

YOUR Inspection Report

Do it right the first time

FOR THE PROPERTY AT:

1368 Labrie Avenue
Ottawa, ON K1B 3M1

PREPARED FOR:

CARINA GUZMAN

INSPECTION DATE:

Saturday, May 23, 2020

PREPARED BY:

Michael Debroy



Overall Inspections
1542 Payette Dr
Orleans, ON K1E1S9

613-223-8904

michaeldebroy.com
mdebroy@icloud.com

May 23, 2020

Dear Carina Guzman,

RE: Report No. 1202
1368 Labrie Avenue
Ottawa, ON
K1B 3M1

Thanks very much for choosing Overall Inspection to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

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

The report has been prepared for the exclusive use of 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 us to perform your home inspection.

Sincerely,

Michael Debroy
on behalf of
Overall Inspections

Overall Inspections
1542 Payette Dr
Orleans, ON K1E1S9
613-223-8904
michaeldebroy.com
mdebroy@icloud.com

INVOICE

May 23, 2020

Client: Carina Guzman

Report No. 1202

For inspection at:

1368 Labrie Avenue

Ottawa, ON

K1B 3M1

on: Saturday, May 23, 2020

	\$600.00
HST	\$78.00
Total	<u>\$678.00</u>

PAID IN FULL - THANK YOU!

Overall Inspections
1542 Payette Dr
Orleans, ON K1E1S9
613-223-8904
michaeldebroy.com
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SUMMARY

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a 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

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Coach House: Flashing between the roofs should be sealed to prevent water penetration.

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

Location: Right Side Exterior

Task: Repair

Time: Immediate

Exterior

WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

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

Location: Right side Exterior Wall

Task: Repair

WALLS \ EIFS (Exterior Insulation and Finishing System)

Condition: • [Mechanical damage](#)

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

Location: Front

Task: Repair

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Poorly built

Posts that are over 5 ft 10 in. height have to be built using 6x6 posts and cemented in place.

Implication(s): Weakened structure

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Stair run too small or not uniform](#)

Stairs have an outward slope.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair or replace

Time: Immediate

SUMMARY

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Stair rise too big or not uniform](#)

Step too high.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair or replace

Time: Immediate

Condition: • [Stair rise too big or not uniform](#)

Bottom of stringer missing, railing missing.

Implication(s): Trip or fall hazard

Location: Rear

Task: Repair or replace

Time: Immediate

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

Condition: • [Openings between spindles \(balusters\) too large](#)

Implication(s): Fall hazard

Location: Front Exterior

Task: Repair or replace

Time: Immediate

LANDSCAPING \ Driveway

Condition: • [Uneven \(trip hazard\)](#)

Broken standpipe Safety issue.

Implication(s): Physical injury

Location: Front Exterior, laneway

Task: Repair

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Further investigation is recommended to determine cause of rust present on the electrical panels. Recommend to inspect with ESA.

Implication(s): Electric shock | Fire hazard

Location: Unit#1 Living Room

Task: Improve

Time: Immediate

Condition: • [Openings in panel](#)

Black tape should be replaced with a proper anti shock cap.

Implication(s): Electric shock | Fire hazard

Location: Unit#1 Living Room

Task: Improve

SUMMARY

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Immediate

Condition: • Inappropriate panel screws.

Location: Unit#1 Living Room

Task: Replace

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Not well secured](#)

Grounding wire should be reconnected to copper pipe. Safety issue.

Implication(s): Electric shock | Fire hazard

Location: Unit#1 Living Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Too close to/touching duct, pipe, vent or chimney](#)

Wires should not be touching duct, insulation can be placed between the wire and duct.

Implication(s): Electric shock | Fire hazard

Location: Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Unit#2 Bedroom

Task: Repair

Time: Immediate

Condition: • [Open hot](#)

Implication(s): Electric shock

Location: First Floor Bedroom

Task: Repair

Time: Immediate

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

GFCI in kitchen and bathroom are on same circuit, recommend to replace the one in the kitchen with a regulator receptacle.

Implication(s): Electric shock

Location: Unit#3

Task: Improve

Time: Immediate

Condition: • Wrong install

Missing a receptacle box.

SUMMARY

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Report No. 1202

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Bedroom

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Receptacle needs a cover plate

Implication(s): Electric shock

Location: Kitchen

Task: Improve

Time: Immediate

Condition: • For switch is damaged

Implication(s): Electric shock

Location: Unit#2

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • [None](#)

Recommend to install.

Implication(s): Fire hazard

Location: Unit#1

Task: Improve

Time: Immediate

Condition: • [Inoperative](#)

Not Working property.

Implication(s): Fire hazard

Location: Unit#3

Task: Improve

Time: Immediate

Condition: • Old

Replace

Implication(s): Life safety hazard

Location: Unit#

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • None observed

Implication(s): Health hazard

Location: Unit#1,2,3 Coach house

Task: Improve

Time: Immediate

SUMMARY

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Report No. 1202

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Heating

FURNACE \ Cabinet

Condition: • [Rust](#)

Possible condensation leak inside furnace. Recommend to have an HVAC company further inspect.

Implication(s): Material deterioration | Reduced system life expectancy

Location: Furnace Room

Task: Further evaluation

Time: Immediate

FURNACE \ Ducts, registers and grilles

Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort

Location: Various Unit#1,2

Task: Replace

Time: Immediate

GAS FURNACE \ Venting system

Condition: • [Poor connections](#)

Vent pipe located under front deck, relocate away from deck.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Furnace Room

Task: Improve

Time: Immediate

Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Leaking](#)

Recommend to have a plumber to inspect and repair.

Implication(s): Chance of damage to finishes

Location: Furnace Room

Task: Improve

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

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

Replace caulking around tub

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

Location: Unit#

Task: Replace

Time: Immediate

SUMMARY

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Report No. 1202

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Tiles missing](#)

Implication(s): Trip or fall hazard

Location: Unit#2 Kitchen

Task: Repair

WINDOWS \ Storms and screens

Condition: • [Loose](#)

Window screen bent

Implication(s): Chance of pests entering building

Location: Unit#3

Task: Repair

Time: Immediate

WINDOWS \ Means of egress/escape

Condition: • [Too small](#)

The windows are too small for egress.

Implication(s): Restricted emergency exits

Location: Various Unit#1

Task: Further evaluation

Time: Immediate

DOORS \ Doors and frames

Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Unit#2

Task: Repair

Time: Immediate

CARPENTRY \ Cabinets

Condition: • [Pieces missing or loose](#)

Door missing

Implication(s): Damage or physical injury due to falling materials

Location: Unit#2

Task: Repair

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Recommend to have a railing installed (Safety Issue)

Implication(s): Fall hazard

Location: Unit#1

Task: Improve

Time: Immediate

SUMMARY

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Report No. 1202

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FIRE EGRESS \ General notes

Condition: • Illegal Suite:

With lack of relevant documentation, my observations regarding the units are:

Basement apartment - non egress as there is only one exit.

Heating is not separate for unit 1 and 2, as code today states you should have separate heating source per unit.

Recommend looking into rules and regulations regarding coach houses.

Implication(s): Occupancy permit being revoked

Task: Further evaluation

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.

[Home Improvement - ballpark costs](#)

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General:

- hip
Coach House
- Gable

The home is considered to face: • East

Sloped roofing material:

- [Asphalt shingles](#)
Coach House
- [Asphalt shingles](#)
Coach House
- [Modified bitumen membrane](#)
On rear of Coach House.

Approximate age:

- Near end of life expectancy
On out building.



1. Near end of life expectancy

- 5-10 years
By the real estate person.
- 15-20 years
On coach house

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



2. 15-20 years

Limitations

General: • It is not a recommended practice to climb up on any roofs unless done in accordance to Occupation and Health and Safety Regulations of Ontario. This requires fall protection to be in place once you let go of the ladder, including anchor points established by the manufacturers instructions and listed for such use.

Inspection performed: • From the ground

Observation/Deficiency

SLOPED ROOF FLASHINGS \ Roof/wall flashings

1. **Condition:** • [Damage, loose, open seams, patched](#)

Coach House: Flashing between the roofs should be sealed to prevent water penetration.

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

Location: Right Side Exterior

Task: Repair

Time: Immediate

ROOFING

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Damage, loose, open seams, patched

EXTERIOR

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Away from building](#)

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

Wall surfaces and trim: • [Vinyl siding](#) • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Driveway: • Asphalt • Gravel

Walkway: • Asphalt

Porch: • Wood • Pressure treated wood

Exterior steps: • Wood

Observation/Deficiency

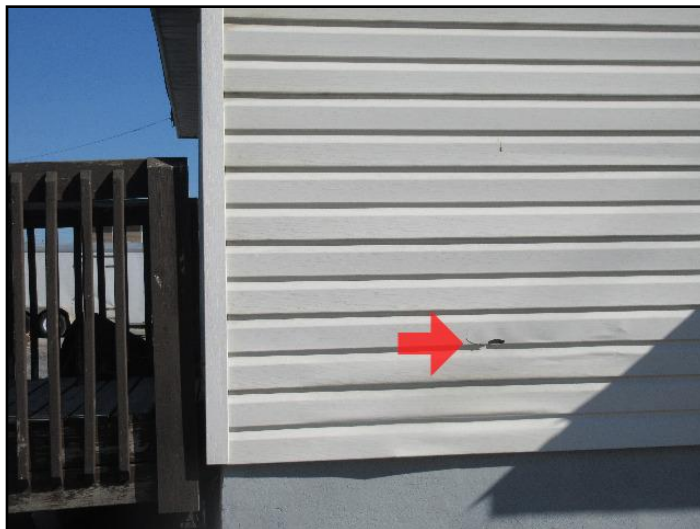
WALLS \ Vinyl siding

2. Condition: • [Mechanical damage](#)

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

Location: Right side Exterior Wall

Task: Repair



4. Mechanical damage

WALLS \ EIFS (Exterior Insulation and Finishing System)

3. Condition: • [Mechanical damage](#)

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

Location: Front

Task: Repair

Time: Immediate

EXTERIOR

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5. Mechanical damage, coach house

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

4. **Condition:** • Poorly built

Posts that are over 5 ft 10 in. height have to be built using 6x6 posts and cemented in place.

Implication(s): Weakened structure

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate



6. Poorly built

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

5. **Condition:** • [Stair run too small or not uniform](#)

Stairs have an outward slope.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair or replace

Time: Immediate



7. Stair run too small or not uniform

6. Condition: • [Stair rise too big or not uniform](#)

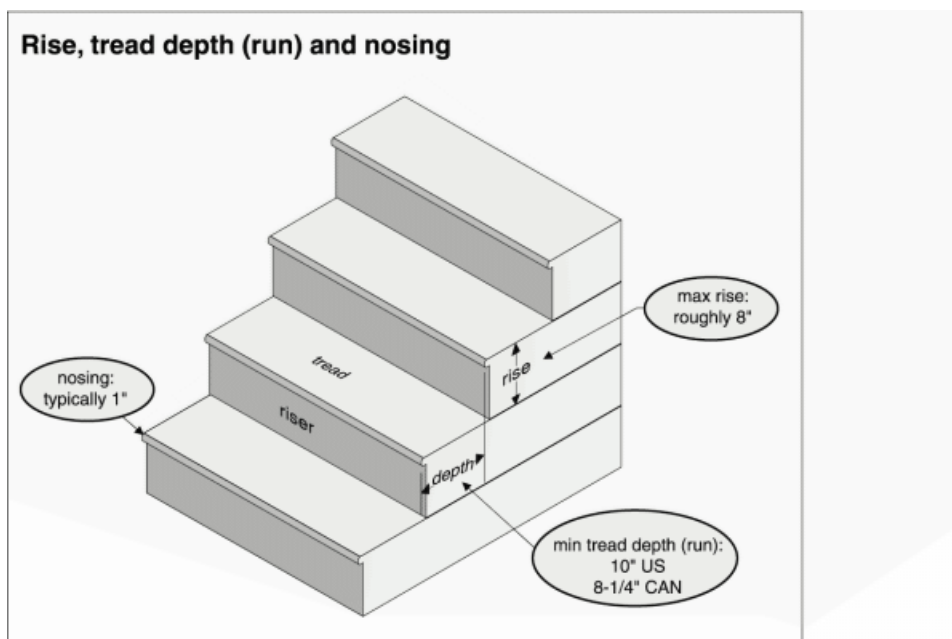
Step too high.

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair or replace

Time: Immediate



EXTERIOR

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8. Stair rise too big or not uniform

7. Condition: • [Stair rise too big or not uniform](#)

Bottom of stringer missing, railing missing.

Implication(s): Trip or fall hazard

Location: Rear

Task: Repair or replace

Time: Immediate



9. Stair rise too big or not uniform

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

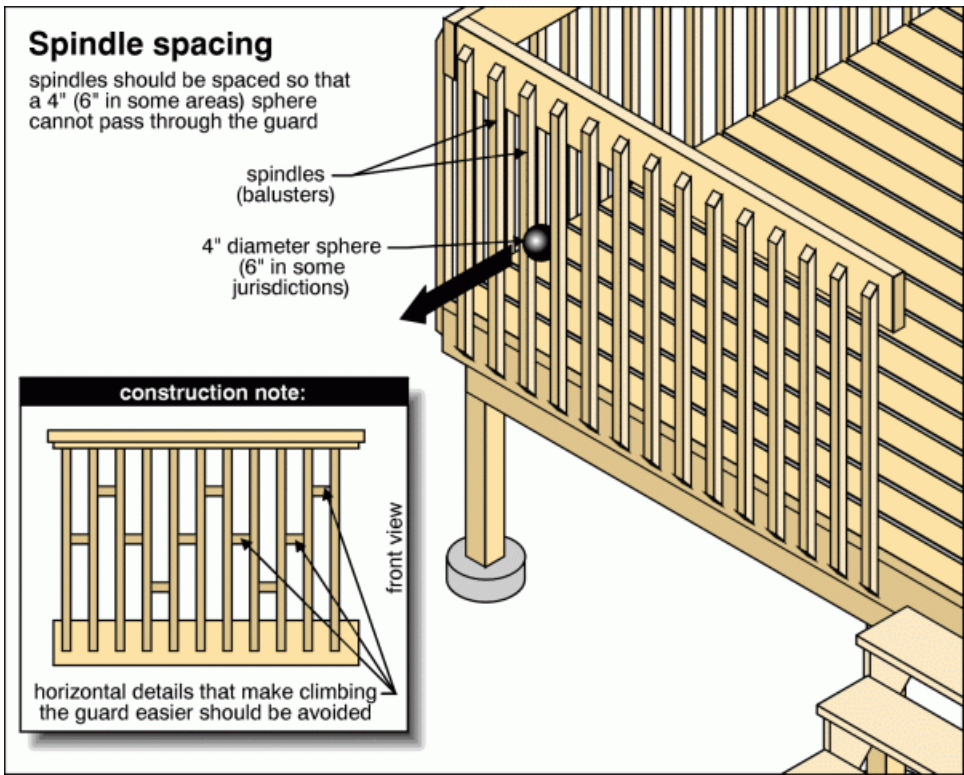
8. Condition: • [Openings between spindles \(balusters\) too large](#)

Implication(s): Fall hazard

Location: Front Exterior

Task: Repair or replace

Time: Immediate



10. Openings too wide

LANDSCAPING \ Driveway

9. Condition: • [Uneven \(trip hazard\)](#)

Broken standpipe Safety issue.

Implication(s): Physical injury

Location: Front Exterior, laneway

EXTERIOR

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Repair

Time: Immediate



11. *Uneven (trip hazard)*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General: • At this present time the foundation is not leaking and is a well-performing foundation meeting basic requirements.

Configuration: • [Basement](#)

Foundation material: • Not visible

Exterior wall construction: • Not visible

Description

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

Main disconnect/service box rating: • [200 Amps](#)

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

System grounding material and type: • Not Visible

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [200 Amps](#)

Auxiliary panel (subpanel) rating: • [60 Amps](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

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

Observation/Deficiency

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

10. Condition: • [Rust or water in panel](#)

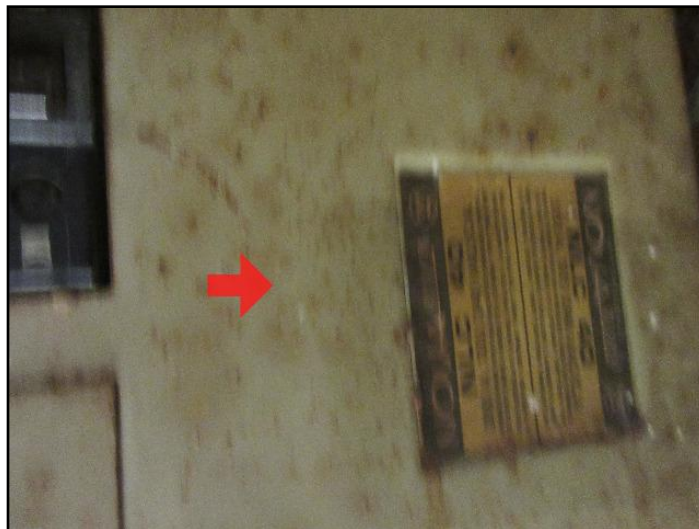
Further investigation is recommended to determine cause of rust present on the electrical panels. Recommend to inspect with ESA.

Implication(s): Electric shock | Fire hazard

Location: Unit#1 Living Room

Task: Improve

Time: Immediate



12. Rust in panel

11. Condition: • [Openings in panel](#)

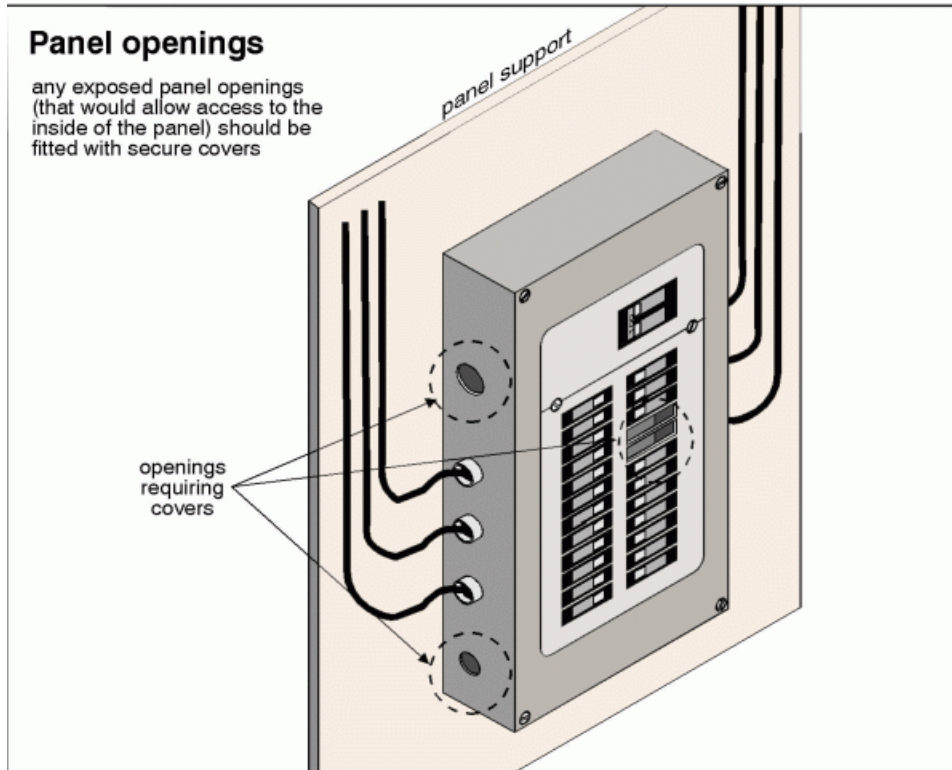
Black tape should be replaced with a proper anti shock cap.

Implication(s): Electric shock | Fire hazard

Location: Unit#1 Living Room

Task: Improve

Time: Immediate



13. Openings in panel

12. **Condition:** • Inappropriate panel screws.

Location: Unit#1 Living Room

Task: Replace

Time: Immediate



14. Inappropriate panel screws.

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

13. Condition: • [Not well secured](#)

Grounding wire should be reconnected to copper pipe. Safety issue.

Implication(s): Electric shock | Fire hazard

Location: Unit#1 Living Room

Task: Improve

Time: Immediate



15. Not well secured

DISTRIBUTION SYSTEM \ Wiring - installation

14. Condition: • [Too close to/touching duct, pipe, vent or chimney](#)

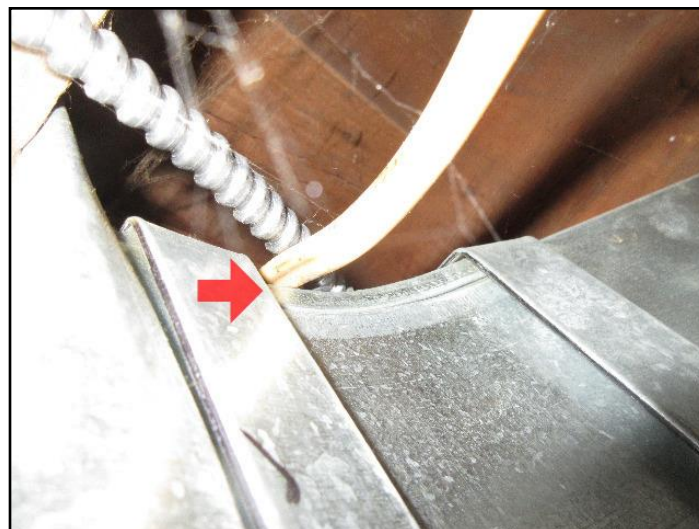
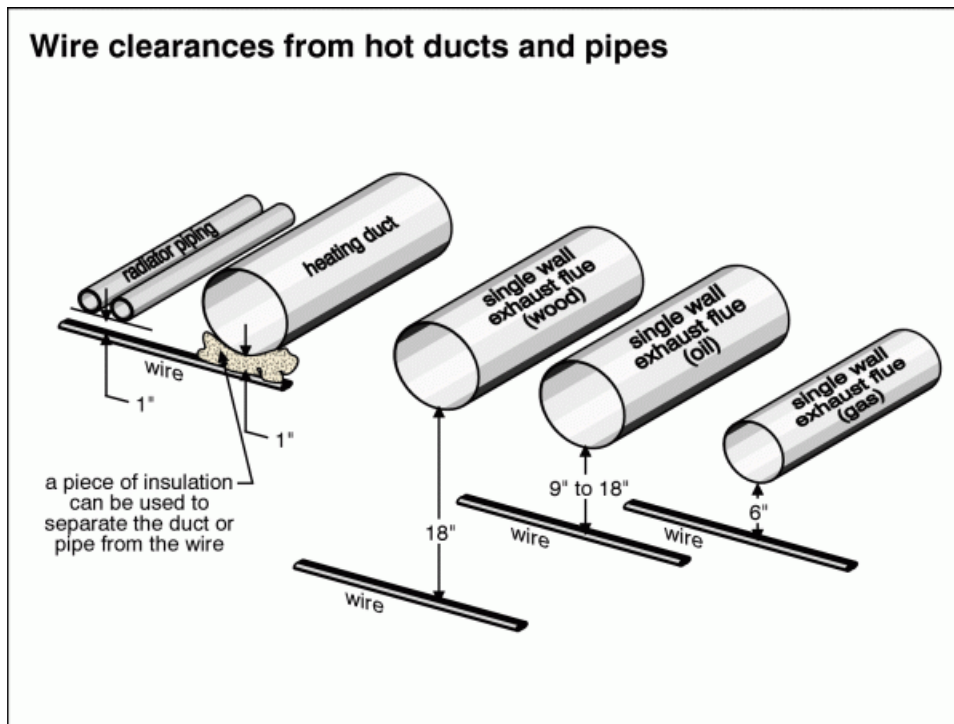
Wires should not be touching duct, insulation can be placed between the wire and duct.

Implication(s): Electric shock | Fire hazard

Location: Furnace Room

Task: Improve

Time: Immediate



16. Too close to/touching duct, pipe, vent or...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

15. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Unit#2 Bedroom

Task: Repair

Time: Immediate



17. *Damage*

16. Condition: • [Open hot](#)

Implication(s): Electric shock

Location: First Floor Bedroom

Task: Repair

Time: Immediate



18. *Open hot*

17. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

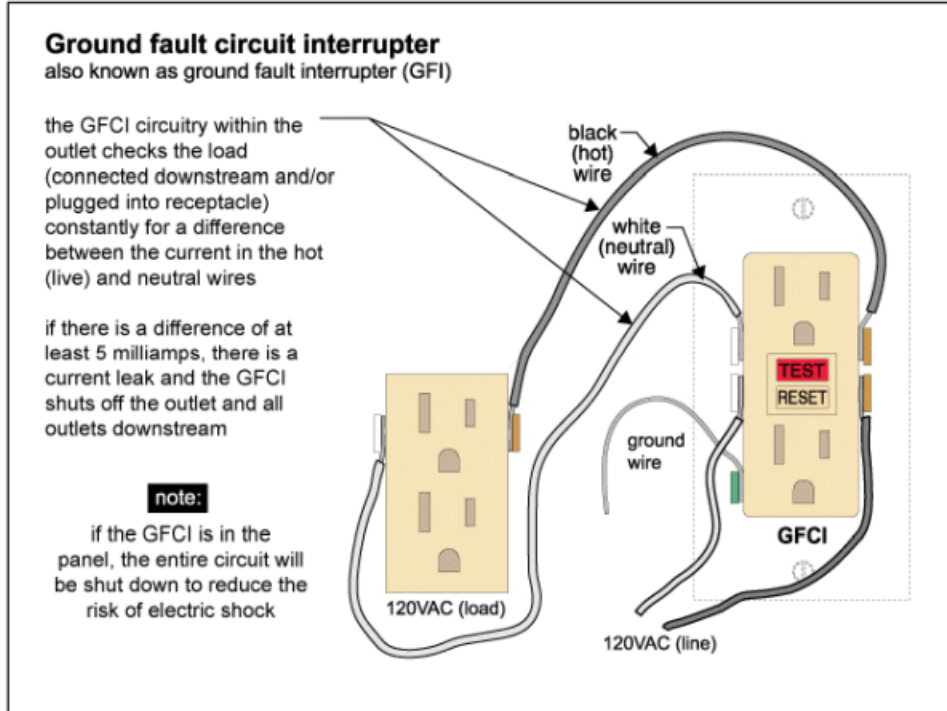
GFCI in kitchen and bathroom are on same circuit, recommend to replace the one in the kitchen with a regulator receptacle.

Implication(s): Electric shock

Location: Unit#3

Task: Improve

Time: Immediate



18. Condition: • Wrong install

Missing a receptacle box.

Location: Bedroom

Task: Improve

Time: Immediate



19. Wrong install (coach house)

DISTRIBUTION SYSTEM \ Cover plates

19. Condition: • [Missing](#)

Receptacle needs a cover plate

Implication(s): Electric shock

Location: Kitchen

Task: Improve

Time: Immediate



20. Missing (coach house)

20. Condition: • For switch is damaged

Implication(s): Electric shock

Location: Unit#2

Task: Replace

Time: Immediate



21. cover plate broken

21. Condition: • For switch is missing

Implication(s): Electric shock

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

22. Condition: • [None](#)

Recommend to install.

Implication(s): Fire hazard

Location: Unit#1

Task: Improve

Time: Immediate

23. Condition: • [Inoperative](#)

Not Working property.

Implication(s): Fire hazard

Location: Unit#3

Task: Improve

Time: Immediate



22. Inoperative

24. Condition: • Old

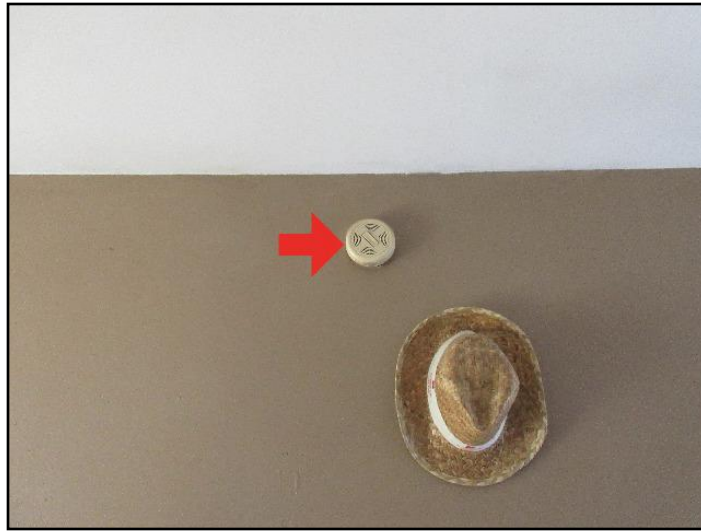
Replace

Implication(s): Life safety hazard

Location: Unit#

Task: Replace

Time: Immediate



23. Old

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

25. Condition: • None observed

Implication(s): Health hazard

Location: Unit#1,2,3 Coach house

Task: Improve

Time: Immediate

HEATING

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type:

- [Furnace](#)
 - Electric baseboard heaters
- In unit #2

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Goodman
- Model number: GMV90905CXA Serial number: 0507785170

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

Approximate age: • [16 years](#)

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

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic • ABS plastic

Mechanical ventilation system for building: • None

Location of the thermostat for the heating system: • Hallway

Observation/Deficiency

FURNACE \ Cabinet

26. Condition: • [Rust](#)

Possible condensation leak inside furnace. Recommend to have an HVAC company further inspect.

Implication(s): Material deterioration | Reduced system life expectancy

Location: Furnace Room

Task: Further evaluation

Time: Immediate



24. Rust

HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FURNACE \ Ducts, registers and grilles

27. Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort

Location: Various Unit#1,2

Task: Replace

Time: Immediate



25. Missing

GAS FURNACE \ Venting system

28. Condition: • [Poor connections](#)

Vent pipe located under front deck, relocate away from deck.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Furnace Room

Task: Improve

Time: Immediate



26. Poor connections

COOLING & HEAT PUMP

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Manufacturer:

• Plate missing

Model number: 24ACA324A300 *Serial number:* 1406E29797

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • Not determined • Blank plate.

Location of the thermostat for the cooling system: • Hallway

Condensate system: • Discharges into floor drain

INSULATION AND VENTILATION

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

ROOFING

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INTERIOR

REFERENCE

Description

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

Limitations

Inspection prevented by no access to: • Attic

Description

Water supply source: • Public
Service piping into building: • [Copper](#)
Supply piping in building: • PEX (cross-linked Polyethylene)
Main water shut off valve at the: • Basement
Water heater type: • [Induced draft](#)
Water heater location: • Furnace room
Water heater fuel/energy source: • [Gas](#)
Water heater manufacturer: • Giant
Waste disposal system: • [Public](#)
Waste and vent piping in building: • [Plastic](#)
Floor drain location: • Near water heater
Gas piping: • Steel • Copper
Main fuel shut off valve at the: • Gas meter
Backwater valve: • None noted

Observation/Deficiency

WATER HEATER \ Temperature/pressure relief valve

29. Condition: • [Leaking](#)

Recommend to have a plumber to inspect and repair.

Implication(s): Chance of damage to finishes

Location: Furnace Room

Task: Improve

Time: Immediate



27. Leaking



28. Leaking

FIXTURES AND FAUCETS \ Bathtub

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

Replace caulking around tub

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

Location: Unit#

Task: Replace

Time: Immediate



29. *Caulking loose, missing or deteriorated*

Description

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

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Doors: • Inspected • hollow doors

Bathroom ventilation: • Exhaust fan • Window

Observation/Deficiency

FLOORS \ Ceramic tile, stone, marble, etc

31. Condition: • [Tiles missing](#)

Implication(s): Trip or fall hazard

Location: Unit#2 Kitchen

Task: Repair



30. Tiles missing

WINDOWS \ Storms and screens

32. Condition: • [Loose](#)

Window screen bent

Implication(s): Chance of pests entering building

Location: Unit#3

Task: Repair

Time: Immediate

WINDOWS \ Means of egress/escape

33. Condition: • [Too small](#)

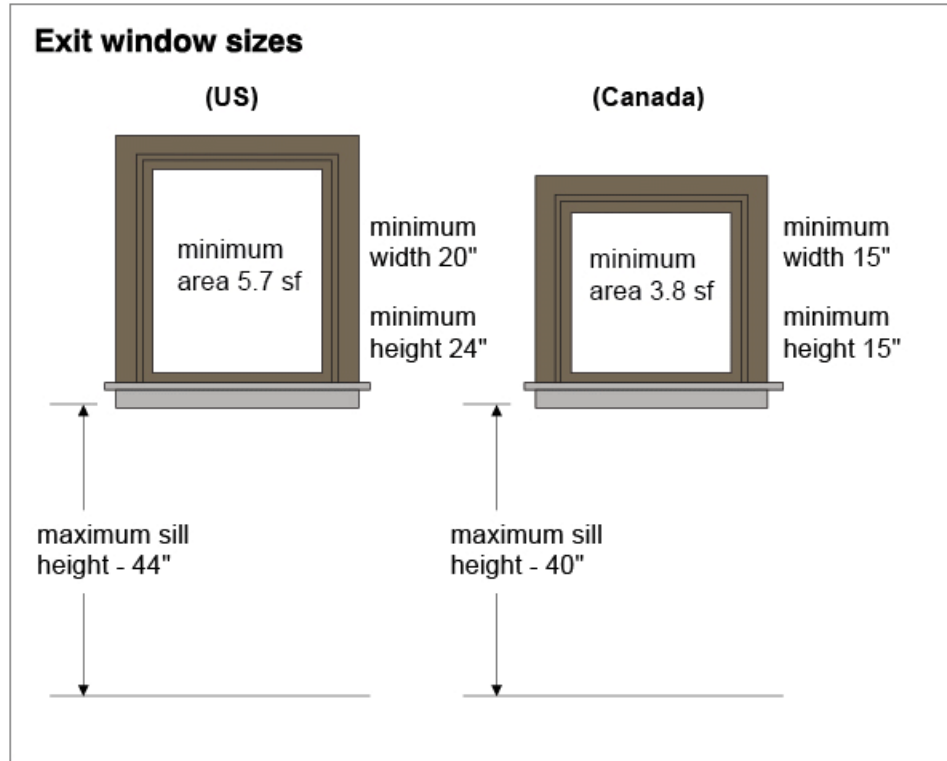
The windows are too small for egress.

Implication(s): Restricted emergency exits

Location: Various Unit#1

Task: Further evaluation

Time: Immediate



31. Too small

DOORS \ Doors and frames

34. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

INTERIOR

1368 Labrie Avenue, Ottawa, ON May 23, 2020

Report No. 1202

michaeldebroy.com

SUMMARY

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HEATING

COOLING

INSULATION

PLUMBING

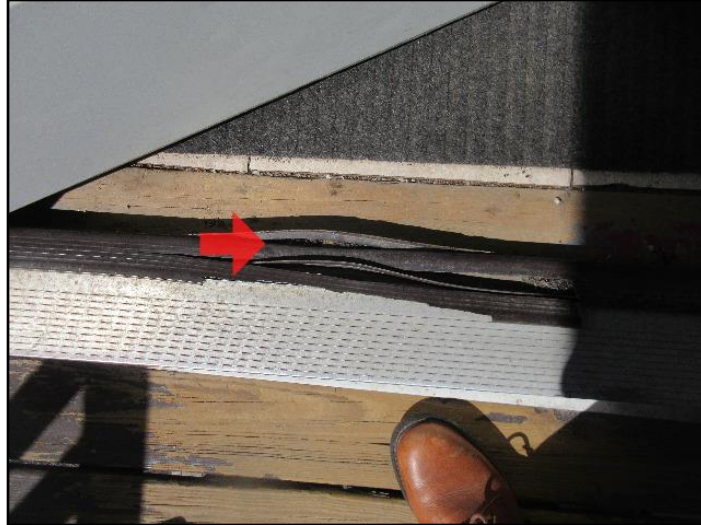
INTERIOR

REFERENCE

Location: Unit#2

Task: Repair

Time: Immediate



32. Weatherstripping missing or ineffective

CARPENTRY \ Cabinets

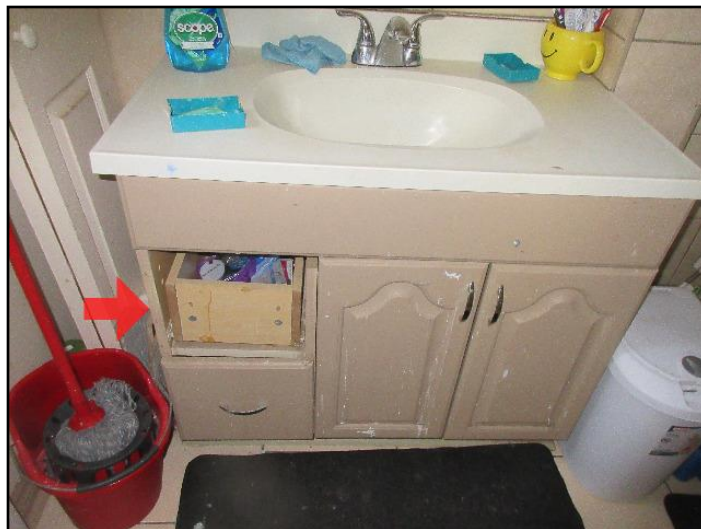
35. Condition: • [Pieces missing or loose](#)

Door missing

Implication(s): Damage or physical injury due to falling materials

Location: Unit#2

Task: Repair



33. Pieces missing or loose

STAIRS \ Handrails and guards

36. Condition: • [Missing](#)

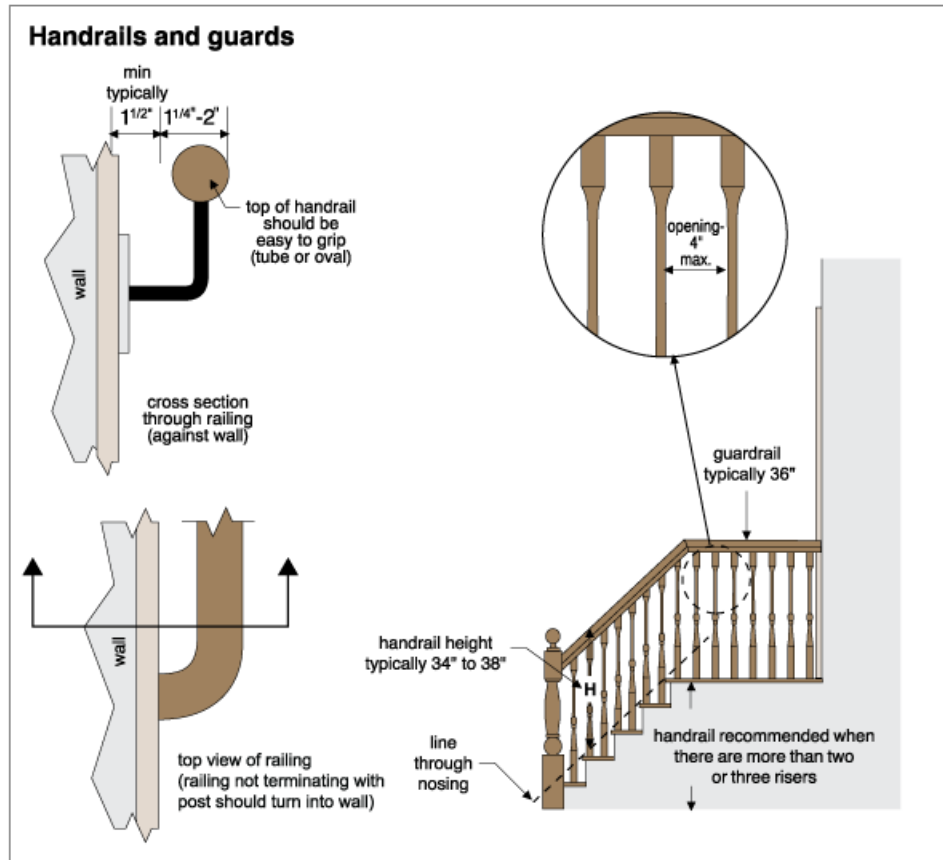
Recommend to have a railing installed (Safety Issue)

Implication(s): Fall hazard

Location: Unit#1

Task: Improve

Time: Immediate



34. Missing

SUMMARY

ROOFING

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FIRE EGRESS \ General notes

37. Condition: • Illegal Suite:

With lack of relevant documentation, my observations regarding the units are:

Basement apartment - non egress as there is only one exit.

Heating is not separate for unit 1 and 2, as code today states you should have separate heating source per unit.

Recommend looking into rules and regulations regarding coach houses.

Implication(s): Occupancy permit being revoked

Task: Further evaluation

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