PROPERTY CONDITION ASSESSMENT REPORT

The best property inspection experience available.

PREPARED BY:
John Mika

FOR THE PROPERTY AT:
999
Minneaqpolis Area, MN

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Friday, March 6, 2015

Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359

612-328-1522

www.mninspections.com
john@mninspections.com

Minnesota Inspections, LLC.

August 18, 2015

Dear Sample Report,

RE: Report No. 1340, v.5
999
Minneaqpolis Area, MN

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

Clients sometimes assume that a inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the inspection and report.

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 structure, recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing us to perform your inspection.

Sincerely,

John Mika
on behalf of
Minnesota Inspections, LLC.

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INVOICE

August 18, 2015

Client: Sample Report, Church

Report No. 1340, v.5
For inspection at:
999
Minneaqpolis Area, MN

on: Friday, March 6, 2015

Commercial Inspection		$1,000.00
	Total	$1,000.00

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AGREEMENT

999, Minneaqpolis Area, MN March 6, 2015

PARTIES TO THE AGREEMENT

Company
Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359

Client
Sample Report
Church

Total Fee: $1,000.00

This is an agreement between Sample Report and Minnesota Inspections, LLC..

THIS CONTRACT LIMITS THE LIABILITY OF THE INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the structure to identify any systems or components listed in the report, which may be in need of immediate major repair. In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The scope of the inspection is limited to the items listed within the report pages.

LIMITATIONS AND CONDITIONS OF THE INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One property owner may decide that certain conditions require repair or replacement, while another will not.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed form view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

Building code or zoning ordinance violations.
Geological stability or soils conditions.
Structural stability or engineering analysis.
Termites, pests or other wood destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality.
Electromagnetic radiation or any environmental hazards.
Building value appraisal.
Conditions of detached buildings.
Pools or spas and underground piping.
Specific components noted as being excluded on the individual system inspections forms.
Private water or private sewage systems.

Radio-controlled devices, automatic gates, elevators, lifts,
Dumbwaiters and thermostatic, humidistatic, or time clock controls.
Specialty equipment.
If repair estimates are provided, they represent an approximate cost and do not reflect an actual bid.
Water softeners/purifiers systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security alarms or personal property.
Adequacy or efficiency of any system or component.
Saunas, steam baths or fixtures and equipment.

ARBITRATION

Any disputes concerning the interpretation of this agreement or arising form this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

SEVERABILITY

Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES

Client understands and agrees that any claim for failure to accurately report the visually discernible condition at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Clients agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the conditions in question.

THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection provides you with a basic overview of the condition of the property. Because your Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

AGREEMENT

999, Minneaqpolis Area, MN March 6, 2015

The Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

An Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, your Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

WE DON'T LOOK FOR BURIED TANKS.

Your Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

AGREEMENT

999, Minneaqpolis Area, MN March 6, 2015

TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.
Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Clients unauthorized distribution of the inspection report.

PAYMENT

Payment is due the day of the inspection. Reports will not be delivered until payment has been made in full unless payment arrangements have been made before the contract has been accepted.

CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Inspector and the Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

.

I, Sample Report (Signature)_____, (Date)_____, have read, understood and accepted the terms of this agreement.

Description

Name of client: • Church

Client relationship to this property: • Prospective purchaser

Name of consultant: • John Mika

Purpose of the report: • Property Condition Assessment

Date of site visit:
• Date:
March 6th 2015

General property description: • Commercial

Approximate size of building: • 6,000 Square Feet

Approximate age of building: • 51 Years

Number of stories: • 2

Below grade area: • Basement

Approximate date of construction: • 1954

Attendees: • Buyer • Seller's Agent

Document review: • No documents were available for review.

Overall condition: • Replacement or major repairs should be expected for equipment at or near the end of its expected useful life.

Overall condition: • The building is in satisfactory condition overall. • Repairs or improvements are recommended to several systems.

Overall level of maintenance: • A considerable amount of deferred maintenance was noted.

This report meets ASTM Standard E2018-08, with these exceptions: • The building is not ADA accessible. A full review was not undertaken.

This report meets ASTM Standard E2018-08, with these exceptions: • A Building Code and Fire Code violation inquiry was not undertaken. • Fire and life safety systems were not reviewed.

For the purpose of this report the front of the building faces: • East

Occupancy: • The building was occupied at the time of the inspection.

Weather: • Sunny • There was snow on the ground.

Approximate temperature: • 40°

Description

General: • Illuminated exit signs were present

Electrical service to the building: • Overhead

Main electrical service transformer: • Pole-mounted tranformer • rear of property

Main building transformer size: • Not determined

Main building transformer ownership: • Utility

Electrical service size: • 200-amps • 120/240-volt, single phase

Service distribution and metering: • There is a single meter for the building

Electrical distribution transformers: • None

Distribution panels: • Circuit breakers

Predominant wire types: • Copper • Copper - armoured cable

Lighting fixture types: • Flourescent • Incandescent

Standby generator: • None

Grounding - electrical system: • at the domestic water service entrance

Electrical supplier: • Not determined

Limitations

General: • Timers and photocells for exterior lights not tested

General: • Fire protection and alarm equipment is not assessed by the building inspector.

General: • Panel covers were not opened by the inspector

General: • Concealed wiring.

Grounding: • The quality of ground was not determined.

Recommendations

GENERAL \ Overall condition

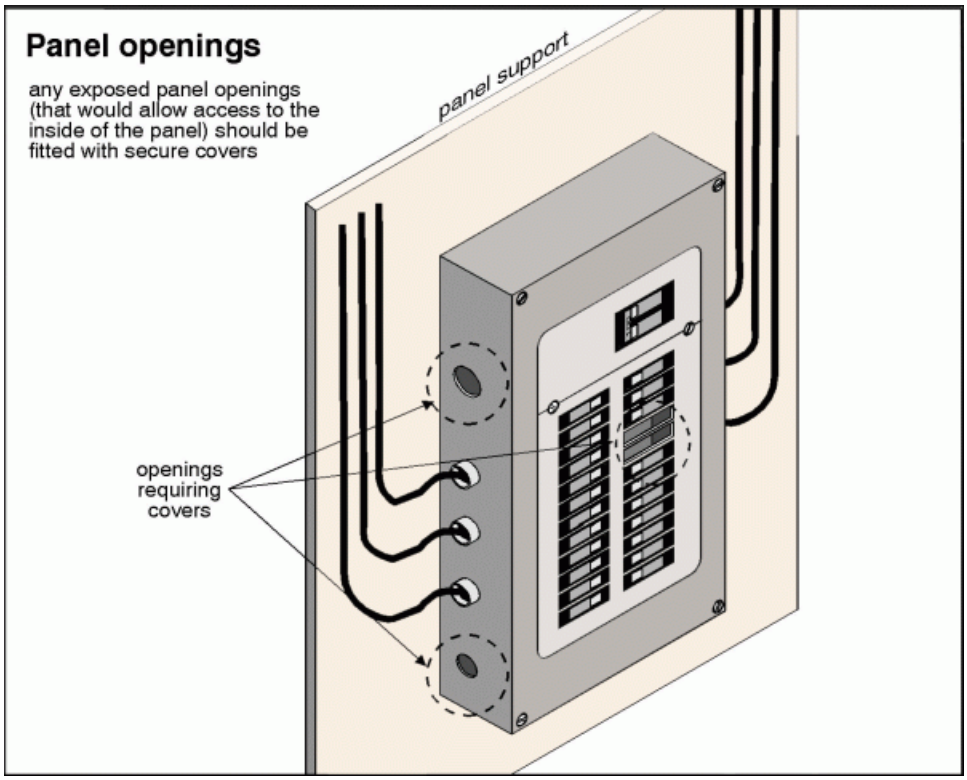
1. Condition: • The overall condition of the electrical system is considered to be serviceable.
Task: Comment

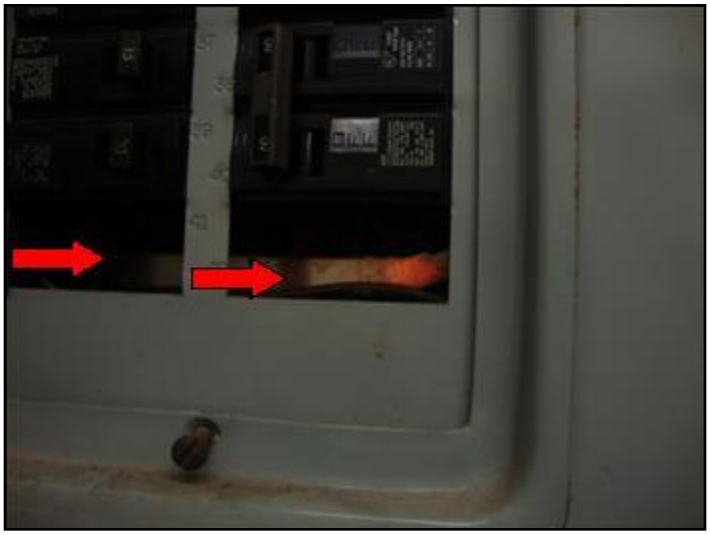
GENERAL \ Level of Maintenance

2. Condition: • A considerable amount of deferred maintenance was noted.
Task: Comment

DISTRIBUTION EQUIPMENT \ Panel conditions

3. Condition: • Unprotected openings
Location: Basement
Task: Repair
Time: Immediate





1. *Unprotected openings*

BRANCH CIRCUIT \ General condition

4. Condition: • Moderate deficiencies noted

Task: Comment

BRANCH CIRCUIT \ Branch wiring conditions

5. Condition: • Loose wiring

Wire is not properly secured in ceiling space near fluorescent lights.

Location: Basement

Task: Improve
Time: Less than 1 year

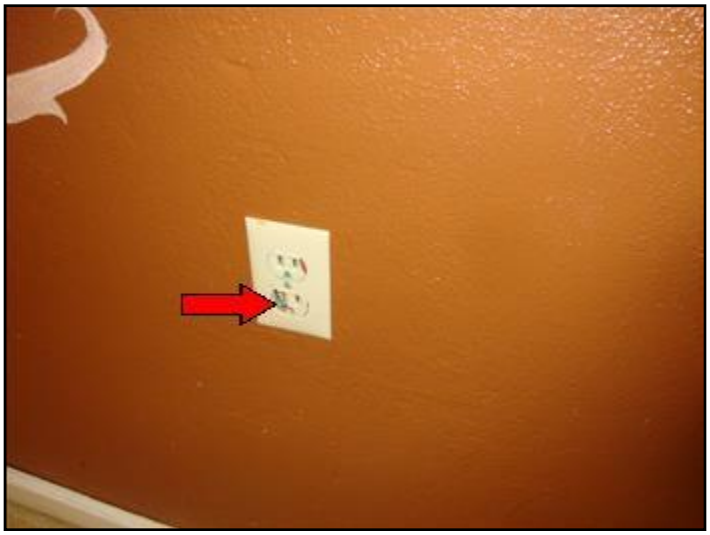
BRANCH CIRCUIT \ Fixture cover plates

6. Condition: • Missing
Location: Utility Room
Task: Repair
Time: Immediate

2.

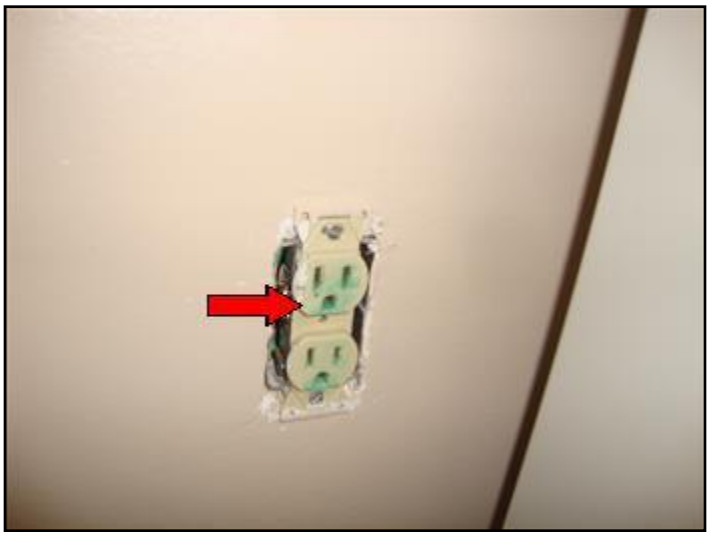
BRANCH CIRCUIT \ Outlet conditions

7. Condition: • Damaged outlet
Location: Basement Dinning Room
Task: Repair
Time: Immediate



3.

8. Condition: • Corroded outlets. Green oxidation of copper suggests evidence of past flooding or water damage. Recommend receptacles are assessed by a licensed electrician and replaced if necessary.
Location: Basement
Task: Further evaluation - Replace
Time: Less than 1 year



4.

5.

9. Condition: • Inoperable
Location: Exterior outlet
Task: Repair or replace
Time: Less than 1 year

10. Condition: • Wet areas near sinks, garage and exterior lack GFCI protection
Location: Various
Task: Below current standards

BRANCH CIRCUIT \ Light conditions

11. Condition: • Damaged cover
Location: Front entry
Task: Repair
Time: Discretionary

12. Condition: • Improper closet lighting. Keep combustibles away from open lamps, add globes to lamps or replace fixtures.
Location: Throughout
Task: Below current standards

6.

13. Condition: • Inoperative
Inoperable or missing lamps and ballasts observed.
Location: Various
Task: Repair
Time: Discretionary

Description

Boilers - General: • Hot water • Atmospheric gas-fired (75%-80%)

Boiler #1 - Age and heat exchanger type:
• Over 50 years old
Age not determined. Believed to be original to building.
• Cast iron (older)

Boiler #1 - Output capacity: • 720,000 BTU/hr

Typical boiler life expectancy: • Cast iron (older) - 30 to 50 years or more - Efficiency decreases with age

Heat distribution: • Radiators

Boiler system controls: • Indoor/outdoor thermostat

Boiler water treatment: • None

Furnace #1 - Age and type: • Over 25 years old • Gas-fired, conventional

Total heating capacity of furnaces: • 150,000 BTU/hr

Typical furnace life expectancy: • Conventional - 20 to 25 years

Forced air heat distribution: • Overhead supply air registers

Forced air return network: • Below slab return air registers

Number of gas meters: • One

Gas supplier: • Not determined

Maintenance contract: • None

Limitations

General: • Limited visibility of the heat exchangers

General: • Carbon monoxide testing and technical analysis of the equipment is beyond the scope of the inspection.

General: • Indoor air quality is not assessed by the building inspector.

General: • Limited to functional testing and visual defects of external components.

Recommendations

GENERAL \ Capacity
14. Condition: • Appeared to be adequate
Task: Comment

GENERAL \ Overall condition
15. Condition: • The overall condition of the heating system is considered to be serviceable.
Task: Comment

GENERAL \ Level of Maintenance
16. Condition: • The Heating system has not been well maintained.

Task: Comment

BOILERS \ Boiler #1

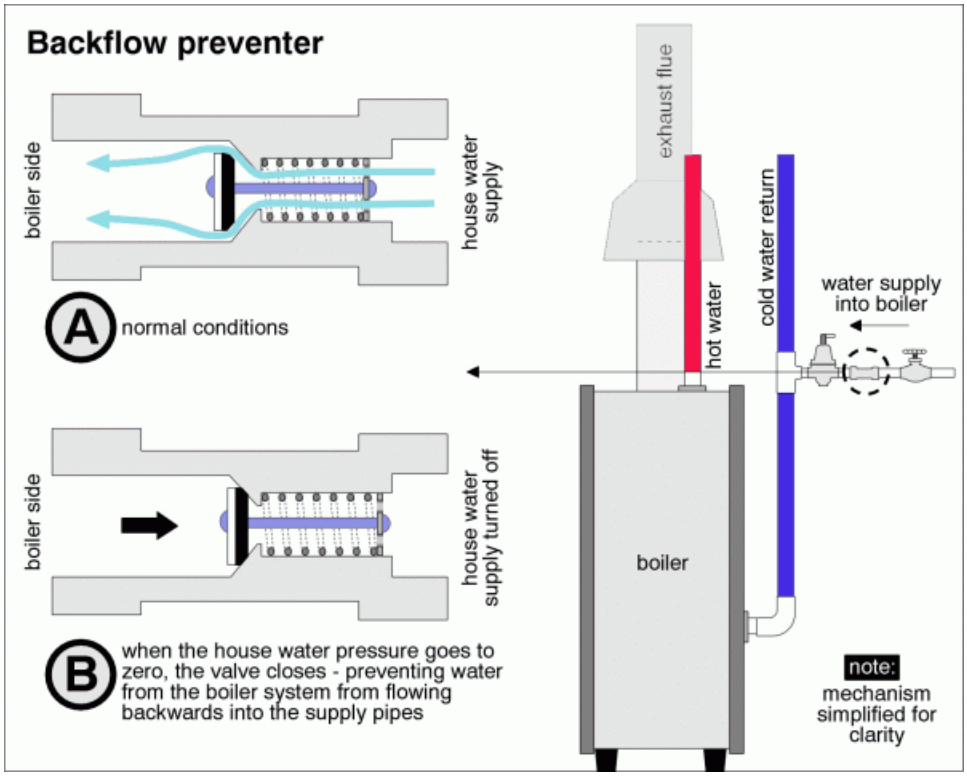
17. Condition: • Beyond typical life expectancy
Task: Service annually

18. Condition: • Corroded casing
Task: Service annually

7. *Corroded casing*

BOILER SYSTEM COMPONENTS \ Water make-up components

19. Condition: • Back-flow preventer missing
Task: Provide
Time: Less than 1 year



BOILER HEAT DISTRIBUTION COMPONENTS \ Heat supply

20. Condition: • Inoperable radiators.
Location: Front entry - North side exit
Task: Repair
Time: Less than 1 year

BOILER HEAT DISTRIBUTION COMPONENTS \ Valves and piping

21. Condition: • Pressure relief valve does not discharge near floor and end is threaded.
Task: Improve
Time: Immediate

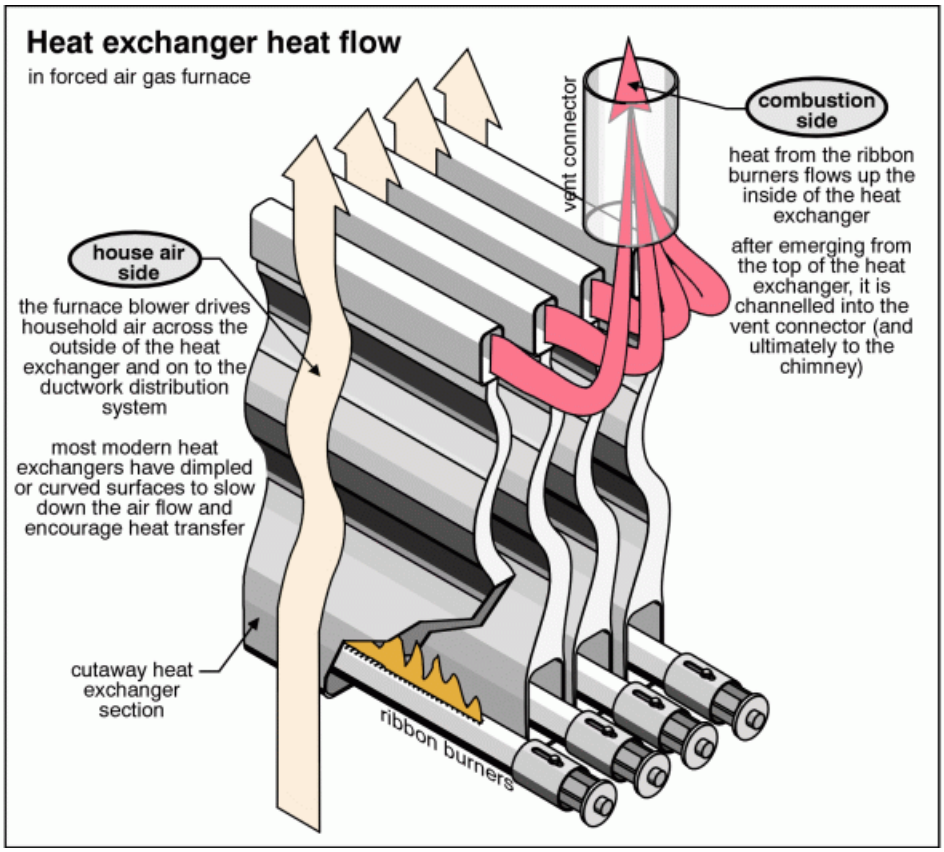
8.

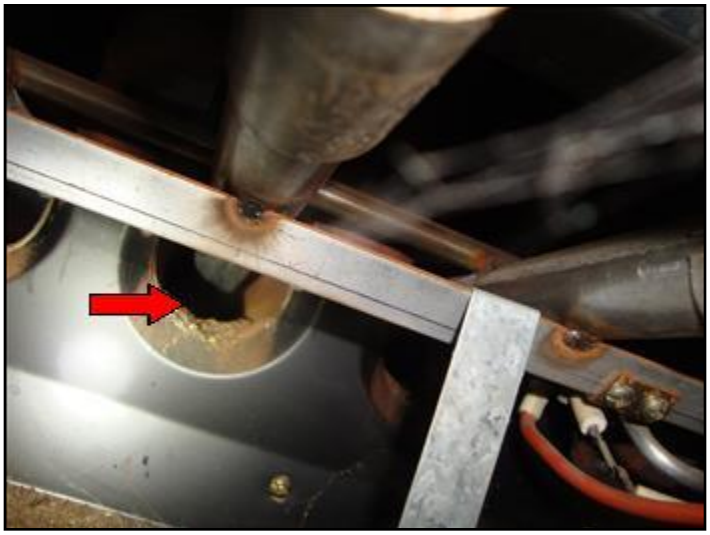
22. Condition: • Corrosion observed on boiler pipes
Task: Monitor

9.

23. Condition: • Radiator pipe connections in suspect condition
Task: Service annually

FURNACES \ Unit #1
24. Condition: • Rust and deposits observed in the heat exchanger.
Task: Service
Time: Less than 1 year





10.

25. Condition: • Beyond typical life expectancy
Task: Service annually

FORCED AIR SYSTEM COMPONENTS \ Ducts below floor slab

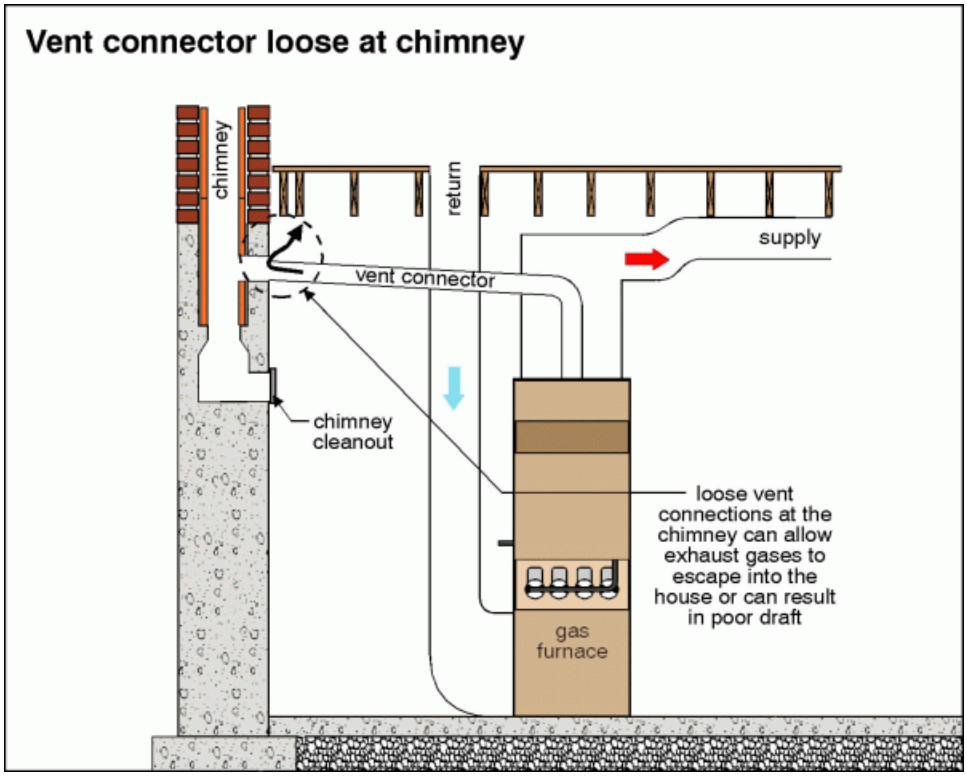
26. Condition: • Evidence of past water intrusion include silt in the ducts and a inoperable sump pump located in the

ducts.
Location: Basement
Task: Clean
Time: Less than 1 year

11.

OPERATING STATUS \ Operating
27. Condition: • Operating
Task: Comment

GENERAL - SYSTEM COMPONENTS \ Vent connector
28. Condition: • Poor seal
Location: Utility Room
Task: Repair
Time: Immediate



12. *Poor seal*

GENERAL - SYSTEM COMPONENTS \ No chimney liner

29. Condition: • Chimney liner is recommended

Metal chimney liner was not visible. Missing rain cap at flue.

Task: Provide

Time: Less than 2 years

Description

General: • Wall units located in offices

Split system condenser coil #1 - Age and compressor type: • Compressor type not determined • Coupled with air handler

Split system condenser coil #1 - Age and compressor type: • Over 20 years old

Split system condenser coil #1 - Cooling capacity: • Not determined. Data plate faded and illegible.

Split system condenser coil #2 - Age and compressor type: • Compressor type not determined • Coupled with air handler

Split system condenser coil #2 - Age and compressor type: • Over 20 years old

Split system condenser coil #2 - Cooling capacity: • Not determined. Data plate faded and illegible.

Refrigerant type: • R-22

Air Distribution: • Air handler(s) • Overhead supply air registers

Return air arrangement: • Return air registers ducted to the return air plenums

Maintenance contract: • None

Limitations

General: • Indoor air quality is not assessed by the building inspector.

Operating status: • Severe damage to compressors can result from operating air-conditioning equipment when outside temperature is below 15ºC (60ºF)

No Central Cooling: • Window-mounted air-conditioning units are non-permanent equipment, and therefore are not included in this assessment

Recommendations

General

30. • Air conditioner missing window sleeve. Potential for water intrusion.
Location: Front
Task: Repair
Time: Less than 1 year

13.

SPLIT SYSTEMS \ Condenser coil #1

31. Condition: • Beyond typical life expectancy
One unit was reported to be non functional. It was not determined which unit was not functional. Recommend system evaluation by licensed specialist to determine repair or replacement options.
Task: Further evaluation
Time: Less than 1 year

32. Condition: • Condenser coil damaged / obstructed / dirty
Impact damage to fins.
Task: Repair
Time: Less than 1 year

SPLIT SYSTEMS \ Condenser coil #2

33. Condition: • Beyond typical life expectancy
One unit was reported to be non functional. It was not determined which unit was not functional. Recommend system evaluation by licensed specialist to determine repair or replacement options.
Task: Further evaluation

34. Condition: • Condenser coil damaged / obstructed / dirty
Impact damage to fins.
Task: Repair
Time: Less than 1 year

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Overall condition

35. Condition: • Approaching end of typical life expectancy
Task: Service annually

Description

Operable windows: • Sanctuary • Basement

Operable windows:

• Office(s)

• Bathroom(s)

Women's basement

Limitations

Process related equipment: • Process related equipment is beyond the scope of our assessment and is not closely examined

Recommendations

INDIVIDUAL EXHAUST FANS \ General

36. Condition: • Missing

Location: Kitchen - Bathrooms

Task: Improve

Time: Less than 2 years

Description

Domestic water supply - size and pipe material: • 3/4-inch diameter • Copper

Domestic water supply - shutoff: • In the basement

Water meters: • One

Backflow prevention device at the main water supply: • None

Supply plumbing pipe material examined: • Copper • Galvanized steel

Drain, waste and vent piping material examined: • Galvanized steel • Cast iron

Washroom locations: • Men's and women's basement and unisex in the nursery.

Domestic water heater/boiler - approximate age:
• Less than 5 yrs old
Utility room -2011 model
• Between 10 and 15 yrs old
Basement class room - 2000 model

Typical domestic water heater/boiler life expectancy: • 15 years

Domestic water supplier: • City

Limitations

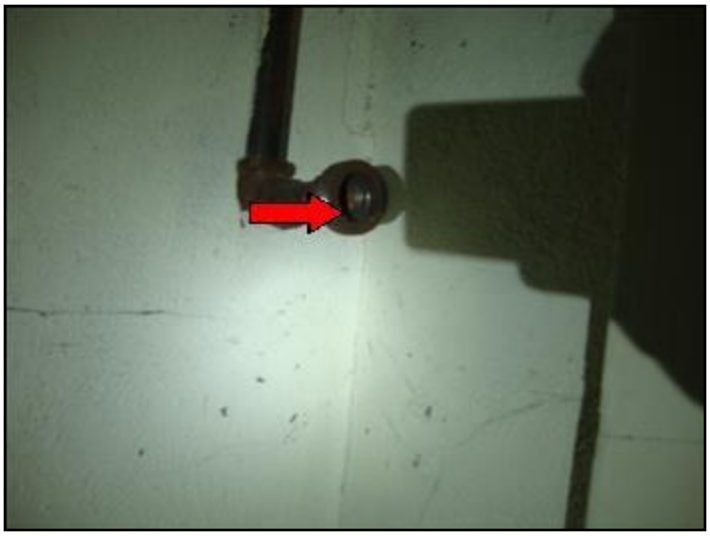
General: • Concealed plumbing is not assessed by the building inspector.

Appropriate vent piping for waste plumbing: • Could not be verified

Recommendations

General

37. • Uncapped gas line
Location: Basement Staircase
Task: Repair
Time: Immediate



14.

GENERAL \ Overall condition

38. Condition: • The overall condition of the plumbing system is considered to be fair.
Task: Comment

GENERAL \ Level of Maintenance

39. Condition: • A considerable amount of deferred maintenance was noted.
Task: Comment

SUPPLY \ Pressure and flow

40. Condition: • No major deficiencies noted
Task: Comment

PIPING \ Supply

41. Condition: • Evidence of past leakage noted
Corrosion observed at multiple locations. Galvanized to copper connections which promote corrosion of these dissimilar metals.
Location: Basement
Task: Repair
Time: Less than 2 years

15. *Evidence of past leakage noted*

16. *Evidence of past leakage noted*

17. *Evidence of past leakage noted*

42. Condition: • Backflow prevention device missing at the main domestic water service entrance
Task: Below current standards

PIPING \ Drain and waste

43. Condition: • Rusted floor drain covers
Task: Repair
Time: Less than 1 year

18.

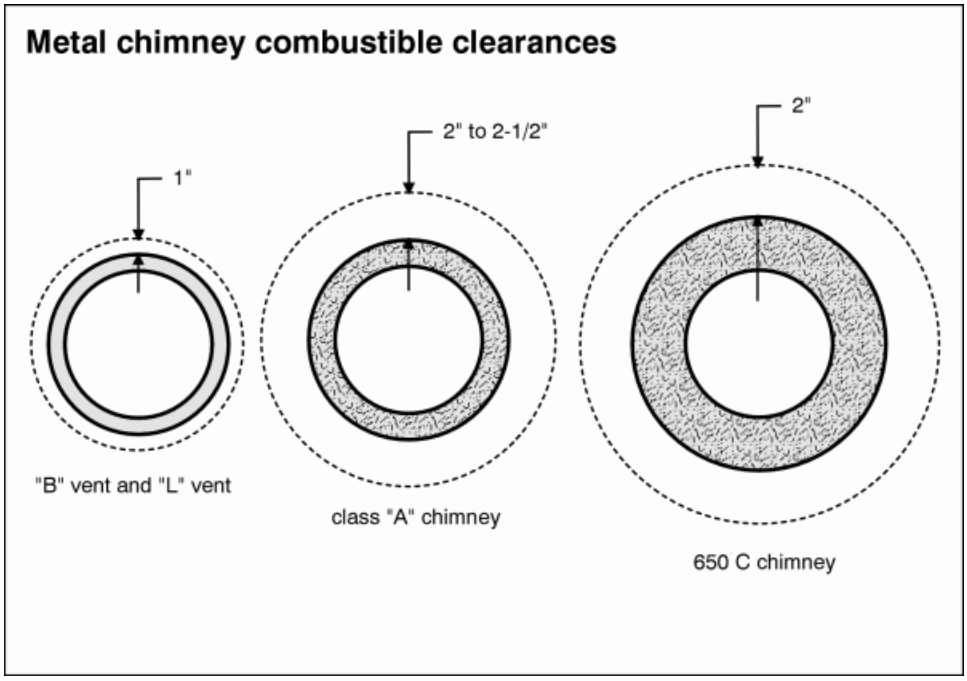
44. Condition: • Missing back flow prevention on threaded hose bibs.
Task: Provide
Time: Less than 1 year

PUMPS \ Sump pumps
45. Condition: • Pit cover is not secured
Task: Below current standards

46. Condition: • Discharge pipe diameter is too small
Location: Basement
Task: Replace
Time: Less than 1 year

47. Condition: • Inoperative
Location: Basement
Task: Repair or replace
Time: Less than 1 year

DOMESTIC WATER HEATING \ Operating status and condition
48. Condition: • Combustible clearance to vent pipe does not meet current standards
Location: Basement classroom
Task: Repair
Time: Immediate



19.

49. Condition: • Poor seal or loose connections at vent connector
Location: Basement class room
Task: Repair
Time: Immediate

20.

50. Condition: • Approaching the end of its expected useful life
Location: Basement classroom
Task: Monitor

51. Condition: • Missing discharge from the pressure relief valve
Discharge tube connected to unit is too short and temporary tube is composed of unapproved materials and not permanently attached.
Location: Basement classrom
Task: Repair
Time: Immediate

21. *Missing discharge from the pressure relief...*

FIXTURES \ General

52. Condition: • Cross connection. Fill pipe and hose below spill line of sink. Threaded faucet and hose bibs lack back flow prevention device.

Location: Basement
Task: Repair
Time: Immediate

22.

53. Condition: • Cross connection. Overflow is required to be 1" below critical level line of fill valve. Nursery
Location: Second Floor
Task: Improve
Time: Less than 1 year

54. Condition: • Older, but in serviceable condition
Task: Comment

FIXTURES \ Toilets
55. Condition: • Loose
Location: Men's Bathroom
Task: Repair
Time: Immediate

Description

Modified bitumen (single-ply):
• Flat roof(s)
Entry's

EPDM (fully adhered): • Flat roof(s)

EPDM approximate age: • Between 15 and 20 years old

Typical EPDM roof life expectancy: • 20 to 25 years - fully adhered/mechanically fastened

Asphalt shingles (single-layer): • Garage

Asphalt shingles (single-layer): • Sanctuary

Asphalt shingles - approximate age:
• Between 5 and 10 years old
• Over 20 years old
Garage

Typical asphalt shingle roof life expectancy: • 15 to 20 years

Flat roof drainage: • Scupper drains at the roof perimeter

Chimney - masonry: • Serving the heating equipment

Chimneys - metal: • One

Limitations

General: • Inspected from roof edge and ground

Chimneys: • Termination of water heater vent not visible.

Chimneys: • The chimneys could not be closely examined due to their height

Recommendations

General

56. • Request disclosure on past roof leaks

GENERAL \ Overall condition

57. Condition: • The overall condition of the roofing system is considered to be satisfactory.
Location: Sanctuary
Task: Comment

58. Condition: • The overall condition of the roofing system is considered to be serviceable.
Tower
Task: Comment

59. Condition: • The overall condition of the roofing system is considered to be poor.
Location: Garage

Task: Comment

GENERAL \ Level of Maintenance

60. Condition: • A considerable amount of deferred maintenance was noted.
Task: Comment

EPDM / TPO \ Deficiencies

61. Condition: • Wrinkling noted
Location: Tower
Task: Monitor

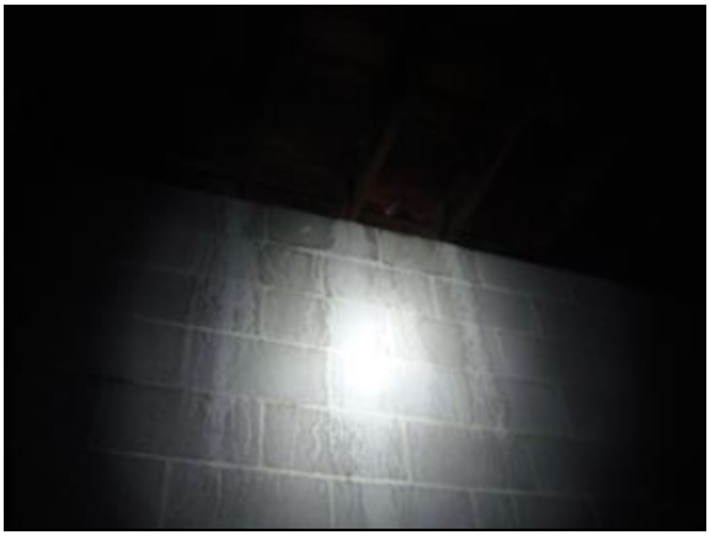
23. *Wrinkling noted*

62. Condition: • Open seams at lap joints
Location: Tower
Task: Repair
Time: Immediate

24. *Open seams at lap joints*

63. Condition: • Leakage noted
Evidence of past leaks. It could not be determined if active leaks are present.
Task: Monitor Request disclosure

25. *Leakage noted*



26. *Leakage noted*

ASPHALT SHINGLES \ Deficiencies

64. Condition: • Beyond typical life expectancy
Location: Garage
Task: Repair
Time: Less than 1 year

65. Condition: • Curled
Location: Garage
Task: Repair
Time: Less than 1 year

27. *Curled*

DRAINAGE \ Gutters and Downspouts

66. Condition: • Missing downspouts
Location: North - South
Task: Provide
Time: Immediate

28.

67. Condition: • Discharging too close to building structure
Location: Various
Task: Repair
Time: Immediate

29. *Discharging too close to building structure*

Description

General: • Sanctuary

General: • Fire extinguisher inspection tags were current

Finished area floor coverings: • Carpet • Resilient sheet

Wall finishes: • Drywall • Plaster • Masonry

Ceiling finishes: • Wood

Ceiling finishes: • Suspended tile • Acoustic tile • Drywall • Plaster

Staircases: • Wood

Limitations

General: • ADA compliance items were not evaluated.

General: • Cosmetic defects are beyond the scope of the inspection.

General: • Restaurant, manufacturing, industrial and process related equipment is beyond the scope of the inspection.

General: • Storage, equipment and furnishings limited the evaluation.

Basement leakage: • Since wet basement problems are usually intermittent, they cannot always be identified or quantified on a one-time visit. It is suggested that the basement be inspected during and after heavy rain and snowmelt periods to establish the extent of the basement moisture condition

Recommendations

General

68. • Request disclosure on basement leaks or flooding
Task: Request disclosure

GENERAL \ Overall condition

69. Condition: • The overall condition of the interior components system is considered to be serviceable.
Task: Comment

GENERAL \ Level of Maintenance

70. Condition: • A considerable amount of deferred maintenance was noted.
Task: Comment

GENERAL \ Interior Surfaces

71. Condition: • Broken door
Location: Basement
Task: Replace
Time: Less than 1 year

30.

72. Condition: • Two way doors at sanctuary
Location: Sanctuary
Task: Below current standards

31.

73. Condition: • Doorjambs slightly out of square and floors not entirely level. This is not considered to be out of the ordinary.
Task: Comment

74. Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use
Task: Comment

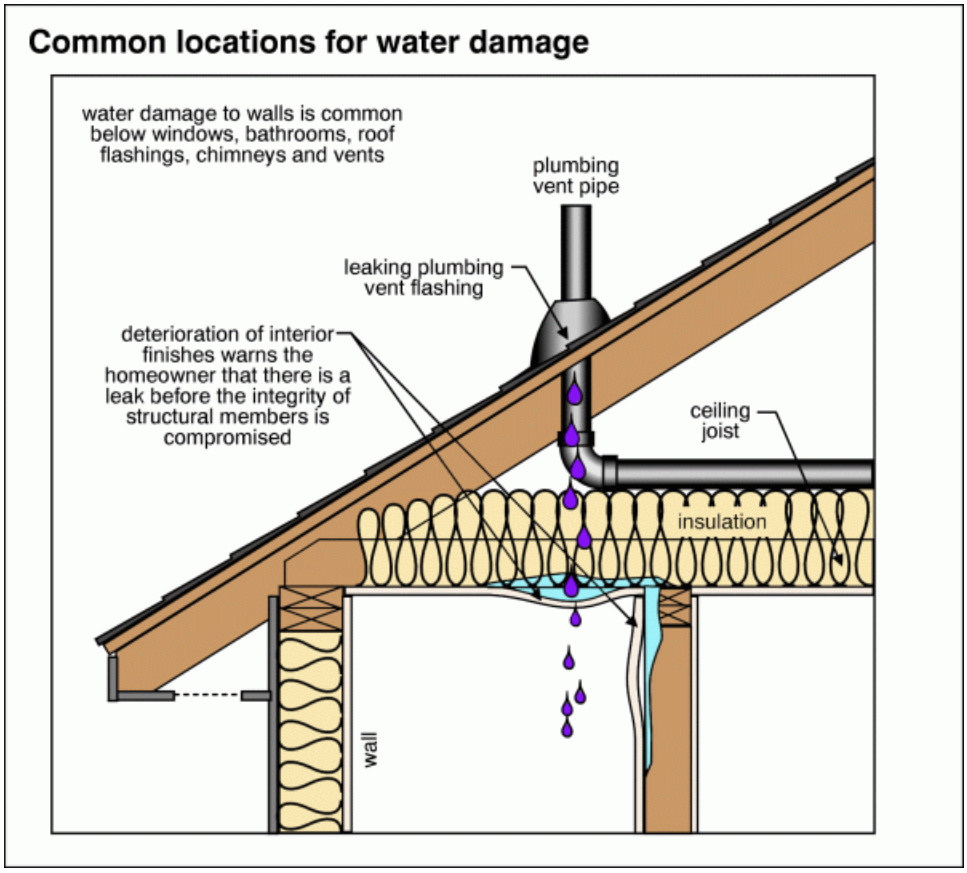
75. Condition: • Water damage
Cabinets

Location: Basement Kitchen
Task: Repair
Time: Discretionary

32. *Water damage*

INTERIOR SURFACES - CEILINGS \ General

76. Condition: • Water stain
Basement and front entry
Location: Various
Task: Monitor Repair
Time: Less than 1 year



33. *Water stain*

34. *Water stain*

35. *Water stain*

77. Condition: • Damaged
Location: Front Entry
Task: Repair
Time: Less than 1 year

36. *Damaged*

INTERIOR SURFACES - FLOORS \ General

78. Condition: • Cracked tiles
Location: Basement
Task: Repair or replace
Time: Less than 1 year

37. *Cracked tiles*

38. *Cracked tiles*

79. Condition: • Lifting tiles
Location: Basement
Task: Repair
Time: Less than 1 year

BASEMENT LEAKAGE \ Evidence

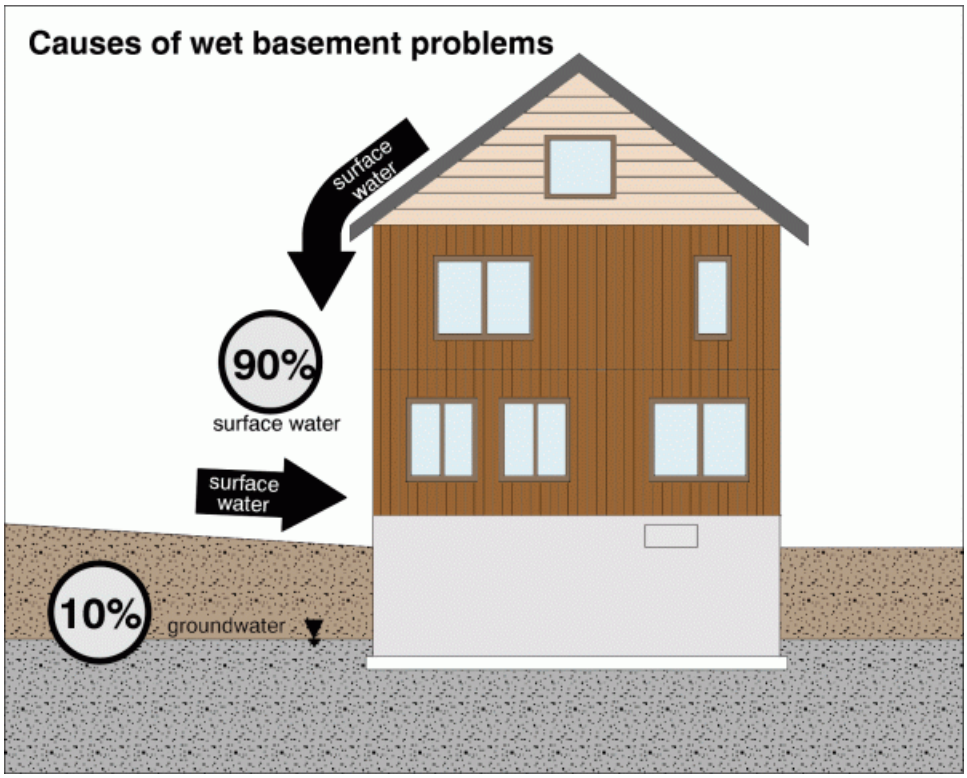
80. Condition: • Efflorescence
Location: Basement
Task: Monitor - Repair
Time: Less than 1 year

39. *Efflorescence*

40. *Efflorescence*

41. *Efflorescence*

81. Condition: • Staining
Location: Basement
Task: Monitor - Repair
Time: Less than 1 year



42. *Staining*

BASEMENT LEAKAGE \ Suspected cause

82. Condition: • Poor grading
Task: Repair
Time: Less than 1 year

83. Condition: • Poor roof drainage
Task: Repair
Time: Less than 1 year

84. Condition: • No drainage tile/French-drain
Task: Below current standards

STAIRWELLS \ General

85. Condition: • Headroom less than 6'8"
Location: Basement
Task: Below current standards

86. Condition: • Missing safety glass
Location: Rear Staircase
Task: Below current standards

STAIRWELLS \ Handrails / Railings

87. Condition: • Too low
Location: Throughout
Task: Below current standards

88. Condition: • Too short. Does not extend to nose of first tread.
Location: First floor
Task: Below current standards

43.

89. Condition: • Does not return to wall
Location: Throughout
Task: Below current standards

90. Condition: • Loose
Location: Basement
Task: Repair
Time: Immediate

44. *Loose*

Description

General: • It should be understood that a review of the thermal characteristics of the building envelope is beyond the scope of our assessment. Only general information is provided here

Basement wall insulation material and approximate value: • Not insulated

Above grade wall insulation and approximate value: • Not visible. Wall surfaces were finished.

Above grade wall insulation and approximate value:
• Expanded polystyrene insulation
• R-10
Polystyrene
• R-12
Wood fiber batts

Flat roof insulation and approximate value: • Not visible.

Sloped ceiling insulation and approximate value: • Not visible

Sloped ceiling insulation and approximate value: • Not ventilated

Perspective: • It should be understood that increasing insulation levels in a building is an improvement rather than a repair. Energy usage is, however, an ongoing consideration.

Limitations

General: • Where insulation was noted in the walls, it was spot-checked at an electrical outlet or other opening in the wall finish • The extent or continuity of the insulation cannot be determined from this sampling

Above grade walls: • This could not be verified

Sloped ceiling: • With no access, the amount of insulation could not be ascertained

Recommendations

COMBUSTIBLE INSULATION \ General

91. Condition: • Exposed spray foam insulation. Cover with a minimum of 1/2" gypsum board.
Location: Sanctuary
Task: Repair
Time: Less than 1 year

92. Condition: • Exposed polystyrene foam insulation
Cover with a minimum of 1/2" gypsum board.
Location: Second Floor
Task: Repair
Time: Less than 1 year

45. *Exposed polystyrene foam insulation*

Description

Configuration: • Basement below building

Foundation wall material: • Concrete-block

Exterior walls: • Concrete-block with brick-veneer

Floors: • Wood joists • Supported by steel beams and columns • Reinforced concrete slabs • Supported by concrete block walls

Roof: • Wood deck • Supported by wood roof joists

Limitations

General: • Storage, equipment and furnishings limited the evaluation.

General: • Interior and exterior finishes restricted the evaluation of the structure • The examination of the structural components was visual only; a design review was not undertaken

Basement: • Interior finishes restricted the evaluation of the structure

Recommendations

GENERAL \ Overall condition

93. Condition: • The overall condition of the structural system is considered to be serviceable.
Task: Comment

GENERAL \ Level of Maintenance

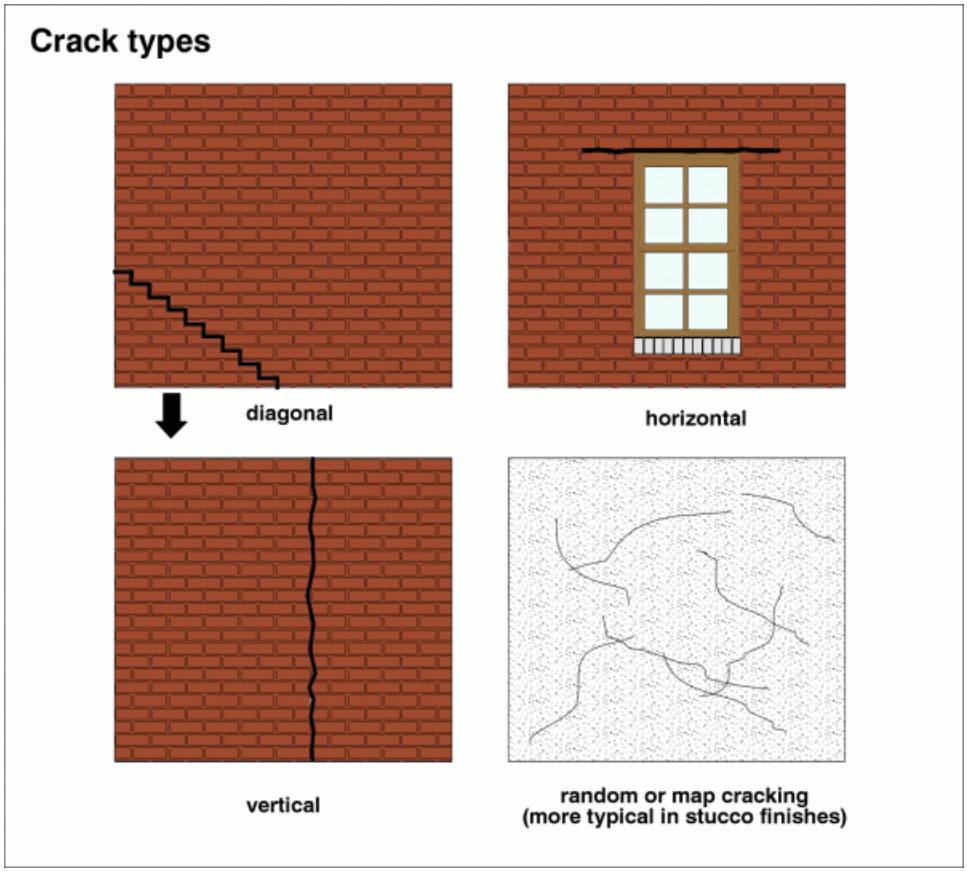
94. Condition: • A considerable amount of deferred maintenance was noted.
Task: Comment

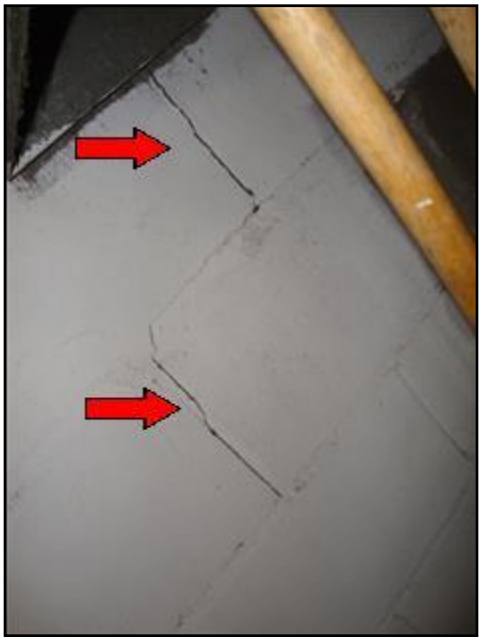
GENERAL \ Structure

95. Condition: • Minor deficiencies noted
Task: Comment

FOUNDATIONS \ Settlement and shrinkage cracks

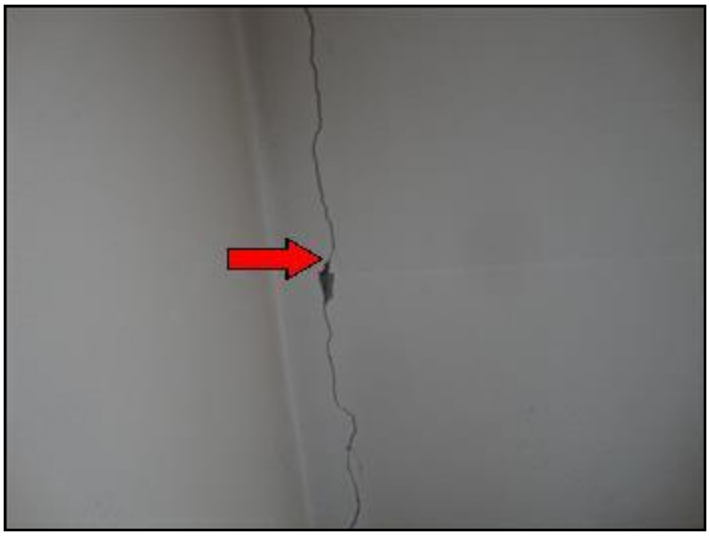
96. Condition: • Settlement cracks noted
Seal cracks and monitor for further movement.
Location: Various
Task: Monitor - Repair
Time: Less than 1 year





46. *Settlement cracks noted*

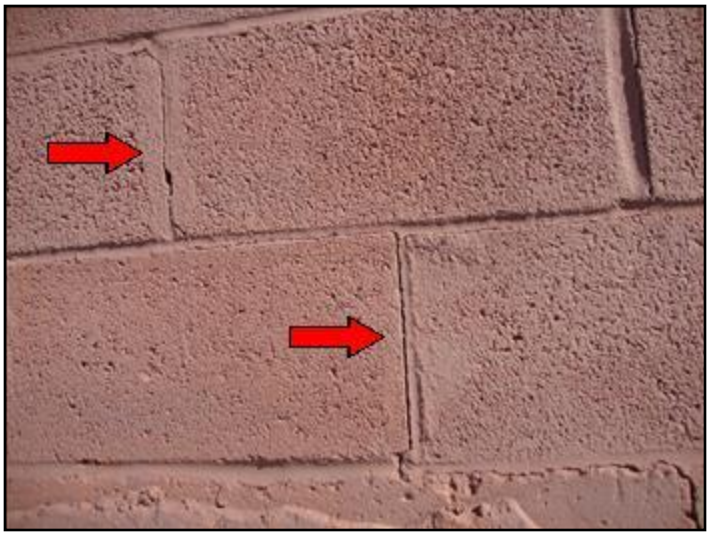
47. *Settlement cracks noted*



48. *Settlement cracks noted*

49. *Settlement cracks noted*

50. *Settlement cracks noted*



51. *Settlement cracks noted*

FOUNDATIONS \ Bowing

97. Condition: • A horizontal crack was observed at the rear staircase. There was no bowing or deflection observed but should be sealed to prevent leaks and closely monitored for further movement.
Location: Rear stairs
Task: Monitor - Repair
Time: Less than 1 year

52.

WALLS \ Lintels and shelf angles

98. Condition: • Corroded
Minor rust on lintels should be cleaned and painted.
Location: Various
Task: Service
Time: Less than 3 years

53. *Corroded*

54. *Corroded*

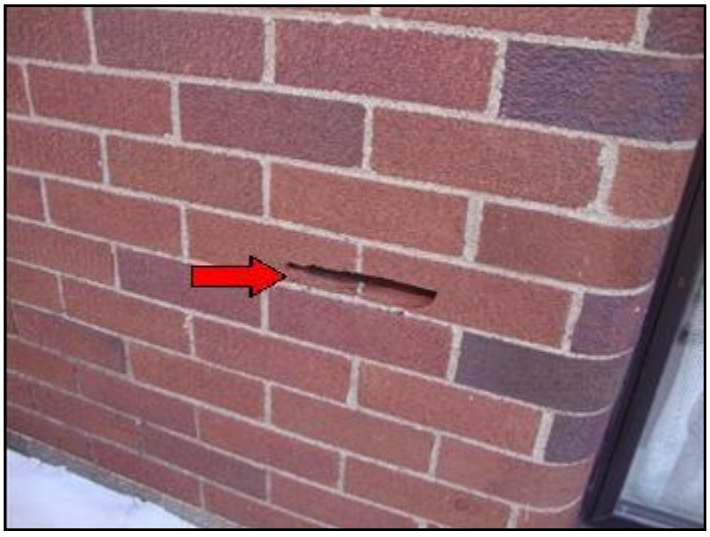
99. Condition: • Missing
Missing lintel or proper header. Block is cracked and settling.
Location: Tower
Task: Repair

Time: Less than 1 year

55. *Missing*

WALLS \ Damage

100. Condition: • Water damage
Spalling brick observed where down spouts were missing.
Location: Rear
Task: Repair
Time: Less than 1 year



56. *Water damage*

57. *Water damage*

58. *Water damage*

ROOF \ Deck

101. Condition: • Water stains
Location: Tower
Task: Monitor

59. *Water stains*

Description

General: • Exterior elevations

60.

61.

62.

63.

Exterior walls:
• Vinyl siding
Garage
• Brick veneer

Main entrance doors: • Steel-framed • Wood-framed

Building windows: • Aluminum-framed • Steel-framed • Wood-framed • Single-glazed • Double-glazed

Retaining walls: • Concrete block

Pavement: • Asphalt

Sidewalks and walkways: • Poured-concrete

Signs: • Lighted sign box at front of building

Fire escapes: • Wood • At north • At west

Limitations

General: • ADA compliance items were not evaluated.

Storage: • Storage, equipment and furnishings limited the evaluation.

Snow accumulation: • Limited the inspection of the asphalt pavement and grading

Recommendations

General

102. • Doorbell is not operable
Task: Repair
Time: Discretionary

103. • Graffiti present on garage siding.
Task: Correct
Time: Less than 1 year

104. • Hand/guard rail loose at parking lot entry door
Location: South Entry
Task: Repair or replace
Time: Less than 1 year

64.

GENERAL \ Overall condition

105. Condition: • The overall condition of the exterior system is considered to be serviceable.

Task: Comment

GENERAL \ Level of Maintenance

106. Condition: • A considerable amount of deferred maintenance was noted.

Task: Comment

WALLS \ Brick veneer

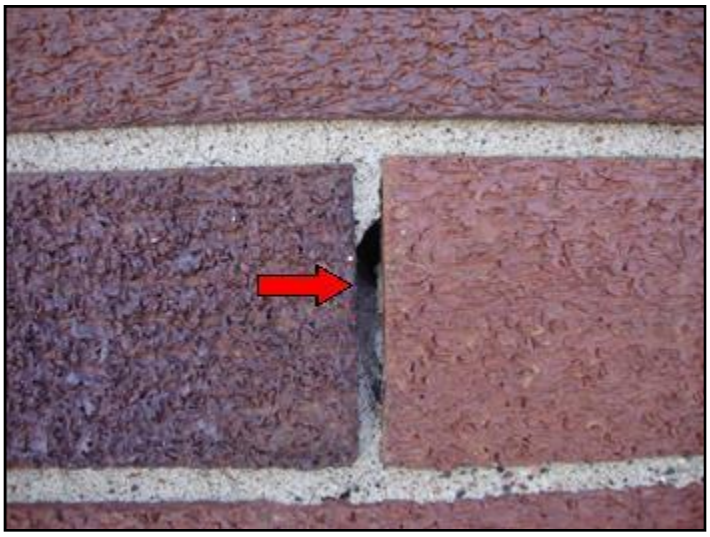
107. Condition: • Mortar deterioration

Mortar joints appear to be original. A small number of voids were observed that should be re-pointed.

Location: Various

Task: Repair

Time: Less than 2 years



65. *Mortar deterioration*

108. Condition: • Spalled

See structural recommendations

Location: Rear

Task: Comment

109. Condition: • Bricks below grade

Below grade with no visible wicks or weep holes.

Task: Below current standards

DOORS \ General

110. Condition: • Significant deficiencies noted

Task: Comment

DOORS \ Main entrance doors

111. Condition: • Damaged

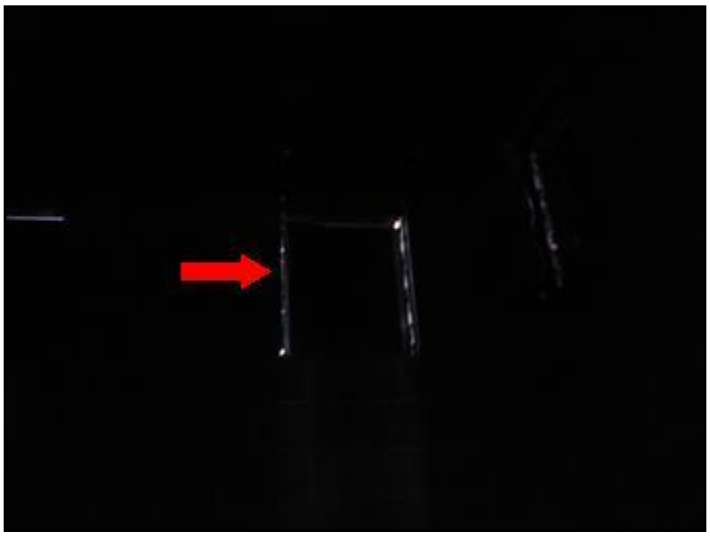
Rear entry door was inoperable.

Location: Rear
Task: Repair or replace
Time: Immediate

112. Condition: • Rotted
Delaminated and rotting side door to sanctuary.
Location: North
Task: Replace
Time: Less than 1 year

WINDOWS \ General
113. Condition: • Moderate deficiencies noted
Task: Comment

WINDOWS \ Caulking and weather stripping
114. Condition: • Missing caulking
Abandoned tower windows missing weather seal.
Location: Tower
Task: Repair
Time: Immediate



66. *Missing caulking*

WINDOWS \ Conditions
115. Condition: • Rot
Location: South
Task: Replace
Time: Less than 1 year

67.

116. Condition: • Old single-glazed, metal-frame
Deteriorated glazing putty.
Location: Front
Task: Repair
Time: Less than 1 year

68. *Old single-glazed, metal-frame*

117. Condition: • Evidence of leakage
Location: South
Task: Repair
Time: Less than 1 year

WINDOWS \ Windowsills
118. Condition: • Deteriorated
Location: Various

Task: Repair
Time: Less than 2 years

69. *Deteriorated*

70. *Deteriorated*

BASEMENT WALKOUTS \ General

119. Condition: • Stairwell retaining wall bowing. Shore wall to prevent collapse until this item is repaired.
Location: Rear
Task: Repair
Time: Less than 1 year

71.

72.

120. Condition: • Missing drain
Drain was not visible.
Location: Rear
Task: Improve

73. *Missing drain*

SITE WORK \ Grading

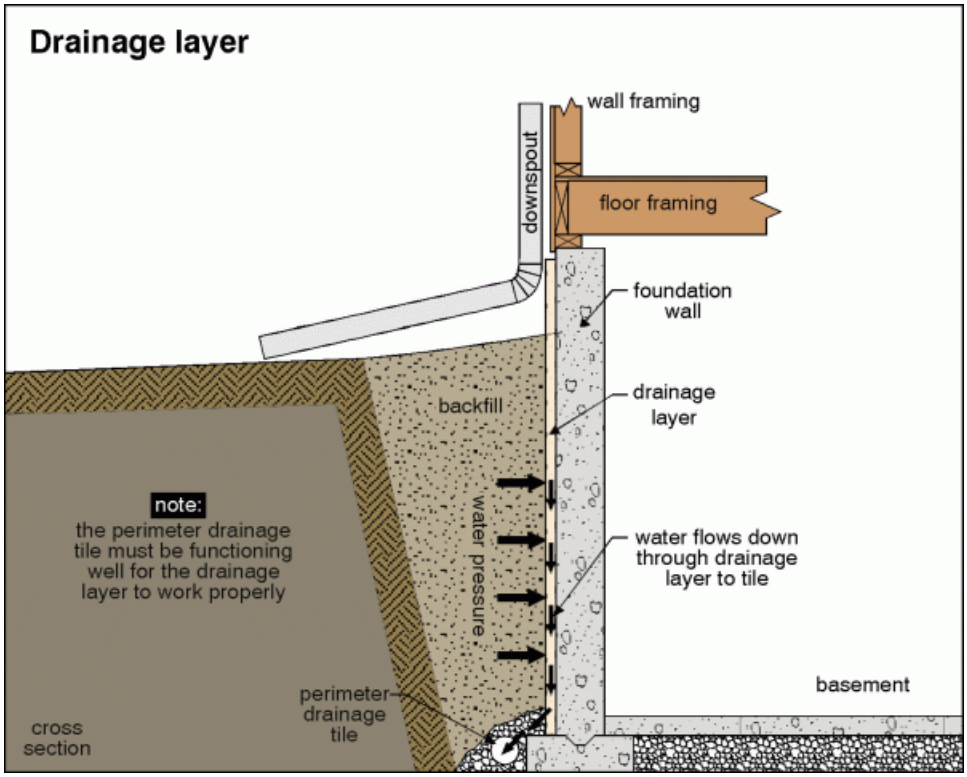
121. Condition: • Improper grading

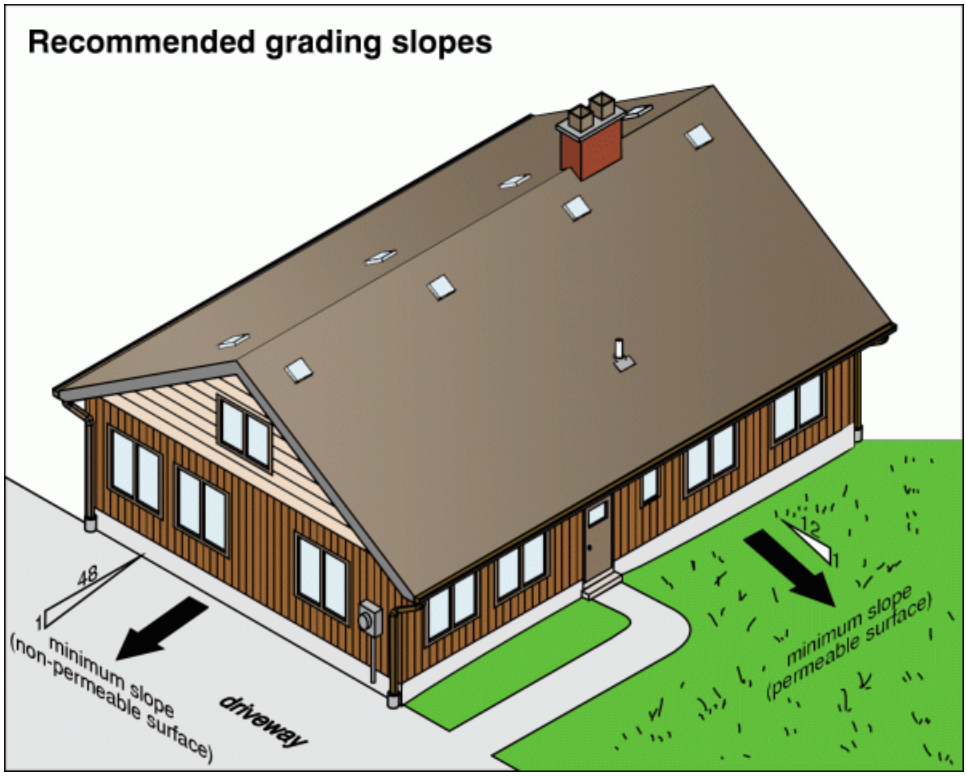
Parking lot slopes to building.

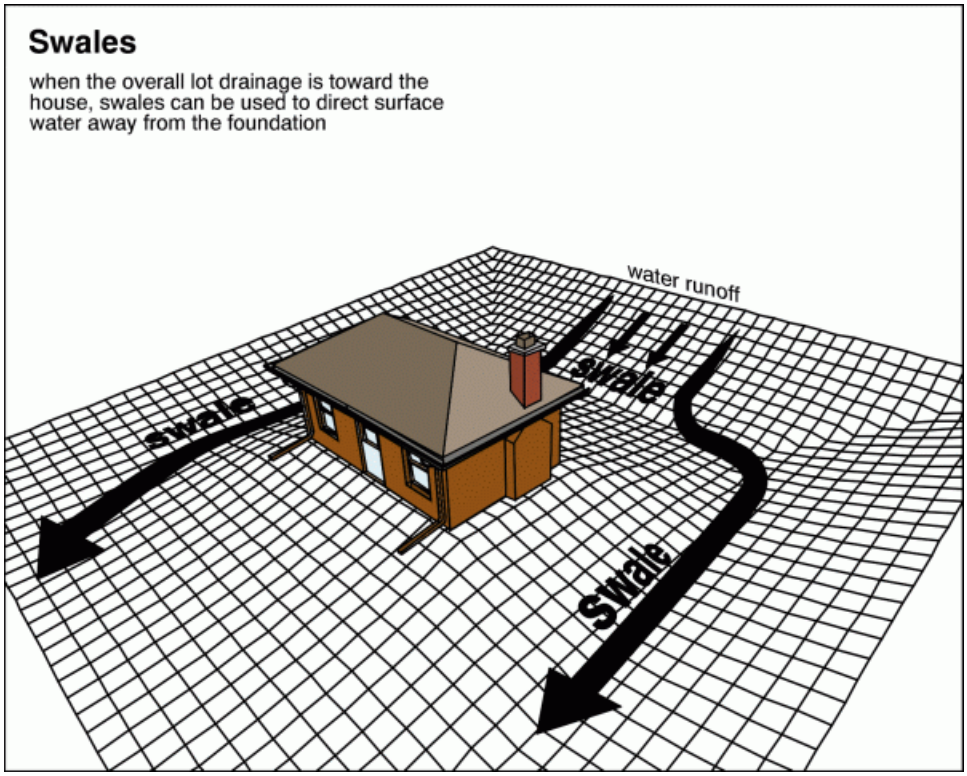
Location: South

Task: Repair

Time: Less than 1 year




Recommended grading slopes
48
1
minimum slope
(non-permeable surface)
driveway
12
1
minimum slope
(permeable surface)


Swales
when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation
water runoff
swale
swale
Swale

SITE WORK \ Sidewalks and Walkways

122. Condition: • Settled
Repair sidewalks if trip hazards develop.
Location: Various
Task: Repair
Time: If necessary

123. Condition: • Cracked
Location: Front
Task: Repair
Time: Less than 1 year

74. *Cracked*

124. Condition: • Deteriorated
Location: Throughout
Task: Repair
Time: When necessary

75. *Deteriorated*

76. *Deteriorated*

SITE WORK \ Asphalt pavement

125. Condition: • Poor overall condition

Several large cracks a surface defects present. Lot slopes to building. A continuous curb is recommended at the south side of the building to divert water to the alley.

Task: Repair or replace

Time: Less than 1 year

77. *Poor overall condition*

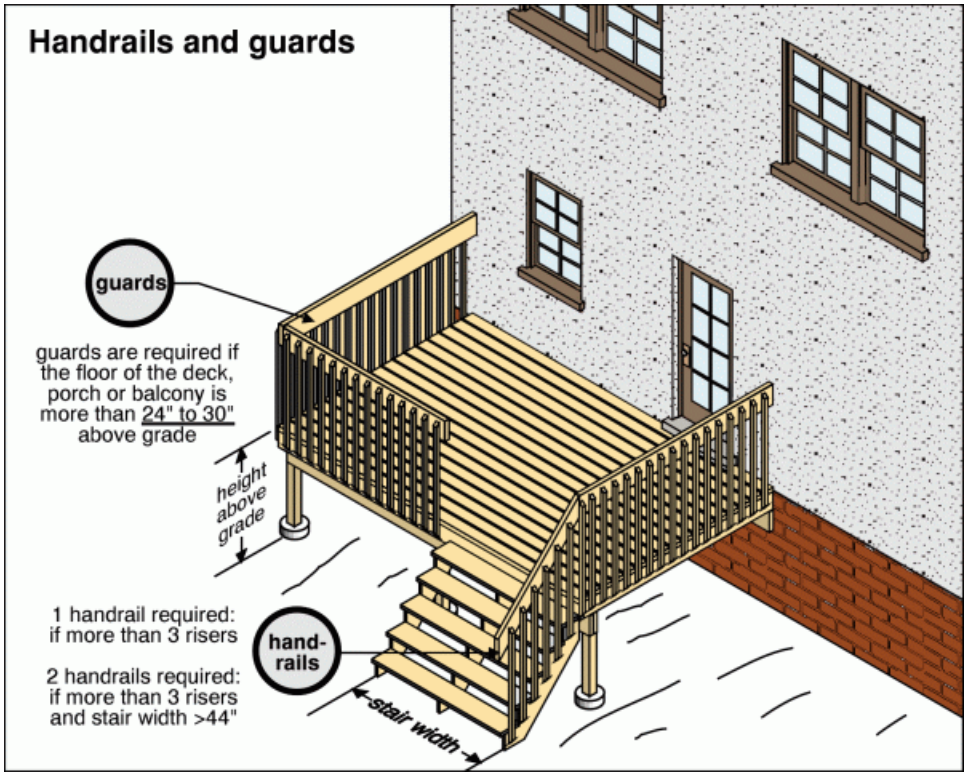
78. *Poor overall condition*

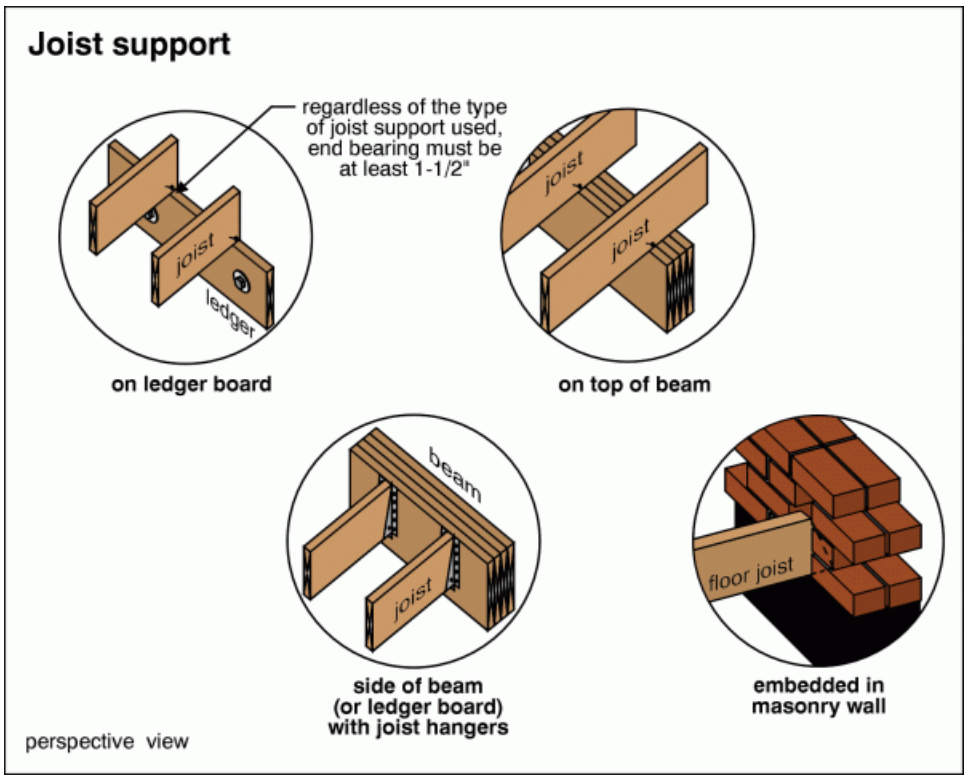
FIRE ESCAPE \ General

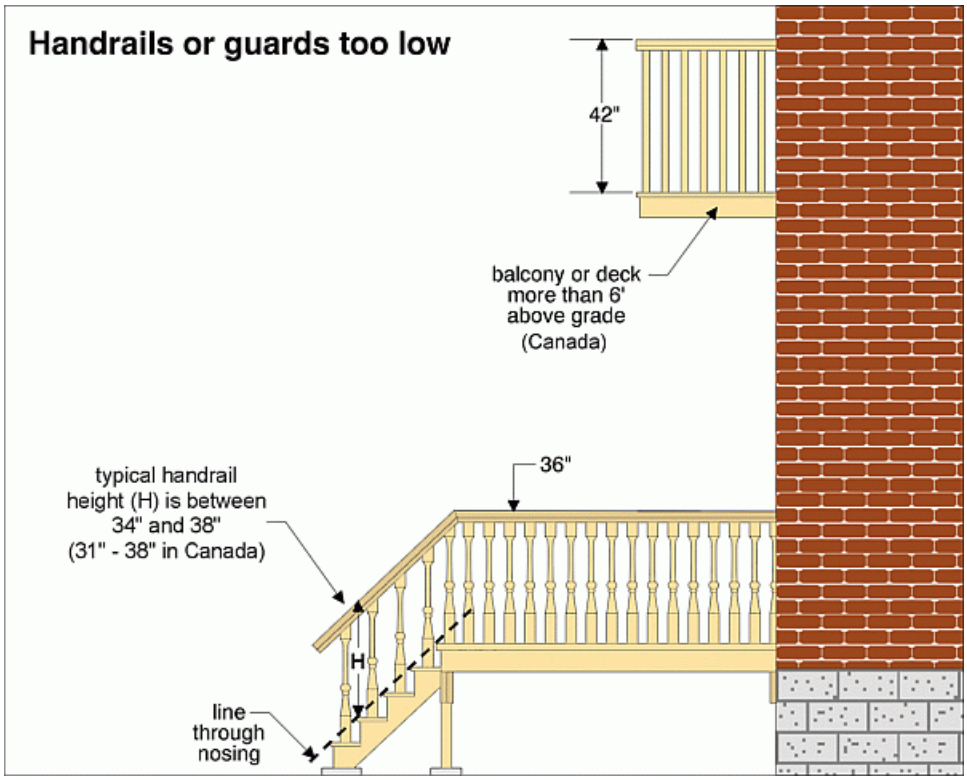
126. Condition: • The rear below grade stairs have several defects including: Missing hand rails, constructed of wood with open risers, stair run too short, stair rise too high or not uniform.

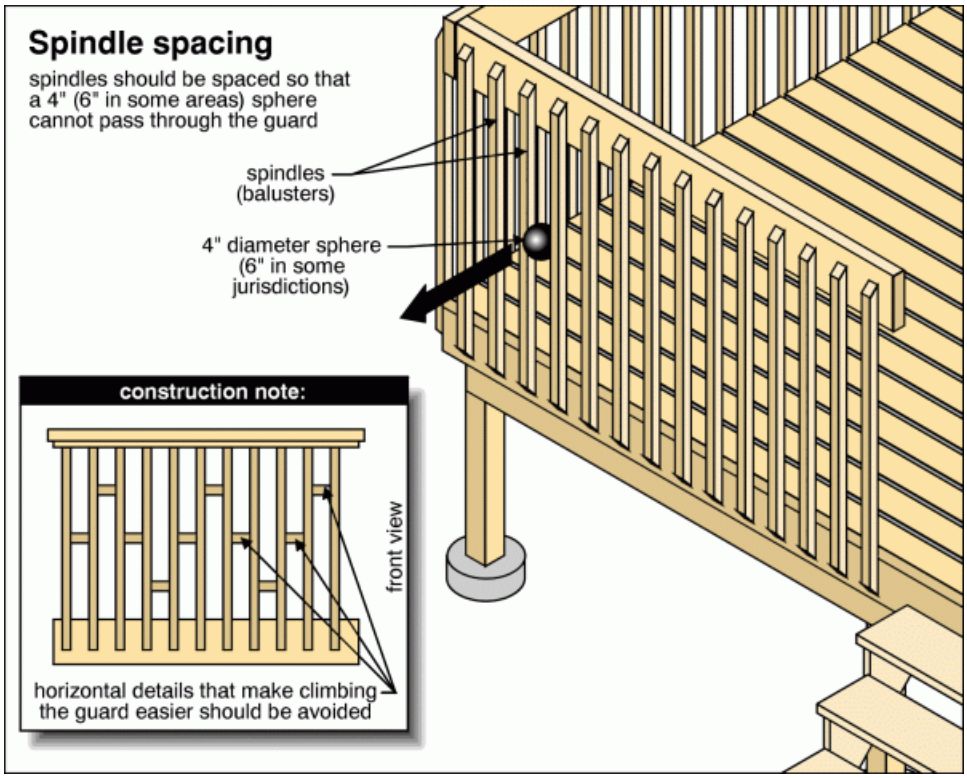
The north elevated stairs have the following defects: Missing guardrail next to building, constructed of wood with open risers, spindles or guard rails are climbable, missing joist hangers, poor column connection to deck and base, poor cross bracing, columns constructed of 2"x4" material nailed together, rise too high or not uniform, hand rails too low, handrails are not graspable, hand rails and stair guard rails are too short.

Location: Rear and North
Task: Repair or replace
Time: Less than 1 year






Handrails or guards too low
42"
balcony or deck more than 6' above grade (Canada)
typical handrail height (H) is between 34" and 38" (31" - 38" in Canada)
36"
H
line through nosing

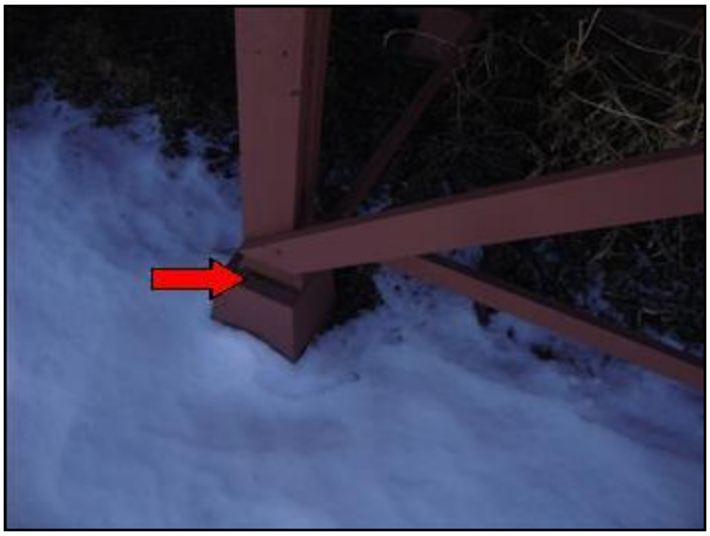

Spindle spacing
spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard
spindles (balusters)
4" diameter sphere (6" in some jurisdictions)
construction note:
front view
horizontal details that make climbing the guard easier should be avoided

79.

80.

81.

127. Condition: • Loose support at the base
Columns not anchored
Location: North
Task: Repair or replace
Time: Less than 1 year



82. *Loose support at the base*

END OF REPORT

MAINTENANCE RECOMMENDATIONS

This Appendix provides maintenance recommendations related to items mentioned in our report. These recommendations are intended to be general and should not be construed as all-inclusive. Maintenance should be undertaken by qualified personnel only.

ELECTRICAL

1. The area in front of electrical panels and disconnects should always be accessible (i.e., no storage or debris).

2. Each circuit should be labeled to identify the area or appliance it controls.

3. Circuit breakers should be manually tripped and reset semi-annually.

4. Dirt deposits on transformers and relays should be cleaned monthly to minimize operating temperature and maintain optimum efficiency.

5. Hardware on all electrical equipment should be checked for looseness semi-annually. Cable connections, fuse clips and circuit breakers are common areas where loose connections can be found.

6. Electrical switches, etc., should not be lubricated unless specified by the manufacturer. The type and grade of lubricant specified should be strictly adhered to. Oil and grease should be kept away from electrical insulation as it may attack this material.

7. Extension cords should not be used as permanent wiring.

8. Electrical modifications should be performed by qualified personnel only.

9. Test buttons on ground fault circuit interrupters should be operated monthly.

10. The main ground fault interrupter should be tested annually.

11. The switchgear internal connections should be checked and retightened annually.

HEATING

1. The heating systems should be serviced annually by a qualified technician.

2. The fans and motors should be lubricated as directed by a serviceperson or the manufacturer.

3. The filters should be inspected monthly and cleaned or replaced as necessary during heating system operation.

4. Electric baseboard heaters should be tested periodically and replaced as necessary. Heating fins should be vacuumed annually.

5. Electric baseboard heaters should be tested periodically and replaced as necessary. Heating fins should be vacuumed annually. Internal wire connectors should be checked for tightness annually. Special service connectors should be used.

AIR-CONDITIONING

1. The air-conditioning system should be inspected and recharged as necessary by a serviceperson, before annual start-up.

2. The fans and motors should be lubricated as directed by a qualified serviceperson or the manufacturer.

3. The outdoor unit should be level. If the supports settle or heave, adjustment should be made by a service person.

4. Debris and vegetation should be kept away from the outdoor (condensing unit) components.

5. An annual oil and refrigerant analysis would be desirable so that operating condition trends can be monitored. Annual oil replacement is advisable.

6. The condenser and evaporator tubes should be mechanically examined every 3 to 5 years.

VENTILATION

1. Exhaust fans should be inspected semiannually.

2. The motors should be cleaned annually, and lubricated as recommended by the manufacturer.

PLUMBING

1. The main shutoff valve for the plumbing system (located in the northwest) should be operated semiannually to ensure that it can be closed in an emergency.

2. Every fall, the inside control valves for outdoor faucets should be closed. The outside pipes should be drained and the exterior faucets left open.

3. The domestic water heater and associated equipment should be serviced annually by a qualified technician.

4. The plumbing fixtures should be inspected monthly for leakage and repairs made promptly.

ROOFING

1. The roof should be inspected semiannually. Particular attention should be paid to the flashings, edges and intersections.

2. The roof should be periodically examined for gravel scouring and improved as necessary.

3. The roof drains should be periodically inspected to ensure that they are free of debris.

4. Metal chimneys and vents should be examined annually for corrosion, leaning and loose or missing rain caps.

INTERIOR COMPONENTS

1. Windows should be inspected at least annually for damage resulting from leakage and condensation.

2. Wall and ceiling surfaces should be periodically examined for evidence of roof or plumbing leakage.

EXTERIOR COMPONENTS

1. Exterior masonry should be inspected annually for deteriorated or missing mortar.

2. The caulking and weather stripping should be inspected every fall.

3. The asphalt paving and sidewalks should be visually examined annually for cracks or depressions. Repairs should be made promptly.

GLOSSARY

ABS — A type of black plastic pipe commonly used for waste water lines.
Aggregate — Crushed rock or stone.
Air chamber — A vertical, air filled pipe that prevents water hammer by absorbing pressure when water is shut off at a faucet or valve.
Air-conditioner condenser — The outside fan unit of the air conditioning system. The condenser discharges heat to the building exterior.
Alligatoring — Coarse checking pattern on the surface of a material. Typically caused by ageing, exposure to sun and/or loss of volatiles.
Ampacity — Refers to the how much current a wire can safely carry. For example, a 12-gauge electrical copper wire can safely carry up to 20 amps.
Asphalt — A bituminous material employed in roofing and road paving materials because of its waterproofing ability.
Backfill — The replacement of excavated earth into a trench or pit.
Backflow — A reverse flow of water or other liquids into the water supply pipes, caused by negative pressure in the pipes
Ballast — A transformer that steps up the voltage in a florescent lamp.
Balusters — Vertical members in a railing used between a top rail and bottom rail or the stair treads. Sometimes referred to as pickets or spindles.
Base sheet — Bottom layer of built-up roofing.
Batt — A section of fiberglass or rock-wool insulation.
Bay window — Any window space projecting outward from the walls of a building, either square or polygonal in plan.
Beam — A structural member transversely supporting a load. A structural member carrying building loads (weight) from one support to another. Sometimes called a girder.
Bearing wall — A wall that supports any vertical load in addition to its own weight.
Bird's-mouth cut — A cutout in a rafter where it crosses the top plate of the wall providing a bearing surface for nailing. Also called a heel cut.
Bitumen — Term commonly applied to various mixtures of naturally occurring solid or liquid hydrocarbons, excluding coal. These substances are described as bituminous. Asphalt is a bitumen. *See Asphalt.*
Blocking — Small wood pieces to brace framing members or to provide a nailing base for gypsum board or paneling.
Board and batten — A method of siding in which the joints between vertically placed boards or plywood are covered by narrow strips of wood.
Bottom chord — The lower or bottom horizontal member of a truss.
Brick tie — Metal strips or wires that are inserted into the mortar joints of the brick veneer. Ties hold the veneer wall to the backer wall behind it.
Brick veneer — A vertical facing of brick used to clad a building. Brick veneer is not a load-bearing component.
Building paper — A general term for papers, felts and similar sheet materials used in buildings without reference to their properties or uses. Generally comes in long rolls.
Built-up roof — A roofing composed of three to five layers of asphalt felt laminated with coal tar, pitch or asphalt. The top is finished with crushed slag or gravel. Generally used on flat or low-pitched roofs.
Butt joint — The junction where the ends of building materials meet. To place materials end-to-end or end-to-edge without overlapping.
Cant strip — A triangular shaped piece of lumber used at the junction of a flat deck and a wall to prevent cracking of the roofing which is applied over it.
Cantilever — Any part of a structure that projects beyond its main support and is balanced on it.
Cap flashing — The flashing covering over a horizontal surface to prevent water from migrating behind the base flashing.
Cap sheet — The top layer in modified bitumen roofing.
Casement window — A window with hinges on one of the vertical sides and swings open like a door.
Ceiling joist — One of a series of parallel framing members used to support ceiling loads and supported in turn by larger beams, girders or bearing walls. Can also be roof joists.
Cement — The grey powder that is the "glue" in concrete. Portland cement. Also, any adhesive.
Certificate of Occupancy — Certificate is issued by the local municipality and is required before anyone can occupy and live within the building. It is issued only after the local municipality has made all inspections and all monies and fees have been paid.
CFM (cubic feet per minute) — A rating that expresses the amount of air a blower or fan can move. The volume of air (measured in cubic feet) that can pass through an opening in one minute.
Chase — A framed enclosed space around a flue pipe or a channel in a wall, or through a ceiling for something to lie in or pass through.
Checking — Cracks that appear with age in many large timber members. The cracks run parallel to the grain of the wood. At first superficial, but in time may penetrate entirely through the member and compromise its integrity.
Cleanout — An opening providing access to a drain line. Closed with a threaded plug.
Closed-cut valley — A method of valley treatment in which shingles
from one side of the valley extend across the valley, while shingles from the other side are trimmed 2 inches from the valley centerline. The valley flashing is not exposed.
Collar tie — Nominal one- or two-inch-thick members connecting opposite roof rafters. They serve to stiffen the roof structure.
Column — A vertical structural compression member that supports loads acting in the direction of its longitudinal axis.
Combustion air and ventilation air — The ductwork installed to bring fresh, outside air to the furnace or boiler room. Normally two separate supplies of air are brought in: one high for ventilation and one low for combustion.
Compressor — A mechanical device that pressurizes a gas in order to turn it into a liquid, thereby allowing heat to be removed or added. A compressor is the main component of conventional heat pumps and air conditioners. In an air conditioning system, the compressor normally sits outside and has a large fan (to remove heat).
Concrete board or **cement board** — A panel made out of concrete and fiberglass, usually used as a tile backing material.
Condensate drain line — The pipe that runs from the air conditioning cooling coil to the exterior or internal building drain, ton drain away condensation.
Condensation — The change of water from vapor to liquid when warm, moisture-laden air comes in contact with a cold surface.
Condensing unit — The outdoor component of a cooling system. It includes a compressor and condensing coil designed to give off heat.
Conduit, electrical — A pipe, usually metal, in which wire is installed. The pipe serves to protect the wire.
Control joint — Tooled, straight grooves made on concrete floors or structures to "control" where the concrete should crack (as a result of shrinkage).
Cooling load — The amount of cooling required to keep a building at a specified temperature during the summer, usually 25° C, based on a design outside temperature.

Corbel— To build out one or more courses of brick or stone from the face of a wall. This may be decorative, or serve to support a structural component.
Counterflashing — A metal flashing usually used to cover another flashing and prevent moisture entry.
Course — A row of shingles or roll roofing running the length of the roof. Parallel layers of building materials such as bricks, or siding laid up horizontally.
CPVC — *See PVC.*
Crawlspace — A shallow space below a building, normally enclosed by the foundation walls.
Cricket — A saddle-shaped, peaked construction connecting a sloping roof plane with a wall or chimney. Designed to encourage water drainage away from the chimney or wall joint.
Culvert — Round, corrugated drain pipe (normally 15 or 18 inches in diameter) installed beneath a driveway and parallel to and near the
street.
Cupping — A type of warping that causes boards or shingles to curl up at their edges. Typically caused by uneven drying or loss of volatiles.
Curb — The short elevation of a supporting element above the deck of a roof. Normally a box (on the roof) on which a skylight or piece of mechanical equipment is attached.
Curtain wall — An exterior building wall that is supported entirely by the building structure, rather than being self-supporting or load bearing.
Damper — A metal "door" placed within the ductwork, typically. Used to control flow of air, etc., in the ductwork.
Damp-proofing — The black, tar-like material applied to the exterior of a foundation wall. Used to minimize moisture penetration into the wall.
Deck — The surface, installed over the supporting framing members, to which the roofing is applied.
Dedicated circuit — An electrical circuit that serves only one appliance or a series of electric heaters or smoke detectors.
Dew point — Temperature at which a vapor begins to deposit as a liquid. Applies especially to water in the atmosphere.
Disconnect — A large electrical ON-OFF switch.
Diverter valve — A device that changes the direction of water flow from one faucet to another.
Dormer — A box-like projection from the sloping plane of a roof that frames a window.
Double-hung window — A window with two vertically sliding sashes, both of which can move up and down.
Downspout — A pipe for draining water from roof gutters. Also called a leader.
Drain tile — A perforated, corrugated plastic pipe laid at the bottom of the foundation wall and used to drain excess water away from the foundation. It prevents ground water from seeping through the foundation wall. Sometimes called perimeter drain.
Drip —A groove in the underside of a sill or drip cap to cause water to drop off on the outer edge instead of drawing back and running down the face of the building.
Ducts — Usually round or rectangular metal pipes installed for distributing warm or cold air from the heating and air-conditioning equipment.
Eaves protection — Additional layer of roofing material applied at the eaves to help prevent damage from water backup (typically caused by ice damming).
EIFS —Exterior Insulation Finish System. An exterior cladding system that employs a relatively thin acrylic stucco coating over insulation panels. (Pronounced "ee-fus")
Elbow — A plumbing or electrical fitting that lets you change directions in runs of pipe or conduit.
Evaporator coil — The part of a cooling system that absorbs heat from air passing through it. The evaporator coil is found within the ductwork.
Expansion joint — A joint that allows for building material expansion and contraction caused by temperature changes.
Exposed aggregate finish — A method of finishing concrete which
washes the cement/sand mixture off the top layer of the aggregate — usually gravel. Often used with precast concrete exterior wall finishes.
Exposure — The portion of the roofing or wall cladding material exposed to the weather after installation.
Fascia — a vertical member attached to the ends of the roof structure
and often the backing of the gutter.
Felt — Fibrous material saturated with asphalt and used as an underlayment or part of a built-up roofing system.
Finger joint — A manufacturing process of interlocking two shorter pieces of wood end to end to create a longer piece of dimensional lumber or molding. Often used in jambs and casings and are normally painted (instead of stained).
Fire stop — A solid, tight closure of a concealed space, placed to prevent the spread of fire and smoke through such a space. Includes stuffing wire and pipe holes in the fire separations.
Flashing — (1) Sheet metal or flexible membrane pieces fitted to the joint of any roof intersection, penetration or projection (chimneys, copings, dormers, valleys, vent pipes, etc.) to prevent water leakage. (2) The building component used to connect portions of a roof, deck, or siding material to another surface such as a chimney, wall, or vent pipe. Often made out of various metals, rubber or tar and is mostly intended to prevent water entry.
Flatwork — Common word for concrete floors, driveways, patios and sidewalks.
Flue — The space or passage in a chimney through which smoke, gas, or fumes ascend.
Fluorescent lighting — A fluorescent lamp is a gas-filled glass tube with a phosphor coating on the inside. Gas inside the tube is ionized by electricity which causes the phosphor coating to glow. Normally with two pins that extend from each end.
Footing — A widened, below-ground base of a foundation wall or a poured concrete, below-ground, base used to support foundations or piers.
Forced air heating — a common form of heating with natural gas, propane, oil or electricity as a fuel. Air is heated through a heat exchanger and distributed through a set of metal ducts.
Form — Temporary structure erected to contain concrete during placing and initial hardening.
Foundation — The supporting portion of a structure below the first floor construction, or below grade, including the footings.
Framing — The structural wood, steel or concrete elements of the building.
Framing, balloon — A system of framing a building in which all vertical structural elements of the bearing walls consist of single pieces extending from the top of the foundation sill plate to the roof plate and to which all floor joists are fastened.
Frost line — The depth of frost penetration in soil and/or the depth at which the earth will freeze and swell. This depth varies in different parts of the country.
Furring — Strips of wood or metal applied to a wall or other surface to even it and normally to serve as a fastening base for finish material.
Gable — A sidewall, typically triangular, that is formed by two sloping roof planes.
Gable roof — A type of roof with sloping planes of the same pitch on each side of the ridge. Has a gable at each end.
Gasket — A device used to seal joints against leaks.
GFI or **GFCI** or **Ground Fault Current Interrupter** — A electrical device used to prevent injury in locations where one might be in contact with a grounded surface and an electrical appliance. Most GFIs are located in a receptacle or circuit breaker and can be identified by the presence of a "test" and a "reset" button.

Glued laminated beam (glulam) — A structural beam composed of wood laminations. The laminations are pressure-bonded with adhesives.
Granules — Crushed rock coated with ceramic material, applied to the exposed surface of asphalt roofing products to add color and reduce ultraviolet degradation. Copper compounds added to these help make them algae resistant.
Groundwater — Water from a subsurface water source.
Grout — Mortar made of such consistency (by adding water) that it will flow into the joints and cavities of the masonry work and fill them solid.
Gusset — A flat metal, wood, plywood or similar type member used to provide a connection at the intersection of wood members. Most commonly used at joints of wood trusses. They are fastened by nails, screws, bolts, or adhesives.
Gutter — The trough that channels water from the eaves to the downspouts.
H-beam — A steel beam with a cross section resembling the letter H.
H-clip — Small metal clips formed like an H that fits at the joints of two plywood (or wafer board) sheets to stiffen the joint. Normally used on the roof sheeting.
Header — A beam placed perpendicular to joists and to which joists are attached in framing for around an opening.
Hearth — The fireproof area directly in front of a fireplace. The inner or outer floor of a fireplace, usually made of brick, tile, or stone.
Heat pump — A device that uses compression and decompression of gas to heat and/or cool a building.
Heating load — The amount of heating required to keep a building at a specified temperature during the winter, based on an outside design temperature.
Hip — The external angle formed by the meeting of two sloping sides of a roof.
Honeycombs — The appearance concrete makes when aggregate in the concrete is visible and where there are void areas in the concrete.
Hose bib — An exterior water faucet.
Hot wire — The wire that carries electrical energy to a receptacle or
other device-in contrast to a neutral, which carries electricity away again. Normally the black wire.
HVAC — An abbreviation for Heat, Ventilation, and Air Conditioning.
I-beam — A steel beam with a cross section resembling the letter I.
Ice damming — The buildup of ice and water at the eaves of a sloped roof. Melting snow on the roof refreezes at the roof overhang, causing the damming. Buildings with inadequate attic insulation or ventilation or with large roof projections beyond the exterior walls are more pronto to ice damming.
Irrigation — Lawn sprinkler system.
Jack post — A type of structural support made of metal, which can be raised or lowered through a series of pins and a screw to meet the height required. Typically used as a replacement for an old supporting member in a building.
Joist — One of a series of parallel beams, usually two inches in thickness, used to support floor and ceiling loads, and supported in turn by larger beams, girders, or bearing walls.
Joist hanger — A metal U-shaped item used to support the end of a floor joist and attached with hardened nails to another bearing joist or beam.
Knob-and-tube wiring — A common form of electrical wiring used before the Second World War. When in good condition it may still be functional for low amperage use such as smaller light fixtures.
Lath — A building material of narrow wood, metal, gypsum, or insulating board that is fastened to the frame of a building to act as a base for plaster, shingles, or tiles.
Lattice — An open framework of crisscrossed wood or metal strips that form regular, patterned spaces.
Leader — *See Downspout.*
Ledger — The wood or metal members attached to a beam, studding, or wall used to support joist or rafter ends.
Lintel — A horizontal structural member that supports the load over an opening such as a door or window.
Load-bearing wall — A wall supporting its own weight and some other structural elements of the building such as the roof and floor structures.
Louvre — A vented opening into a room that has a series of horizontal slats and arranged to permit ventilation but to exclude rain, snow, light, insects, or other living creatures.
Mansard roof — A roof with two sloping planes of different pitch on each of its four sides. The lower plane is steeper than the upper, and may be almost vertical.
Masonry — Stone, brick, concrete, hollow-tile, concrete block, or other similar building units or materials. Normally bonded together with mortar to form a wall.
Modified bitumen roof — A roof covering that is typically composed
of a factory-fabricated composite sheet consisting of a copolymer modified bitumen, often reinforced with polyester and/or fiberglass, and installed in one or more plies. The membrane is commonly surfaced with field-applied coatings, factory-applied granules or metal foil. The roofing system may incorporate rigid insulation.
Mortise — A slot cut into a board, plank, or timber, usually edgewise, to receive the tenon (or tongue) of another board, plank, or timber to form a joint.
Mullion — A vertical divider in the frame between windows, doors, or other openings.
Neutral wire — Usually color-coded white, this wire carries electricity from a load back to the service panel.
Newel post — The large starting post to which the end of a stair guard railing or balustrade is fastened.
Nosing — The projecting edge of a molding or drip or the front edge of a stair tread.
On center — The measurement of spacing for studs, rafters, and joists in a building from the center of one member to the center of the next.
Open valley — Method of valley construction in which shingles on both sides of the valley are trimmed along a chalk line snapped on each side of the valley. Shingles do not extend across the valley. Valley flashing is exposed.
Open web steel joist — One of a series of parallel beams, used to support floor and roof loads, and supported in turn by larger beams, girders or bearing walls. Consists of horizontal top and bottom chords, with diagonal and/or vertical web members connecting the chords together.
Oriented Strand Board or OSB — A manufactured 4-foot-by-8-foot wood panel made out of one- to two-inch wood chips and glue. Often used as a substitute for plywood.
P-trap — Curved, U-section of drain pipe that holds a water seal to prevent sewer gasses from entering a building through a fixtures' drain pipe.
Parapet — The portion of an exterior wall that extends above the edge of a roof.
Parging — A thin layer of cement placed over masonry units.
Partition — A wall that subdivides spaces within any story of a building or room.
Paver — Materials (commonly masonry) laid down to make a firm, even surface on the exterior.
Performance bond — An amount of money (usually 10 percent of the total price of a job) that a contractor must put on deposit with a governmental agency as an insurance policy that guarantees the contractors' proper and timely completion of a project or job.

Perimeter drain — Typically 4-inch perforated plastic pipe around the perimeter (either inside or outside) of a foundation wall (before backfill) that collects and diverts ground water away from the foundation.
Pilot light — A small, continuous flame (in a boiler, or furnace) that ignites gas or oil burners when needed.
Pitch — (1) The degree of roof incline expressed as the ratio of the rise, in feet, to the span, in feet. (2) A thick, oily substance commonly obtained from tar, used to seal out water at joints and seams. Pitch is produced from distilling coal tar, wood tar, or petroleum.
Pitch pocket — A container, usually formed of sheet metal, around supporting connections with roof-mounted equipment. Filling the container with pitch, or better yet, plastic roof cement, helps seal out water even when vibration is present. A pitch pocket is *not* the preferred method of flashing a roof penetration.
Plan view — Drawing of a structure with the view from overhead, looking down.
Plate — Normally a horizontal member within a framed structure, such as: (1) sill plate — a horizontal member anchored to a concrete or masonry wall; (2) Sole plate — bottom horizontal member of a frame wall; or (3) top plate — top horizontal member of a frame wall supporting ceiling joists, rafters, or other members.
Plenum — The main supply air or return air duct leading from a heating or cooling unit.
Plumbing stack — A plumbing vent pipe that penetrates the roof.
Ply — A term to denote the number of layers of roofing felt, veneer in plywood, or layers in built-up materials, in any finished piece of such material.
Point load — A point where a bearing/structural weight is concentrated and transferred to another structural member or component.
Portland cement — Cement made by heating clay and crushed limestone into a brick and then grinding to a pulverized powder state.
Post — a vertical framing member usually designed to carry a beam.
Post-and-beam — A basic building method that uses just a few hefty posts and beams to support an entire structure. Contrasts with stud framing.
Power vent — A vent that includes a fan to speed up air flow.
Pressure relief valve — A safety device mounted on a water heater or boiler. The relief valve is designed to release any high pressure in the vessel and thus prevent tank explosions.
Pressure-treated wood — Lumber that has been saturated with a preservative to resist rot.
PVC or **CPVC** — (Polyvinyl choride) A type of white or light gray plastic pipe sometimes used for water supply lines and waste pipe.
Quarry tile — A man-made or machine-made clay tile used to finish a floor or wall. Generally 6 inches by 6 inches by ¼-inch thick .
R value — A measure of insulation's resistance to heat flow. The higher the R value the more effective the insulation.
Rafter — (1) The framing member that directly supports the roof sheathing. A rafter usually follows the angle of the roof, and may be apart of a roof truss. (2) The supporting framing member immediately beneath the deck, sloping from the ridge to the wall plate.
Rafter, hip — A rafter that forms the intersection of an external roof angle.
Rafter, valley — A rafter that forms the intersection of an internal roof angle.
Rake edge — The overhang of an inclined roof plane beyond the vertical wall below it.
Rebar — Reinforcing bar. Ribbed steel bars installed in concrete structures designed to strengthen concrete. Comes in various thicknesses and strength grades. May be epoxy coated to enhance rust resistance.
Refrigerant — A substance that remains a gas at low temperatures and pressure and can be used to transfer heat. Freon is an example.
Register — A grille placed over a supply air or return air duct.
Reglaze — To replace a broken window.
Reinforcing — Steel rods or metal fabric placed in concrete slabs, beams, or columns to increase their strength.
Relief valve — A device designed to open if it detects excess temperature or pressure. Commonly found on water heating or steam producing systems.
Resilient flooring — A durable floor cover that has the ability to resume its original shape.
Retaining wall — A structure that holds back a slope or elevation of land and prevents erosion.
Ridge — The horizontal line at the junction of the top edges of two sloping roof surfaces.
Riser — A vertical member between two stair treads.
Roll roofing — Asphalt roofing products manufactured in roll form.
Romex — A name brand of nonmetallic sheathed electrical cable that is used for indoor wiring.
Roof deck — The surface, installed over the supporting framing members, to which the roofing is applied.
Roof sheathing — The wood panels or sheet material fastened to the roof rafters or trusses on which the shingle or other roof covering is laid.
Roof valley — The "V" created where two sloping roofs meet.
Roofing membrane — The layer or layers of waterproofing products that cover the roof deck.
Run, stair — The horizontal distance of a stair tread from the nosing to the riser.
Saddle — Two sloping surfaces meeting in a horizontal ridge, used between the back side of a chimney, or other vertical surface, and a sloping roof. Used to divert water around the chimney or vertical surface.
Sanitary sewer — A sewer system designed for the collection of waste water from the bathroom, kitchen and laundry drains, and is usually not designed to handle storm water.
Sash — The frame that holds the glass in a window, often the movable part of the window.
Saturated felt — A felt that is impregnated with tar or asphalt.
Scratch coat — The first coat of plaster, which is scratched to form a bond for a second coat.
Scupper — (1) An opening for drainage in a wall, curb or parapet. (2) The drain above a downspout or in a flat roof, usually connected to the downspout.
Sealer — A finishing material, either clear or pigmented, that is usually applied directly over raw wood or concrete for the purpose of sealing the wood or concrete surface.
Seasoning — Drying and removing moisture from green wood in order to improve its usability.
Service equipment — Main control gear at the electrical service entrance, such as circuit breakers, switches, and fuses.
Service lateral — Underground power supply line.
Shake — A wood roofing material, normally cedar or redwood. Produced by splitting a block of the wood along the grain line. Modern shakes are sometimes machine sawn on one side.
Sheathing — (1) Sheets or panels used as roof deck material. (2) Panels that lie between the studs and the siding of a structure.
Short circuit — A situation that occurs when hot and neutral wires come in contact with each other. Fuses and circuit breakers protect against fire that could result from a short.
Sill — (1) The two-by-four or two-by-six wood plate framing member that lays flat against and bolted to the foundation wall (with anchor bolts) and upon which the floor joists are installed. (2) forming the lower side of an opening, as a door sill or window sill.
Skylight — A more or less horizontal window located on the roof of a building.

Slab-on-grade — A type of foundation with a concrete floor which isplaced directly on the soil. In warm climates, the edge of the slab isusually thicker and acts as the footing for the walls. In cold climates,the slab is independent of the perimeter foundation walls.
Sleeper — Usually, a wood member that serves to support equipment.
Soffit — (1)The finished underside of the eaves. (2) A small ceilinglike space, often out of doors, such as the underside of a roof overhang.
Solid waste pump — A pump used to 'lift' waste water to a gravity sanitary sewer line. Usually used in basements and other locations which are situated below the level of the city sewer.
Spalling — The cracking and breaking away of the surface of a material.
Span — The clear distance that a framing member carries a load without support (between structural supports).
Splash block — A pad placed under the lower end of a downspout to divert the water from the downspout away from the building. Usually made out of concrete or fiberglass.
Stair stringer — Supporting member for stair treads. Can be a notched plank or a steel member.
Starter strip — Asphalt roofing applied at the eaves that provides protection by filling in the spaces under the cutouts and joints of the first course of shingles.
Step flashing — Flashing application method used where a vertical surface meets a sloping roof plane.
Storey — That part of a building between any floor or between the floor and roof.
Storm collar — A metal flashing used to seal around a penetration in a roof.
Storm sewer — A sewer system designed to collect storm water, separate from the waste water system.
Storm window — An extra window usually placed outside of an existing one, as additional protection against cold weather, or damage.
Stucco — An outside plaster finish made with Portland cement as its base.
Stud — One of a series of slender wood or metal vertical structural members placed as supporting elements in walls and partitions.
Stud framing — A building method that distributes structural loads to each of a series of relatively lightweight studs. Contrasts with post and-beam.
Sump — Pit or large plastic bucket/barrel inside a basement, designed to collect ground water (storm water) from a perimeter drain system.
Sump pump — A submersible pump in a sump pit that pumps any excess ground water to the storm sewer.
Suspended ceiling — A ceiling system supported by hanging it from the overhead structural framing.
Tempered — Strengthened. Tempered glass will not shatter nor create shards, but will "pelletize" like an automobile window. Required in tub and shower enclosures, for example.
Termites — Insects that superficially resemble ants in size, general appearance, and habit of living in colonies; hence, they are frequently called "white ants." Subterranean termites establish themselves in buildings not by being carried in with lumber, but by entering from ground nests after the building has been constructed. If unmolested, they eat out the woodwork, leaving a shell of sound wood to conceal their activities, and damage may proceed so far as to cause collapse of parts of a structure before discovery.
Terra cotta — A ceramic material molded into masonry units.
Threshold — The bottom metal, concrete, or wood plate of an exterior door frame. They may be adjustable to keep a tight fit with the door slab.
Toenailing — To drive a nail in at a slant. Method used to secure floor joists to the plate. Not acceptable for securing joists flush to a header or beam.
Tongue-and-groove — A joint made by a tongue (a rib on one edge of a board) that fits into a corresponding groove in the edge of another board to make a tight flush joint. Typically, the subfloor plywood is tongue-and-groove.
Top chord — The upper or top member of a truss.
Trap — A plumbing fitting that holds water to prevent air, gas, and vermin from entering into a building.
Tread — The walking surface board in a stairway on which the foot is placed.
Treated lumber — A wood product which has been impregnated with chemicals to reduce damage from wood rot or insects. Often used for the portions of a structure which is likely to be in ongoing contact with soil and water. Wood may also be treated with a fire retardant.
Truss — An engineered and manufactured roof support member with "zig-zag" framing members. Does the same job as a rafter but is designed to have a longer span than a rafter.
Tube-and-knob wiring — *See knob-and-tube wiring.*
UFFI — Urea Formaldehyde Foam Insulation, a foam insulation blown into existing walls. (Pronounced "you-fee")
Ultraviolet degradation — A reduction in certain performance limits caused by exposure to ultraviolet light.
Underlayment — (1) A one-quarter-inch material placed over the subfloor plywood sheathing and under finish coverings, such as vinyl flooring, to provide a smooth, even surface. (2) A secondary roofing layer that is waterproof or water-resistant, installed on the roof deck and beneath shingles or other roof-finishing layer.
UV rays — Ultraviolet rays from the sun.
Valley — The inward angle formed by two intersecting, sloping roof planes. Since it naturally becomes a water channel, additional attention to waterproofing it is desirable.
Vapour barrier — A building product installed on exterior walls and ceilings under the drywall and on the warm side of the insulation. It is used to retard the movement of water vapour into walls and prevent condensation within them. Normally, polyethylene plastic sheeting is used.
Vent — A pipe or duct allowing the flow of air and gases to the outside. In a plumbing system, the vent is necessary to allow sewer gases to escape to the exterior
Vermiculite — A mineral closely related to mica, with the faculty of expanding on heating to form lightweight material with insulation quality. Used as bulk insulation and also as aggregate in insulating and acoustical plaster and in insulating concrete floors.
Water closet — A toilet.
Weather stripping — Narrow sections of thin metal or other material installed to prevent the infiltration of air and moisture around windows and doors.
Weep holes — Small holes in exterior wall cladding systems that allow moisture to escape and air pressure equalization in the cavity space drained by the weep hole.
Wythe — (rhymes with "tithe" or "scythe") A vertical layer of masonry that is one masonry unit thick.
Zone — The section of a building that is served by one heating or cooling loop because it has noticeably distinct heating or cooling needs. Also, the section of property that will be watered from a lawn sprinkler system.
Zone valve — A device, usually placed near the heater or cooler, which controls the flow of water or steam to parts of the building; it is controlled by a zone thermostat.

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.