

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
- This feature was inspected, working properly or needs some action - **X** indicates feature was **NOT** working as intended, needs immediate attention **or** is highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

ATTIC N/A Full Partial Vaulted Ceilings No Visible Access / Not Found Insulated Garage Attic

Structural members, sheathing & insulation have limited visibility. **There is little or no access to corners, eaves or vaulted ceilings**

- Accessible** Entered Viewed from hatch > low clearance storage access too small filled with insulation
- Attic Hatch** Not insulated Not weatherstripped Secure "exterior attic access" with security protection (ie. locks)
- Vapour Barrier** Yes No Poly Paper, part of some batt insulation Not fully visible Incomplete Improper
- Sheathing** Plywood O.S.B. Shiplap Strapping Moisture damage
- Insulation** Batt Depth 6-7 inches Insufficient wet compressed
- Blown In Depth _____ inches Stored items in attic space (compressed insulation)
- Wood Chip Depth _____ inches Evidence of animal or insect activity
- Vermiculite/Zonolite Depth _____ inches (see below)

- Skylight Well** Insulated Loose Incomplete or missing
- Ventilation** Soffit (appears open) Gable vent Roof vent Ridge vent Recommend additional ventilation
- Attic fan:** Functional Not operational or tested Too cold to test Screens damaged / missing
- Permanent ventilation equal to approximately 1 sq. ft. per 300* sq. ft. of insulated ceiling area should be provided to prevent condensation - especially in winter.

- Roof Framing** Engineered truss **Rafter** - 2 x 4 2 x 6 2 x 8 Collar Ties Knee Walls Purlins
- Site-built truss **Joist** - 2 x 4 2 x 6 2 x 8 Temporary supports Post and Beam
- Damaged:** Sheathing Underlayment **Framing members:** Sagging Broken Cut or removed
- Separation at joints Separation at gang nails Add bracing or support Evidence of past repairs
- Fire damage noted Unsafe wiring practices noted Plumbing vent pipe disconnected or vented into attic

- Chimney** Passes through attic Eroded mortar Stains Open chase Recommend firestopping Not visible
- Firewall** Missing Present (required for fire safety between adjoining Strata units - fire rating not tested)

Exhaust fan terminates in attic from: bathroom kitchen laundry

- Water / Staining / Moisture material:** Stained or discoloured material noted in attic (see notes pg 04)
- Active leak noted

✓ Insulation prevents a complete or full inspection of wiring, vapour barrier, ducts, clearances and structural members.

Chimney

- 1 **CRACKS, SEPARATIONS OR LOOSE CONCRETE** are noted at the **CHIMNEY CAP**. Water entry into bricks or liner may cause further damage (freeze-thaw cycles). Recommend filling voids **or** obtain an evaluation and repairs by a qualified professional.
- 2 **MORTAR** and **BRICKS** are **DETERIORATED** or **LOOSE** and could eventually make the chimney unsafe to use. Recommend evaluation and repairs by a qualified professional.
- 3 **FLUE LINER INSIDE CHIMNEY IS ONLY PARTIALLY VISIBLE** but appeared to be functional. Due to fireplace and chimney design, height and creosote build-up, I could NOT FULLY inspect for cracks or other deficiencies. Inspection would require disassembly of the vent pipe at either the furnace or vent hood. Black powder dust is expected and should be cleaned from inner walls of flue BEFORE an inspection. A licensed chimney sweep should clean and inspect the chimney and flue.
- 4 Chimney has been **CLOSED OFF AT TOP OR BOTTOM** and is considered inoperable. It should **not** be used until inspected for safety by a qualified chimney inspector.
- 5 **FIREPLACE WAS NOT "WETT" INSPECTED BY US** as this often requires disassembly of the vent pipes or the fireplace itself. Black powder dust in the chimney and fireplace is expected which should be cleaned and removed BEFORE an inspection. We recommend that a "WETT" certified chimney sweep clean, inspect and certify the installation of the fireplace, chimney and flue.
- 6 **A PREVIOUS WETT** certification by a **PREVIOUS OWNER** is possible. Ask for confirmation from the vendor.
- 7 **DAMAGED** or **WARPED METAL FIREPLACE** was noted. A full inspection may require disassembly of fireplace components or inspection under operational use.
- 8 **Lighting fireplaces** and furnaces or testing exhaust draw does not fall under the scope of a normal home inspection.
- 9 All chimneys must meet certain **minimum standards** as shown on page 17. At least one of the chimneys at this building appeared to fall short of these standards.

Insulation

- 1 **INSULATION IS COMPRESSED, WET** or has been **SUBSTANTIALLY DISTURBED**. Re-distribute insulation to ensure even coverage or increase coverage to fill voids.
- 2 **ZONALITE** or **VERMICULITE INSULATION** was noted. There is a chance that this may contain ASBESTOS and may or may not be a hazard. Testing by a qualified lab is required confirm its existence. Use caution when disturbing this media.
- 3 **INSULATION** is approximately R3 per inch. Suggested insulation values should be approximately R25 or higher.

Attic

- 1 **PART OF ATTIC WAS NOT ACCESSIBLE** and I could not fully inspect the cavity. Possible concerns involve moisture, pests, insulation, wiring, vapor barrier, vents, chimneys and structural members. An attic opening should be created to ensure that these items are evaluated.
- 2 **ATTIC HATCH OR COVER** should be: **INSULATED** to keep heat in and **WEATHERSTRIPPED** to keep heat and moisture from escaping into the attic from the house
- 3 **ATTIC HATCH OR COVER** was should be ...**LOCKED** or **SECURED** to keep unauthorized persons from entering the attic from the outside or inside

INSULATION TYPES

Material	Approx R-Value per Inch	Common Form
Glass Fibre <input checked="" type="checkbox"/>	2.9 - 4.2	batt, loose fill, rigid board
Mineral Wool	3.0 - 3.2	batt, loose fill
Cellulose Fibre	3.4 - 3.6	loose fill
Vermiculite / Zonolite	2.3	loose fill
Wood Shavings	2.4	loose fill
Plastic Board	3.7 - 6.0	rigid board