



WATCHTOWER
HOME INSPECTIONS

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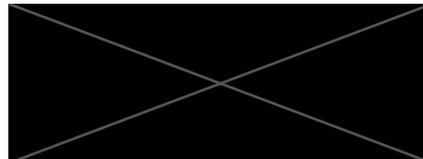
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RESIDENTIAL REPORT



Inspector

Mitchell Cunningham

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1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Townhouse

Temperature (approximate)

25 Celsius (C)

Type of Building

Single Family, Condominium /
Townhouse

Weather Conditions

Clear

Structure Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Important Information

This report divides deficiencies into three categories; Significant/Major Defects (**in red**, also listed in the summary), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.



Significant Defect

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.



Marginal Defect

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.



Minor Defect, Maintenance Item, or FYI Item

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. **The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.**

Confirm Closure of Permits

The inspector recognized that significant renovations have taken place throughout the property. Although nothing leads the inspector to believe that work was done without permits, we still recommend to confirm the use of permits and to insure they are properly closed out with the municipality before subject removal.

Limitations

General

TOWNHOUSE INSPECTION LIMITATION

Townhouse properties are typically governed by associations that handle maintenance, repairs, and overall management. It is essential for buyers to conduct thorough due diligence by reviewing all available depreciation reports and maintenance schedules to fully understand the condition of the property and any upcoming costs.

This inspection report categorizes deficiencies found within the unit itself but cannot account for the broader communal aspects controlled by the strata/ association. Key information, such as long-term maintenance plans and recent repairs conducted on the exterior, roofing, and shared facilities, should be assessed to anticipate future financial obligations.

Overall Recommendation:

To ensure a comprehensive understanding of the townhouses condition and management practices, clients should carefully review association documents and engage with the condo board for any clarifications needed. This proactive approach will help avoid unexpected expenses and ensure an informed purchasing decision.

General

INSPECTION LIMITATIONS AND CLIENT RESPONSIBILITY

This home inspection provides a snapshot of the property's condition as observed on the date of the inspection. Conditions may change over time, and issues that were not visible or detectable during the inspection may emerge after possession. The inspection is non-invasive and limited to accessible components; concealed or future issues cannot be predicted or guaranteed.

All recommendations in this report should be followed up by qualified tradespeople for further evaluation, repair, or replacement as appropriate. The inspector is not responsible for decisions made by the client based on this report. It is advisable to obtain two or more quotes for any significant repairs or upgrades, as approaches and pricing may vary. This report is intended to inform—not replace—professional services or client discretion.

Typical building practices related to age of home

LIMITATION – THERMAL IMAGING

A thermal imaging camera was used during the inspection as a supplementary tool to help identify temperature anomalies that may indicate issues such as insulation voids or moisture concerns. This was not a comprehensive thermal imaging survey of the entire home, and results are limited to the conditions observed at the time of inspection. Thermal imaging does not guarantee the identification of all defects.

2: EXTERIOR

Information

Inspection Method*

Visual, From grade, Crawlspace
Access, Attic Access

Siding Material*

Stucco

Outdoor Structures

Patio

Outdoor Material

Concrete, Pavers

Soffit Finishes

Perforated

Exterior Door Material/Type

Hinged

Driveway Material

Exposed aggregate, Concrete

**Walkway Leading to Dwelling
Entrance**

Exposed Aggregate, Concrete

Fascia Materials/ Finishes

Paint/ Stain, Wood

Garage Car Door

Wood

Surface Grading

Generally Flat

Roof Water Discharge

Below Grade

**Above Grade Risers or Stand
pipes Materials**

PVC

Limitations

General / Limitations

VEGETATION AROUND HOME

A wall covered with vines or vegetation cannot be fully inspected. Recommend observing covered spots when access is granted after possession.

General / Limitations

FOUNDATION DRAIN SYSTEM BELOW GRADE

As the foundation drain system is below grade and not visible for inspection, we cannot confirm that a foundation drain system is present, continuous, has appropriate slope, where it drains to, and IF present is installed correctly. If certification of the below grade system is desired, further review is referred to the service of a qualified drainage contractor. We recommend that you Inquire with the seller for any history of below grade moisture intrusion prior to subject removal.

General / Limitations

ASK SELLER HISTORY PERTAINING TO PERIODS OF INTENSE RAIN

Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed.

UNABLE TO DETERMINE SOIL CHARACTERISTICS AROUND HOME

Since the inspection is purely visual, there is no way to determine the characteristics of the soil all the way down to the footings. If the ground around the building is extremely porous (sand or gravel, for example), water will drain through sand or gravel very quickly rather than run across the surface away from the structure.

SURFACE GRADING LIMITATIONS

The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. It cannot be guaranteed of this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. It is recommended to consult with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Deficiencies

EXTERIOR SIDING, VEGETATION, AND GRADING – FRONT AND REAR OF PROPERTY



Marginal Defect

At the front of the home, the siding was noted to be too close to grade in areas (garden beds), particularly near the crawlspace vents. This condition reduces clearance for ventilation and has already allowed some soil to enter the crawlspace, which can contribute to moisture concerns or pest entry over time. In the backyard, minor grading issues were also observed, which may affect surface drainage if not maintained.

Vegetation around the property was positioned too close to the structure; trimming back trees and shrubs at least 0.9 metres (3 feet) is recommended to promote airflow, prevent contact with siding, and reduce the potential for material deterioration. Improving grading where needed and maintaining clearance at siding and crawlspace vents will help protect the building envelope and overall crawlspace conditions.



Slight negative grade



Vegetation too close to siding



Water may pool here



Siding too close to grade



Grade too close to crawlspace vents

2.1.2 Siding, Flashing & Trim

EXTERIOR FINISHES – CAULKING AND STUCCO CRACKS

 Marginal Defect

Several areas of deteriorated caulking were observed around windows and at transitions where the siding meets, along with minor cracking in the stucco. These conditions can allow limited moisture intrusion if not addressed, though they appear cosmetic at present. As this is a strata property, exterior maintenance is typically the responsibility of the strata corporation; confirmation with strata management is recommended. Routine resealing and minor stucco repairs will help maintain the building envelope.



Minor stucco cracks



Caulk Gap

2.3.1 Exterior Doors

FRONT STORM DOOR – SLOW CLOSING ACTION

 Maintenance Item/ Aesthetic

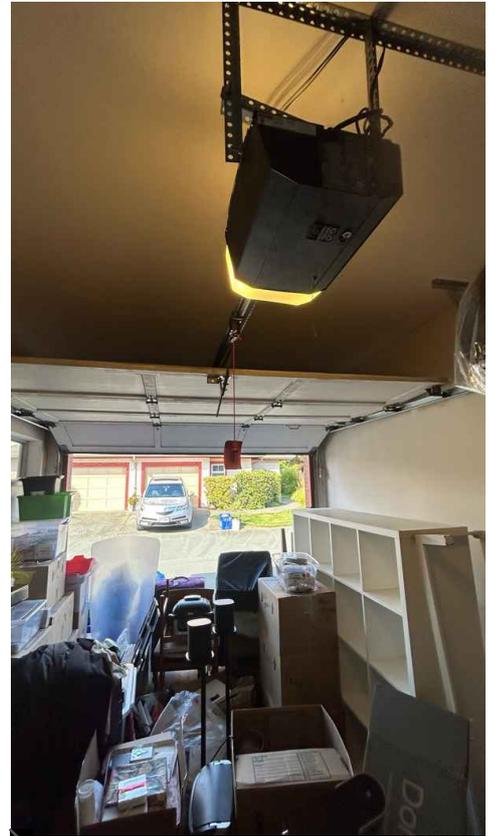
The front storm door closed very slowly, likely due to an aging or weakened pneumatic closer. While this is not a structural concern, the slow action may be inconvenient for regular use. Replacement of the door closer is a simple maintenance item that can restore normal operation and improve ease of use.

2.3.2 Exterior Doors

GARAGE DOOR – WOOD PANEL WITH OPENER AND LIMITED TESTING

 Maintenance Item/ Aesthetic

The garage door is a wood-panel style equipped with a motorized opener. The door operated and closed when tested; however, inspection was limited due to significant storage in the garage. The photoelectric safety sensors were obstructed at the time of inspection, preventing full testing. When the door button was held, the door closed, and the sensors appeared responsive when activated, though not fully confirmed under normal conditions. Clearing storage away from the sensors and ensuring they remain unobstructed is recommended for safe operation. Regular servicing of the garage door and opener will also help maintain reliable performance.



Garage full, limited inspection, door functional

2.5.1 Eaves, Soffits & Fascia

REAR EXTERIOR – EXHAUST VENTS AT SOFFITS

— Marginal Defect

Exhaust vents were noted at the rear exterior of the home, terminating directly beneath the soffits. This configuration can allow warm, moist air to be drawn back into the attic space, contributing to localized staining or moisture concerns over time. Isolated attic staining consistent with this condition was observed and is noted in the attic section of the report. Redirecting exhaust vents to discharge away from soffits is recommended to reduce the risk of recurring attic moisture issues.



2.6.1 Grading, Drainage and Lot Surfaces

RIGHT-SIDE DOWNSPOUT AND SITE GRADING – FOUNDATION CLEARANCE

One of the downspouts on the right-hand side of the home terminated almost at or below grade. This, combined with limited clearance between the siding and soil, reduces visibility of the foundation and perimeter drainage riser. Downspouts that discharge too close to grade can increase the risk of moisture accumulation near the foundation. Adjusting the grading in this area to maintain clearance at the siding, expose more of the foundation wall, and ensure proper drainage away from the home is recommended to help protect the building envelope and perimeter drainage system.

 Marginal Defect



Clear landscaping from drain

3: ROOF

Information

Covering Material* Architectural Laminate Shingle	Inspection Method* From Eaves, Binoculars, Ladder	Gutter Material Aluminum
Chimney Construction Metal B-Vent	Flashing Material Aluminum	

Limitations

General / Limitations

GENERAL QUALITY AT TIME OF INSPECTION

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. The inspector can only estimate the age based primarily on general appearance. This report is an opinion of the general quality 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.

Deficiencies

3.1.1 Coverings

ROOF CONDITION – ASPHALT SHINGLES, MID TO LATER SERVICE LIFE

 Marginal Defect

The roof is surfaced with architectural laminate asphalt shingles and appeared to be in the mid to later stages of its service life. Exposed fiberglass matting was visible along some edges, and moderate granular loss was noted in areas. While the roof remained in serviceable condition at the time of inspection, exposed matting typically indicates that shingles are approaching the end of their useful life. As this is a strata property, it is recommended to review the strata documents to confirm the roof's age, assess ongoing maintenance practices, and determine any upcoming replacement or repair plans.



Exposed fiberglass matting



Moderate granular loss



Roof photo



Roof photo

4: STRUCTURE & FOUNDATION

Information

Foundation Material*

Poured Concrete

Exterior Wall Construction*

Wood Stud

Floor Construction*

Wood Beams, Wood I-Joists

Roof and Ceiling framing*

Trusses, Ceiling Joist

Inspection Method*

Attic Access, Visual, Crawlspace
Access

Configuration

Crawlspace

Method used to Inspect**Crawlspace**

Entered Crawlspace

Basement/Crawlspace Floor

Concrete

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Ceiling Coverings, Floor Coverings, Insulation, Wall Coverings, Storage

General / Limitations

ATTIC/ ROOF SPACE

Viewed from Hatch

General / Limitations

PERCENT OF FOUNDATION NOT VISIBLE

90%

General / Limitations

ATTIC NOT FULLY INSPECTED

During the inspection, it was noted that the entire attic area could not be accessed, and as a result, concealed damage is possible. It is important to note that concealed damage may not be visible or detectable during a visual inspection, and may only become apparent after further investigation or at a later time. It is recommended to consult with a qualified contractor to further evaluate the attic area and determine the appropriate course of action. Regular inspection and maintenance of the attic, including proper ventilation and insulation, can help to prevent potential issues and ensure the ongoing safety and effectiveness of the home.

Deficiencies

CRAWLSPACE – CONCRETE SLAB AND GENERAL CONDITIONS

The crawlspace was finished with a concrete slab and was dry at the time of inspection. A few small, minor cracks were noted in the slab, along with some localized efflorescence, which is common and typically indicates past moisture movement through the concrete. One joist bay had missing insulation, but overall insulation and ventilation were adequate. The party wall was properly taped and sealed, and the baseboard heater in the crawlspace was functional. No significant concerns were observed other than the Poly B plumbing noted elsewhere in the report, though ongoing monitoring and minor maintenance are recommended.



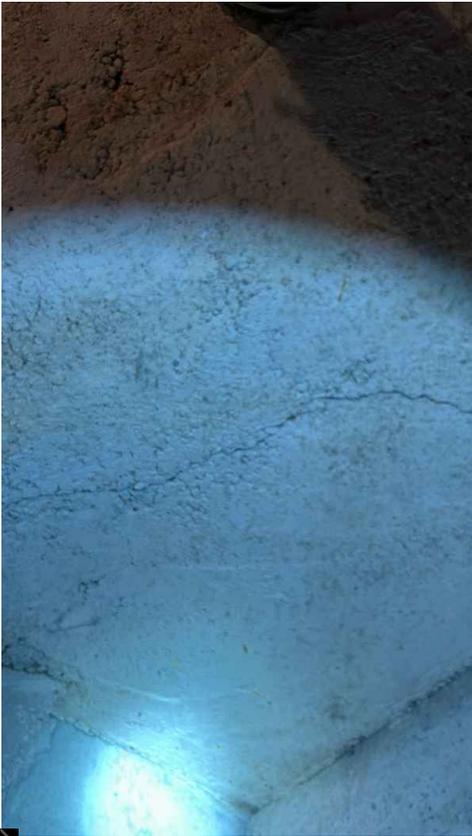
Dirt coming in from vent



Main water line in and main sewer out



Insulation void



ab crack

5: PLUMBING

Information

Supply Piping Material

Polybutylene

Drain Waste and Vent Piping Material

ABS

Distribution Piping Material

Copper, Pex, Polybutylene

Location of Hot water tank

Main Floor, Utility Room

Water Heater Fuel Source/Type

Natural Gas

Age of water heater(s)

Manufactured in 2023

Location of Main Water Shut off + Photo

Behind Hot Water Tank

The valve is not operated to test its functionality.

Main Gas Shut-off Location

Townhouse Utility Room



Limitations

General / Limitations

ITEMS EXCLUDED FROM INSPECTION

performance of floor drains, Concealed plumbing, Isolating/relief valves & main shut-off valve, Tub/sink overflows, Washing Machines/ Appliances

SCOPE OF FIXTURES

Water is flowed for approximately 60 seconds at sinks and shower drains during inspection. Please note that this will not confirm the absence of blockages downstream, beyond the immediate fixtures tested. Subgrade sanitary piping is not visible and therefore is beyond the scope of this inspection.

SUPPLY SOURCE NOT DETERMINED

The source of the water supply is not determined as per the scope.

Deficiencies

5.3.1 Distribution Systems & Fixtures



Maintenance Item/ Aesthetic

HOSE BIBS – FROST PROTECTION

The rear hose bib was a frost-free type, while the front hose bib was not. Non-frost-free hose bibs are more susceptible to freezing during cold weather, which can lead to pipe damage or leaks. Upgrading the front hose bib to a frost-free model is recommended to provide better protection and reduce the risk of winter-related plumbing issues.



Upgrade bib

5.3.2 Distribution Systems & Fixtures

CRAWLSPACE PLUMBING – POLYBUTYLENE SUPPLY LINES



Significant Deficiency

Polybutylene piping was observed throughout the home, including as the main water supply line from the municipal connection. Polybutylene has a known history of premature failure and bursting, and many insurance providers restrict or deny coverage for homes with this material. Confirmation with your insurance provider prior to subject removal is strongly recommended to ensure coverage can be obtained.

Much of the interior plumbing near fixtures appeared to have been updated with other materials, reducing overall reliance on Poly-B within the living spaces. The presence of a crawlspace provides relatively good access if replacement of piping is pursued, which may reduce costs compared to homes with finished basements. Replacement of Poly-B can still represent a significant expense and may also fall under strata responsibility; verification with the strata corporation is advised.



Poly B



Poly B connected with Pex

5.3.3 Distribution Systems & Fixtures

BATHROOMS – CAULKING, GROUT, AND SHOWER DOOR MAINTENANCE

 Marginal Defect

Both bathroom tub and shower areas required caulking maintenance, as existing caulking showed signs of wear. In the primary en-suite, the glass shower door did not fully latch, allowing it to remain slightly open during use. More notably, sections of grout were missing in the tiled areas. Missing grout can allow water to penetrate behind the tile, creating negative pressure that may draw moisture into wall cavities and lead to concealed damage. Replacement of missing grout is recommended immediately upon possession, along with resealing caulking and adjusting the shower door, to help maintain a watertight enclosure and prevent deterioration.



Re silicone gaps



Re silicone tub tile connection



Grout gaps



Grout gaps



Door doesnt latch

5.4.1 Hot Water Systems

HOT WATER TANK – 2023 JOHN WOOD, NATURAL GAS

 Marginal Defect

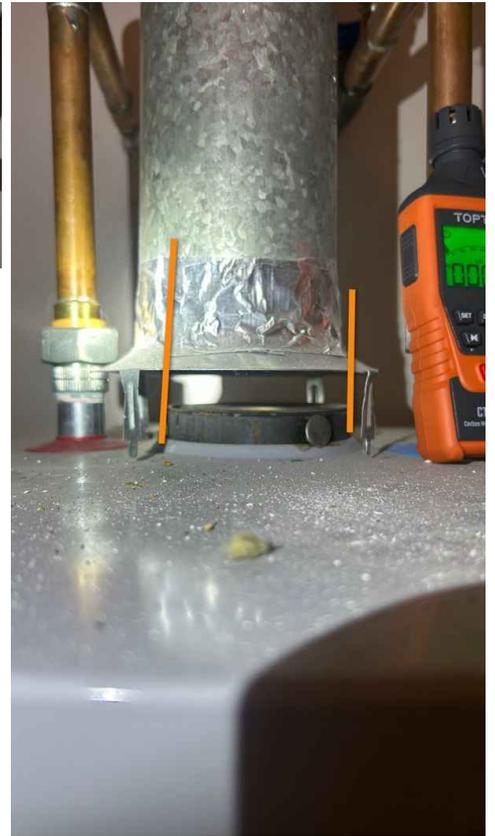
The home was equipped with a natural gas John Wood hot water tank manufactured in 2023. The unit appeared in good condition at the time of inspection, with no functional issues observed. The only noted concern was that the vent flue was slightly out of alignment with the unit's exhaust outlet; however, testing with a carbon monoxide detector did not indicate any leakage at the time of inspection. Obtaining warranty documentation from the seller is recommended for future reference, and alignment of the venting can be reviewed during routine servicing.



Hot water tank



Data plate



Flue slightly out of center

6: ELECTRICAL

Information

Service Size (amperage) * No Main Shut Off at Panel (ask strata/seller for service size)	Main Panel/ Main disconnect Location * Garage	Distribution Wire Material and Type * Copper - non-metallic sheathed
Circuit Interrupters GFCI(ground fault) /AFCI (arc fault) * GFCI's Present, AFCI's Not present	Smoke and Carbon Monoxide Detectors * Smoke alarms present (not tested), CO alarms present (not tested), Inadequate Coverage	Room For Additional Breakers in Panel? Yes
Service Entrance and Location Condo Utility	Panel Type Circuit Breaker	Panel Maximum Rating 125 amps

Limitations

General / Limitations

INSPECTION LIMITED/ PREVENTED BY

Storage, Finished Areas, Insulation

General / Limitations

CIRCUIT LABELS

The accuracy of the circuit index (panel labels) was not verified

Deficiencies

6.1.1 Panels, Service Entrance and Main Disconnect

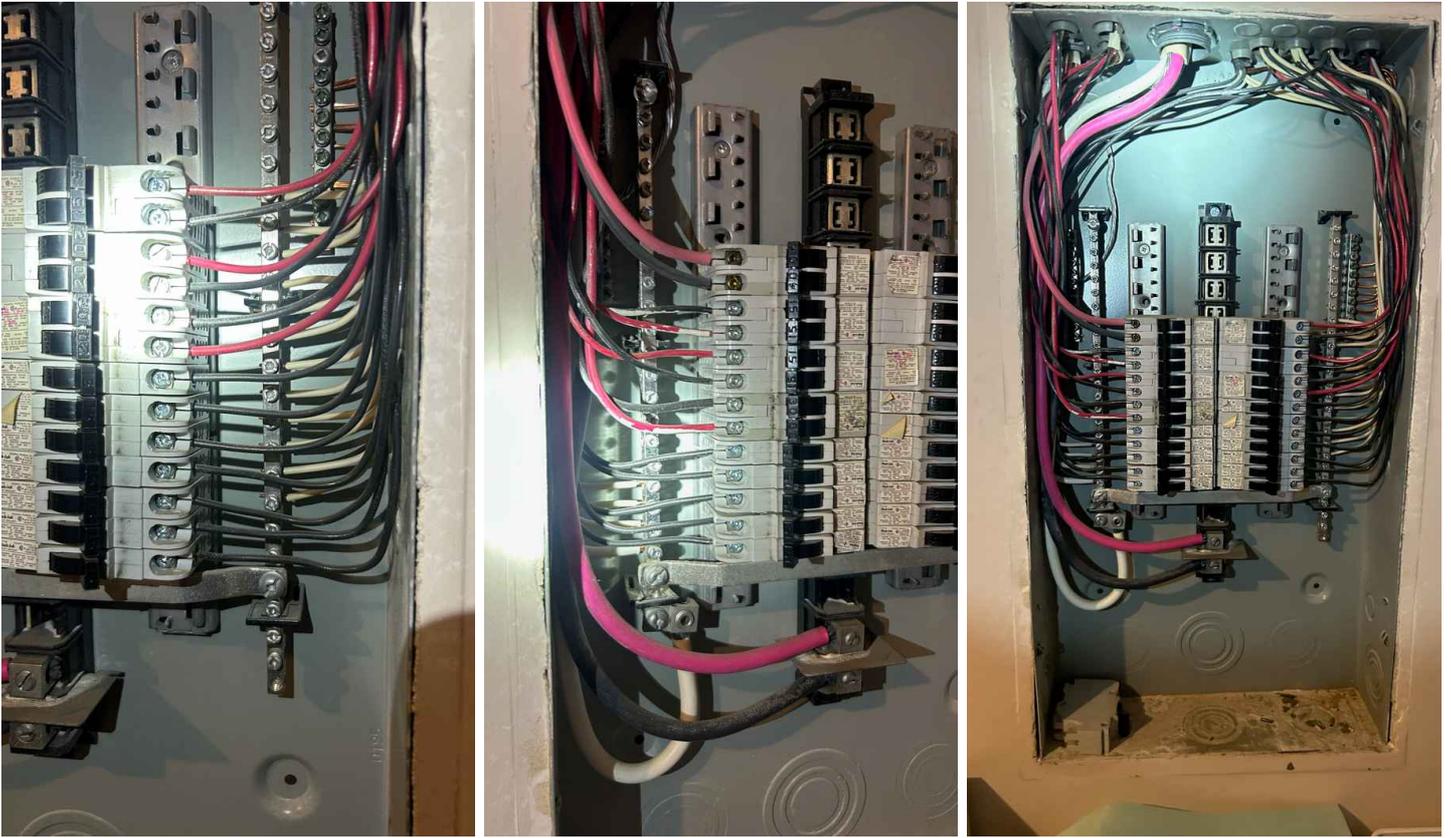
ELECTRICAL PANEL – SERVICE SIZE UNDETERMINED



Maintenance Item/ Aesthetic

The unit's electrical panel did not contain a main shutoff switch, which is likely located in a common area of the complex. As a result, the overall service size could not be confirmed during the inspection. The panel itself appeared in good condition, with wiring neatly arranged and no visible deficiencies noted. The panel was rated for 125 amps, which may reflect the service size, but confirmation would require locating the main disconnect within the common area of the townhouse complex.

Panel Photos:



6.2.1 Branch Wiring Circuits, Breakers & Fuses and Distribution

BACKYARD FOUNTAIN - EXTENSION CORD USE

 Marginal Defect

A fountain in the backyard was powered by an extension cord that appeared to be used as semi-permanent wiring. Extension cords are not intended for permanent outdoor use, as they are more susceptible to weathering, damage, and electrical risk. While the fountain may be seasonal, a dedicated exterior receptacle or proper outdoor-rated wiring is recommended if long-term use is desired.



6.3.1 Smoke and Carbon Monoxide Detectors

 Significant Deficiency

SMOKE AND CARBON MONOXIDE DETECTORS – LIMITED COVERAGE

The unit was equipped with a single smoke detector in a common area, with an expiry date of 2030, and one receptacle-mounted carbon monoxide detector. While these devices provide some coverage, modern safety standards recommend installing smoke detectors in or near all sleeping rooms and using ceiling-mounted carbon monoxide detectors in common areas and near appliances that emit CO for more reliable protection. Upgrading by adding smoke detectors to each bedroom and installing a permanent, ceiling-mounted carbon monoxide detector is advised to enhance occupant safety.



 Add to sleeping rooms, test regularly

7: INTERIOR

Information

Window Construction*

Metal Framed: Fixed- Awning

Major Floor Finishes*

Engineered Wood, Vinyl, Tile,
Linoleum

Major Wall Finishes

Plaster/Drywall

Major Ceiling Finishes*

Plaster/drywall

Door Material/Type

Hinged, Pocket

Window Glazing

Double Glazed

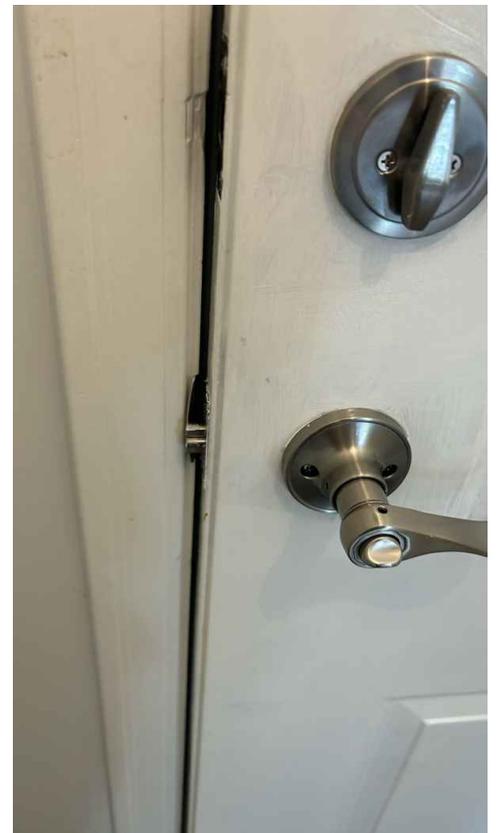
Deficiencies

7.1.1 Doors

 Marginal Defect

GARAGE MAN DOOR – SELF-CLOSING ADJUSTMENT

The man door between the garage and living space was equipped with self-closing hinges but did not fully close on its own, only latching partially. A properly self-closing door helps reduce the risk of products of combustion or garage fumes entering the home. Adjustment of the self-closing hinges is recommended to ensure the door fully closes and latches securely.



Adjust hinges

7.2.1 Windows

WINDOWS – ORIGINAL 1995 METAL-FRAMED UNITS

 Significant Deficiency

The home was fitted with original metal-framed fixed and awning windows from 1995, now approaching 30 years of age. Windows of this vintage commonly begin to lose functionality, and some were noted to be sticky or more difficult to operate. Many of the units were missing insect screens, and one window had exterior pane damage with a small hole where the glass had chipped through; this unit also appeared to have lost its seal. While all windows were still serviceable, age-related wear will continue to impact efficiency and usability, and replacement should be anticipated in the coming years. As this is a strata property, review of the strata documents is recommended to confirm planned maintenance or replacement schedules for the windows.



Original windows 1995



Chipped Pane, Lost seal



Sticky Awning window

8: HEATING VENTILATION AND COOLING (HVAC) SYSTEMS

Information

System Type

Electric Baseboard, Heat Pump

Heat System Energy Source

Electric

Limitations

General / Limitations

LIMITATION — HEAT PUMP HEATING FUNCTION

The heating function of the heat pump was not tested during the inspection to prevent potential damage, as exterior temperatures were too high at the time. It is recommended to verify proper heating operation under suitable conditions upon possession.

Deficiencies

8.1.1 Equipment

HEAT PUMP – FUJITSU, ESTIMATED AGE 8–10 YEARS



Maintenance Item/ Aesthetic

The home was equipped with a Fujitsu heat pump. While the exact manufacturing date could not be confirmed from the data plate, the model appears to have been released around 2015, placing the unit at an estimated 8–10 years old (ask seller for exact age of unit). Heat pumps typically have a service life of 15–20 years, depending on maintenance and usage. The unit was operational at the time of inspection. Servicing by a qualified HVAC contractor upon possession is recommended to confirm proper function, improve efficiency, and help extend the remaining lifespan of the system.



Heat pump unit

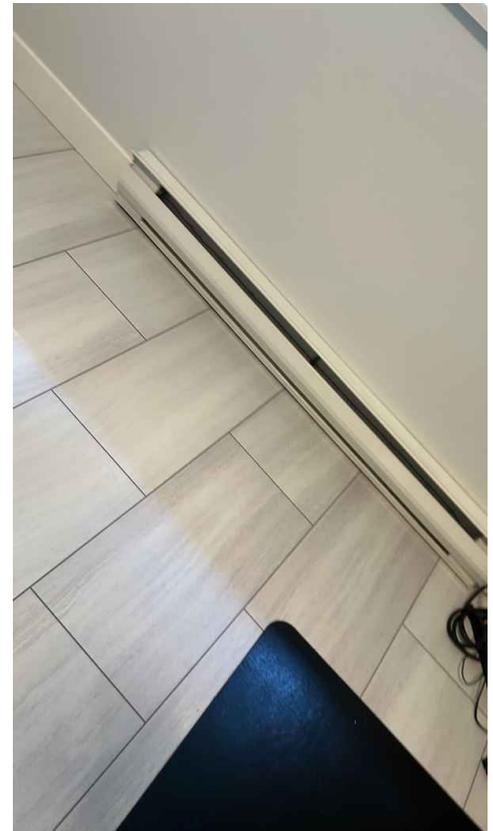
Data plate

8.1.2 Equipment

 Maintenance Item/ Aesthetic

PRIMARY BEDROOM – BASEBOARD HEATER DISABLED

The primary bedroom contained an electric baseboard heater; however, it was disabled, with no thermostat present. Heating for this room is now provided by a heat pump head, making the baseboard heater unnecessary. This is noted for information only and does not affect comfort or functionality.



Disabled Baseboard heater



**FRONT ENTRY BATHROOM –
NO INDEPENDENT HEAT SOURCE**

The front entry bathroom did not contain an independent heat source. Given its interior placement within the unit, with walls not exposed to the exterior, the space is likely to maintain adequate warmth from adjacent heated areas. This is noted for information only and is not expected to affect functionality or comfort.



No independent heat source

9: FIREPLACE

Information

Fuel Source

Gas

Chimney/ Venting Material

Sidewall Venting

Deficiencies

9.1.1 Service/Inspection

SERVICE GAS FIREPLACE – FUNCTIONAL WITH SHUTOFF



Maintenance Item/ Aesthetic

The gas fireplace was operational at the time of inspection and included a shutoff valve at the unit. As with all combustion-producing appliances, routine servicing is important to ensure safe and efficient performance. It is recommended to have the fireplace professionally serviced upon possession and to establish an ongoing maintenance schedule thereafter.



Shutoff at unit



Service gas fireplace

10: UNFINISHED SPACES, INSULATION & HOME VENTILATION

Information

Type of insulation and vapour barriers in unfinished spaces * Fiberglass, Polyethelene	Insulation Type/ Material(s) Batt, Loose-fill, Fiberglass	Attic Intake Ventilation Method Soffit Vents
Attic Exhaust Ventilation Method Box Vents	House Mechanical Ventilation System Bathroom Fan on timed system	Bathroom Exhaust Fans Vented to Exterior
Kitchen Exhaust Fans Vented to Exterior	Method used to Inspect Attic Viewed from hatch	Attic Access Location Utility/ Storage room

Deficiencies

10.1.1 Attic

 Significant Deficiency

ATTIC SPACE – VENTING, DUCTS, FIRE SEPARATION, AND INSULATION

The attic space showed several conditions worth noting. **Isolated staining was observed on the sheathing**, consistent with moist air from vents terminating beneath the soffits and being drawn back into the attic. This configuration is better corrected during a future roof replacement, when vents can be redirected through the roof rather than beneath the soffits.

Some uninsulated metal ducts were present; while some appeared to be fresh-air ducts, at least one bathroom duct may not have been insulated, though it was mostly buried in attic insulation. In addition, duct tape had been used on some connections, which is not considered a durable or proper sealing method.

The metal B-vent serving the gas hot water tank **did not maintain consistent clearance from insulation**. Although insulation was pulled back during the inspection, proper spacing of approximately 25 mm (1 inch) should be maintained, or a barrier installed, to prevent contact with combustibles.

The party wall between units had sections where joint tape and compound had failed or fallen off, leaving seams exposed, and one area of drywall damage was noted. **Properly sealed party walls are important for maintaining the required fire separation between units**; as this is a strata property, repair should be confirmed with strata management.

Lastly, some attic insulation was displaced, likely from previous work, and had not been redistributed. Re-spreading insulation is recommended to maintain even coverage and thermal performance.



Party wall not sealed



Missing tape and compound



Damaged party Wall



B-Vent combustible clearance



Displaced Insulation



Isolated attic staining



Isolated attic staining



Uninsulated vent using duct tape