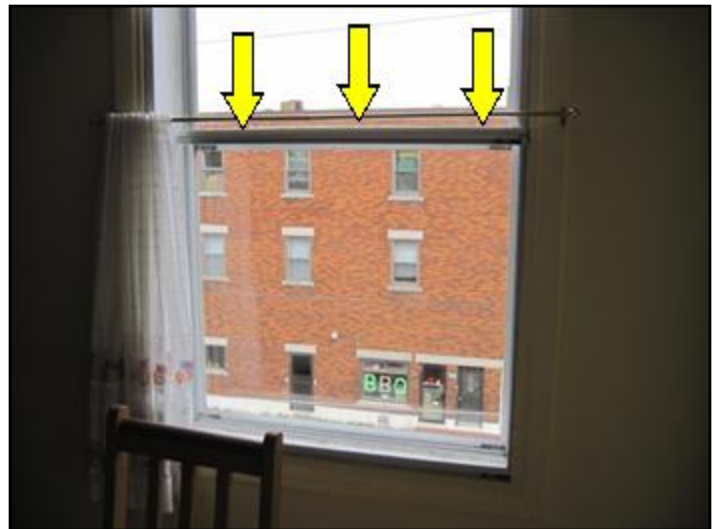
**Location:** Various Units #5091 and 5093

**Task:** Replace

**Time:** Discretionary



*Series of windows sealed with silicone*



*Window sealed with silicone*

**STAIRS \ Handrails**

**Condition:** • [Missing](#)

Noted the absence of a handrail in the staircase leading to the basement from unit 5089.

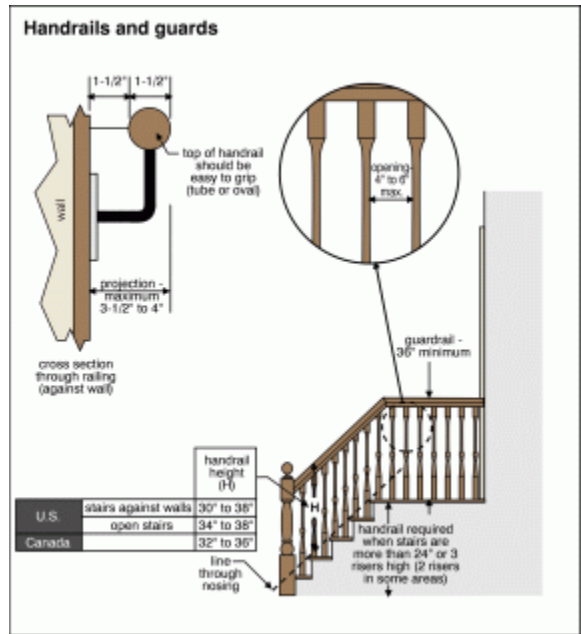
One must be installed for safety reasons.

**Implication(s):** Fall hazard

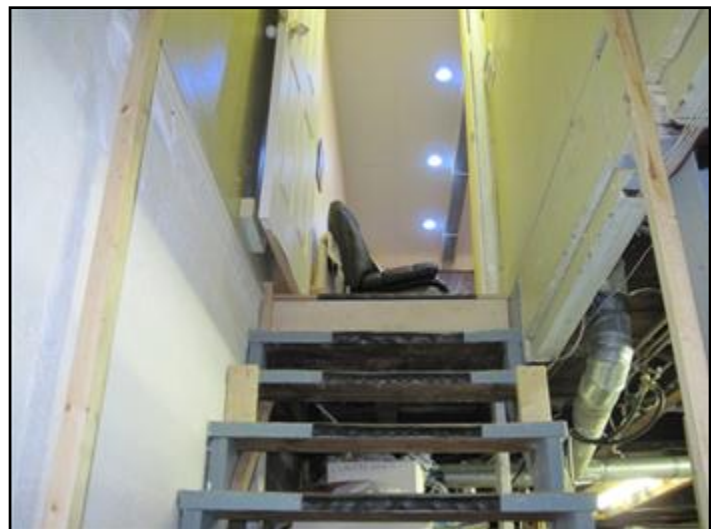
**Location:** Basement

**Task:** Provide

**Time:** Immediate



Click on image to enlarge.



Handrail missing in staircase

**EXHAUST FANS \ Exhaust duct**

**Condition:** • [Termination point not found](#)

Noted the presence and verified the operation of the bathroom exhaust fans for units 5091 and 5093, however did not see or find the termination point for the exhaust of these devices on the exterior of the building.

Recommend further evaluation or disclosure from the seller.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Various Bathroom

**Task:** Further evaluation

**Time:** Immediate



*Bathroom exhaust fan 5093*



*Bathroom exhaust fan 5091*

**EXHAUST FANS \ Kitchen exhaust system**

**Condition:** • Blower inoperative

The bathroom exhaust fan in unit 5089 was not operational when tested.

**Implication(s):** Equipment inoperative

**Location:** Unit# 5089 Bathroom

**Task:** Repair or replace

**Time:** Immediate



*Bathroom fan not functional in 5089*

**Condition:** • Not vented to exterior

Noted the range hood exhaust for 5093 is venting into the rear utility room.

This is not recommended since moisture laden air is being sent into a cool space where the moisture will tend to condense on the cold surfaces.

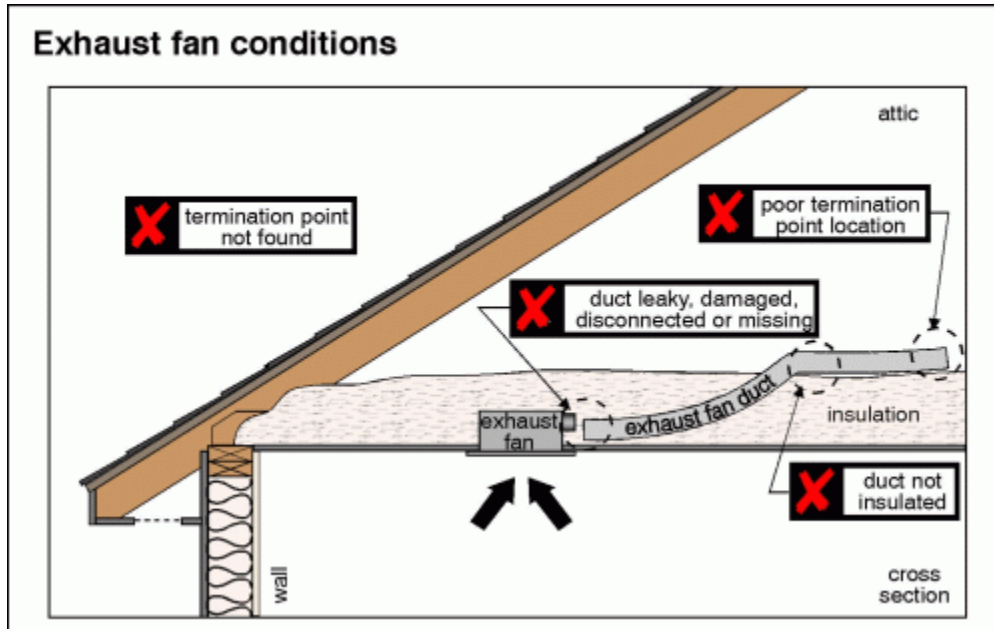
Recommend extending the duct to vent outside.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Unit# 5093 Utility Room

**Task:** Correct

**Time:** Less than 1 year



Click on image to enlarge.



Range hood exhaust for 5093

**Condition:** • Not vented to exterior

Noted the kitchen exhaust systems in units 5089 and 4091 are not vented to the exterior. This is a recommended improvement.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Various Kitchen

**Task:** Correct

**Time:** Discretionary



Range hood unit 5089



Range hood unit 5091

## APPLIANCES \ Dryer

**Condition:** • The flexible conduit pipe for the dryer should be replaced with rigid galvanized steel pipe to reduce lint build up, air flow resistance and risk of fire.

**Location:** Basement

**Task:** Replace

**Time:** Less than 1 year



Flexible pipe for dryer in basement

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)