

INSPECTION REPORT



For the Property at:
1440 LASS
OTTAWA, ON

Prepared for: GGG GGG
Inspection Date: Tuesday, January 14, 2014
Prepared by: Chris McArthur



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SUMMARY

1440 Lass, Ottawa, ON January 14, 2014

Report No. 1008, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Downspouts end too close to building

Downspout discharges next to the structure, which could lead to water infiltration at the foundation level. Recommend extending a minimum of 7 ft.

Location: Front Exterior

Task: Improve

Time: Immediate

Cost: Minor

Condition: • Downspouts discharging onto roofs

Downspouts should not discharge directly onto roof shingles as it can lead to water infiltration and property damage. Recommend extending the downspout to the lower eave mounted trough.

Location: North Second Floor

Task: install

Time: Immediately

Cost: Minor

WALLS \ Wood siding

Condition: • Woodpecker damage to cedar boards, this could lead to water infiltration. Recommend replacement by professional contractor.

Location: Rear Exterior

Task: Replace

Time: Immediate

Cost: Minor

Condition: • Cracked, split or broken

The cedar boards are cracked and could lead to water infiltration. Recommend replacement by professional contractor.

Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: Minor

WALLS \ Stucco and EIFS

Condition: • Mechanical damage

Stucco at the front of the house has been damaged by ice from the eaves trough, this could lead to water infiltration and further property damage. Recommend repair by professional contractor.

Location: Front Exterior

Task: Repair

Time: Immediate

Cost: Minor

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Electrical

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • No carbon monoxide detector found in utility room where furnace and water heater are located.

Recommend installing one immediately

Location: Basement Utility Room

Task: Provide

Time: Immediate

Cost: Minor

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](#)

ROOFING

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Limitations

Roof inspection limited/prevented by:

- Snow/ice/frost

Inspection of roof limited by snow and ice buildup.

- Wet roof surface hides flaws

Inspection performed: • With binoculars from the ground

Description

Sloped roofing material: • Asphalt shingles

Probability of leakage: • Low

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Limitations

Inspection limited/prevented by: • Snow

Recommendations

ROOF DRAINAGE \ Downspouts

1. **Condition:** • Downspouts end too close to building

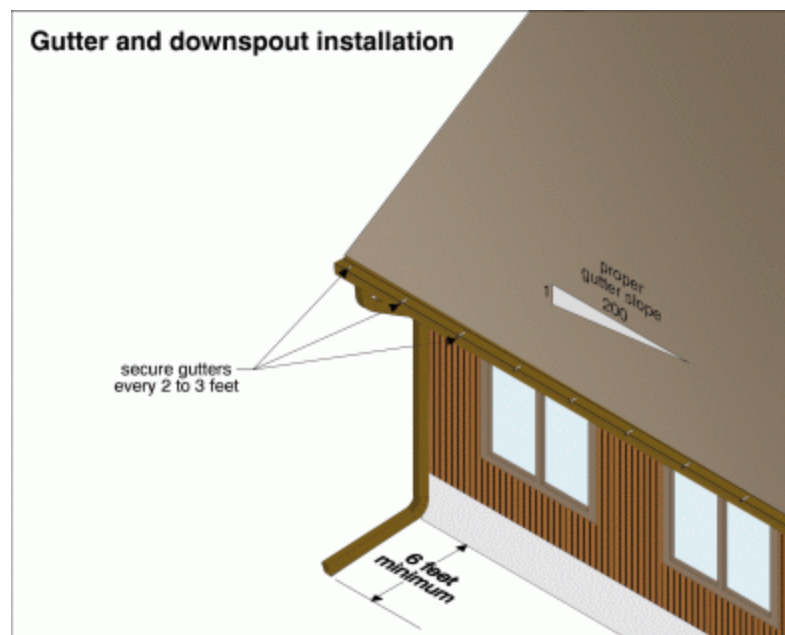
Downspout discharges next to the structure, which could lead to water infiltration at the foundation level. Recommend extending a minimum of 7 ft.

Location: Front Exterior

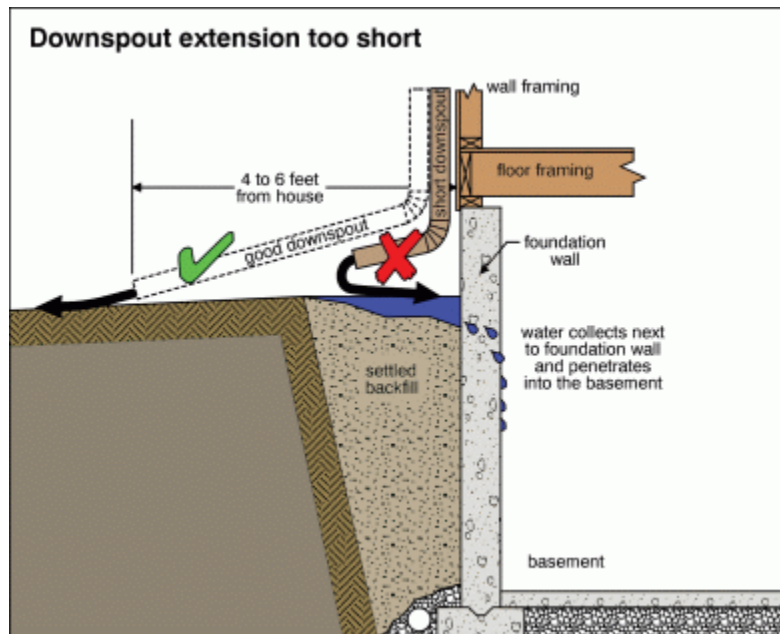
Task: Improve

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



1. Aluminum

2. Condition: • Downspouts discharging onto roofs

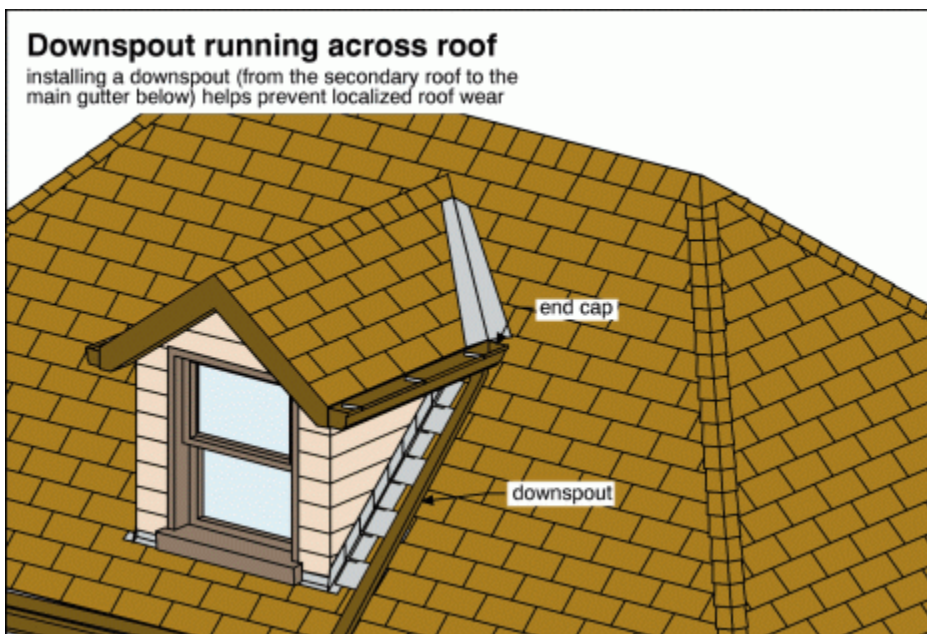
Downspouts should not discharge directly onto roof shingles as it can lead to water infiltration and property damage. Recommend extending the downspout to the lower eave mounted trough.

Location: North Second Floor

Task: install

Time: Immediately

Cost: Minor



WALLS \ Wood siding

3. Condition: • Woodpecker damage to cedar boards, this could lead to water infiltration. Recommend replacement by professional contractor.

Location: Rear Exterior

Task: Replace

Time: Immediate

Cost: Minor



2. Boards

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4. Condition: • Cracked, split or broken

The cedar boards are cracked and could lead to water infiltration. Recommend replacement by professional contractor.

Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: Minor



3. Boards

WALLS \ Stucco and EIFS

5. Condition: • Mechanical damage

Stucco at the front of the house has been damaged by ice from the eaves trough, this could lead to water infiltration and further property damage. Recommend repair by professional contractor.

Location: Front Exterior

Task: Repair

Time: Immediate

Cost: Minor

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4. Stucco



5. Stucco



6. Stucco

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge:

• Below grade

downspout terminates at ground level in a 3in pvc pipe. Discharge terminus unknown.



7. Below grade

• Above grade



8. Above grade

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Lot slope:

- Away from building

Front and side of property slopes away from the structure

- Flat

Backyard is flat.

Wall surfaces : • wood siding on second floor rear of structure

Wall surfaces : • Stucco

Driveway:

- Asphalt

No driveway but parking space.



9. Asphalt

Porch:

- Concrete

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10. Concrete

Exterior steps:

- Concrete front and back



11. Concrete

Fence:

- Wood cedar fence



12. Wood

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Limitations

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

Percent of foundation not visible: • 95 %

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/roof joists • OSB (Oriented Strand Board) sheathing

Limitations

Inspection limited/prevented by:

- Restricted access

Access restricted by couch in front of built in cabinet where the electrical panel is mounted.



13. Restricted access

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

Recommendations

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

6. Condition: • No carbon monoxide detector found in utility room where furnace and water heater are located.

Recommend installing one immediately

Location: Basement Utility Room

Task: Provide

Time: Immediate

Cost: Minor

Description

Service entrance cable and location: • Overhead copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - basement



14. Breakers - basement

Number of circuits installed: • 21

System grounding material and type: • Copper - water pipe

Distribution panel rating: • 100 Amps

Distribution panel type and location:

- Breakers - basement

The electrical panel is mounted in a cabinet on the back wall of the finished area of the basement.

- Not found

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

Basement powder room.



15. GFCI - bathroom

- No AFCI
 - GFCI - bathroom
- GFCI in main upstairs bathroom.
- GFCI - kitchen



16. GFCI - kitchen

Smoke detectors:

- Present

Battery smoke detectors on all floors. Wired detector on second floor sleeping area.

Carbon monoxide (CO) detectors:

- Present

Carbon monoxide detector in basement in room next to furnace.

Limitations

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

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

Heat exchanger: • Only a small portion visible

Description

Fuel/energy source: • Gas

System type:

• Furnace

Mid efficiency.



17. Furnace

Furnace manufacturer: • Conquest

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr • 70,000 BTU/hr

Efficiency: • Mid-efficiency

Approximate age: • 10 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

HEATING

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Main fuel shut off at:

- Utility room



18. Utility room

Failure probability: • Low

Chimney/vent: • Metal

Chimney liner: • B-vent (double-wall metal liner)

COOLING & HEAT PUMP

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Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

Recommendations

AIR CONDITIONING \ Life expectancy

7. Condition: • Near end of life expectancy

Description

Air conditioning type: • Air cooled

Manufacturer: • Bryant

Cooling capacity: • 30,000 BTU/hr

Compressor type: • Electric

Compressor approximate age: • 17 years

Typical life expectancy: • 10 to 15 years

Failure probability: • High

Limitations

Attic inspection performed: • By entering attic, but access was limited

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

Attic/roof insulation material:

• Glass fiber

Additional fiberglass insulation was blown in after the initial construction.

Attic/roof insulation amount/value: • R-20

Attic/roof ventilation: • Roof vent • Soffit vent

Attic/roof air/vapor barrier: • Not visible

Wall insulation material: • Glass fiber

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Utility room

In the furnace utility room next to the storage area under front hallway.

Water flow and pressure: • Functional

Water heater fuel/energy source: • Gas

Water heater type: • Conventional • Rental

Tank capacity: • 40 gallons

Water heater approximate age: • 2 years

Typical life expectancy: • 8 to 12 years

Waste piping in building: • ABS plastic

Floor drain location: • Near laundry area

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Limitations

Not included as part of a building inspection: • Cosmetic issues • Perimeter drainage tile around foundation, if any

Description

Major floor finishes: • Carpet • Laminate • Ceramic

Major wall finishes: • Plaster/drywall

Windows: • Sliders

Glazing: • Double

Exterior doors - type/material: • Metal

END OF REPORT