



# Your Inspection Report

107 - 5th Avenue  
Montreal, QC



**PREPARED FOR:**

MR. JOHN INVESTOR

MRS. SUZANNE MONEYPENNY

**INSPECTION DATE:**

Saturday, December 1, 2012

**PREPARED BY:**

Robert Zbikowski, MBA, LBI

**ProTech IB**

Building Sciences Division

ProTech IB, Building Sciences Division  
6500 Trans Canada, Suite 400  
Pointe-Claire, QC H9R 0A5

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ProTech IB  
Building Sciences Division

January 28, 2013

Dear Mr. John Investor and Mrs. Suzanne Money Penny,

RE: Report No. 1358, v.2  
107 - 5th Avenue  
Montreal, 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 the Quebec Association of Building Inspectors.

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. You will also find a schedule to help you approximate the cost of many repairs or system replacements. While connected to the internet simply go to the Reference Library in the appendix section of the report and click on item 11- Life Cycle and Costs to download the schedule.

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

Sincerely,

Robert Zbikowski, MBA, LBI  
on behalf of  
ProTech IB, Building Sciences Division

ProTech IB, Building Sciences Division  
6500 Trans Canada, Suite 400  
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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:** • [Leak](#)

We noted traces of water infiltration in the rear storage area of the convenience store.

The ceiling located at the rear right section has a small opening where the roof support appears to have rotted and the membrane seems to have caved in.

We also saw water stains in the ceiling where the storage room meets with the main building structure.

We find the design of this addition is likely to increase water infiltration problems.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Storage Room Convenience Store

**Task:** Further evaluation

**Time:** Immediate

**Condition:** • [Old, worn out](#)

The main roof covering is an oxidized bitumen (asphalt) built up membrane with gravel covering.

No documents were available at the time of inspection to confirm the exact age of the roof but from our examination we would evaluate it to be in excess of 15 years old.

Although we found no signs of active water infiltration we recommend replacing the roof covering within the next two years.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Roof

**Task:** Replace

**Time:** Less than 2 years

## Exterior

### WALLS \ Brick, stone and concrete

**Condition:** • [Bowing walls](#)

We noted the brick masonry on the right wall has begun to wave and to pull away near the top of the wall.

This poses a safety risk and should not be left unattended, temporary anchors may be required until proper repairs are completed.

We estimate that at least the top third section of the wall will need to be dismantled and re-built.

**Implication(s):** Cosmetic defects | Weakened structure | Chance of structural movement

**Location:** Right Side Exterior Wall

**Task:** Repair

**Time:** Less than 1 year

# EXECUTIVE SUMMARY

Report No. 1358, v.2

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## **EXTERIOR GLASS \ Exterior trim**

**Condition:** • [Sill deteriorated](#)

We noted extensive damage to several of the concrete window sills and lintels.

Also most of the front pre-cast decorative masonry elements are cracked and/or pulling away from the structure.

These should be replaced at the same time as the masonry work is done on the right wall.

**Implication(s):** Material deterioration

**Location:** Various Exterior

**Task:** Replace

**Time:** Less than 1 year

## Plumbing

### **SUPPLY PLUMBING \ Supply piping in building**

**Condition:** • [Galvanized steel](#)

We noted that some of the original galvanized steel supply pipes are still in service.

Water flow appears somewhat restricted in certain apartments and we found some traces of corrosion on exposed pipes.

Although we cannot accurately predict when replacement will become necessary we recommend budgeting for replacement within the next three years.

**Implication(s):** Reduced water pressure and volume

**Location:** Various

**Task:** Replace

**Time:** Less than 3 years

### **FIXTURES AND FAUCETS \ Bathtub enclosure**

**Condition:** • [Leak](#)

Testing around the bath enclosures was performed using a GE Surveymaster protimeter.

We found evidence of water infiltration in apartments # 4 and 6 behind the ceramic wall covering.

It appears water has been infiltrating around the window frame and may have caused damage to the wall structure.

The ceramic should be removed to determine the extent of the damage and effect the necessary repairs.

All the apartments have bath/shower enclosures with windows which need to be properly maintained and sealed.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Repair

**Time:** Immediate

## Description

**Sloped roofing material:**

- [Built-up membrane](#)

A secondary roof membrane is installed over an extension built at the rear of the building. That membrane could not be examined as it is covered by a wood deck.



*Secondary roof at rear covered by wood deck*

- [Built-up membrane](#)

**Probability of leakage:** • High

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

**SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Slope too low](#)

We noted a shingle roof covering on the roof over the convenience store entrance.

Shingles are not recommended for use on low slope roofs.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

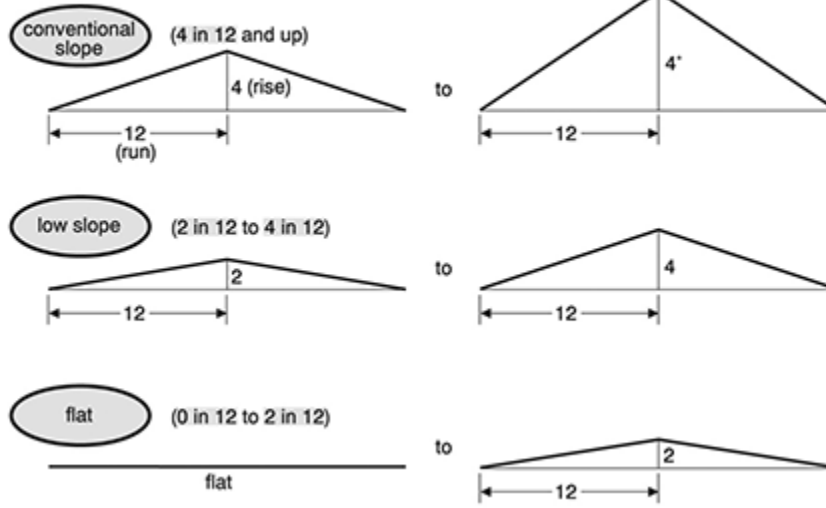
**Location:** Left Side Exterior Roof

**Task:** Monitor

**Time:** Ongoing

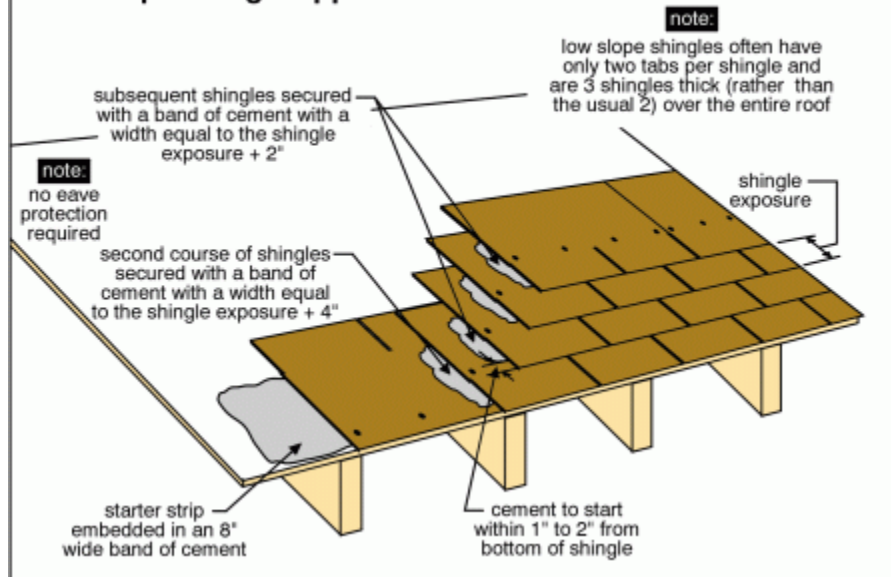
## Roof slopes

slope=rise/run



[Click on image to enlarge.](#)

## Low slope shingle application



[Click on image to enlarge.](#)





*Shingles installed on low slope roof*

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

**Condition:** • [Leak](#)

We noted traces of water infiltration in the rear storage area of the convenience store.

The ceiling located at the rear right section has a small opening where the roof support appears to have rotted and the membrane seems to have caved in.

We also saw water stains in the ceiling where the storage room meets with the main building structure.

We find the design of this addition is likely to increase water infiltration problems.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Storage Room Convenience Store

**Task:** Further evaluation

**Time:** Immediate



*Roof support weakened by prior water infiltra*



*Water stains at rear junction storage room*

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Water infiltration in right rear storage



Water damage at rear junction storage room

**Condition:** • [Old, worn out](#)

The main roof covering is an oxidized bitumen (asphalt) built up membrane with gravel covering. No documents were available at the time of inspection to confirm the exact age of the roof but from our examination we would evaluate it to be in excess of 15 years old.

Although we found no signs of active water infiltration we recommend replacing the roof covering within the next two years.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Roof

**Task:** Replace

**Time:** Less than 2 years



Partial view of roof towards the front



Partial view of roof towards the front



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Partial view of roof towards the rear

Partial view of roof towards the rear

**Condition:** • [Patched](#)

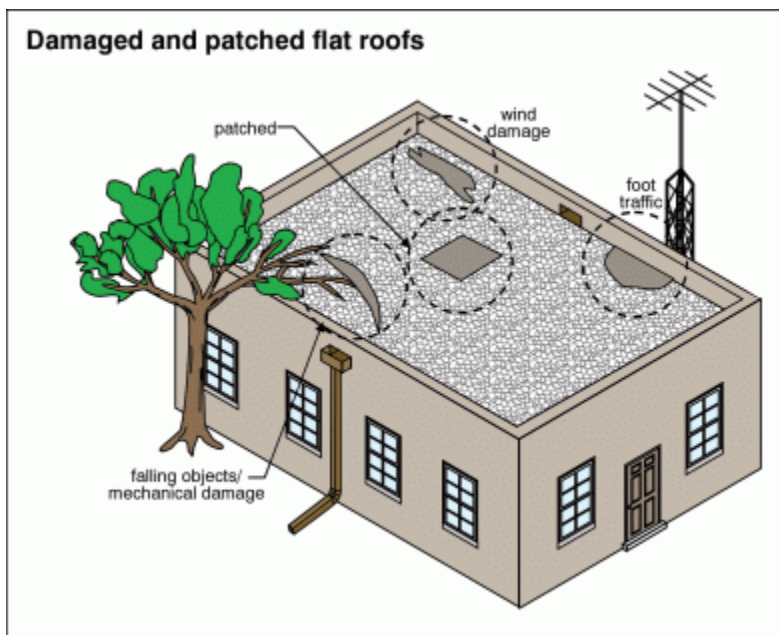
We noted a patch has been made on the membrane indicating there has been some previous leakage problems.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Roof

**Task:** Monitor

**Time:** Ongoing



[Click on image to enlarge.](#)

# ROOFING

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Roof patch visible near drain

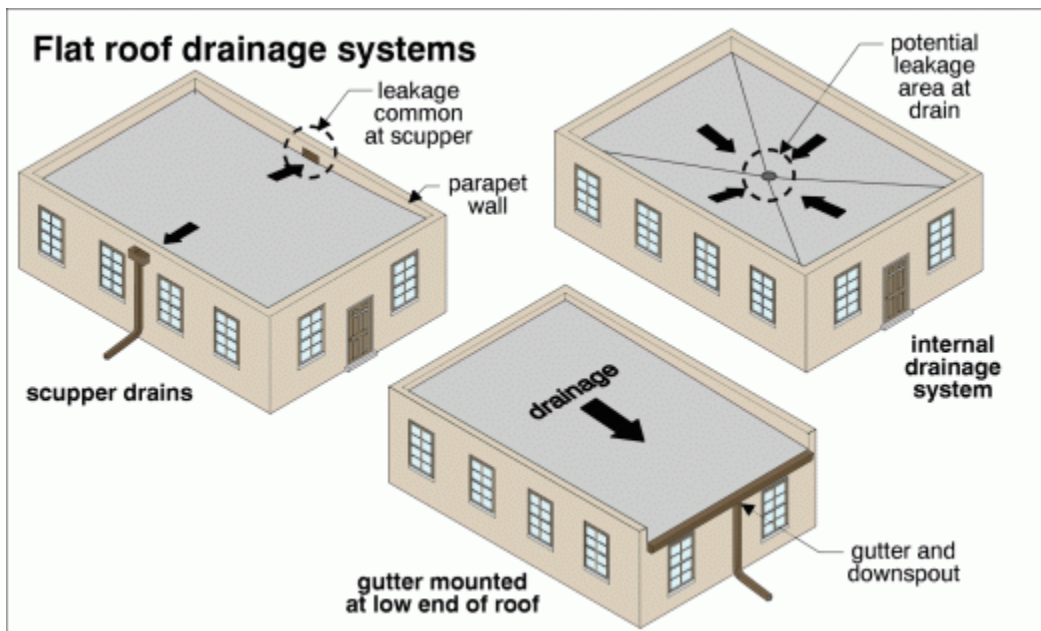
**Condition:** • [Ponding](#)

There appears to be signs of poor water drainage on the roof and the slope of the deck is not directing all the water towards the drain.

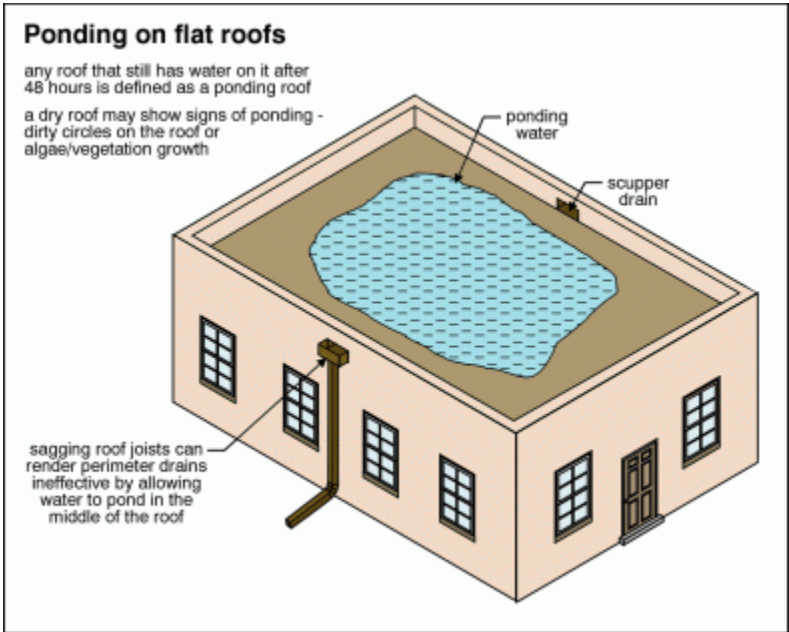
This can cause accelerated wear on the membrane due to ice erosion as well as excess weight build-up on the structure. Recommend the slope be corrected when replacing the roof membrane.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Exterior Roof



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



*Symptoms of water ponding visible*

**FLAT ROOF FLASHINGS \ Flashings**

**Condition:** • Replace when re-roofing  
The metal flashings are worn and corroded in some areas.  
Recommend they be replaced when re-doing the roof covering.

**Location:** Exterior Roof

**Task:** Replace

**Time:** When re-roofing

## Description

**Lot slope:** • [Flat](#)

**Wall surfaces - masonry:** • [Brick](#)

**Driveway:** • Asphalt

**Walkway:** • Concrete

**Balcony:** • Wood • Steel railings

## Recommendations

### WALLS \ Brick, stone and concrete

**Condition:** • [Cracked](#)

We noted a crack in the brick masonry wall at the rear.

The mortar should be removed and the joints re-done by a mason.

**Implication(s):** Chance of water entering house | Weakened structure | Chance of movement

**Location:** Rear Exterior Wall

**Task:** Repair

**Time:** Less than 1 year



*Crack in rear masonry wall*

**Condition:** • [Bowing walls](#)

We noted the brick masonry on the right wall has begun to wave and to pull away near the top of the wall.

This poses a safety risk and should not be left unattended, temporary anchors may be required until proper repairs are completed.

We estimate that at least the top third section of the wall will need to be dismantled and re-built.

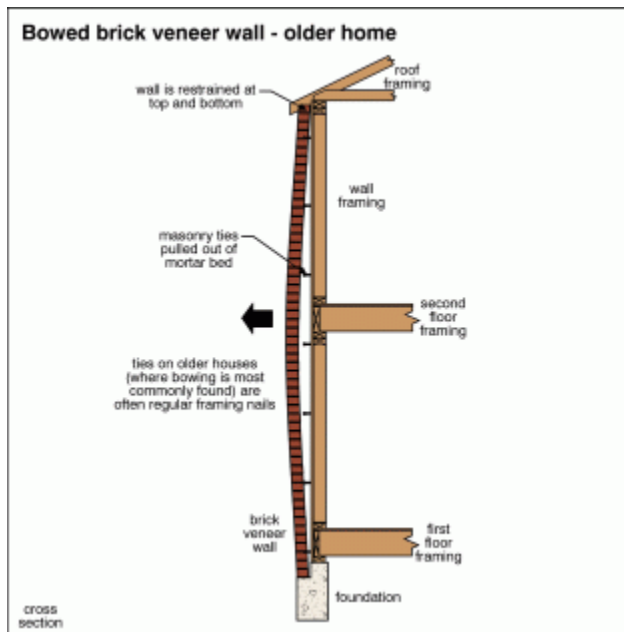
**Implication(s):** Cosmetic defects | Weakened structure | Chance of structural movement

**Location:** Right Side Exterior Wall

**Task:** Repair

**Time:** Less than 1 year





[Click on image to enlarge.](#)



*A bulge has appeared in top section of wall*



*The lintel is pulling away from the building*



# EXTERIOR

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*Bowing and waves of third floor masonry*

## **EXTERIOR GLASS \ Glass (glazing)**

**Condition:** • [Broken](#)

We noted some broken glass panes on a door and a window at the rear of the building. These should be repaired before the winter and as soon as possible as they represent a safety risk.

**Implication(s):** Chance of water entering house | Chance of pests entering house | Increased heating and cooling costs | Reduced comfort

**Location:** Rear Exterior

**Task:** Replace

**Time:** Immediate



*Broken glass pane at rear*



*Broken glass pane at rear*

## **EXTERIOR GLASS \ Exterior trim**

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

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

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**Condition:** • [Sill deteriorated](#)

We noted extensive damage to several of the concrete window sills and lintels. Also most of the front pre-cast decorative masonry elements are cracked and/or pulling away from the structure. These should be replaced at the same time as the masonry work is done on the right wall.

**Implication(s):** Material deterioration

**Location:** Various Exterior

**Task:** Replace

**Time:** Less than 1 year



*Cracked window lintel right wall*



*Deteriorated window sill right wall*



*Pre-cast masonry pulling away*



*Pre-cast masonry cracked*



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Deteriorated window sill left wall



Pre-cast masonry cracked



Pre-cast masonry cracked



Cracked window lintel right wall



Cracked window lintel right wall



Deteriorated window sill left wall

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*Pre-cast masonry pulling away*



*Cracked window lintel rear wall*



*Cracked window lintel rear wall*



*Cracked window lintel rear wall*



*Cracked window sill rear wall*



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## DOORS \ General

**Condition:** • [Air leaks](#)

We noted the front main entrance door does not seal properly allowing significant air leakage.

**Implication(s):** Chance of damage to finishes and structure | Increased heating and cooling costs

**Location:** Front Exterior Porch

**Task:** Repair or replace

**Time:** Immediate



*Significant air leakage around front door*

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

**Condition:** • [Rot](#)

We noted the rear exterior fire escape stairs are severely corroded.

The structural integrity of these stairs is compromised and they require replacement.

**Implication(s):** Weakened structure | Material deterioration

**Location:** Rear Exterior Staircase

**Task:** Replace

**Time:** Less than 2 years



*Rear fire escape stairs are severely corroded*



*Rear fire escape stairs are severely corroded*



## Description

**Configuration:** • [Basement](#)

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

**Floor construction:** • Not visible

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

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

## Limitations

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings

**Attic/roof space:** • No access

**Percent of foundation not visible:**

• 25 %

The rear foundation was not visible/accessible and could not be examined for deficiencies or defects.

## Recommendations

### FOUNDATIONS \ Foundation

**Condition:** • Typical minor cracks

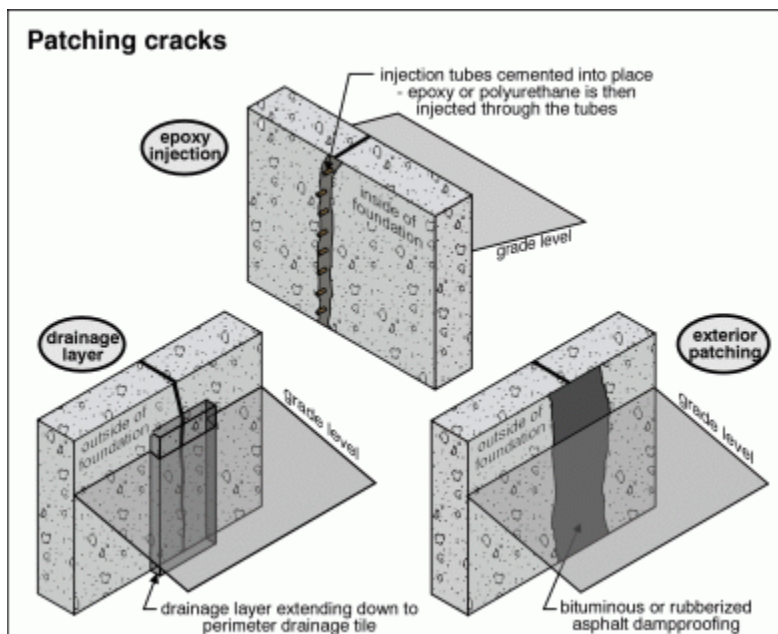
We found the foundation walls to be in good condition with no evidence of any differential movement.

We noted two cracks that do not pose any significant risk to the structure of the building but which should be professionally repaired.

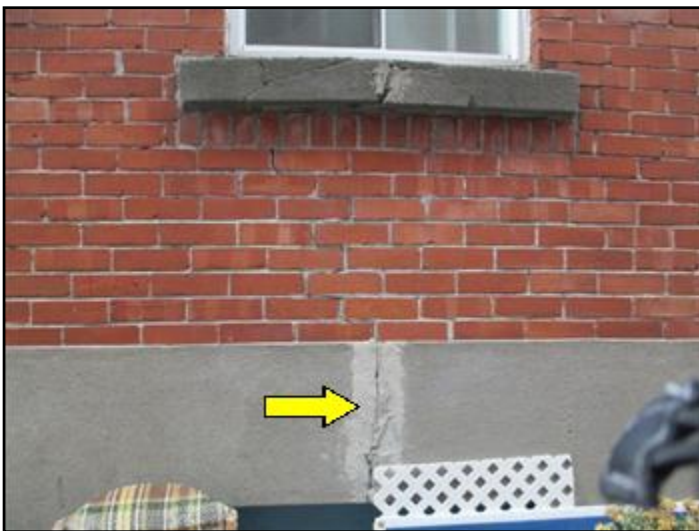
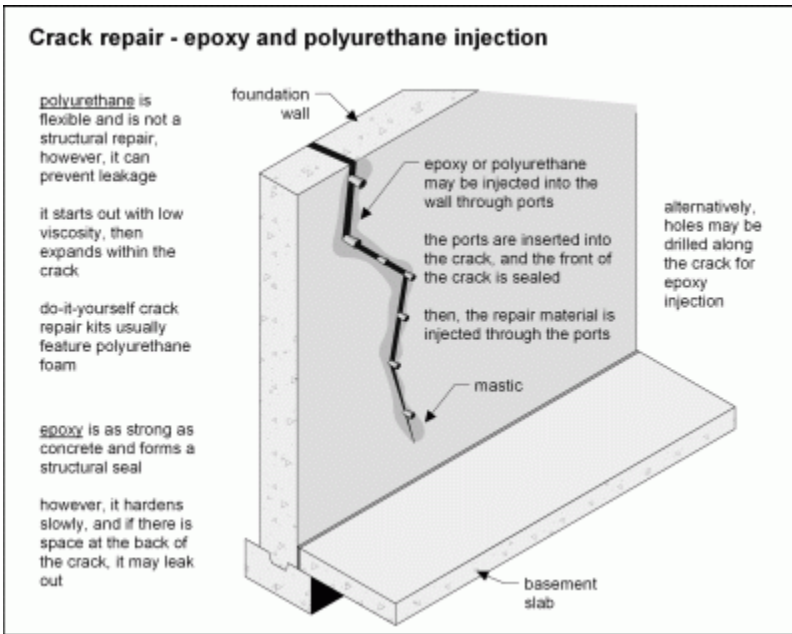
**Location:** Exterior

**Task:** Repair

**Time:** Less than 1 year



[Click on image to enlarge.](#)



Foundation crack in right wall



Foundation crack in left wall

# STRUCTURE

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*Foundation crack in left wall*

## Description

**Service entrance cable and location:** • [Overhead](#)

**Service size:** • The building is equipped with a 300 amp electrical entrance.

**Service size:**

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

The convenience store is equipped with its own separate entrance, meter and main switch located in the rear storage room.

**Main disconnect/service box rating:** • The electrical power for the building is supplied with a 300 amp main entrance.

**Main disconnect/service box rating:**

- [60 Amps](#)

Each apartment is equipped with a 60 amp fuse protected main switch located in the electrical room on the third floor. Each apartment has a hydro meter located under the main switch.

No defects or anomalies visible.

**Main disconnect/service box type and location:** • The main building disconnect as well as the individual apartment main power switches are located in a small utility room at the top of the third floor staircase.

No defects or anomalies visible.



*Main electrical room at top of third floor*

**Main disconnect/service box type and location:** • [Fuses - garage](#)

**System grounding material and type:**

- [Copper - water pipe](#)

The system ground is connected to the main water entrance pipe.

No defects or anomalies visible.

## Distribution panel type and location:

- [Breakers](#)

Each apartment is equipped with a circuit breaker panel located in the kitchen area.

No major defects or anomalies visible.

## Distribution wire material and type:

- [Copper - non-metallic sheathed](#)
- [Copper - metallic sheathed](#)

The wiring for the convenience store is metallic sheathed BX type cabling.

## Type and number of outlets (receptacles):

- [Ungrounded - typical](#)

Although the outlets have been changed to three pronged a test sample taken in each of the apartments indicates the wiring is not grounded.

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#)

**Smoke detectors:** • [Present](#)

## Limitations

**Panel covers:** • Some of the panel covers could not be removed because of paint over the cover screws,

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

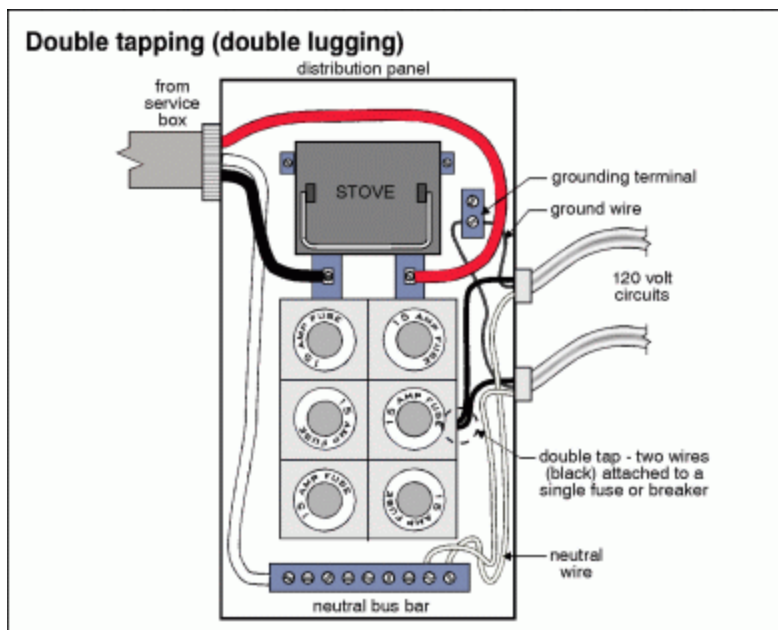
**Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

**Location:** Various

**Task:** Correct

**Time:** If necessary



[Click on image to enlarge.](#)



## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Ungrounded](#)

A test of the bathroom outlets revealed they are ungrounded.

Recommend that sensitive areas be re-wired to provide grounding as needed.

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Provide

**Time:** Less than 1 year



*Bathroom outlets not grounded*

## Description

**Fuel/energy source:** • [Electricity](#)

**System type:** • Electric baseboard heaters

**Approximate capacity:** • All of the apartments are equipped with a functioning heat source in each room.

**Failure probability:** • [Low](#)

## Recommendations

### OIL FURNACE \ Oil tank

**Condition:** • We noted some oil fill pipes located near the rear of the building on the left exterior wall.

We found no presence of an oil tank inside the building nor any oil fueled heating system.

However since the utility room at the rear of the convenience store was quite filled with storage and limited our inspection we recommend verifying with the vendor as to the possible presence of an oil tank or if it has been removed.

**Location:** Left Side Exterior

**Task:** Further evaluation

**Time:** Immediate



*Oil fill pipes on left exterior wall at rear*

### SPACE HEATER \ Electric baseboard heater/space heater

**Condition:** • We noted the baseboard heaters are not equipped with wall mounted thermostats.

This makes for less accurate temperature control and is less convenient for the occupants.

**Location:** Throughout

**Task:** Provide

**Time:** Discretionary



Control knob missing in bedroom of apt 7

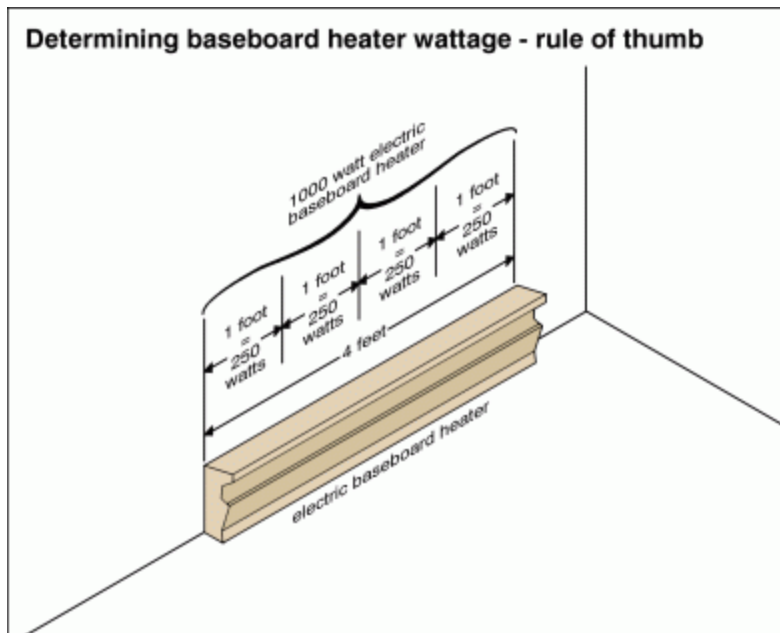
**Condition:** • [Missing or too few heaters](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Front Staircase

**Task:** Provide

**Time:** Less than 1 year



[Click on image to enlarge.](#)

# HEATING

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*Missing heater in front staircase*

## Description

**General:** • The insulation systems of the building were not accessible or visible and could not be examined.

A complete infrared thermography of the building could be performed to detect any insulation anomalies.

**Attic/roof insulation amount/value:** • Not determined • [Not visible](#)

**Wall insulation material:** • Not determined • Not visible

**Foundation wall insulation material:** • Not determined

**Foundation wall insulation amount/value:** • Not visible

## Limitations

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



## Description

**Water supply source:** • Public

**Service piping into building:**

• [Copper](#)

The main water entrance pipe is 1" copper.

No defects or anomalies visible.



*Water main for building under front entrance*

**Supply piping in building:** • [Copper](#) • [Galvanized steel](#)

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

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

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

**Water heater type:**

• Owned

Each apartment as well as the convenience store is supplied with its own water heater.

Each water heater is equipped proper safety installations.

**Tank capacity:** • All the water heaters for the apartments are rated at 38.5 imp. gallon capacity.

The convenience store water heater is a 39.8 gallon capacity.

**Water heater approximate age:**

• 8 years

All of the apartment water heaters were replaced in 2004.

The convenience store water heater was replaced in 2012.

**Water heater failure probability:** • [Medium](#)

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

**Waste piping in building:** • [ABS plastic](#) • [Cast Iron](#) • [Galvanized steel](#)

**Floor drain location:**

• None found

We were unable to find a floor drain in the convenience store (basement) due to the large amount of shelving and products in the store at the time of inspection.

## Recommendations

### **SUPPLY PLUMBING \ Shut off valve**

**Condition:** • [Missing or cannot be located](#)

We did not find water shut off valves for the individual apartments, only a single valve for the whole building.

Standard practice is to have a separate valve for each apartment so that plumbing work can be done on a single apartment if necessary without cutting the water to all the tenants. The valves can be installed in each apartment (preferred) or in a central location.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Difficult to service

**Task:** Provide

**Time:** Less than 1 year

### **SUPPLY PLUMBING \ Supply piping in building**

**Condition:** • [Galvanized steel](#)

We noted that some of the original galvanized steel supply pipes are still in service.

Water flow appears somewhat restricted in certain apartments and we found some traces of corrosion on exposed pipes.

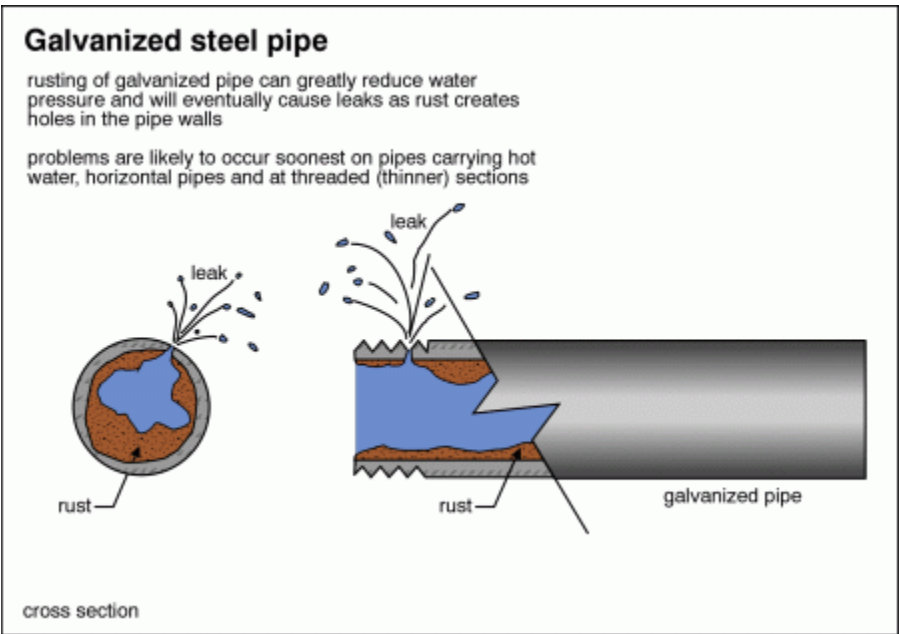
Although we cannot accurately predict when replacement will become necessary we recommend budgeting for replacement within the next three years.

**Implication(s):** Reduced water pressure and volume

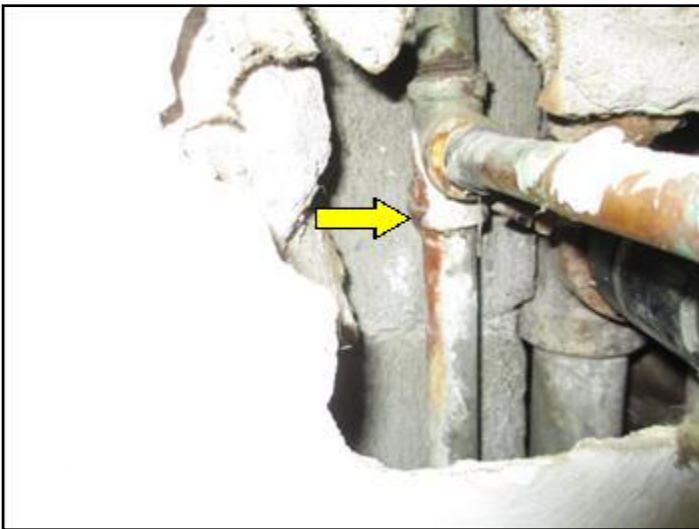
**Location:** Various

**Task:** Replace

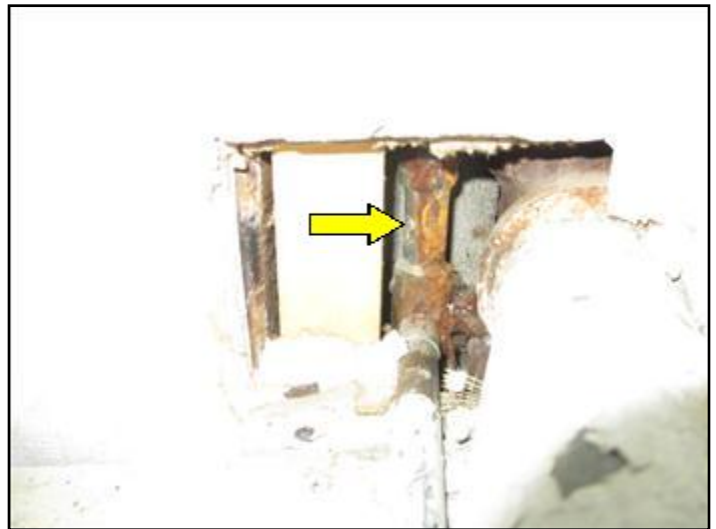
**Time:** Less than 3 years



Click on image to enlarge.



Original galvanized steel pipe still in use



Corrosion of galvanized steel pipe

**WASTE PLUMBING \ Floor drain**

**Condition:** • [Not found](#)

We were unable to locate the floor drain in the basement (convenience store) because of all the shelving installed and the inventory laying on the floor.

The floor drain should be left accessible and uncovered at all times.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement

**Task:** Further evaluation

**Time:** Discretionary

## **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • [Stiff or inoperative](#)

The bath and shower faucet is damaged and needs to be replaced.

**Implication(s):** System inoperative or difficult to operate

**Location:** Bathroom Apt 3

**Task:** Repair or replace

**Time:** Immediate



*Bath/shower faucet in apt 3*

## **FIXTURES AND FAUCETS \ Toilet**

**Condition:** • [Floor damage suspected](#)

A test was performed around the toilets of each unit using a GE Surveymaster protimeter, the results indicate the presence of high moisture levels under the ceramic flooring in apartments 5 and 7.

This can be caused by leakage under the toilet around the wax gasket.

Recommend removing the toilet to examine the condition of the floor and replacing the gasket.

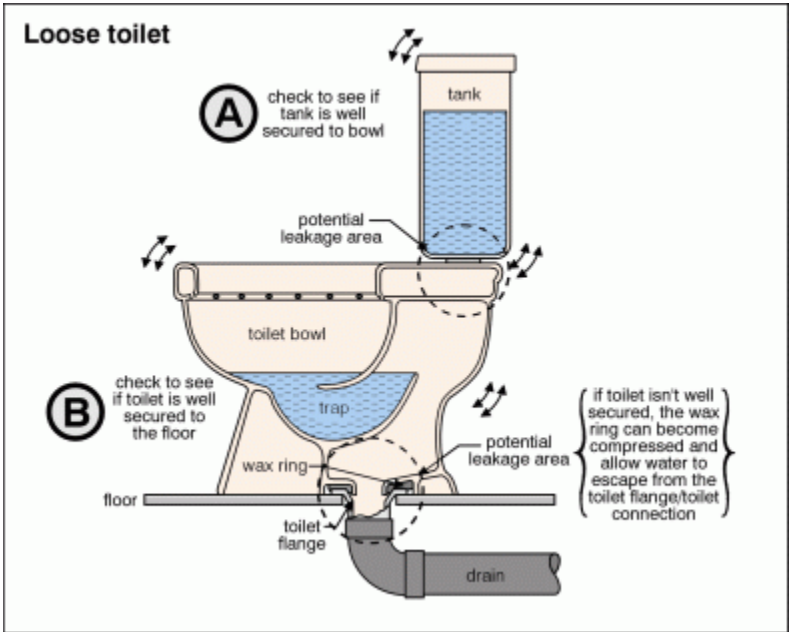
**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Bathroom's of apt 2 and 5

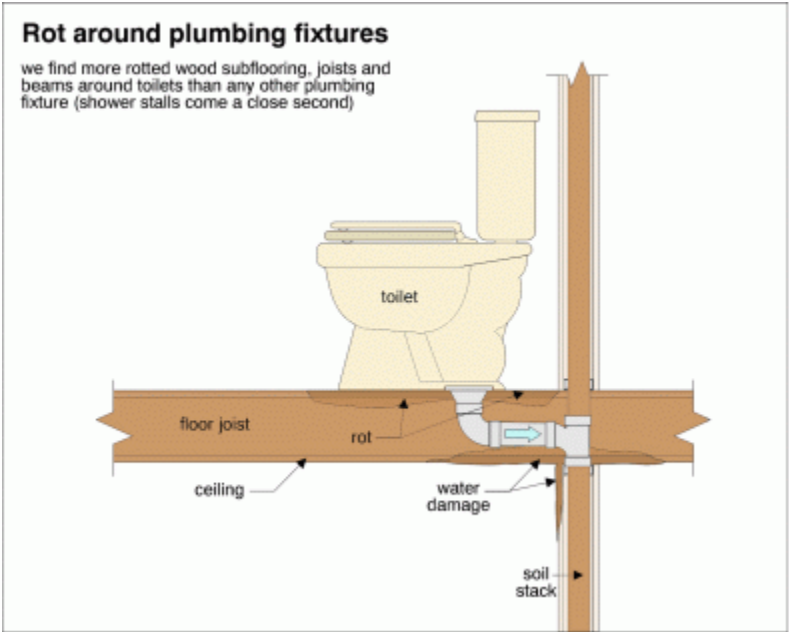
**Task:** Further evaluation

**Time:** Less than 1 year





[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



High moisture detected under ceramic of apt 5

High moisture detected under ceramic of apt 2

**FIXTURES AND FAUCETS \ Bathtub enclosure**

**Condition:** • [Leak](#)

Testing around the bath enclosures was performed using a GE Surveymaster protimeter.

We found evidence of water infiltration in apartments # 4 and 6 behind the ceramic wall covering.

It appears water has been infiltrating around the window frame and may have caused damage to the wall structure.

The ceramic should be removed to determine the extent of the damage and effect the necessary repairs.

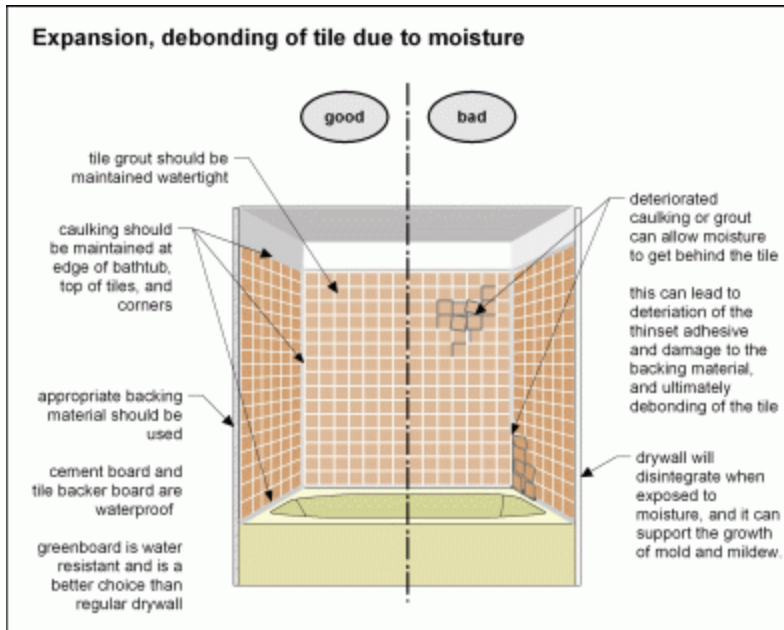
All the apartments have bath/shower enclosures with windows which need to be properly maintained and sealed.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Repair

**Time:** Immediate



Click on image to enlarge.



*High moisture level detected in apt #6*



*High moisture level detected in apt #4*

**Condition:** • [Not smooth, impervious or water resistant](#)

The bathrooms are equipped with windows located inside the bath/shower stall. Currently the materials used are not impervious to water and due to their regular exposure to water create an environment favourable to mold formation.

Recommend all window treatments be replaced with water/mold impervious materials.

**Implication(s):** Cosmetic defects | Hygiene issue

**Location:** Throughout Bathroom

**Task:** Repair & Clean

**Time:** Immediate



*Appearance of mold in bathroom of apt 2*

## Description

**Major floor finishes:** • [Hardwood](#) • [Ceramic](#) • [Terrazzo](#)

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

**Windows:** • [Sliders](#) • Aluminum

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Metal-clad

**Party walls:** • [Not visible](#)

**Range fuel:**

• Electricity

All apartments are equipped with a 240 volt power supply for an electric range.

**Laundry facilities:** • We found partial laundry installations in some of the apartments, however none appear to have proper venting for a dryer unit.

## Limitations

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

**Inspection limited/prevented by:**

• Storage/furnishings

Examination of the basement was significantly restricted by storage of merchandise in the location.

## Recommendations

### FLOORS \ General

**Condition:** • We noted some floors that are out of level. There appears to be a slight slope towards the center supporting walls inside the building.

**Location:** Third Floor Hall

**Task:** Further evaluation

**Time:** Discretionary



*Floor sloped towards center wall in apt 7*



## FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • [Tiles cracked](#)

We found a lot of the ceramic floor covering cracked and in some cases loose.

This could be caused by several factors (inappropriate installation, impact events, structural weaknesses, etc).

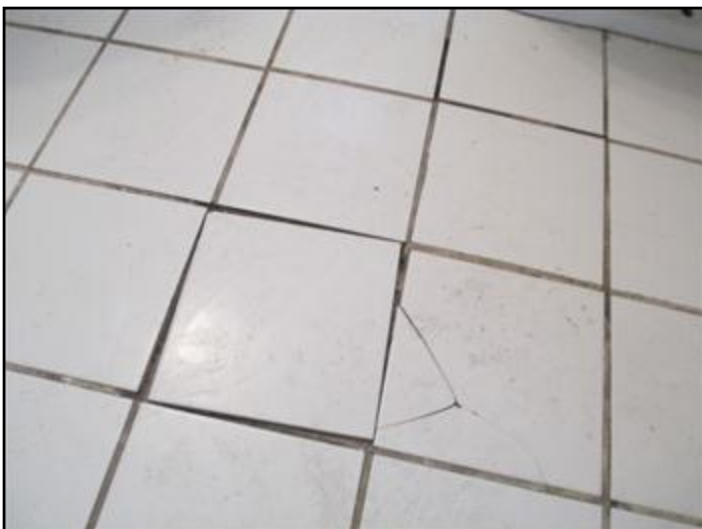
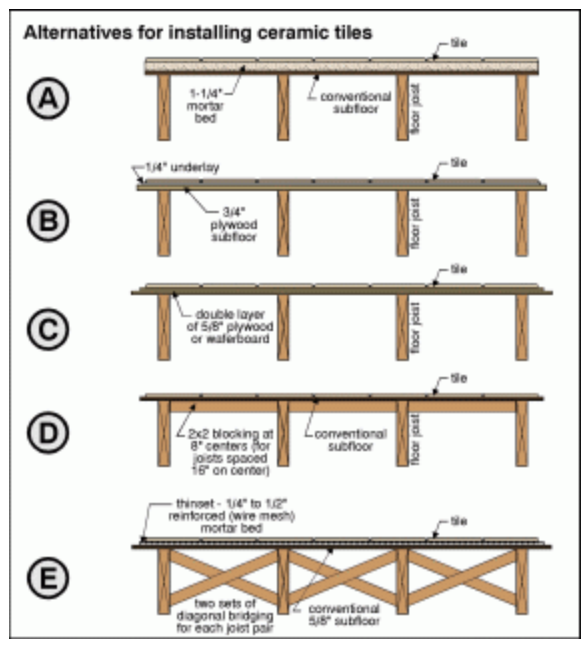
We recommend removing all cracked ceramic as this poses a safety risk and replacing the floor covering in the affected areas.

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** Various

**Task:** Replace

**Time:** As soon as possible



Cracked ceramic tiles in apt 6



Cracked ceramic tiles in apt 5



Cracked ceramic tiles in apt 5



Cracked ceramic tiles in apt 4

**CEILINGS \ General**

**Condition:** • [Water damage](#)

Evidence of prior water infiltration was found one of the bedrooms of apartment 6. Apparently a roof leak had occurred and was repaired. A test of the area was performed using a GE Surveymaster protimeter and the results indicated normal moisture levels. Refer to comments concerning the roof membrane in the roof section.

**Implication(s):** Cosmetic defects | Chance of movement

**Location:** Unit# Bedroom

**Task:** Repair

**Time:** When remodelling



Test of water damaged area shows normal moist

### **BASEMENT \ Wet basements - vulnerability**

**Condition:** • The basement convenience store appears to be at risk of water infiltration and sewage back up.

We recommend a thorough assessment of the installations to determine what improvements are needed.

**Location:** Basement

**Task:** Further evaluation

**Time:** Discretionary

### **EXHAUST FANS \ Exhaust fan**

**Condition:** • [Missing](#)

The apartments are void of any mechanical ventilation.

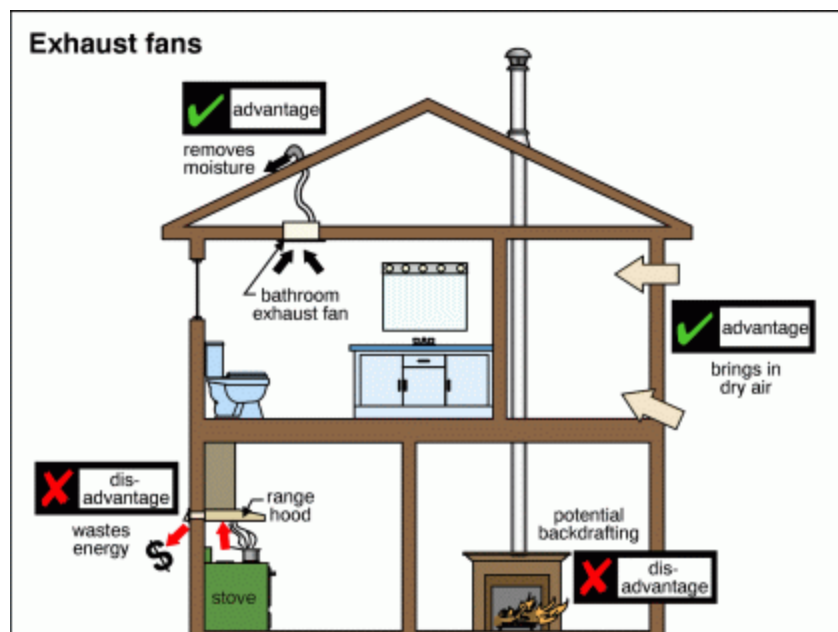
Recommend adding ventilation for the kitchens and bathrooms to remove excess moisture and odours.

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

**Location:** Throughout Bathroom

**Task:** Provide

**Time:** Less than 1 year



Click on image to enlarge.

### **EXHAUST FANS \ Exhaust duct**

**Condition:** • [Weather hood missing or loose](#)

We noted some discoloration in the rear wall of the kitchen of apt 3.

This coincides with the area where an exhaust duct was installed and then abandoned.

The exterior section has large openings around the duct and there is no weather hood present.

This can allow water and cold air to infiltrate inside the wall cavity and should be corrected immediately.

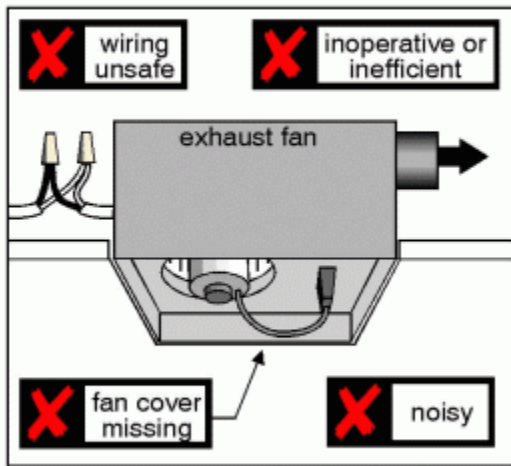
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering house

**Location:** Rear Exterior Wall

**Task:** Correct

**Time:** Immediate

### Exhaust fan conditions



[Click on image to enlarge.](#)



Problems visible with rear wall # 3



Weather hood missing or loose

END OF REPORT



The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. Interior](#)

[10. Appliances](#)

[11. Life Cycles and Costs](#)

[12. Supplementary](#)

[Asbestos](#)

[Radon](#)

[Urea Formaldehyde Foam Insulation \(UFFI\)](#)

[Lead](#)

[Carbon Monoxide](#)

[Mold](#)

[Household Pests](#)

[Termites and Carpenter Ants](#)

[13. Home Set-up and Maintenance](#)

[14. More About Home Inspections](#)

[ASHI Standards of Practice](#)

[CAHPI Standards of Practice](#)