

INSPECTION REPORT



For the Property at:
120 MY ROADIS PRIVATE
OTTAWA, ON

Prepared for: JON SMITH
Inspection Date: Tuesday, October 8, 2019
Prepared by: Peter Weeks RHI NCH ACI



Peter Weeks Home Inspections
5 Beechwood Ave., Suite 74006
Ottawa, ON K1M2H9
613.290.3697

www.myottawahomeinspector.com
pwhi@sympatico.ca

"Action from Knowledge"



October 8, 2021

Dear Jon Smith,

RE: Report No. 2519, v.2
120 My Roadis Private
Ottawa, ON

Thank you very much for choosing Peter Weeks Home Inspections to perform your Home Inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Canadian Association of Home and Property Inspectors. This document defines the scope of a home inspection.

Sometimes we assume that a home inspection will include many things that are beyond the scope. I would encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The Inspection report has been prepared for your exclusive use as 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 house, recording the conditions on a given date and time. Home 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, thanks very much for choosing Peter Weeks Home Inspections to perform your home inspection.

Sincerely,

Peter Weeks RHI NCH ACI
on behalf of
Peter Weeks Home Inspections

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INVOICE

October 8, 2021

Client: Jon Smith

Report No. 2519, v.2
For inspection at:
120 My Roadis Private
Ottawa, ON

on: Tuesday, October 8, 2019

Pre Purchase Home Inspection	\$1.00
GST/QST	\$0.15
Total	<u>\$1.15</u>

PAID IN FULL - THANK YOU!

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AGREEMENT

120 My Roadis Private, Ottawa, ON October 8, 2019

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PARTIES TO THE AGREEMENT

Company

Peter Weeks Home Inspections
5 Beechwood Ave., Suite 74006
Ottawa, ON K1M2H9

Client

Jon Smith

Total Fee: \$1.15

This is an agreement between Jon Smith and Peter Weeks Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

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 Inspection is performed in accordance with the Standards of Practice of the Canadian Association of Home and Property Inspectors.

LIMITATIONS AND CONDITIONS OF THE HOME 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 homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home 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 Home 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

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

The Home 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.

A Home 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 a Home Inspection because they only happen under certain circumstances. As an example, your Home 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.

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Home 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.

3) 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, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) 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.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home 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.

6) 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.

7) 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.

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8) 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.

If the inspection is cancelled on the day of the inspection a cancellation fee of 100% of the inspection fee will apply.

9) 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.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

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

I, Jon Smith (Signature)_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

120 My Roadis Private, Ottawa, ON October 8, 2019

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SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ General

Condition: • Typical wear for age of shingles.

2009 roof shingles - typical life is about 14 to 16 years - these shingles are 10 years old but still look to be in reasonable condition.

Location: Throughout Roof

Task: Replace

Time: Less than 7 years

Condition: • Complete replacement of roofing shingles. Upgrade Venting at roof and soffits and Install Ice and Water shield throughout.

Location: Throughout Roof

Task: Replace

Time: Less than 7 years

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Downspouts are draining too close to house . Immediate correction recommended. Add longer downspouts throughout and direct away from building.

Location: Throughout

Task: Improve

Time: As soon as Practical

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Caulking loose, missing or deteriorated](#)

Caulking needed at all windows and doors as part of routine maintenance. Particular attention needed at the rear basement window.

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Various Throughout

Task: Provide - Install

Time: As Soon As Possible Ongoing - Regular maintenance

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Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

One visible crack at the right side of the foundation - this location was apparently previously repaired. Injection repairs could be made if there is water or moisture penetration inside the living space. Maintain good exterior grading and keep the downspouts directed away from the building at all times.

Implication(s): Chance of water entering building

Location: Right side

Task: Monitor / Repair

Time: Unpredictable / Unknown / If necessary

Condition: • [Cracked horizontally](#)

Parging is cracked horizontally at the right side of the foundation near the back of the house.

Location: Right Side Exterior Wall

Task: Monitor / Repair

Time: Unpredictable / Unknown / If necessary

Electrical

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Verify function of all smoke detectors throughout the home immediately upon move in. Replace any smoke detectors that are not working properly.

Location: Throughout

Task: Test for function

Time: Immediately Upon Move In

Heating

HEAT RECOVERY VENTILATOR \ General notes

Condition: • The HRV is missing the condensate line that is designed to collect humidity and drain it below the slab.

Location: Basement Utility Room

Task: Correct - Provide Install

Time: As soon as Practical

Condition: • HRV needs immediate service. Dirty

Location: Basement

Task: Clean

Time: As soon as Practical

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Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Insulation and Ventilation

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Interior

WALLS \ General notes

Condition: • Patched

Drywall all cut at 24 inches in the basement - sign that there was water damage or flood for some reason - further evaluation recommended.

Location: Throughout Basement

Task: Request disclosure / Ask Vendor

Time: Immediate - Before Close

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Tiles cracked](#)

Various cracked tiles.

Implication(s): Trip or fall hazard

Location: First Floor Foyer

Task: Replace

Time: When necessary

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Seals broken (water, frost and stains between glass) at no less than one of the double glazed window panes (there may be more). Budget for replacements as needed. Typical life should be about 20 to 25 years.

Implication(s): Shortened life expectancy of material

Location: Various

Task: Replace

Time: Discretionary / If / When necessary

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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[Home Improvement - ballpark costs](#)

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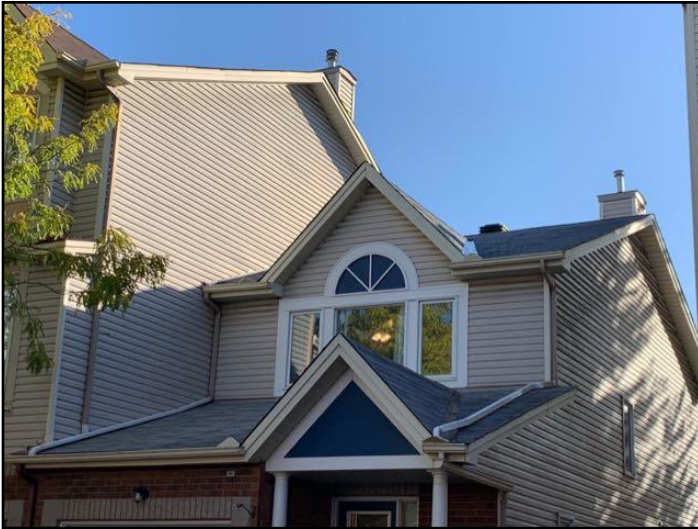
REFERENCE

Description

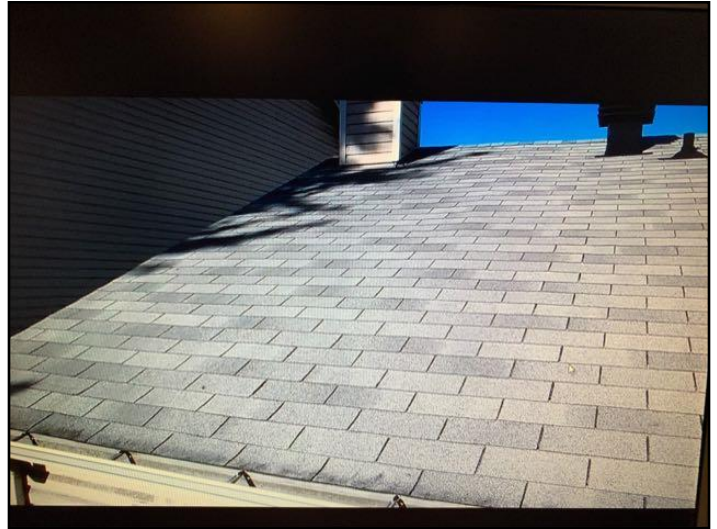
The home is considered to face: • West

Sloped roofing material:

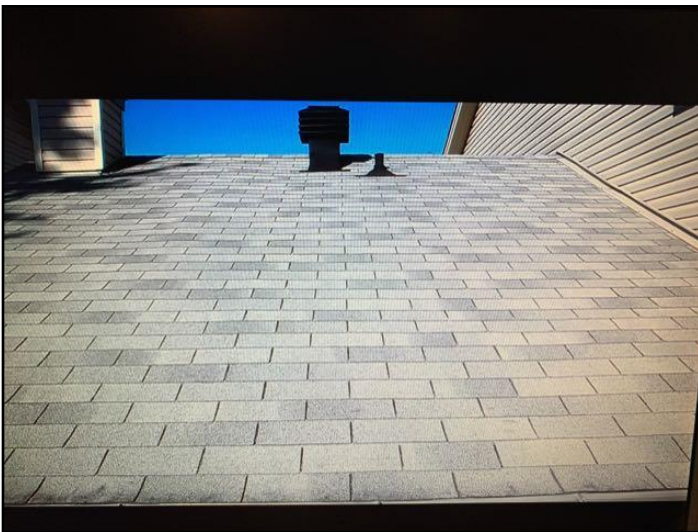
- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Medium • Vulnerable at valleys • Vulnerable at chimney flashings. • Vulnerable at roof wall flashings by design. • Vulnerable at plumbing stack flashing.

Approximate age of Roof Coverings: • 10 years

Typical life expectancy: • 14 To 16 Years

Roof Shape: • Gable

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Observations / Recommendations

RECOMMENDATIONS \ General

1. Condition: • Expect ice damming at the valleys and eaves of the roof due to heat loss. Typical for design and age of the house. Caution of snow and ice sliding off roof to ground.

Location: Various Roof

Task: Monitor / Repair

Time: Unpredictable / Unknown / If necessary

2. Condition: • Typical wear for age of shingles.

2009 roof shingles - typical life is about 14 to 16 years - these shingles are 10 years old but still look to be in reasonable condition.

Location: Throughout Roof

Task: Replace

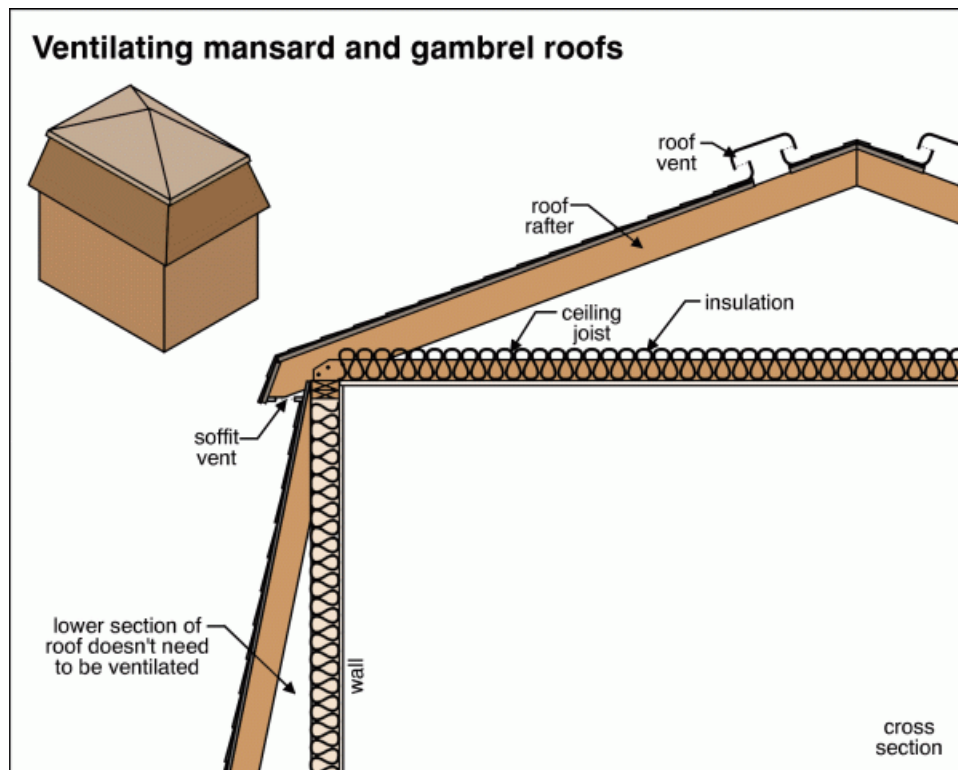
Time: Less than 7 years

3. Condition: • Complete replacement of roofing shingles. Upgrade Venting at roof and soffits and Install Ice and Water shield throughout.

Location: Throughout Roof

Task: Replace

Time: Less than 7 years



ROOFING

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Inspection Methods & Limitations

Inspection performed: • From the ground • With a camera on pole • From Second floor window

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Age determined by: • Reported by Buyers Agent

Not included as part of a building inspection: • Antennas / Dish • Not readily accessible interiors of vent systems, flues, and chimneys

EXTERIOR

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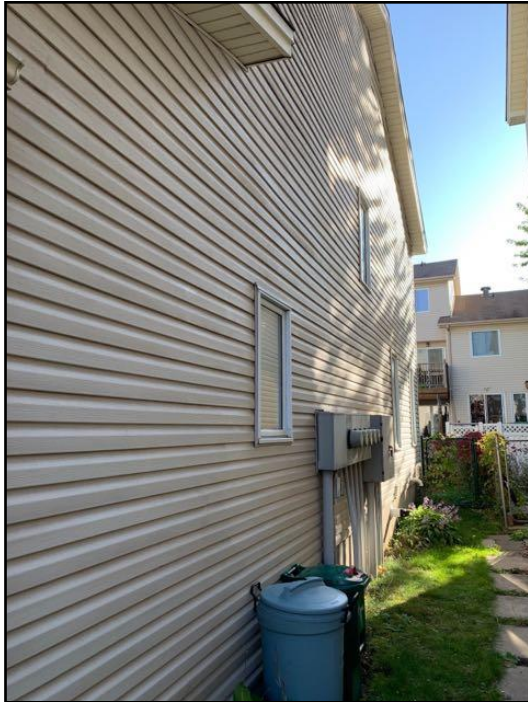
SITE INFO

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Description

General:

- Exterior of house



5. Exterior of house



6. Exterior of house



7. Exterior of house

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

EXTERIOR

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Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Brick](#) • [Vinyl siding](#) • Parging

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

Exterior steps: • Concrete

Observations / Recommendations

ROOF DRAINAGE \ Downspouts

4. Condition: • Downspouts are draining too close to house . Immediate correction recommended. Add longer downspouts throughout and direct away from building.

Location: Throughout

Task: Improve

Time: As soon as Practical

EXTERIOR GLASS/WINDOWS \ Exterior trim

5. Condition: • [Caulking loose, missing or deteriorated](#)

Caulking needed at all windows and doors as part of routine maintenance. Particular attention needed at the rear basement window.

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Various Throughout

Task: Provide - Install

Time: As Soon As Possible Ongoing - Regular maintenance

6. Condition: • [Paint or stain needed](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Rear Basement Window

Task: Provide - Install

Time: Less than 1 year

EXTERIOR

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8. *Paint or stain needed*

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

General: • Typical 1990's wood frame construction

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams (girders) • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#) • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Party wall: • [Wood frame](#)

Observations / Recommendations

FOUNDATIONS \ General notes

7. Condition: • Typical minor cracks

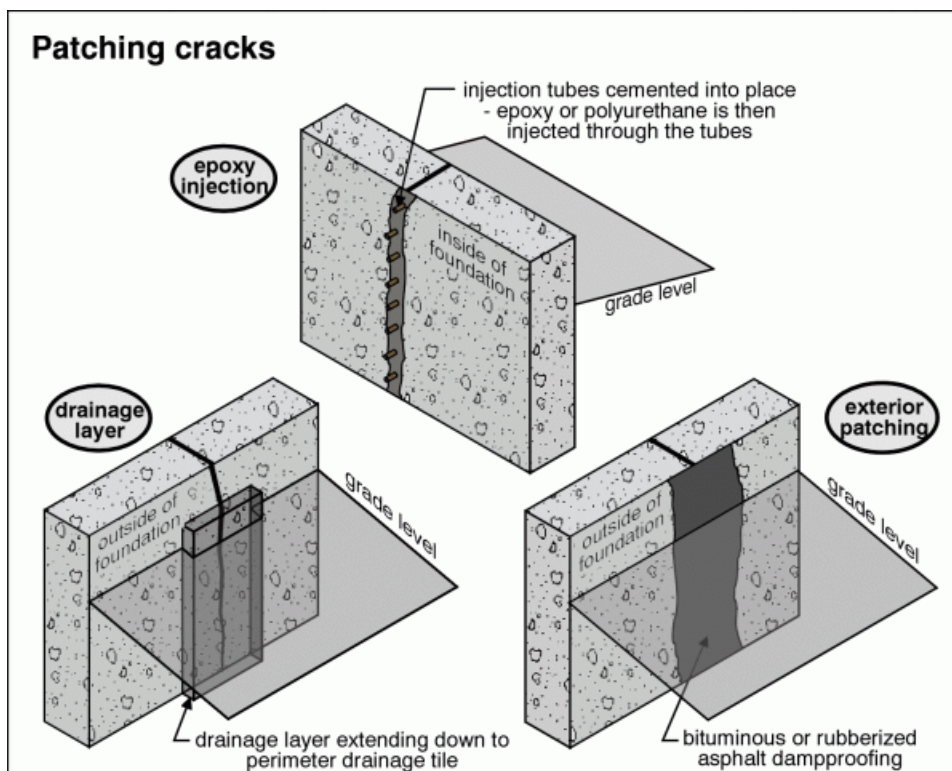
One visible crack at the right side of the foundation - this location was apparently previously repaired. Injection repairs could be made if there is water or moisture penetration inside the living space. Maintain good exterior grading and keep the downspouts directed away from the building at all times.

Implication(s): Chance of water entering building

Location: Right side

Task: Monitor / Repair

Time: Unpredictable / Unknown / If necessary



Crack repair - epoxy and polyurethane injection

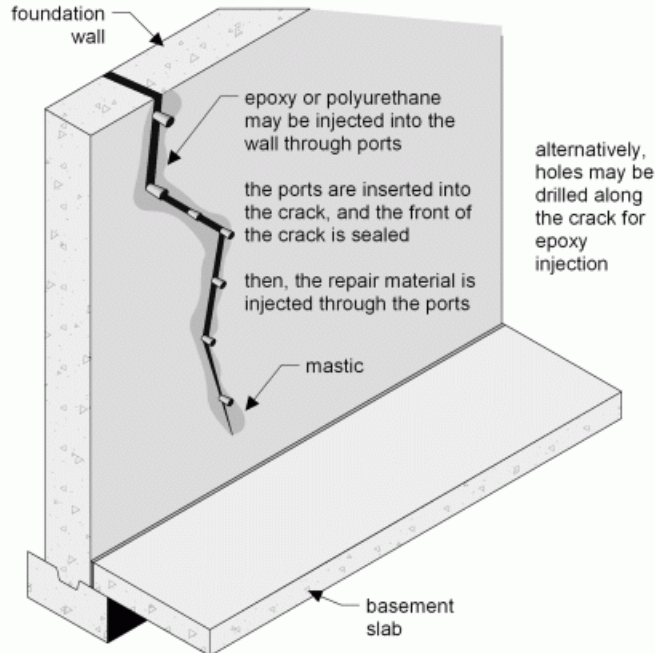
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



9. Typical minor cracks

8. Condition: • Cracked horizontally

Parging is cracked horizontally at the right side of the foundation near the back of the house.

STRUCTURE

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Location: Right Side Exterior Wall

Task: Monitor / Repair

Time: Unpredictable / Unknown / If necessary



10. Cracked horizontally



11. Cracked horizontally



12. Cracked horizontally

Inspection Methods & Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation • Interior and Exterior Finishes • Parging and vinyl siding covering exterior.

Attic/roof space:

- Inspected from access hatch
- X 2 - at the main house and one at garage

Percent of foundation not visible: • 99 %

Not included as part of a building inspection:

- Visible mold evaluation is not included in the building inspection report

Minor mildew at the windows - local cleaning needed



13. Visible mold evaluation is not included in...

- An opinion about the adequacy of structural components
- Attic load bearing components concealed by insulation cannot be traversed
- Radon Testing

14. Visible mold evaluation is not included in...

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#) • Copper - Gas Line

Distribution panel type and location:

• [Breakers - basement](#)



15. Breakers - basement



16. Breakers - basement

Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • Challenger

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

Smoke alarms (detectors): • [Present](#) • Smoke Detector

Carbon monoxide (CO) alarms (detectors):

• Combined Unit - Smoke and Carbon monoxide (CO) detectors



17. Combined Unit - Smoke and Carbon monoxide...

Observations / Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • Ground Fault Circuit Interrupter (GFCI) receptacles needed at all bathrooms, Kitchen and exterior plugs. Any receptacle within 1.5 meters of sink or outside. This was not a code requirement for kitchens at the time of the original installation. This will only need to be upgraded if the kitchen is being renovated with upgraded electrical requirements.

Location: Kitchen

Task: Provide - Install

Time: When necessary

10. Condition: • If / when the electrical panel breakers are being upgraded, AFCI (Arc Fault Circuit Interrupters) circuits are required for all bedroom receptacles and various others. Install at panel. Today's standard. - When renovating, all new installations will be required to be brought up to today's standard.

Location: Basement at panel

Task: Provide - Install

Time: When necessary

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

11. Condition: • Verify function of all smoke detectors throughout the home immediately upon move in. Replace any smoke detectors that are not working properly.

Location: Throughout

Task: Test for function

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Time: Immediately Upon Move In

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage • Insulation • Finishes

Panel covers: • Main disconnect covers are not removed by Building Inspectors

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components

Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

HEATING

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Description

System type: • [Furnace](#)

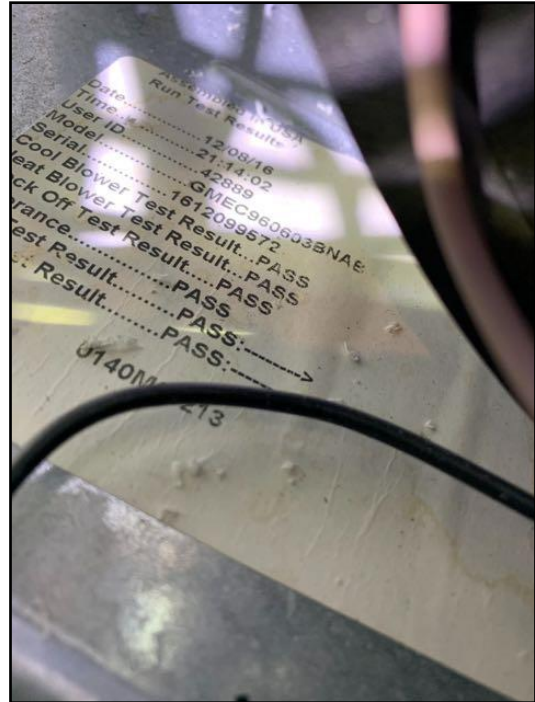
Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Goodman
- 2016 unit



18. Goodman 2016 unit



19. Goodman 2016 unit

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [3 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • [Gas fireplace](#)

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Fireplace/stove:

- [Gas fireplace](#)



20. Gas fireplace

Chimney/vent:

- [Metal](#)
 - Sidewall venting
- Clear some of the shrubbery away

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21. Sidewall venting

Humidifiers: • No Humidifier Present

Mechanical ventilation system for building:

- Bathroom exhaust fan
- Kitchen exhaust fan
- Heat recovery ventilator (HRV)

Not in use. Electrical not plugged in. Ask vendor as to why ?

HEATING

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22. Heat recovery ventilator (HRV)

- Furnace fan

Location of the thermostat for the heating system: • First Floor • Living Room

Ancillary components: • Programmable thermostat

Condensate system: • Discharges into floor drain

Observations / Recommendations

RECOMMENDATIONS \ General

12. Condition: • Service annually

Location: Basement Utility Room

Task: Service annually

Time: Ongoing - Regular maintenance

13. Condition: • Ask vendor for all paperwork for new furnace.

Task: Request disclosure / Ask Vendor

Time: Immediate - Before Close

FIREPLACE \ Gas fireplace or gas logs

14. Condition: • As the homeowner - have gas fireplace serviced for safety , function and conformity on a regular basis every 2 to 3 years.

Location: Basement

Task: Service

Time: Ongoing - Regular maintenance

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23. As the homeowner - have gas fireplace...

HEAT RECOVERY VENTILATOR \ General notes

15. Condition: • HRV needs immediate service. Dirty

Location: Basement

Task: Clean

Time: As soon as Practical



24. HRV needs immediate service. Dirty

16. Condition: • Regular service required, Filters and Core

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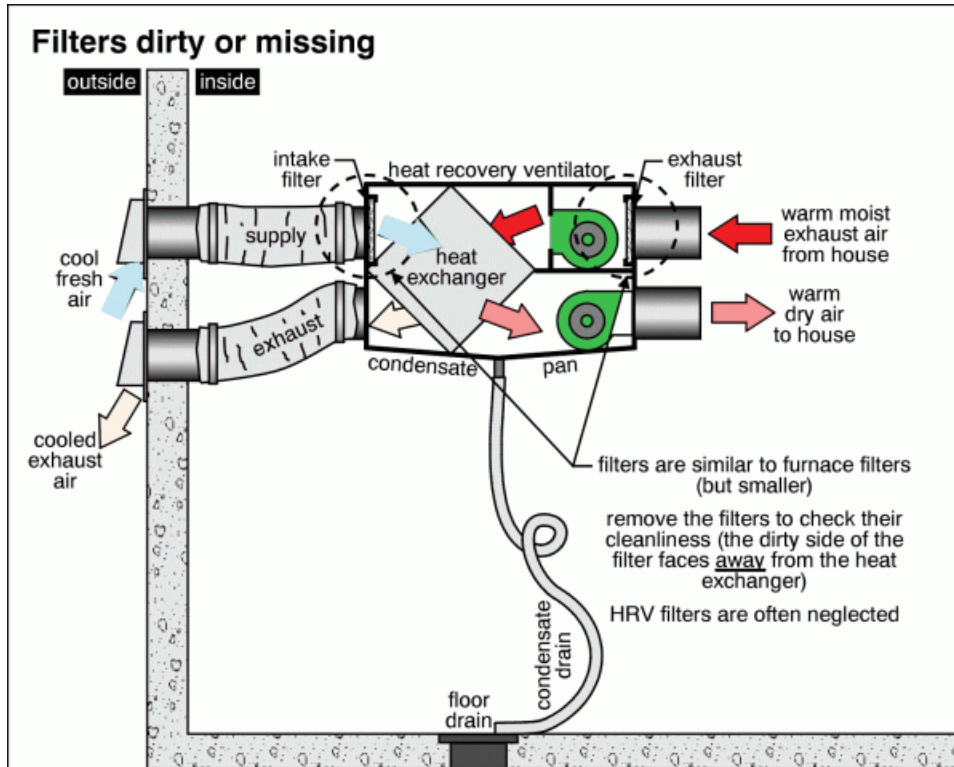
SITE INFO

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Location: Basement Utility Room

Task: Service

Time: Ongoing - Regular maintenance



17. Condition: • The HRV is missing the condensate line that is designed to collect humidity and drain it below the slab.

Location: Basement Utility Room

Task: Correct - Provide Install

Time: As soon as Practical



25. Missing the condensate line

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26. Drain hole for condensate line from HRV

Inspection Methods & Limitations

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected • Cannot verify effectiveness of air filter

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Connection to chimney not inspected

Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Fireplace screens and doors • Fireplace seals and gaskets • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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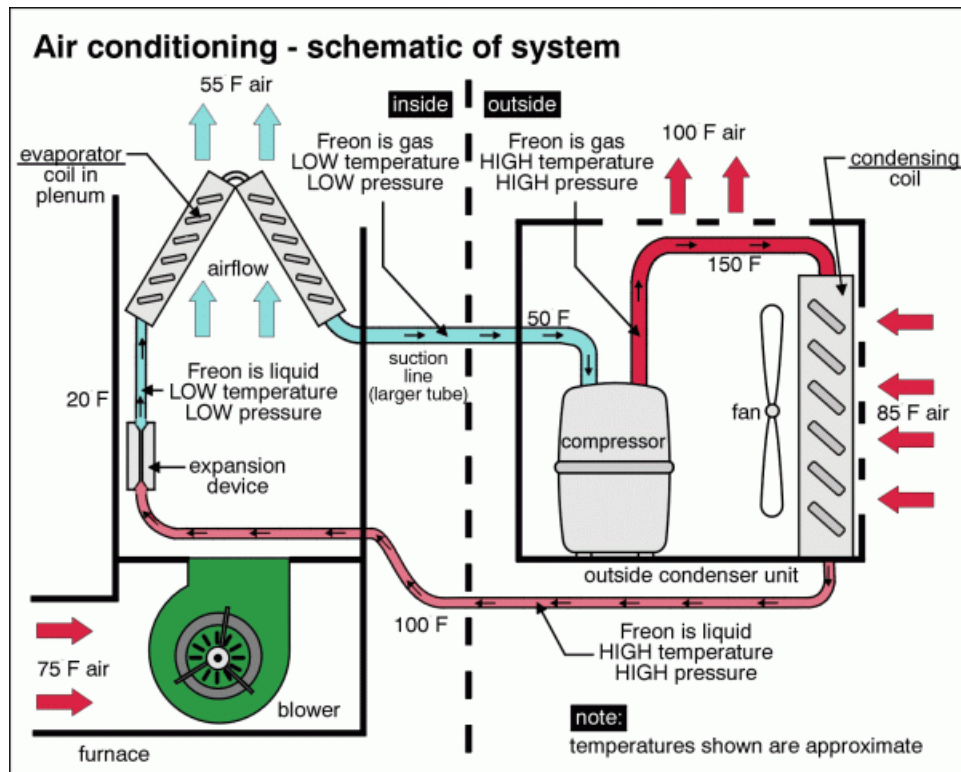
SITE INFO

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Description

Air conditioning type:

- [Air cooled](#)



Manufacturer: • Aire - Flo

COOLING & HEAT PUMP

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27. Aire - Flo 2017 unit



28. Aire - Flo 2017 unit

Cooling capacity: • 18,000 BTU/hr - 1.5 Tons • [1.5 Tons](#)

Compressor type: • Electric

Compressor approximate age: • 2 years

Typical life expectancy: • 16 to 22 yrs

Failure probability: • [Low](#)

Refrigerant type: • R-410A

Observations / Recommendations

RECOMMENDATIONS \ General

18. Condition: • Service AC every two years or as needed.

Task: Service every Two Years

Time: Ongoing - Regular maintenance

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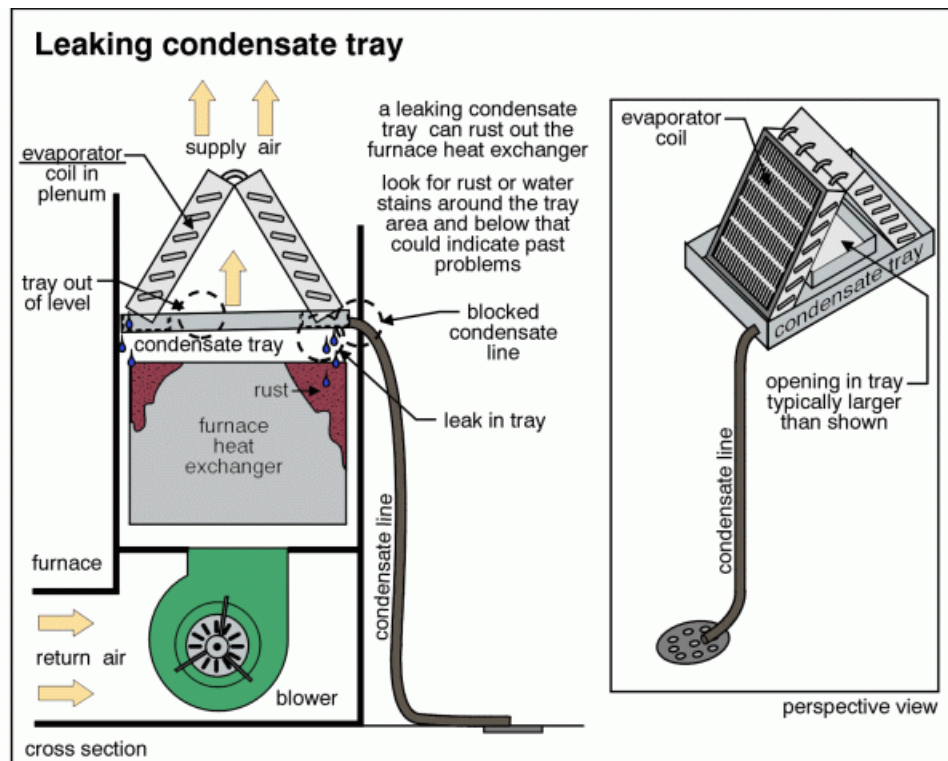
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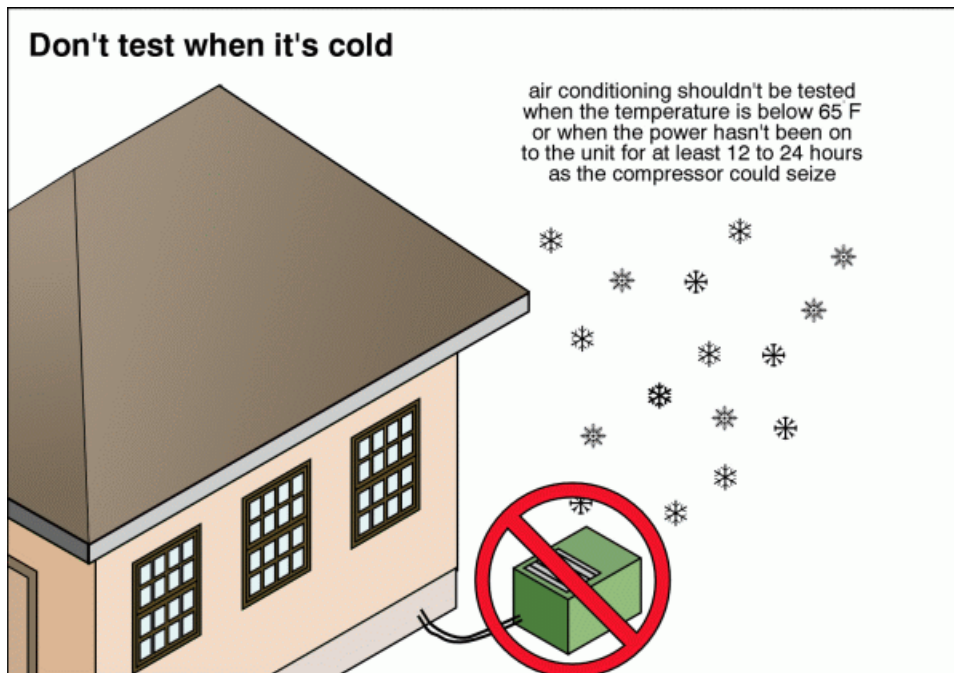
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19. Condition: • working today !

14 degrees outside today. Tested mechanically only.



COOLING & HEAT PUMP

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RECOMMENDATIONS \ Overview

20. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Inspection Methods & Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance

INSULATION AND VENTILATION

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Description

General: • Typical for age of home

Attic/roof insulation material:

- [Glass fiber](#)

Lower front attic



29. Glass fiber

- [Glass fiber](#)

Upper Attic



30. Upper Attic



31. Upper Attic

INSULATION AND VENTILATION

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32. Upper Attic



33. Upper Attic



34. Upper Attic

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • [Plastic](#)

INSULATION AND VENTILATION

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Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-20](#)

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-12](#)

Foundation wall air/vapor barrier: • Plastic

Floor above porch/garage insulation material: • Not Determined - Not Visible

Floor above porch/garage insulation amount/value: • Not Determined - Not Visible

Floor above porch/garage air/vapor barrier: • Not Determined - Not Visible

Mechanical ventilation system for building: • Heat recovery ventilator (HRV) • Kitchen exhaust fan • Bathroom exhaust fan • Furnace fan

Observations / Recommendations

RECOMMENDATIONS \ General

21. Condition: • Wall and Attic insulation typical for age of home.

RECOMMENDATIONS \ Overview

22. Condition: • No insulation recommendations are offered as a result of this inspection.

Inspection Methods & Limitations

Inspection limited/prevented by lack of access to: • Area above garage, below bedroom at second floor. • Area above Garage • Finished Basement walls • Finished Walls

Attic inspection performed:

• From access hatch
X 2

Roof space inspection performed:

• From access hatch
X 2

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement
- Main water shut off Valve



35. Main water shut off Valve

Water flow and pressure: • Functional - Typical for a City Property

Water heater type: • Tankless/On demand

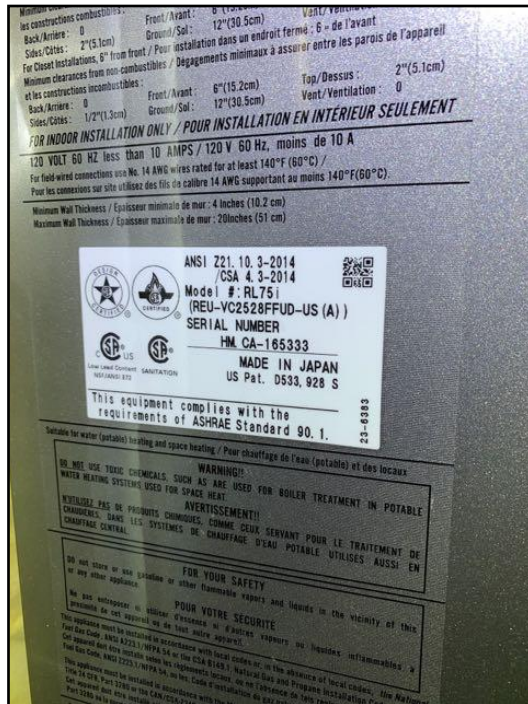
Water heater location: • Basement • Utility room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent - sealed combustion

Water heater manufacturer:

- Rinnai
- 2016 unit



36. Rinnai 2016 unit



37. Rinnai 2016 unit

Water heater tank capacity: • unlimited

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 15 to 18 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Floor drain location:

- Near laundry area
- Floor Drain

PLUMBING

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38. Floor Drain

Gas piping: • Steel • Copper

Main fuel shut off valve at the: • Gas meter

Backwater valve:

• Not Located Due to Storage

Unable to determine if it is a standard cleanup or a backwater valve

Exterior hose bibb (outdoor faucet): • The current outside taps at the house are considered to be frost free. This implies that the washer that shuts off the water to the outside tap is inside the house in the warm zone and theoretically will not freeze. • Present

Observations / Recommendations

RECOMMENDATIONS \ General

23. Condition: • Consider turning off main water supply when not in residence for longer absences.

Location: Basement

Time: Discretionary

WASTE PLUMBING \ Floor drain

24. Condition: • Verify Function in case of Emergency

Location: Basement

Task: Test for function

Time: As Soon As Possible / Discretionary

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

25. Condition: • Turn off outside taps in fall / turn on in spring / valves in basement

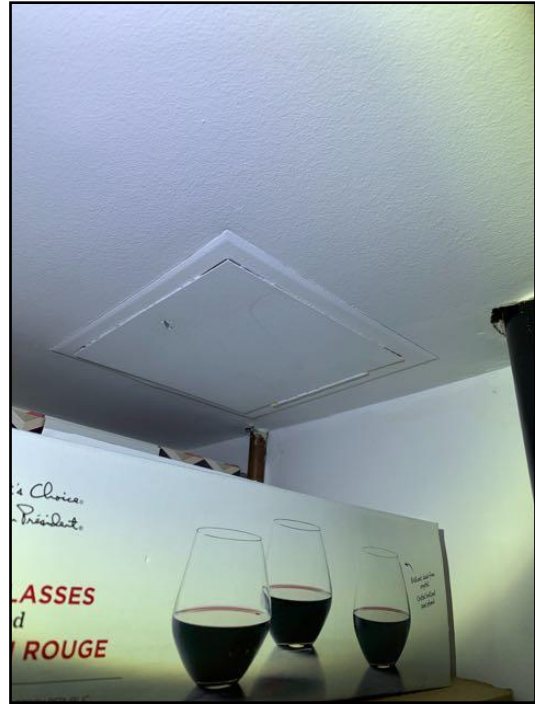
Location: Basement

Task: Turn On / Off Seasonally

Time: Spring and Fall



39. Turn off outside taps in fall / turn on in...



40. Turn off outside taps in fall / turn on in...

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

26. Condition: • Drain stop ineffective

Missing lever to engage the drain plug.

Implication(s): Nuisance | Reduced operability

Location: Second Floor Bathroom

Task: Correct

Time: If necessary



41. Drain stop ineffective

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage in Basement • Storage • Finishes

Fixtures not tested/not in service: • Basement Floor Drain

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • Wood • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • Metal-clad • Vinyl-clad • Garage door - metal • Metal - Clad Glass Insert

Evidence of basement leakage:

- Dehumidifier in basement
- Prior repairs
- Cut / Patched drywall at two feet from the floor

Laundry facilities:

- Washer
- Hot/cold water supply
- Dryer
- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe
- Laundry room



42. *Laundry room*

- Laundry Tub - At Basement

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43. Laundry Tub - At Basement

Kitchen ventilation: • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Observations / Recommendations

CEILINGS \ General notes

27. Condition: • Stains

Minor. May be from past condensation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

Task: Monitor / Repair

Time: Unpredictable

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44. Stains

WALLS \ General notes

28. Condition: • Patched

Drywall all cut at 24 inches in the basement - sign that there was water damage or flood for some reason - further evaluation recommended.

Location: Throughout Basement

Task: Request disclosure / Ask Vendor

Time: Immediate - Before Close

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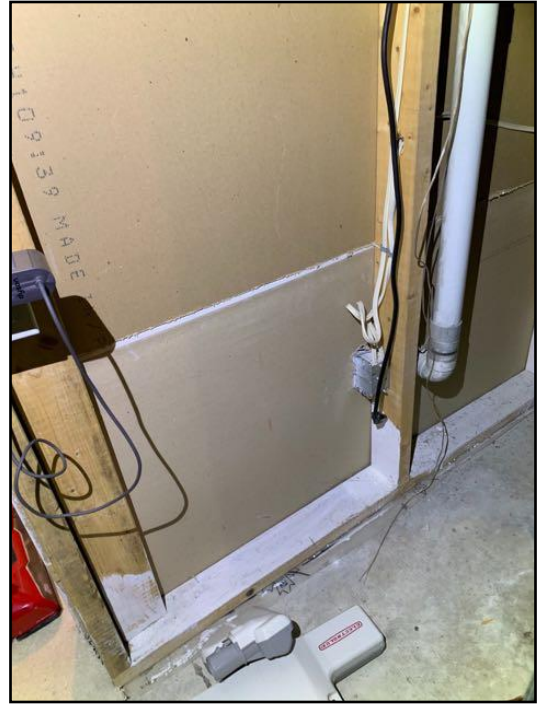
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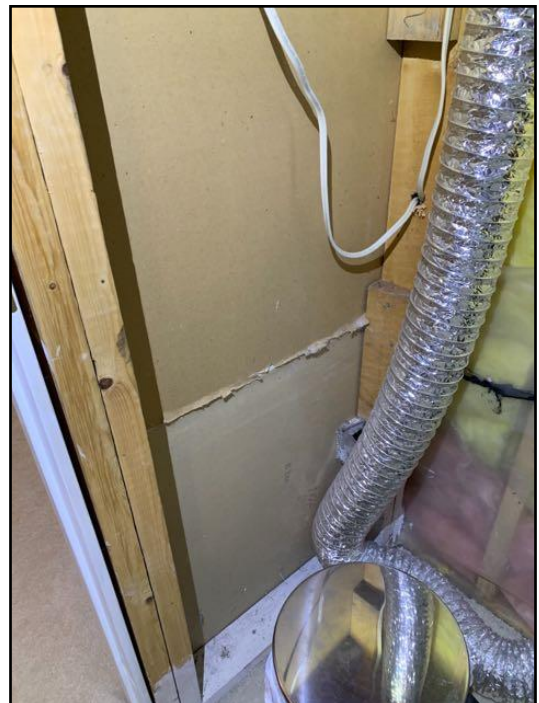
45. Patched



46. Patched



47. Patched



48. Patched

FLOORS \ Ceramic tile, stone, marble, etc

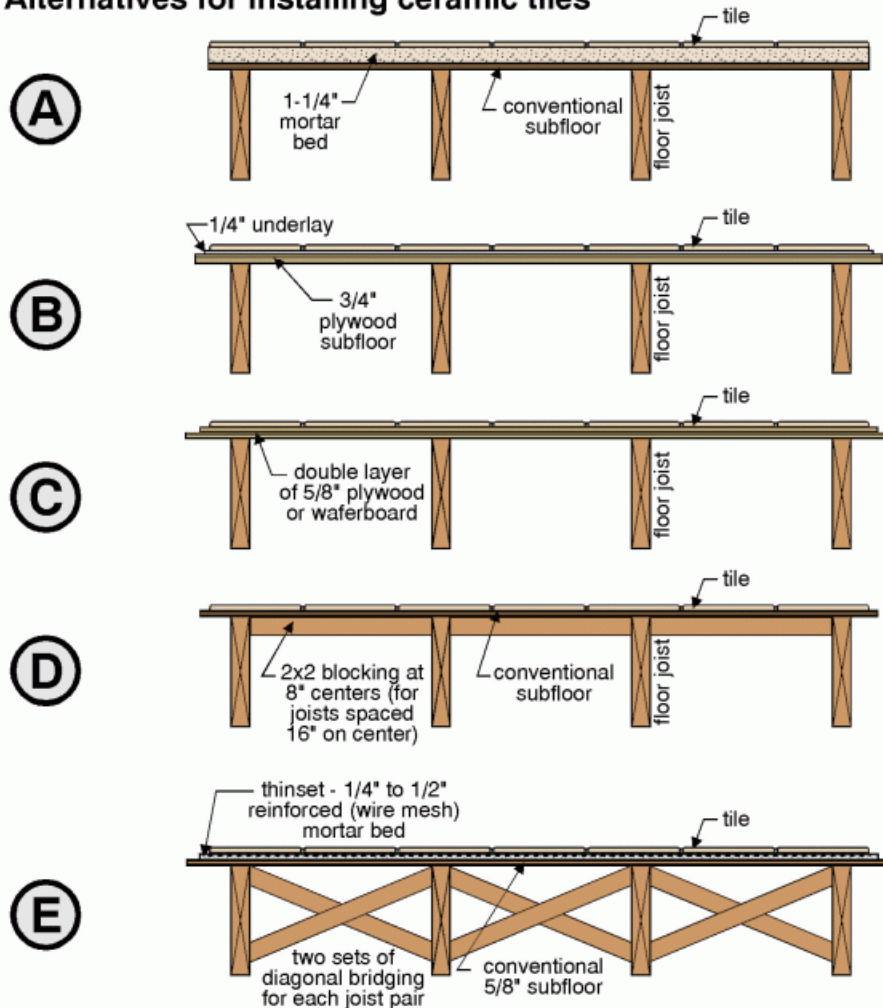
29. Condition: • [Tiles cracked](#)

About 50 % of the kitchen floor tiles are cracked. Replace when needed.

Implication(s): Trip or fall hazard

Location: Kitchen

Alternatives for installing ceramic tiles



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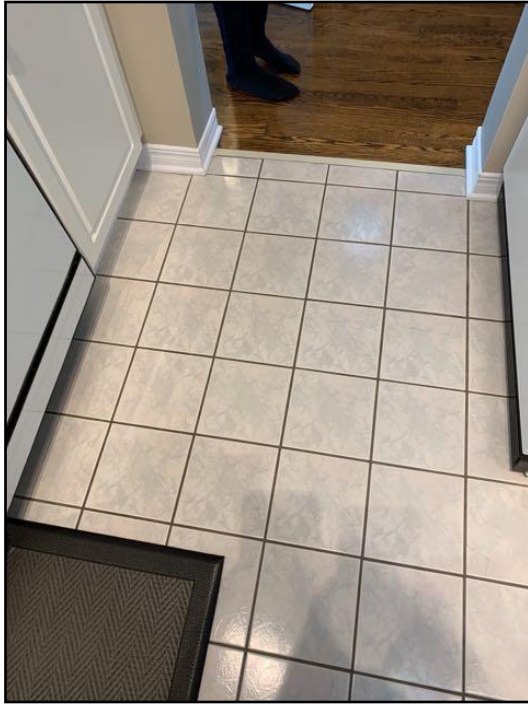
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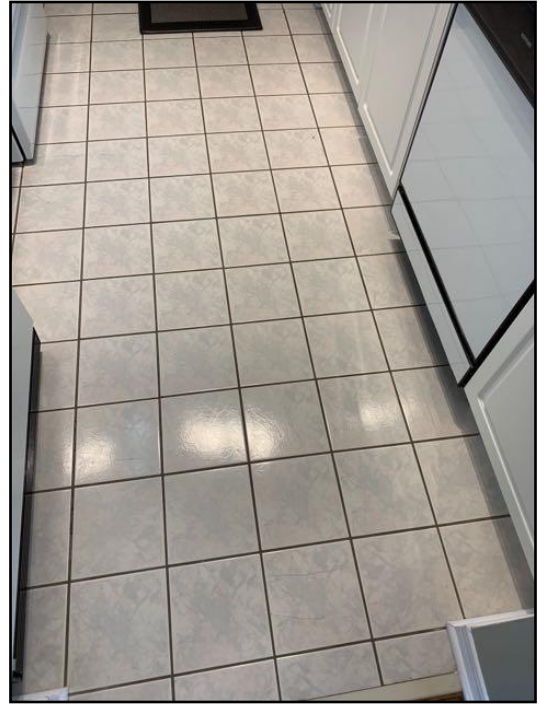
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49. Tiles cracked



50. Tiles cracked

30. Condition: • [Tiles cracked](#)

Various cracked tiles.

Implication(s): Trip or fall hazard

Location: First Floor Foyer

Task: Replace

Time: When necessary

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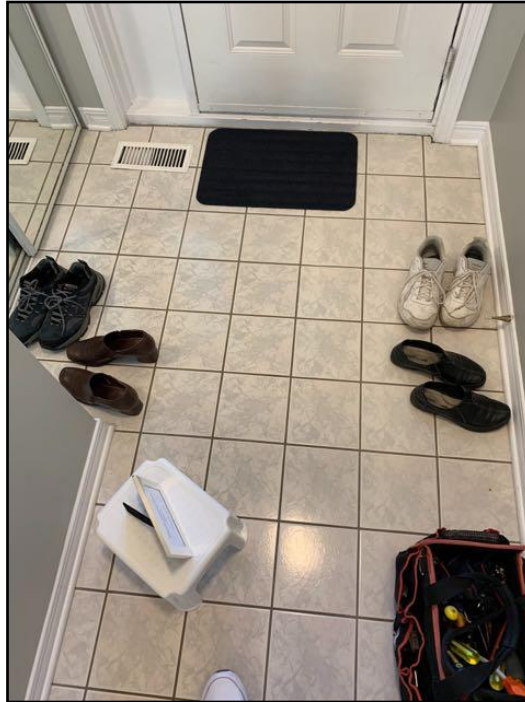
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51. Tiles cracked

WINDOWS \ Glass (glazing)

31. Condition: • [Lost seal on double or triple glazing](#)

Seals broken (water, frost and stains between glass) at no less than one of the double glazed window panes (there may be more). Budget for replacements as needed. Typical life should be about 20 to 25 years.

Implication(s): Shortened life expectancy of material

Location: Various

Task: Replace

Time: Discretionary / If / When necessary



52. Lost seal on double or triple glazing



53. Lost seal on double or triple glazing

Inspection Methods & Limitations

General: • Owner Occupied

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards • Insulation on basement walls • Finishes - Drywall on basement walls • Finishes - Drywall • Insulation on basement ceiling

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Central vacuum systems • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection • Finishes in basement limited Inspection visibility. • Unknown

Garage door: • Functional - Operable

Garage door opener: • Functional

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

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Description

Weather: • Sunny • Clear • Ground was damp • There was rain the day before the inspection. • Light winds

Approximate temperature: • 14°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent • Lockbox

Occupancy: • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 9:30 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Approximate age of home: • 24 years

Approximate date of construction: • 1995

Building type: • Town home

Number of dwelling units: • Single-family

Number of stories: • Two

Number of rooms:

• Cold room.



54. Cold room.

Number of bedrooms: • Three

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Number of bathrooms: • Two

Number of kitchens: • One

Below grade area:

• Basement



55. Basement



56. Basement



57. Basement



58. Basement

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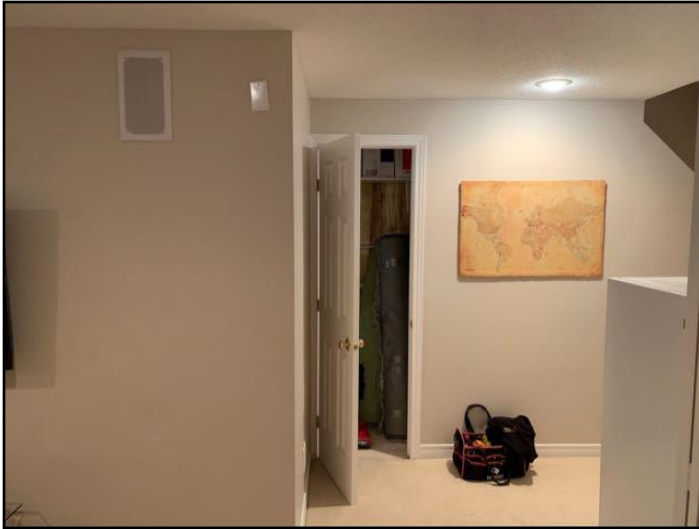
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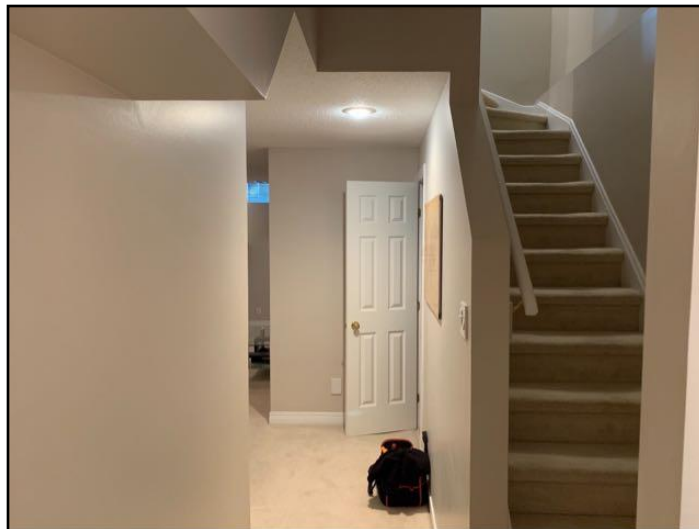
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59. Basement



60. Basement



61. Basement

Garage, carport and outbuildings: • Attached one-car garage

Area: • City

Street type: • Residential

Street surface: • Paved

END OF REPORT

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.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS