

ROOFING

Townhouse Condos, Toronto, ON March 30, 2022

Report No. 0, v.0

www.inspectorsedge.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

Recommendations

RECOMMENDATIONS \ General

1. Condition: • The roof may be the responsibility of the condominium corporation. Refer to the condominium status certificate for details.

EXTERIOR

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RECOMMENDATIONS \ General

2. Condition: • The exterior may be the responsibility of the condominium corporation. Refer to the condominium status certificate for details.

STRUCTURE

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RECOMMENDATIONS \ General

3. Condition: • The structure may be the responsibility of the condominium corporation. Refer to the condominium status certificate for details.

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Description

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

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

Recommendations

RECOMMENDATIONS \ General

4. Condition: • All Electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

HEATING

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Limitations

Heat loss calculations: • Not done as part of a building inspection

COOLING & HEAT PUMP

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Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

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INTERIOR

Limitations

Items excluded from a building inspection: • Isolating and relief valves including main shutoff valves

Description

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

Appliances: • Appliances and exhaust fans have life expectancies in the range of 10 to 15 years, although there is considerable variability based on a number of factors.

Recommendations

BASEMENT \ Leakage

5. Condition: • Basement leakage problems are typically caused by exterior conditions such as missing or ineffective gutters and downspouts, and ground sloping down toward the house. These are typically the responsibility of the condominium corporation. This can be determined from the condominium status certificate.

Wet basement issues can reasonably be addressed in four steps:

1. First, ensure gutters and downspouts carry roof runoff away from the home.
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home.
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and holes from the inside. This may be the responsibility of the condominium corporation.
4. As a last resort, dampproof the interior or exterior of the foundation; provide a drainage membrane and add/repair perimeter drainage tile. Again, this may be the responsibility of the condominium corporation.

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Common areas including but not limited to roofs, parking areas and the building exterior. Cosmetic issues. Security systems, intercoms, Smart Home systems and central vacuum systems. Environmental issues including asbestos. Smoke and carbon monoxide alarms are not tested.

Appliances: • Appliances are tested for basic operation only. For example, the accuracy of an oven thermometer is not tested, nor is the self-cleaning feature. Defrosting features on refrigerators and freezers are not tested. Dishwashers are not put through a full cycle, and the effectiveness of the drying cycle is not tested.

Basement leakage: • Cannot predict how often or how badly basement will leak

END OF REPORT