

Adam Clements

A Unique Task

Sep 30, 2025 | 43 Photos



Commercial Example Report



Exterior

Exterior Condition

Roof

- Type: 3-tab asphalt shingles.
- Condition: South slope weathered; other slopes serviceable.
- Action: Budget for near-term replacement. Consider fiberglass or metal for longevity.

Walls & Finishes

- Stucco/Brick: Sound overall; minor discoloration from splashback.
- Action: Spot sealing as needed; routine review.

Rooflines, Soffits & Fascia

- Soffits: Vented, adequate.
- Fascia/Trim: Secure.
- Action: Touch-up sealing/paint at seams.

Gutters & Downspouts

- Condition: Functional, recently serviced.
- Action: Add/maintain extensions/splash pads at grade.

Windows & Openings

- Condition: No major deterioration.
- Action: Renew perimeter sealant periodically.

Foundation & Drainage

- Condition: Sound foundation; positive grading; gravel perimeter bands in place.
- Action: Maintain grading and drainage paths.

Ventilation Penetrations

- Condition: Multiple terminations present.
- Action: Annual inspection for rust, screens, debris.

Entries

- Surfaces: Settled paving stones/landings = trip hazards.
- Access: Fob works; lock cylinders loose.
- Action: Level stonework; secure locks.

Parking Lot

- Condition: Asphalt cracked; striping faded.
- Action: Seal/resurface asphalt; repaint lines.
- Security: Fence and gates functional; maintain as needed.

- Other: Large trailer blocking stalls—verify authorization.

Overall Assessment

The exterior is in generally good condition with typical age-related wear. Proactive maintenance—especially roof budgeting, entry/parking lot safety, and drainage upkeep—will help reduce risk and long-term costs.



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Project: Exterior
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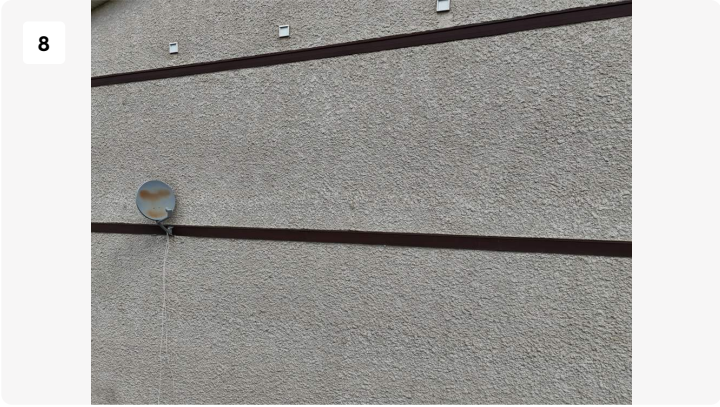
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Project: Exterior
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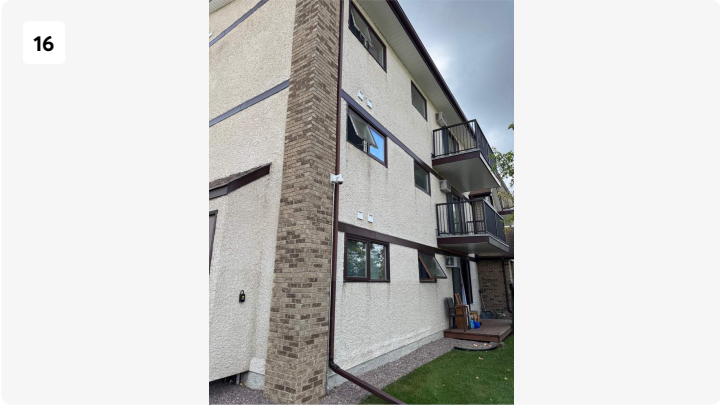
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Project: Exterior
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Electrical Room

Electrical Service Enclosure

Location & Purpose

- Dedicated exterior utility outbuilding with dual secured access doors.
- Houses the property's main metering/switchgear and suite-specific meters.

Condition Overview

- Equipment appears secure, weather-protected, and free of corrosion or water damage.
- Wiring and conduit are generally in order, but communication panel is cluttered.
- No evidence of pests or structural damage.

Key Deficiencies

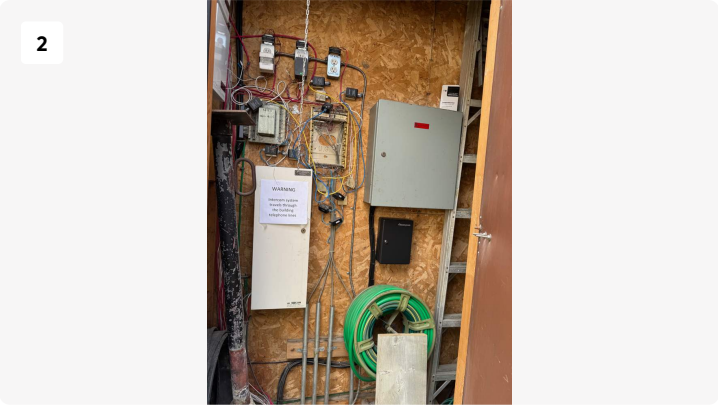
- Loose/unsupported wires in communication panel.
- Open floor-level conduit penetrations (pest entry risk).
- Stored ladder, hose, and materials obstruct safe access.
- Locking hardware may not meet tamper-resistant standards.

Recommendations

- Engage licensed electrician for wiring organization and code compliance check.
- Seal floor-level conduit penetrations.
- Remove storage items to maintain clear service access.
- Upgrade locks for improved utility security.
- Maintain routine electrician inspections and update labeling for emergency clarity.



Project: Electrical Room
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Attic

Attic Assessment

Observation Summary

- Attic accessed via hallway hatch and through storage rooms of Units 9–12.
- Insulation and structural framing in generally acceptable condition.
- No water intrusion or ventilation issues noted.

Deficiencies Identified

1. Unsecured Attic Access

Hallway hatch and unit storage room hatches are unsecured.

Allows unregulated entry into a shared attic space → security & liability concern.

2. Incomplete Fire Separation

Drywall seams unfinished, gaps around penetrations.

No fire-blocking/draft-stopping.

Fire-rated drywall upgrades missing → compromised life safety compliance.

Professional Recommendations

- Access Control: Lock or restrict all attic hatches; limit to management/authorized personnel.
- Fire Safety: Tape/mud seams, add second Type X drywall where required, seal penetrations with fire-rated materials.
- Compliance: Engage licensed fire protection consultant/code specialist to confirm Manitoba Building Code requirements.



Common Area

Common Area Condition

Fire Alarm Control Panel (FACP)

- Observed: Mircom panel, serviced Aug 2024 by Fire-Tech Systems Inc.
- Deficiencies:
"Common Trouble" & "Signal Silenced" lights active → unresolved system faults.
No fire evacuation plan posted.
Panel accessible in hallway → tampering risk.
- Action:
Licensed fire protection technician to test and service system immediately.
Post evacuation plans near exits and panel.
Restrict access to panel (lock/enclosure).

General Maintenance

- Minor drywall/ceiling cracks and paint touch-ups required.
- Monitor ceiling cracks for movement.

Fire & Life Safety

- Pull stations, horns, emergency lights present.
- Building water shut-off valve unsecured in hallway → lockable cabinet recommended.

Stairways & Egress

- Loose stair nosings creating trip hazard → re-secure or replace.
- Handrails continuous and secure.

Electrical Panel

- Residential-grade Commander panel in hallway unsecured → lock required.

Heating System

- Wall-mounted baseboard radiators in serviceable condition.
- Recommend cleaning/testing before heating season.

Overall Recommendations

- Fire Safety: Engage fire protection technician to resolve panel faults and post evacuation plans.
- General Upkeep: Repair drywall, paint, and stair treads.
- System Security: Lock electrical panel and main water shut-off.
- HVAC: Service radiators ahead of seasonal use.



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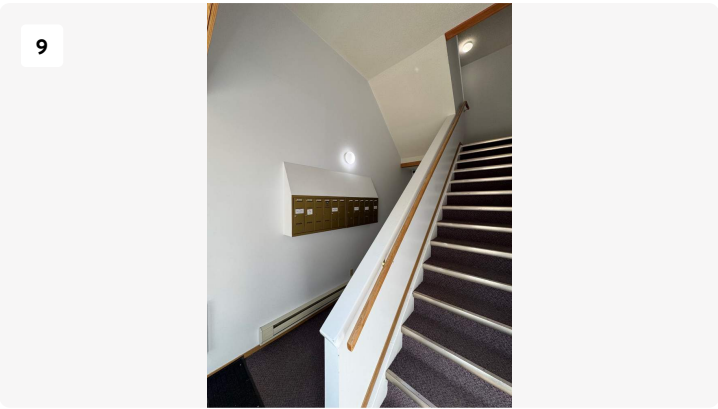
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Project: Common Area
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Crawlspace

Crawl Space Condition

Access & Entry

- Entry via hatch in finished floor.
- Issue: Vertical drop with no ladder → unsafe for inspections/maintenance.

Structure

- Floor framing sound; no visible deflection.
- Posts coated with tar-based sealant (standard moisture protection).
- Concrete foundation intact, no cracks or seepage.

Moisture & Ventilation

- Crawl space dry at time of inspection.
- Poly vapor barrier present but incomplete and not sealed at seams.
- Ventilation appears adequate.
- Operational sump pump supports moisture control.

Mechanical & Electrical

- Stelpro heater functional.
- Smoke detector installed overhead.
- Issue: Some loose electrical wiring requires fastening.

Key Deficiencies & Recommendations

- Access Safety: Install fixed ladder/steps for safe entry.
- Electrical Safety: Secure loose wiring per code; have electrician verify installations.
- Moisture Protection: Extend/seal vapor barrier across entire floor and seams.
- Life Safety: Test/maintain smoke detector; confirm compliance with code.





Project: Crawl Space
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Units 1-12

Unit 1

- Fix deck step (add riser/adjust height). Service in-wall AC; verify radiator in season; reduce extension cords; monitor window seals.AC Units and Heat Pump Informat...
- Panel: relabel/verify tandems.Electrical Panel Inspection Sum...
- HWT: 2024 Rheem 40G — good; annual flush/anode.Hot Water Heater Information

Unit 2

- Seal/stain deck; service wall AC, add condensate drain; patch/repaint stucco; add entry riser.AC Units and Heat Pump Informat...
- Panel: relabel/verify tandems.Electrical Panel Inspection Sum...
- HWT: 2023 Rheem 47G — good; annual maintenance.Hot Water Heater Information

Unit 3

- Daikin heat pump (2022): verify permits, schedule maintenance; confirm interior operation at next access.AC Units and Heat Pump Informat...
- Panel: no access.Electrical Panel Inspection Sum...
- HWT: no access.Hot Water Heater Information

Unit 4

- Deck riser for step; plan patio door replacement; service aged through-wall AC.AC Units and Heat Pump Informat...
- Panel: verify tandems; update directory.Electrical Panel Inspection Sum...
- HWT: 2013 Rheem 47G — evaluate/plan replacement horizon.Hot Water Heater Information

Unit 5

- Replace failing vinyl membrane; reseal/flash rail posts; plan patio door replacement; consider AC upgrade.AC Units and Heat Pump Informat...
- Panel: improve labeling.Electrical Panel Inspection Sum...
- HWT: 2023 Rheem 47G — good.Hot Water Heater Information

Unit 6

- Repair/resurface vinyl deck; treat rail rust; service/replace aged AC.AC Units and Heat Pump Informat...
- Panel: remove taped breaker, repair properly; relabel.Electrical Panel Inspection Sum...

- HWT: 2025 Marathon 50G — good.Hot Water Heater Information

Unit 7

- Repair vinyl damage (burn/compression); plan AC replacement later.AC Units and Heat Pump Informat...
- Panel: replace drywall screw with proper panel screw; verify terminations; refine labels.Electrical Panel Inspection Sum...
- HWT: 2023 Marathon 48G — good.Hot Water Heater Information

Unit 8

- Balcony/new vinyl OK; reseal AC sleeve; monitor trim staining.AC Units and Heat Pump Informat...
- Panel: standardize/update directory.Electrical Panel Inspection Sum...
- HWT: 2024 Rheem 47G — good.Hot Water Heater Information

Unit 9

- Full deck membrane replacement; re-flash rail posts; reseal/plan patio door replace; reseal window-AC/cage, treat rust.AC Units and Heat Pump Informat...
- Panel: improve labeling; verify internals at next service.Electrical Panel Inspection Sum...
- HWT: 2015 John Wood 48G — service/monitor.Hot Water Heater Information

Unit 10

- Reseal wall-to-deck transitions; treat rail rust; clean door track; reseal AC frame.AC Units and Heat Pump Informat...
- Panel: complete labeling; repair adjacent wall as needed.Electrical Panel Inspection Sum...
- HWT: 2016 John Wood 48G — service/monitor.Hot Water Heater Information

Unit 11

- Clean/replace moisture-holding carpet surface if needed; treat/repaint rail rust; reseal door/trim/stucco.AC Units and Heat Pump Informat...
- Panel: verify extra breaker (#26); seal drywall hole; clarify labels.Electrical Panel Inspection Sum...
- HWT: 1998 Marathon 40G — plan proactive replacement.Hot Water Heater Information

Unit 12

- Balcony good; repair/reseal stucco base; replace failed caulking; service/reseal rusting AC sleeve with proper slope.AC Units and Heat Pump Informat...
- Panel: install bushing/plug at open knockout; relabel.Electrical Panel Inspection Sum...
- HWT: 2025 Bradford White 38G — good.Hot Water Heater Information