

Your Inspection Report

111 Example Street
Ottawa, ON

PREPARED FOR:

JOHN SMITH

INSPECTION DATE:

Saturday, June 12, 2010

PREPARED BY:

Francis Caza



CLOSER VIEW
Home Inspection

Closer View Home Inspection
1891 Dumas Street
Ottawa, ON K1C 1N3

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CLOSER VIEW

Home Inspection

June 16, 2010

Dear John Smith,

RE: Report No. 1058, v.2
111 Example Street
Ottawa, ON

Thank you for choosing Closer View Home Inspection.

Your report starts with The Closer View Bottom Line, a summary of the most important issues we found from a cost and safety standpoint. The rest of your report begins after this section.

The report is divided into nine house systems: roofing, exterior, structure, electrical, heating, cooling, insulation, plumbing, and interior. You can see these systems at the top of every page of your report; click on a system's name to navigate to its section. Illustrations and photos are often included to help you visualize any problems.

At the end of your report, we have included a page entitled "Site Info." This page gives some details about the day of the inspection and the house itself.

Please feel free to contact us with questions about the report or the home itself any time. Our consulting service via telephone is available to you for as long as you own the home.

Thanks again for allowing us to work with you.

Sincerely,

Francis Caza
on behalf of
Closer View Home Inspection

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Note: For the purpose of this report the building is considered to be facing **West**.

Welcome to your home inspection report. This first section, The Closer View Bottom Line, is a summary of potentially significant issues from a cost or safety standpoint. After this section, the rest of the home's systems are discussed.

Exterior

EXTERIOR GLASS \ Frames

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

All the windows require service; the paint on the frames and sashes has deteriorated exposing bare wood to the elements. The front window located in the bedroom has been sealed shut and is not operational.

Implication(s): Material deterioration

Location: Throughout Exterior

Task: Repair

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Lights

Condition: • [Conventional lights in wet areas](#)

This bulb requires a cover, or should be replaced with a proper exterior fixture.

Implication(s): Electric shock | Fire hazard

Location: Exterior Deck

Task: Repair or replace

Time: Immediate



1.

Interior

WINDOWS \ Hardware

Condition: • [Missing](#)

The hardware has been removed, and spray foam seals the window shut.

Implication(s): System inoperative or difficult to operate

Location: Front Second Floor Master Bedroom

Task: Replace

Time: Discretionary



2. Location of missing hardware

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

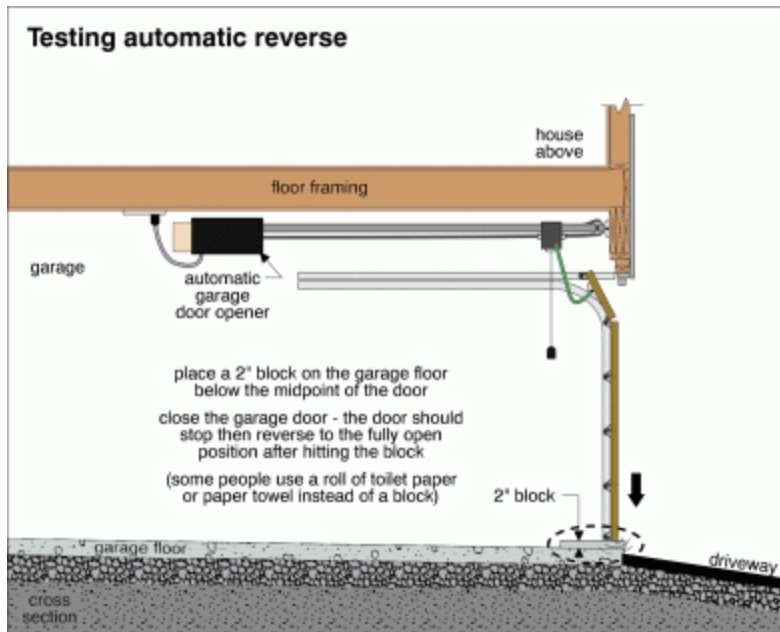
The garage door operator requires adjustment to prevent injury by crushing.

Implication(s): Physical injury

Location: Front First Floor Garage

Task: Correct

Time: Immediate



Click on image to enlarge.



3. Garage door operator

This concludes The Closer View Bottom Line.

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.

ROOFING

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THE CLOSER

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

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Description

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

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Towards house](#)

Wall surfaces - masonry:

• [Brick](#)

Brick is installed on the front of the garage and the first floor walls at the front.

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Retaining wall:

• [Masonry](#)

Located at the front stairs for the planter.

Driveway: • Asphalt

Walkway: • Flagstone

Deck: • Raised • Pressure-treated wood

Porch: • Concrete

Exterior steps: • Concrete

Fence:

• Wood

The poor condition wood fence encloses the rear yard.

Limitations

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • Should discharge 6ft. from home

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

Location: Rear Exterior

Task: Improve

Time: Discretionary

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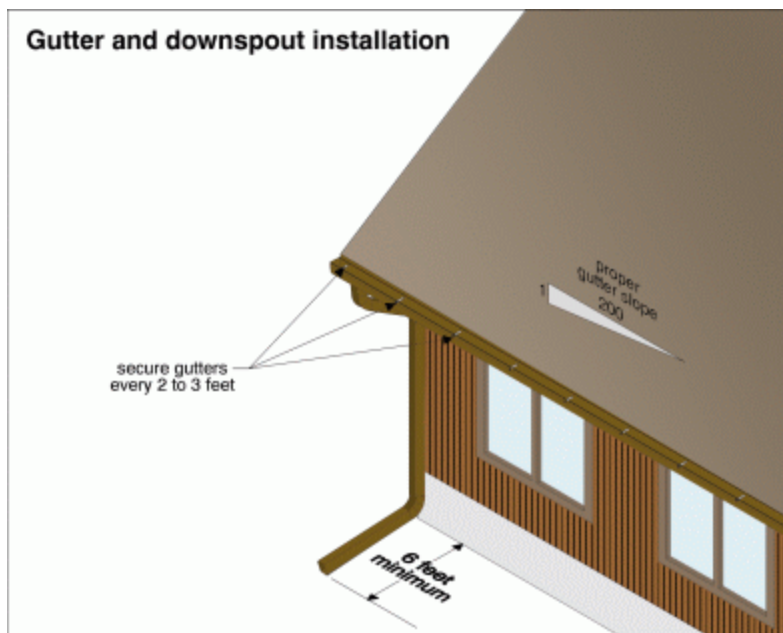
INSULATION

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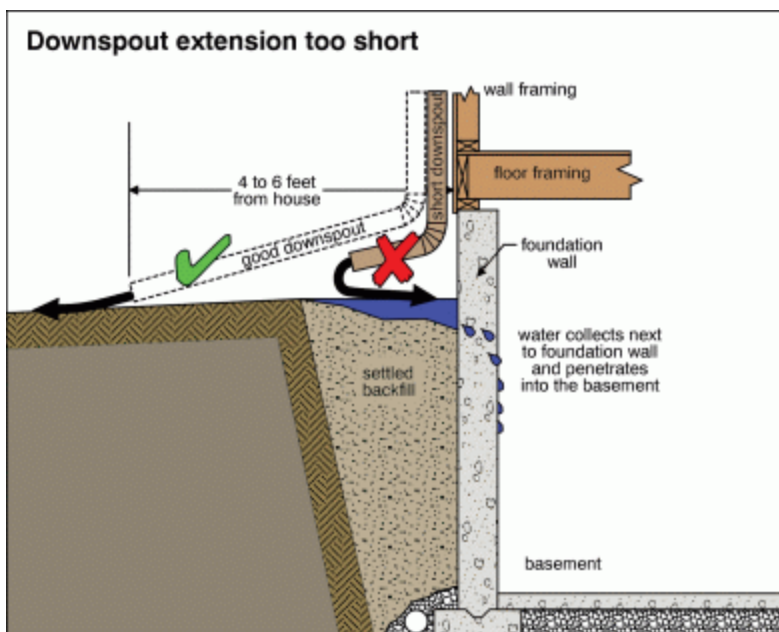
SITE INFO

Gutter and downspout installation



[Click on image to enlarge.](#)

Downspout extension too short



[Click on image to enlarge.](#)

WALLS \ Trim

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

Location: Various Exterior

Task: Correct, and inspect as part of regular maintenance

Time: Less than 1 year

WALLS \ Brick, stone and concrete

Condition: • The steel lintels above the windows are showing signs of rust and should be repainted with a metal paint. It is recommended that the brick lintels be inspected and painted with a rust resistant paint.

Implication(s): Rust staining from dripping water

Location: Front First Floor

Task: Protect

Time: Discretionary and general maintenance



4.

EXTERIOR GLASS \ Frames

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

All the windows require service; the paint on the frames and sashes has deteriorated exposing bare wood to the elements. The front window located in the bedroom has been sealed shut and is not operational.

Implication(s): Material deterioration

Location: Throughout Exterior

Task: Repair

Time: Immediate

DOORS \ Exterior trim

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

The exterior wood trim requires service: scraping, priming, caulking and application of two coats of premium latex paint.

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

Location: Various Exterior

Task: Repair on ongoing basis

Time: as required on an ongoing basis



5.



6.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • [Concrete spalled](#)

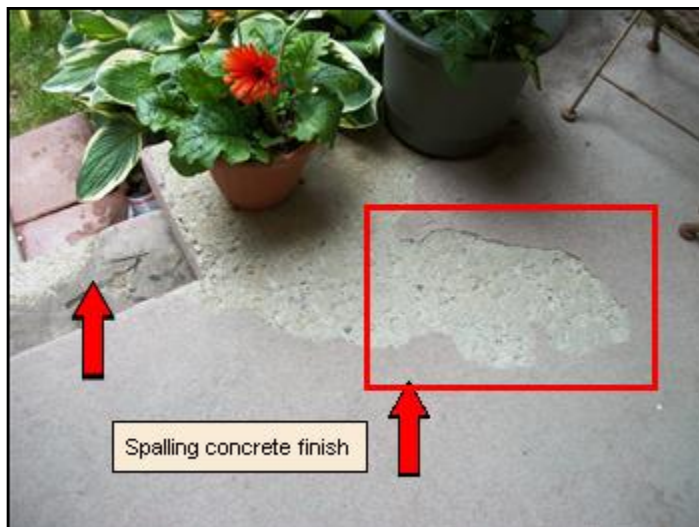
The concrete coating on the front porch has failed and is spalling. This is a common problem with these coatings; proper cleaning and following the manufacturer's instruction is essential for good results.

Implication(s): Cosmetic defects | Material deterioration

Location: Front Exterior

Task: Correct

Time: Discretionary



7.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Spindles too far apart](#)

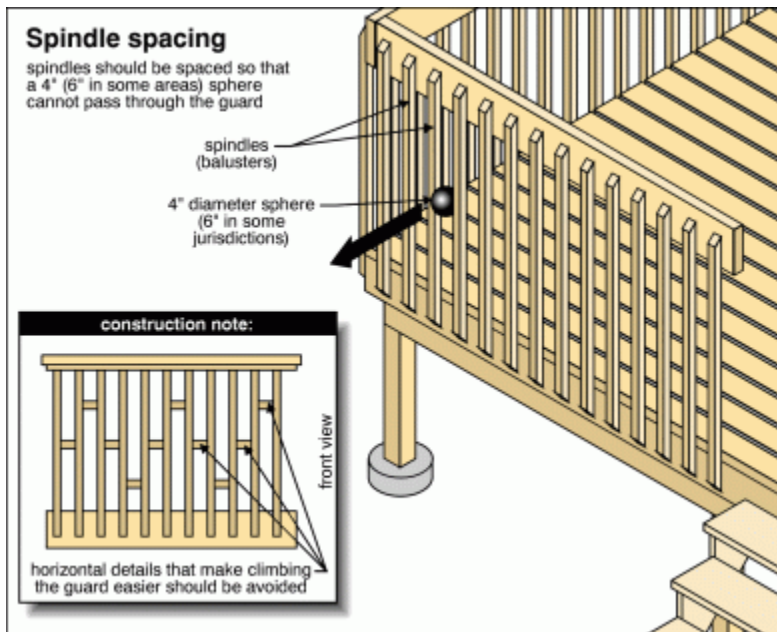
The guardrail on the rear deck is not functional: it is not stable and the spacing is too great.

Implication(s): Fall hazard

Location: Rear First Floor

Task: Correct

Time: Discretionary



LANDSCAPING \ Walk and driveway

Condition: • [Improper slope or drainage](#)

The soil should be graded away from the building to reduce water build up at the foundation wall.

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

Location: Front Rear Exterior

Task: Correct by adding soil and raising the walkway

Time: Discretionary

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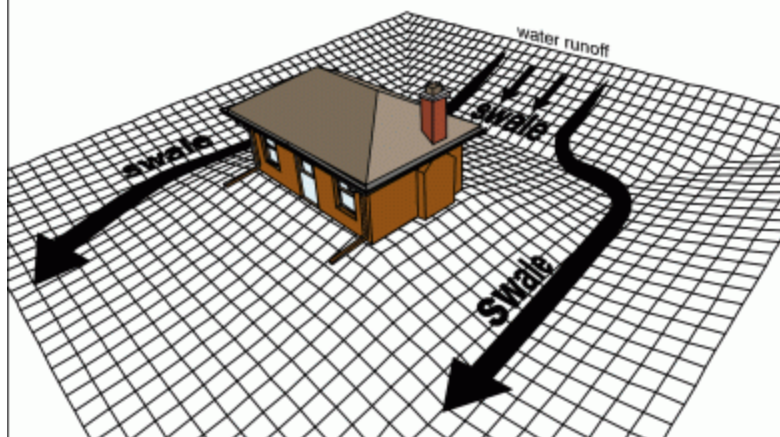
Recommended grading slopes



[Click on image to enlarge.](#)

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)

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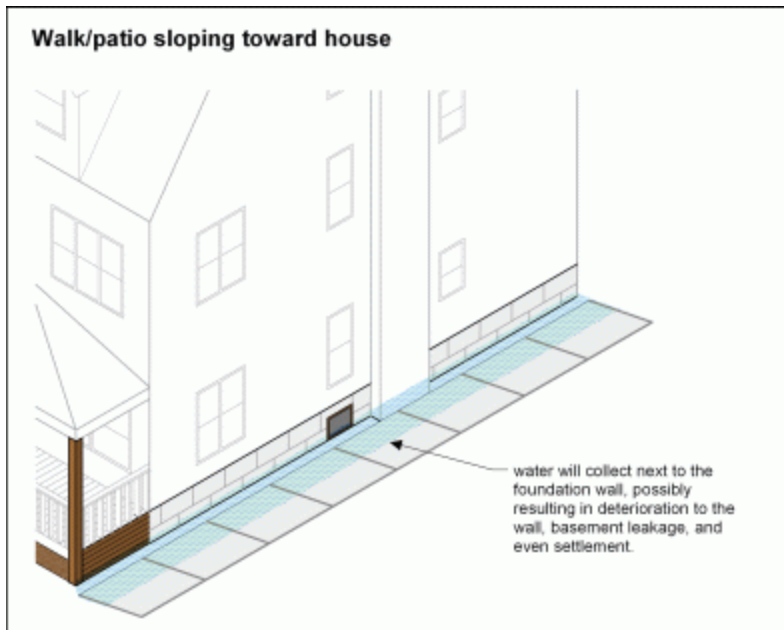
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[Click on image to enlarge.](#)



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STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Trusses](#) • Waferboard sheathing

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

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SITE INFO

Description

Service entrance cable and location: • [Underground copper](#)

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](#)

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

Distribution panel type and location:

• [Breakers - basement](#)

All the breakers are being used. A refrigerator was located in front of the panel.

Distribution wire 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](#) • [GFCI - outside](#) • [GFCI - garage](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

Inspection limited/prevented by: • wires are concealed in the wall behind the drywall

System ground: • Quality of ground not determined

Circuit labels:

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

The circuits were not labelled.

Recommendations

DISTRIBUTION SYSTEM \ Lights

Condition: • [Conventional lights in wet areas](#)

This bulb requires a cover, or should be replaced with a proper exterior fixture.

Implication(s): Electric shock | Fire hazard

Location: Exterior Deck

Task: Repair or replace

Time: Immediate

ELECTRICAL

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9.

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer:

- American Standard
- Mod. AUH2B060A9V3VAB
- Ser. 94665X77G

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

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

Efficiency:

- [High-efficiency](#)
- Rated at 96.8 % efficiency.

Approximate age: • [New](#)

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

Failure probability: • [Low](#)

Main fuel shut off at:

- Meter

The meter and shut off valve are located behind an access panel on the garage wall near the front door.



10.

Auxiliary heat:

- [Electric baseboard heater](#)

Located in the bedroom, below the window.

Fireplace:

- [Gas fireplace](#)

This fireplace uses a combination intake/ exhaust rear wall hood. The metal instruction card is located under the unit. A wall mounted toggle switch controls the fireplace .



11.

Chimney/vent: • [Metal](#) • High temperature plastic

Limitations

Warm weather: • Prevents testing heating effectiveness

Heat exchanger: • Only a small portion visible

Recommendations

FIREPLACE \ General

Condition: • The glass is dirty and requires cleaning, and the area under the unit should be vacuumed.

Implication(s): Poor view of the flame.

Location: Basement Family Room

Task: Clean

Time: Regular maintenance

HEATING

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12.

CHIMNEY AND VENT \ Metal cap

Condition: • The caulking at the junction between the chimney cap and flue flashing requires caulking

Implication(s): Water infiltration, causing damage to contents and structure.

Location: Roof

Task: Correct

Time: Ongoing



13.

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • York

Typical life expectancy: • 10 to 15 years

Failure probability: • [Medium](#)

Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Location: Rear Exterior

Task: Service annually

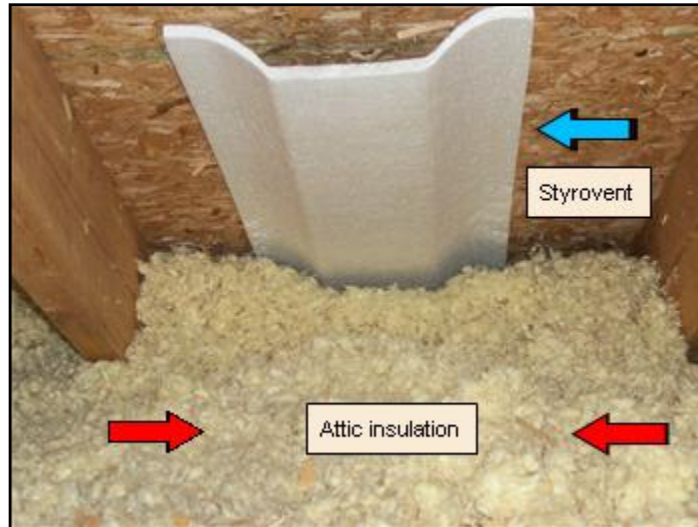
Time: Discretionary

Description

Attic/roof insulation material:

- [Mineral wool](#)

The styrovent keeps the blown insulation from blocking the venting through the soffit.



14. Attic insulation

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • Maxi Vents installed on upper roof

Note: These vents perform well.



15.

- Wall insulation material: • [Glass fiber](#)
- Wall insulation amount/value: • [R-20](#)
- Foundation wall insulation material: • [Glass fiber](#)
- Foundation wall insulation amount/value: • Not determined
- Air/vapor barrier: • [Plastic](#)

Limitations

- Attic inspection performed: • From access hatch
- Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Hatch

- Condition: • [Not weatherstripped](#)

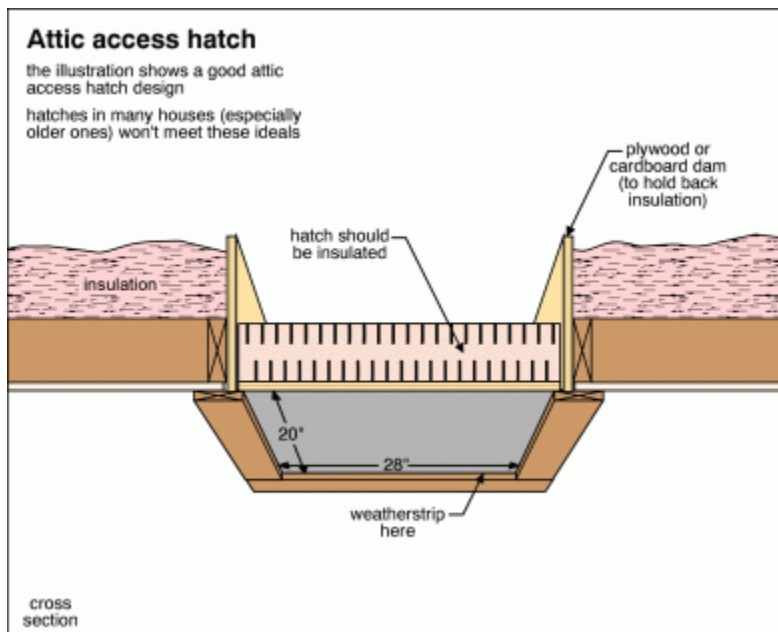
The foam weatherstrip on the attic hatch required replacement

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Second Floor Master Bedroom

Task: Replace

Time: Discretionary



[Click on image to enlarge.](#)

INSULATION AND VENTILATION

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16.



17.

Description

Water supply source: • Public

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

Supply piping in house: • [Copper](#) • [Plastic](#)

Main water shut off valve at the:

• Front of the basement

The water meter is located at the front of the basement.



18. Water meter with sewer clean out

Water flow (pressure): • [Functional](#)

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

Water heater type:

• [Conventional](#)

The hot water tank is located next to the furnace.



19.

• Rental

Tank capacity: • 50 gallons

Water heater approximate age: • 1 year

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Public](#)

Waste piping in house: • [ABS plastic](#)

Floor drain location: • Near laundry area

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Recommendations

WATER HEATER \ Life expectancy

Condition: • [Low failure probability](#)

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

The faucet plate screws should be tightened and silicone caulking should be applied.

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Correct

Time: Regular maintenance



20.

FIXTURES AND FAUCETS \ Toilet

Condition: • The toilets are older 13 litre models and require service, newer models consumer 6 litre per flush, and City rebates may be available if the toilets are replaced. The washers on the fill mechanism leak and should be replaced.

Implication(s): Higher consumption of water.

Location: First Floor Second Floor Bathroom

Task: Repair or replace

Time: Discretionary

Description

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#) • [Concrete](#)

Major wall finishes: • [Gypsum board](#)

Major ceiling finishes: • [Gypsum board](#)

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

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Metal](#) • Garage door - metal

Doors: • Inspected

Party walls: • [Wood frame](#)

Range fuel: • Electricity

Appliances:

- Refrigerator
- Range hood
- Dishwasher
- Microwave oven
- Central vacuum

The house is roughed in for a central vac system, with the end of the pipe located at the ceiling above the electrical panel.

- Door bell

Laundry facilities: • floor drain

Laundry facilities:

- Washer
- Laundry tub
- Hot/cold water supply
- Dryer
- Vented to outside

The dryer vent pipe travels quite far from the laundry room to the garage, up the wall and vents into the soffit near the front door.

INTERIOR

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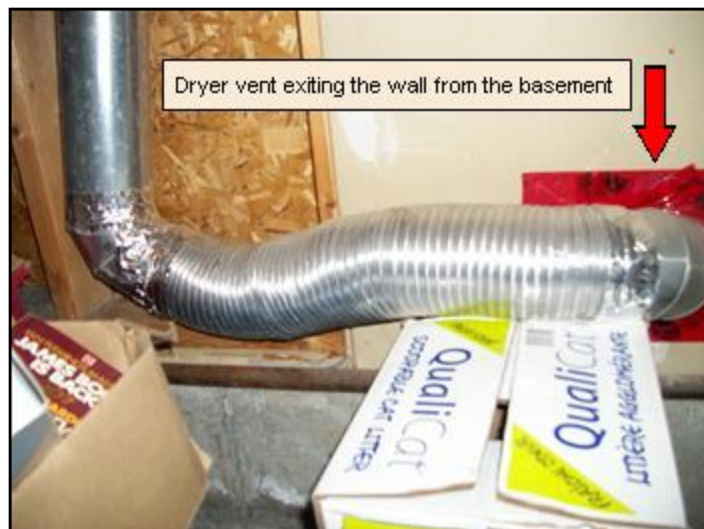
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21.

- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

22.

Stairs and railings: • Inspected

Limitations

Not included as part of a home inspection: • smoke detectors

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Appliances

Recommendations

WINDOWS \ Hardware

Condition: • [Missing](#)

The hardware has been removed, and spray foam seals the window shut.

Implication(s): System inoperative or difficult to operate

Location: Front Second Floor Master Bedroom

Task: Replace

Time: Discretionary



23. Location of missing hardware

CARPENTRY \ Countertops

Condition: • [Damage, stained](#)

The joints on the kitchen cabinet are starting to swell; to avoid further damage seal with clear silicone caulking.

Implication(s): Cosmetic defects | Hygiene issue

Location: Kitchen

Task: Repair

Time: Discretionary

STAIRS \ Handrails

Condition: • [Loose](#)

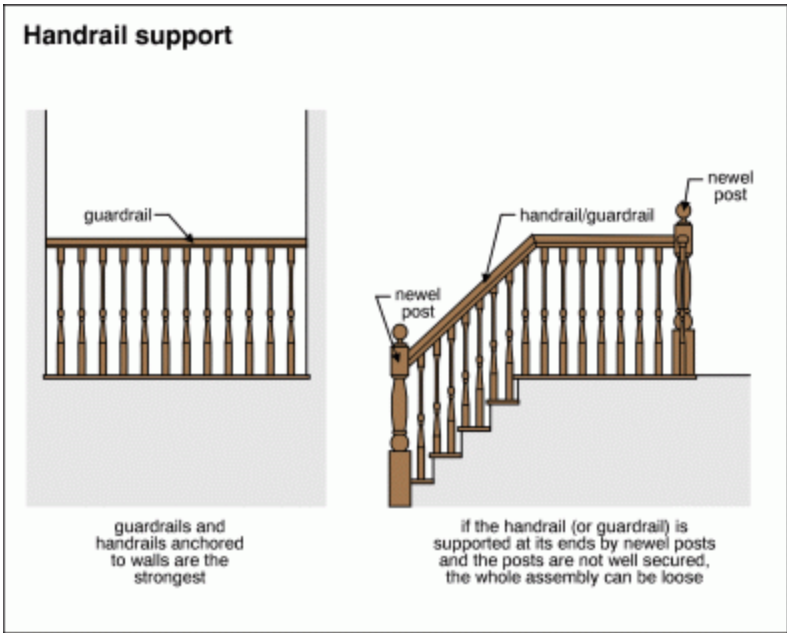
The newel post at the bottom of the staircase leading to the basement is loose and should be repaired ASAP.

Implication(s): Fall hazard

Location: Various Basement Family Room

Task: Correct

Time: Discretionary



[Click on image to enlarge.](#)



24.

GARAGE \ Vehicle doors

Condition: • [Rusted or dented](#)

The bottom edge of the original garage door is rusting; the door life could be extended by reinforcing the edge and painting with a rust resistant paint.

Implication(s): Material deterioration

Location: Front Exterior First Floor Garage

Task: Repair

Time: Discretionary

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

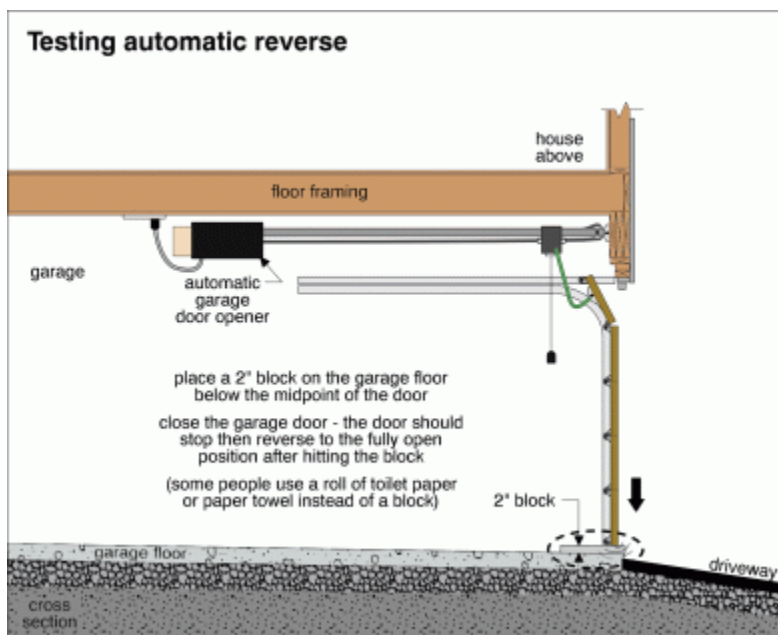
The garage door operator requires adjustment to prevent injury by crushing.

Implication(s): Physical injury

Location: Front First Floor Garage

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



25. Garage door operator

EXHAUST FANS \ Exhaust fan

Condition: • [Noisy](#)

The Bathroom exhaust fans seem to be original and are nearing their useable life span. The motors require maintenance; cleaning and lubrication at a minimum. If this is not successful the motors could probably be replaced or the entire unit changed.

Implication(s): Reduced system life expectancy | Equipment failure

Location: First Floor Second Floor Bathroom

Task: Correct

Time: Discretionary, Regular maintenance

EXHAUST FANS \ Kitchen exhaust system

Condition: • Not vented to exterior

The kitchen exhaust fan is relatively new but it is not vented to the exterior.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First Floor Kitchen

Task: Replace

Time: Discretionary

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Weather: • Cloudy • Ground was damp • Light winds

Approximate temperature: • 20°

Attendees: • Buyer • Buyer's Agent

Access to Home Provided by: • Buyer's agent

Occupancy: • There was no one home during the inspection. • 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 and end time: • The inspection started at 2:00 p.m. • The inspection ended at 5:00 p.m.

Approximate date of construction: • 1993

Building type: • Town home

Number of stories: • Two

Number of bedrooms: • Three

Number of bathrooms: • 2

Below grade area: • Basement

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

END OF REPORT