Date: 23-Apr-2016

Inspection No. 141126-152

Visual Property Inspection

662 Sammon Ave
Toronto, ON M4C 2E2

Prepared for :

The Weir Team

Phone No. : (416) 465-4545

Inspected by :

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Report Commentary

Date: 23-Apr-2016 662 Sammon Ave, Toronto, ON M4C 2E2

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Roof Structure

1.1 Main Roof

Shingles are in their last 3rd of there life expectancy. Monitor on an annual basis and replace as required.

2.0 Electrical Service

2.1 Service Size

100 amp service, copper wire.

3.0 Heating

3.1 Heating System

Mid efficiency furnace is 12 years old and functioning as intended. Typical life expectancy is 20 years.

3.2 AC

AC Unit is 12 years old. Typical life expectancy is 15 years.

Testing A/C unit during low outdoor temperatures will cause system failure. Determine function during cooling season.

4.0 Plumbing Components

4.1 Hot Water Tank

Rental water heater is 13 years old and functioning as intended. Typical life expectancy is 15 years.

Property and Site

Limitations

☐ Vegetation/Tree/Shrub ☐ Vines ☐ Debris/Obstruction
☐ Snow/Ice Cover
AGE OF HOME 75+

Conditions

☑ Sunny/Mostly Sunny ☐ Cloudy/Mostly Cloudy ☐ Rain/Wet Conditions
☐ Snow/Ice Conditions
Approx. Temperature 11 celsius

Building

☑ Bungalow ☐ Duplex ☐ Condo ☐ Townhome

Recommend CO detector installation as required by law within 15 feet of all bedrooms for occupant safety.

All smoke detectors over 10 years old should be replaced for safety as a precautionary measure. Some have a limited lifespan and older technology detectors are not as effective as newer ones.

Inspection limited by furnishings throughout the home including but not limited to furniture, blinds, curtains, wall & floor coverings, possibly fresh paint, boxes, appliances, clothes, items stored under some or all sinks, and storage items

This is not a building code inspection. Local codes, city and county, can vary significantly and change regularly over time, and are not a part of this home inspection.

Landscaping

☐ Bushes/Hedge/Flower Bed ☐ Vine ☐ Slopes To House

Driveway

☐ Concrete ☐ Gravel ☐ Gravel Needs Regrading ☐ Asphalt ☑ Interlock

Walkway/Path

☐ Slopes to House ☑ Concrete ☐ Paving Stone ☐ Patio Stone/Brick

Front Porch

☐ Crack ☑ Wood/Composite ☐ Concrete ☐ Brick/Block/Paving Stone

Unable to determine condition of underside of deck/porch due to solid skirting .

Monitor wood to soil contact and correct as necessary to promote stability.

Front Porch Rail

☑ Wood ☐ Metal ☐ Composite

Property and Site

Front Porch Light **Operational**

☐ Unsecured ☐ Appears to be sensor activated ☑ Representative # Inspected/Tested

Retaining Wall

☑ Wood ☐ Metal ☐ Concrete ☑ Leaning slightly - Typical

Monitor retaining wall movement at driveway and correct as required to reduce potential safety hazards

Exterior

Limitations

☐ Insulation Conceals ☐ Clearance ☑ Debris/Obstruction
☐ Obstructed/No or Partial Access ☐ Bushes/Vines/Tree Obstructions ☐ Snow/Ice Cover

Foundation Wall

☐ Stone/Flagstone ☑ Brick ☐ Concrete ☐ Block
☐ Preserved Wood ☐ Partially Concealed ☐ Hairline Cracking-typical
☐ Completely Concealed

Exterior Walls

☑ Wood/Composite ☐ Stucco ☐ Vinyl/Aluminum ☑ Brick/Stone
☐ On Wood Framing

Repair or replace damaged or missing wood siding to prevent water entry and related damages.

Repair mortar deterioration to prevent water entry.

Window Exterior

☐ Wood ☐ Metal ☐ Vinyl ☑ Wood Int/Vinyl or Metal Cla

Repair mortar deterioration at sills to prevent water entry.

Garage Side or Back Door — Operational

☐ Dented/Minor Damage ☐ Binds - Adjust/repair

Exterior Lighting — Operational

☐ Not all lights tested ☐ Unsecured - repair ☑ Representative # Inspected/Tested

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Date: 23-Apr-2016 662 Sammon Ave, Toronto, ON M4C 2E2

Roof Structure

Inspected By:

☐ Binocular ☐ Roof Edge ☑ Walk On ☐ No Access

Limitations

☐ Deck/Patio ☐ Solar Panels ☐ Gravel Cover ☐ Steep Slope ☐ Height
☐ Snow/Ice Cover ☐ Rain - Too Slippery ☐ Material Too Slippery

Main Roof

☐ Flat ☑ Gable ☐ Hip/Valley ☐ Shed
Estimated Age 10 to 15 years Pitch 4 in 12

Shingles are in their last 3rd of there life expectancy. Monitor on an annual basis and replace as required.

Gutter/Downspout

☐ Galvanized ☐ Plastic ☑ Aluminum ☐ Copper ☑ Below Ground Discharge
☑ Above Ground Discharge

Fascia/Soffit

☐ Moisture Staining evident - Monitor ☑ Aluminum/Vinyl ☐ Wood

Covering

☐ Concrete/Clay Tile ☐ Wood Shingle/Wood Shake ☑ Asphalt/Composite Shingle
☐ Metal ☐ Other ☐ Flat Roof Membrane ☐ Tar & Grav
Estimated # of Layers 2

Monitor previous repairs to prevent leakage.

Life Expectancy

☐ Typical ☐ Middle ☐ End ☐ Exceeded ☑ Middle/end

Accessory

☑ Vent Stack ☐ Solar Panels ☐ Skylight(s) ☐ Vent Caps

Flashing

☐ Not Checked/Concealed ☑ Chimney ☐ Drip Edge ☐ Flat Roof ☐ Skylight
☑ Roof to Wall ☑ Stack ☐ Valley ☐ Roll Roofing ☑ Replace When Re-roofing
☑ Aluminum/Galvanized ☐ Tarring/Concealed

Chimney/Vent

☐ Wood ☐ Metal ☐ Furnace/Water Heater ☐ Fireplace
☑ Brick/Block/Stone ☐ Stone ☐ Corrosion

Chimney Cap

☑ Concrete ☐ Metal ☐ Minor Cracking - Seal ☐ Corrosion

Attic

Limitations

☐ No Access/Sealed ☐ Insulated ☐ Stored Items ☑ Looked In/Insp from opening
☐ Entered ☑ Hatch ☐ Pull Down

Structure

☐ Truss ☑ Rafter ☐ Stains

Sheathing

☐ Condensation ☑ Boards ☐ Plywood/OSB ☑ Stain(s)

Monitor water staining on beams and boards and correct as required. Insulation was dry at time of inspection.

Insulation

☐ Concealed/Not Visible/Finished ☑ Fiberglass ☐ Foam ☐ Rock Wool ☐ Fiberglass
☑ Blown In/Loose ☐ Batt ☐ Other ☐ Cellulose
Estimated Depth 6 inches

Insulate and weatherstrip hatch to limit the amount of moisture from entering attic space .

Ventilation

☐ None ☐ Turbine ☐ Mechanical ☐ Soffit ☑ Roof/Ridge ☐ Baffles
☐ Gable end ☐ Turbine

Install additional roof vents to promote attic ventilation and reduce attic moisture/condensation related damages.

Basement/Structure

Limitations

☑ Finished/Partially Finished ☐ Dry Ground ☑ Clutter/Obstruction
☐ Dry Weather/Drought

Basement structure material/conditions determined by representative amount as visible in furnace/laundry utility room. Approximately 25% of components visible

Floor

☐ Crack(s) - Typical. Seal + Monitor ☐ Concrete ☑ Carpet ☐ Ceramic ☐ Vinyl
☐ Structural Wood Floor ☐ Structural Concrete Floor

Wall

☐ Crack ☐ Concealed ☐ Concrete ☐ Block ☐ Brick/Stone ☐ Wood
☑ Drywall/Plaster

Ceiling

☐ Unfinished ☐ Wood ☐ Tile ☑ Drywall/Plaster

Window — Operational

☐ Binds - Adjust/repair ☐ Not Tested ☐ Thermal ☑ Single Pane ☐ Fixed Pane
☐ Metal ☐ Wood ☐ Vinyl ☑ Representative # Inspected/Tested

Door — Operational

☐ Binds ☐ Damaged ☐ Pocket ☐ Hinged ☐ Wood ☐ Metal
☐ Hole(s)/Damaged ☑ Representative # Inspected/Tested

Lighting — Operational

☐ Minimal ☐ Unsecured ☑ Representative # Inspected/Tested

Heat Source

☐ None ☐ Electric ☑ Air Register ☐ Radiant/Baseboard

Basement Stairway

☐ Unsecured ☑ Carpet ☐ Wood ☐ Worn

Floor Joist

☐ Concealed ☐ Engineered Joists ☑ Solid Wood ☐ Stained

Bridging

☑ Concealed ☐ Continuous ☐ X-Metal ☐ X-Wood ☐ Solid Wood ☐ None

Beam

☐ Unsecured ☑ Concealed ☐ Metal ☐ Wood

Basement/Structure

Post

☐ On Slab ☑ Concealed ☐ Wood ☐ Concrete ☐ Metal ☐ Brick/Block
☐ Stone

Pipes/Ducts

☐ Unsecured ☐ Leak ☐ Insulated

Provide clearance between pipes of dissimilar material to prevent corrosion and pipe failure.

Electrical Service

Service Entrance

☐ No Conduit ☑ Overhead ☐ Underground ☑ 120/240V

Entrance Cable

☑ Concealed ☐ Aluminum ☐ Copper

Main Disconnect

☐ Switch/Cartridge Fuse ☑ Breaker

Service Size

☐ Have Electrician Evaluate
Amps 100

100 amp service, copper wire.

Distribution Panel

☐ Not Opened ☐ Non Standard Installation ☐ Obstructed
Location Basement east wall

Panel Rating

☑ Room For Expansion
Amps 125

Fuse

☑ Breaker ☐ GFCI Breaker ☐ AFCI Breaker ☐ Over-Fused ☐ Cartridge ☐ Glass

Circuit Wires/Receptacles

☐ Aluminum ☑ Copper ☑ Representative # of Outlets Inspected/Tested ☐ Switched Outlets

Grounding

☐ Concealed ☐ Ground Rod ☑ Water Main

Bonding

☐ Concealed ☑ Water Pipe ☑ Gas Pipe ☐ Meter By-Pass

Heating

Data Plate

☐ Not Legible ☐ Incomplete

Model: Carrier BTU Input: 66000 Estimated Age: 12 years

Limitations

☑ System Operating in Heating Mode ☐ System Shut Down/Not Tested

Smoke Detectors

☑ Basement ☑ 1st Floor ☐ 2nd Floor ☐ 3rd Floor

Thermostat/Humidistat — Operational

☐ Unsecured ☐ Programmable ☑ Standard

Heat Type

☐ Convector - Wall Unit ☑ Forced Air ☐ Radiator/Baseboard
☐ Radiant - In-Floor

Burner Type

☐ Conventional ☑ Mid Efficiency ☐ High Efficiency

Heating Fuel Source

☑ Gas ☐ Electric ☐ Propane

Fuel Source Shut Off Location

☑ Beside

Heating System — Operational

☐ Advise Service/Repair Contract ☑ Verify Service History w/Selle

Mid efficiency furnace is 12 years old and functioning as intended. Typical life expectancy is 20 years.

Fresh Air Supply

☑ Internal ☐ External

Venting

☐ Metal ☐ Corrosion ☐ Sidewall/Plastic ☑ Flue

Life Expectancy

☐ Typical ☑ Middle ☐ Exceeded ☐ Middle/End

Gas Burner — Operational

☐ Not Checked

Ignition

☑ Electronic ☐ Pilot & Thermocoupl

Heating

Heat Shield

☐ Missing ☐ Corrosion ☐ Soot ☐ None

Burn Chamber

☐ Advise Adjustment ☐ Soot

Motor/Blower — Operational

☑ Direct Drive ☐ Noisy ☐ Other

Filter

☑ Disposable ☐ Missing ☐ Inoperable ☐ Undersized ☐ Damaged

Duct/Joint/Housing

☐ Unsecured ☐ Corrosion ☑ Secured

AC — Not Applicable

☐ Not Checked ☐ Dirty ☑ Central ☐ Room Unit

Approx. Age 12 years Approx Size - Tons 1.5

AC Unit is 12 years old. Typical life expectancy is 15 years.

Testing A/C unit during low outdoor temperatures will cause system failure. Determine function during cooling season.

Cooling Fuel Source

☑ Electric

Condensation Line

☐ Improper Drain ☐ Corrosion

Refrigerant Line

☐ Unsecured ☐ Not Insulated

Plumbing Components

Limitation

☑ Finished Basement ☐ Private System

Public Supply

☑ Concealed ☐ Lead ☐ Galvanized ☐ Plastic ☐ Copper ☑ Metered
☐ Not Metered

Shut Off Location: Behind finished south wall

Public Shut-Off Valve

☑ Not Tested ☐ Corrosion ☐ Tagged/Labeled for Convenience

Water Pressure

☐ Low ☑ Typical ☐ High

Water Quality

☐ Discoloration ☐ Debris ☐ Odor ☐ Advise Well Water Quality Tes ☑ Typical

Hose Bibb

Not Applicable

☐ Not Checked ☐ Shut-Off Valve ☐ Unsecured ☐ Frost Free

Determine operation when weather permits. Hose bibb currently winterized

Distribution Piping

☐ Concealed ☐ Plastic ☐ Galvanized ☑ Copper

Cross Connection

☐ Kitchen ☐ Laundry ☐ Hose Bibb ☑ None Visible

Waste Drainage

☐ Concealed ☑ Cast Iron ☑ Plastic ☑ Copper ☐ Pump/Inspect Septic System

Sewer lines in old homes such as this are prone to tree root damage, low spots, fractures, or collapse due to deterioration over time. If line has not been replaced in modern time, it may well need to be in the near future. The best way to determine condition of the drain line requires camera/scope evaluation by a drain professional.

Floor Drain

☐ None - a potential concern ☐ Drain Appeared Functional During Tes ☑ Concealed

Main Cleanout

☑ Concealed

Plumbing Components

Hot Water Tank — Operational

☑ With Heating System ☑ Gas ☐ Electric ☐ Some Corrosion Noted - Typical

Estimated Capacity -Litres 150

Rental water heater is 13 years old and functioning as intended. Typical life expectancy is 15 years.

Life Expectancy

☐ Typical ☐ Exceeded ☐ Middle ☑ Middle/End

Fuel Shut-Off

☐ Concealed

Location beside

Relief Valve

☐ No Test Lever ☐ Corrosion ☐ Other

Discharge Tube

☐ Undersized ☐ Discharge

Venting

☑ Flue ☐ Sidewall ☐ Improper Rise ☐ Unsecured ☐ Corrosion ☐ Soot

Burn Chamber

☑ Not Checked ☐ Needs Adjustment

Laundry

Floor
☐ Worn ☐ No drain

Wall
☐ Patched ☑ Unfinished ☐ Crack - Typical ☐ Uneven

Ceiling
☐ Patched ☑ Unfinished ☐ Crack - Typical ☐ Uneven

Monitor water stains and correct as required. Dry at time of inspection.

Door — Operational
☐ Binds ☐ Damaged/Hole in Door

Lighting — Operational
☐ None ☐ Unsecured

Trap/Drain
☐ Drain stop disconnected/inoperable-repair ☐ Improper Trap ☐ Slow Drain ☐ Corrosion

Washer — Operational: Yes
☑ Tested On/Off Function Only
Make LG

All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

Dryer — Operational: Yes
☑ Tested On/Off Function Only
Make LG # 210KWLRC7128

Dryer Vent
☐ Unsecured ☐ To Crawlspace ☐ Mostly Concealed ☐ Plastic Duct

Dryer vent cleaning is recommended to increase efficiency and for fire safety. Inspect/clean on a regular basis.

Interior of dryer vent condition concealed-not inspected

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All Baths

Location
☑ Basement ☐ 1st Floor ☐ 2nd Floor ☐ 3rd Floor

Water Flow
☑ Normal ☐ Suspect ☐ Low

Floor
☐ Worn ☐ Minor Cracking - Typica ☐ Stains/Minor Damage

Wall
☐ Uneven ☐ Patched - Typical ☐ Ceramic

Ceiling
☐ Uneven ☐ Minor Patching - Typical ☐ Minor Cracking - Typica

Window — Operational
☐ Binds - Adjust/Repair ☐ Not Tested ☐ Treat Wood To Preserve/Protect ☐ Thermal Pane
☑ Single Pane ☐ Storm Windows ☑ Representative # Inspected/Tested

Door — Operational
☐ Binds - Adjust/Repair ☐ Damaged ☑ Representative # Inspected/Tested

Lighting — Operational
☐ None ☐ Unsecured

Exhaust Fan — Not Applicable
☑ Advise Installation ☐ Dirty - Clean for best function ☐ Noisy - Service/Repair/Replace

Install exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth

Sink
☐ Worn ☐ Chip/Scratch ☑ Solid/Granite

Faucet — Operational
☐ No Shut-off ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Trap/Drain
☐ Drain stop disconnected/inoperable-Repair ☑ Slow Drain - Clean/Repair ☐ Corrosion - Monitor for leaks

Vanity
☐ Worn/Scratches ☐ Missing/Loose Hardware ☐ Prior Stains-No Leakage Now

Counter
☐ Unsecured ☐ Minor Damage - Scratches/Stains ☐ Caulk at Backsplash

All Baths

Toilet **Operational**

☐ No Shut-Off ☐ Unsecured ☐ Crooked - Monitor for leakage

Tub/Enclosure

☑ Ceramic/Tile ☐ Solid Surface/Marble ☐ Fiberglass ☐ Plastic Panels
☐ Minor Mildew Stains-Treat/Clean ☐ Worn - Scratches/Chips

Tub Faucet/Mixer **Operational**

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Shower Head **Operational**

☐ Not Tested ☐ Unsecured ☐ Leaky-Secure/Repair/Replace

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

Kitchen

Floor
☐ Worn ☐ Minor Cracking - Typica ☐ Stains/Minor Damage

Wall
☐ Uneven ☐ Patched ☐ Minor Cracking - Typica

Ceiling
☐ Uneven ☐ Patched- Typical ☐ Minor Cracking - Typica

Window — Operational
☐ Binds - Adjust/Repair ☐ Not Tested ☐ Thermal Pane ☑ Single Pane
☐ Treat Wood To Preserve/Protect ☑ Representative # Inspected/Tested ☐ Storm Window

Lighting — Operational
☐ None ☐ Unsecured ☑ Representative # Inspected/Tested

Sink
☐ Worn ☐ Chip/Scratch

Faucet — Operational
☐ No Shut-Off Valve ☐ Unsecured ☐ Corrosion ☐ Minor Leakage at Handle - Repair

Trap/Drain
☐ Slow Drain - Clean/Repair ☐ Corrosion - Monitor for Leakage

Counter
☐ Unsecured ☐ Caulk at Backsplash ☐ Minor Damage/Scratches/Worn

Cabinet
☐ Worn/Scratches ☐ Missing/Loose Hardware ☑ Representative # Inspected/Tested

Range Hood — Operational
☐ Cooktop Exhaust ☑ No Exhaust ☐ No Light ☐ Noisy

Major Appliances (Built-in)
☑ Tested ON/OFF only. ☑ Did not Test All Functions/Cycles

All appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

Stove/Cooktop — Operational
Brand GE# RS104469

Kitchen

Refrigerator — Operational

Brand Maytag # 13891366AG

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Radiant
☐ Radiator/Convector

Interior Living Spaces

Floor
☐ Worn ☐ Minor Cracking - Typica ☐ Staining/Minor Damage

Wall
☐ Uneven ☐ Patched - Typical ☐ Minor Cracking - Typica
☑ Wood Frame w/drywall/plaster

Ceiling
☐ Uneven ☑ Patched - Typical ☐ Minor Cracking - Typica
☑ Wood Frame w/drywall/plaster

Monitor previous repairs to ensure leak remains inactive

Window — Operational
☐ Binds - Adjust/Repair ☐ Not Tested ☐ Fixed Pane ☑ Single Pane ☐ Thermal Pane
☐ Treat Wood To Preserve/Protect ☑ Representative # Inspected/Tested

Failed seal between double panes of glass. East Window has fogged. Condition considered cosmetic.

Lighting — Operational
☐ None ☐ Unsecured ☑ Representative # Inspected/Tested

Interior Doors — Operational
☐ Binds - Adjust/Repair ☐ Hinged ☐ Closet door off track
☐ Floor guides missing ☑ Representative # Inspected/Tested

Stairway
☐ Carpet ☐ Wood ☐ Worn ☐ Squeaks - Typical

Railing
☐ Wood/Metal ☐ Incomplete ☐ None

Exterior Doors — Operational
☐ Binds - Adjust/Repair ☐ Weather Stripping Missing/Improper ☐ Dead Bolt
☐ Minor Damage - Dent/Split/Worn ☐ Sliding ☑ Hinged

Sidelight
☐ Loose ☐ None ☐ Tempered Safety Glass

Heat Source
☐ Air Register ☐ Electric ☐ Radiator/Convector ☐ None
☐ Radiant-Concealed

Additional Comments

General Comments

This is a Prelisting Inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is completed to ASHI and OAHI standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

Property and Site

Building

Rear image

Front Porch

Wood to soil contact

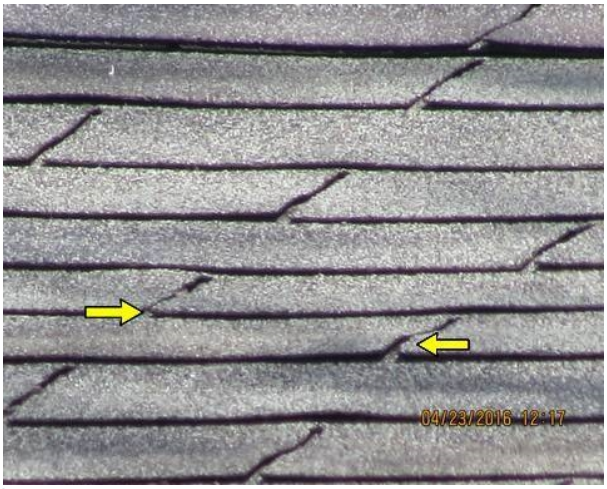
Exterior

Exterior Walls

Missing wood siding

Roof Structure

Main Roof



Shingles just starting to cup and curl

Roof covering

Roof Structure

Main Roof

Previous repair

Attic

Structure

Attic

Attic

Structure

Water staining on beam

Basement/Structure

Pipes/Ducts

Dissimilar metals in contact

Electrical Service

Distribution Panel

Distribution panel

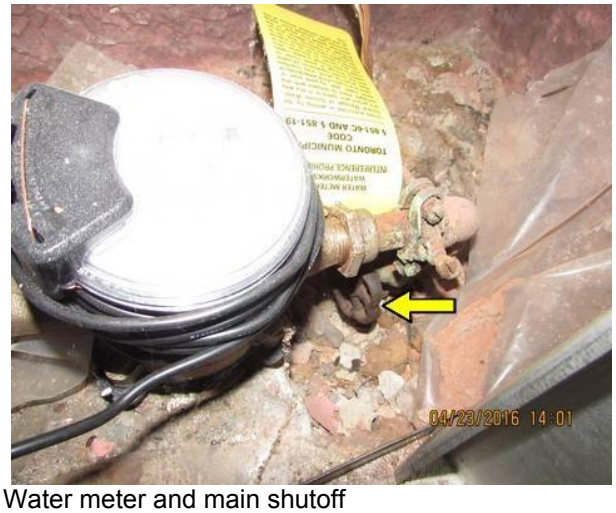
Heating

Heating System

Mid efficiency furnace

Plumbing Components

Public Supply



Water meter and main shutoff

Hose Bibb

Hose bibb shutoff

Laundry

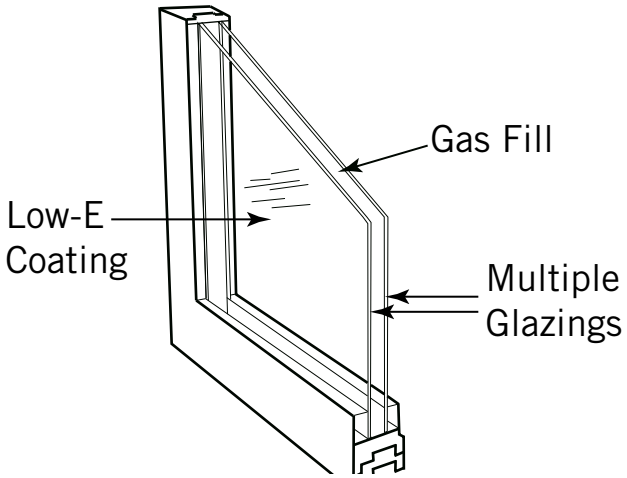
Ceiling

Water stains

Upgrading Windows

Pillar To Post®

Clients often ask Pillar to Post inspectors about the value of upgrading windows. There are many good reasons to upgrade windows but it is often difficult to decide based solely on dollars and cents.



Save Energy

Replacing old drafty windows with modern windows will save energy, but the cost will not likely justify the energy savings. Break even will only occur after twenty to thirty years. Beware of claims such as 40% savings on your energy bills. Realistically, you may save 10% - 20%. If saving money is your only goal, consider weather stripping and repairing the windows you have.

Still, you may have good reasons to upgrade your windows. The decision depends on the condition of your current windows and your desire for the benefits discussed below.

Benefits of Modern Windows

1. Modern windows are more energy efficient. Using less fuel preserves our environment.
2. New windows eliminate drafts and cold spots.
3. New windows look better, potentially increasing the value of your house.
4. New windows function better and are often easier to clean.
5. Modern windows block street sounds better.

Comparing Windows

U-Factor

The National Fenestration Rating Council (NFRC) has developed a standardized rating system called the "U-factor" which provides a single number with which to compare windows. The U-factor is a number between 0 and 1: the lower the number, the better. 0.35 is good. In cold climates, the U-factor is the most important factor for selecting a window.

Solar Heat Gain Coefficient (SHGC)

In climates where air conditioning is more important than heating, the SHGC is the most important factor for choosing a window. The SHGC represents how much heat from the sun penetrates the window. The SHGC is a number between 0 and 1. For air conditioning climates, a number less than 0.4 is good. For heating climates, a larger number, such as 0.6, is better.

Information Series

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Panes of Glass (glazing)

Single Pane

A single sheet of glass does not provide sufficient insulation in most climates. If you have single pane windows, consider some form of upgrade.

Single Pane with Storm Window

A storm window provides an additional pane of glass. Mounted over existing windows outside the house, storm windows significantly increase efficiency of the window.

Single Pane with Secondary Glazing

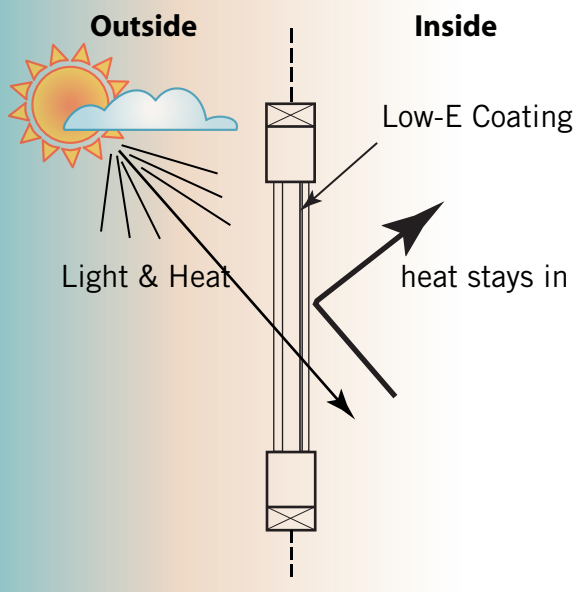
Secondary glazing just means adding a second pane of glass inside the home, such as a window pane with magnetic edges added to an existing window. This is a very clean and elegant way to increase the efficiency of existing windows. Secondary glazing makes sense when a home owner wants to keep the existing windows for historic or aesthetic reasons but would like to increase efficiency and comfort. These systems are expensive.

Double Glazed

The most common type of glazing used today is double glazed, involving two panes of glass hermetically sealed with a small air gap in between.

Triple Glazed

Three panes of glass hermetically sealed with a small air space in between each. More efficient than double glazed, triple glazing also effectively blocks sound. The extra expense may be worth it for the front of the house facing a busy or noisy street.



Low-E Glass

Advanced Technology

Argon Filled

Some manufacturers put argon gas, a better insulator than air, between the panes, resulting in a more efficient window. Most experts agree that the argon does not last forever.

Glass Coatings

Coatings or films can dramatically improve the efficiency of a window. In a heating climate, low-E glass allows short wave solar radiation into the home for a heat gain, and prevents heat loss by reflecting the longer wave heat from inside your house back into the room. In hot climates, the window can be coated or tinted to reduce heat gain from the sun.

Ask a home inspector, or another impartial professional, whether you need to upgrade your windows. A window salesperson will likely give you only one answer: yes!