

WHY INSPECT A CONDOMINIUM UNIT?

THE MYTH:

There are many reasons to obtain a Home Inspection on a condo unit that you are considering purchasing. First of all, some people believe the myth that the Condo Association is responsible for *all* repairs. This is *not* true. Typically, the Condo Association is responsible for the well being and maintenance of the common areas, grounds, roofing, and the exterior aspect of the unit only. This may or may not include the windows, vents, or exterior electrical. Upon review of the Condo Documents with your realtor, the buyer will be able to make the determination as to what areas of the Condo Unit that the Condo Association is responsible for.

THE SCOPE OF THE INSPECTION:

Many Home Inspection firms only examine the interior of a Condo Unit. This is *not* the case with *Assured Home Inspections*. We examine the Condo Unit the same as we would examine a house. We do our best to mount and inspect the roof area (sometimes it is just not possible; ex: 3+ story building does not allow ladder access). Sometimes, Condo Associations get upset when they see someone *they* have not hired walking around on their roof. Proper examination of the exterior and grounds around the condo unit can help the buyer determine if the Condo Association is staying on top of their commitment to maintenance and upkeep of the areas for which they are responsible.

EXTERIOR:

We inspect the exterior of your condo unit, including siding, flashings, trim, decks, roofing (where possible), etc. Sometimes, problems with the exterior can cause larger problems to the interior of the condo unit. **For example: loose or improperly installed siding, trim, or masonry veneers can allow moisture to penetrate behind them causing damage to the sheathing and eventually the interior of the condo unit.**

GROUNDS:

We inspect the grounds around your condo unit. This is because problems with exterior grading and drainage can cause problems with the interior of the condo unit. **For example: a patio that is negatively pitched toward the condo unit can allow moisture to pool in this area. The moisture has nowhere to go but down into the ground against the foundation. This can lead to a wet basement, damage to any finished areas, as well as personal belongings in the basement.**

PLUMBING:

We inspect the visible water supply and distribution systems including all fixtures and faucets. We inspect the visible drain, waste, sump, and vent systems including all fixtures. We inspect the accessible water heating systems. **For example: a loose toilet can allow waste water to seep into the subfloor and ceiling below, resulting in damage.**

ELECTRICAL SYSTEM:

We inspect the visible and accessible components of the electrical system, including the main panel, grounding, receptacles, GFCI's, AFCI's, switches, and fixtures. **For example: a previous owner of the condo may have decided to add to, or alter some of the electrical system. Improper wiring methods can lead to fires.**

HEATING (AIRCONDITIONING IF PRESENT & CONDITIONS ALLOW):

We inspect the visible and accessible heating (& A/C) equipment, including the ducting, venting, and flues, as well doing carbon monoxide tests. **For example: flame roll-out is a potentially dangerous situation which can occur at ignition. Improperly sloped exhaust flues can lead to backdrafting of exhaust gases which can contain carbon monoxide. An inspector can give advice or maintenance suggestions as well.**

ATTIC, INSULATION, VENTILATION:

We inspect the visible and accessible attic, insulation and vapour barriers. **For example: exhaust fans vented into the attic space (instead of through the roof) can lead to condensation in the attic and possible mould problems.**

INTERIOR:

We inspect the visible and accessible walls, floors, ceilings, stairs, railings, doors, windows, and built-in cabinetry. We also inspect the bathrooms, kitchens and appliances (where applicable). **For example: moisture wicking through a tiled tub/shower surround can lead to moisture damage to the framing, adjacent walls, and ceiling below. This can also lead to possible mould problems.**

THE INSPECTOR:

The Home Inspector is a trained professional who takes pride in his work, and is always willing to answer any questions, and provide explanations. The Home Inspector also uses specialized tools to help determine the condition of the condo unit. For example, a moisture meter can find moisture leakage/problems hidden behind a tiled shower surround or in the subfloor beneath a toilet. Electrical testing devices can ensure that receptacles have been wired correctly and determine if a GFCI protection device is functioning correctly, for your safety.

THE REPORT:

The report that you receive from *Assured Home Inspections* includes photo documentation. A Summary Report is printed and presented to you, on-site, at the time of inspection. The report comes in a binder which houses your Inspection Report, as well as 13 dividers which give you general information about many of the areas/components in a dwelling. Also included is a **Repair Cost Guide**, a **Seasonal Maintenance Check-list**, a copy of the "**Standards of Practice and Code of Ethics**" which the Home Inspector adheres to. Finally, a 79 page "**How to Operate Your Home**" book which contains over 100 drawings and explanations, is also included. Follow up support by telephone or e-mail, is always available at no additional charge. When we have completed the inspection, you will know as much about the condo unit as we do. This knowledge will enable you to make an intelligent decision as to whether the purchase of the condo unit will be right for you.