

Building Inspection Report



100 Brockville Street
Smiths Falls, Ont

Prepared for: Fernando Gonzalez & Adam Barrieau

Prepared by: Ottawa Valley Home Inspections Ltd.
Ottawa, Ontario

Ottawa Valley Home Inspections Ltd.

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100 Brockville Street

10/21/2024 2:41:51 PM

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Inspection Agreement

Inspector Name: Steve Ott

Company Name: Ottawa Valley Home Inspections Ltd.

Address: Ottawa, Ontario

Client Name: Fernando Gonzalez & Adam Barrieau

Client Phone #: 343-999-8985

Property Address: 100 Brockville Street

INSPECTION AGREEMENT

A home inspection is part of the path to making a more informed home purchase decision. It is intended to provide peace of mind by offering a technical review of the home. This review usually entails a VISUAL INSPECTION of the major systems and their components, as defined by the enclosed Standards of Practice. A home inspection can help you gain a better understanding of the home, but it is not magic. It is a snapshot of the condition of the home today. Things can, and do, change and a home inspection will not stop those changes from occurring. You are advised to read and understand the written report before you make your final purchase decision.

INSPECTION TERMS

The client agrees that the inspection to be performed by the inspector is subject to the following terms:

1. **VISUAL INSPECTION:** The inspection is a visual inspection only of the readily accessible features of the Property. The report to be provided to the Client documents the inspectors examination of the Property based on that visual inspection. The inspector will not conduct any invasive or destructive testing of the Property. Your inspector will not be able to report on the homes hidden defects due to the limitations of a visual inspection.
2. **STANDARDS OF PRACTICE:** The inspection will be performed in accordance with industry accepted Standards of Practice. The Client acknowledges having had the opportunity to review and understands the Standards of Practice, which are located herein after the Contract/Receipt.
3. **INSPECTION NOT EXHAUSTIVE:** The inspection is not technically exhaustive and all encompassing. The client acknowledges that, as a result of the limitations of a visual inspection, some detectable deficiencies may go unnoticed in the inspection report. The client accepts these limitations. The inspector is a generalist, not a specialist in all disciplines, and may refer the client to specialist(s) for further evaluation of certain items. The Client acknowledges that there may be problems with the Property which will not be apparent from a visual inspection.
4. **NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION:** The inspection to be completed is not a Building Code or By-Law compliance inspection. The Client acknowledges that it may be necessary to confer directly with authorities to confirm whether the Property meets Building Code or By-Law requirements.
5. **MAJOR PROBLEMS:** The goal of the inspection is to identify existing major problems that are apparent on a visual inspection of the property. A listing of minor building flaws or minor repairs and maintenance items will not

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Inspection Agreement (Continued)

be provided, except as a courtesy, at the inspectors discretion.

6. COST ESTIMATES: Cost Estimates provided in the Inspection Report are minimum only and they are intended to be guideline figures. They are based on the most cost effective solution to address the problem and will not include betterment. The inspector is not responsible for the cost of replacement or repair. It is recommended that the client obtain at least three cost estimates from qualified specialists before finalizing budgets for any work.

7. ENVIRONMENTAL CONCERNS: The inspection will NOT address environmental concerns including, but not limited to: UFFI, air quality, water quality/quantity, sealed/underground fuel storage tanks, asbestos, radon gas, molds, toxins, carcinogens etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The client acknowledges that it may be necessary for the client to retain specialists in such areas to identify and evaluate these types of risks.

8. NO GUARANTEES OR ASSUMPTION OF RISK: A home inspection is an information service. As such, the inspection and the inspection report are not a guarantee, warranty or insurance policy regarding the physical state of the Property or the current or future adequacy, performance or condition of the property. The inspector will not assume any risk in connection with this home's condition, deficiencies, performance, or lack thereof. Legal liability is limited in amount to the fee paid for this inspection. The inspector/inspection firm reserves the right to review/inspect any items that may be the subject of a dispute prior to any repairs/alterations being made.

You Are Strongly Encouraged To Ask Questions If Anything At All Is Unclear To You.

=====

I/we, the above named client(s) request an inspection of the inspection address noted above. The inspection is to be performed by the below noted inspector/inspection firm in accordance with industry accepted Standards of Practice.

It is important for the client(s) to understand that the inspection report is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While this inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. Neither the inspector nor the inspection firm will assume any risks related to this home's future performance, or lack thereof. This report is for the exclusive use of the contracted parties and may not be used by third parties without the prior written permission from the inspector/inspection firm.

I/we have read, understand and accept the terms & conditions as outlined here and on the page opposite this contract entitled "What You Should Expect From Your Inspection". I/we also understand that legal liability of the inspector, the company and its agents for damages, arising from action or inaction, however caused, is limited in amount to the fee paid for this inspection.

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Inspection Agreement (Continued)

The Client(s), by signing the attached inspection agreement, agree to have read, understand and accept the terms of this contract.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Maintenance Item is not fully functional and requires repair, service or maintenance.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 100 Brockville Street

Property City: 100 Brockville Street

Client Information

Client Name:

Client Phone #: Fernando Gonzalez & Adam Barrieau

Client E-Mail: Gofernando83@gmail.com

Inspection Company

Inspector Name Steve Ott

Company Name Ottawa Valley Home Inspections Ltd.

Inspection Company City: Ottawa, Ontario

Inspection Company Province: Ottawa, Ontario

Inspection Company Phone: (613) 724-0868

Inspection Company E-Mail: steve@ovhi.ca

File Number: 241021

Inspection Fee: \$995

Additional Fees: 0

Tax: \$129.35

Total Fee: \$1124.35

Conditions

Estimated Age: 1900 Entrance Faces: East

Others Present: Buyer, Buyer's Agent

Inspection Date: 2024-10-21

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature: 17c

Start Time: 10:15 am

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General Information (Continued)

Weather: Sunny, Cloudy

Building Type: Triplex

Referrer Name

Roof

Main Roof Surface

1. Method of Inspection: Binoculars
2. Not Present Unable to Inspect: Mostly Visible, Some restrictions present - Top of low sloped roof over addition only partly visible.
3. Maintenance Material: Asphalt / fiberglass shingle, Rolled roof material - Recommend adding roof vents for improved attic ventilation.
4. Type: Hip
5. Approximate Age: 2018, Vendor disclosed, Ask for receipt for warranty purposes
6. Acceptable Valleys: Preformed metal
7. Not Present Skylights:
8. Maintenance Plumbing Vents: Plastic, Cast Iron - Recommend extending the plastic plumbing stack so that it protrude 6 inches above the roof line for improved ventilation.



9. Acceptable Electrical Mast: Mast mounted on side of house

Middle of house Chimney

10. Acceptable Chimney: Brick construction
11. Acceptable Flue/Flue Cap: Metal cap
12. Acceptable Chimney Flashing: Metal

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Building Exterior

1. Defective

Exterior Surface type: Brick, Wood - Wood is rotting, shingles are deteriorated around the base of the covered entranceway. Requires repair.



2. Maintenance

Fascia & Soffit: Wood, Metal - Wood soffit has no visible ventilation. Recommend installing if not present for improved attic ventilation.
Wood soffit and fascia requires scraping and painting in areas for protection.



3. Maintenance

Eavestrough & Downspouts: Metal - Some downspouts discharge too close to house and/or garage. Recommend 5'-6' extension to keep the water away from the building.
Recommend installing eavestrough and downspouts on all roof edges where they are not currently present to prevent discharge to a lower roof which can cause premature deterioration of the lower shingles.



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Building Exterior (Continued)

Eavestrough & Downspouts: (continued)



4. Defective

Entry Door: Metal - All gaps around the entry door should be caulked to prevent water and bug intrusion.

Spray foam should be replaced or covers with exterior rated material.



5. Defective

Entry Steps: Wood - Recommend installing guards on unit 2 steps for safety where not present.



6. Acceptable Side or Rear door: Metal

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Building Exterior (Continued)

7. Defective

Windows: Wood, Single/Double Hung, Vinyl, Metal - Older wood windows are present and require scraping and painting in areas to protect the wood.
Older wood windows are present in areas and are rotting and deteriorating. Repair or replace soon is recommended.
Basement wood window covering is rotted and requires repair.
Window seal(s) have failed on some windows. Moisture and rust is noted between panes. Review and repair as required.
Recommend replacing caulking where caulking is cracked, old and/or missing. Caulking is a regular maintenance item.
Rear window missing allowing vermin intrusion. Nesting birds are present. Requires installation asap.
Recommend replacing spray foam sealant around windows with exterior rated sealant and/or flashing/trim.



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Building Exterior (Continued)

Windows: (continued)



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Building Exterior (Continued)

8. Defective Exterior Lighting: Wall mounted - Some exterior lights are loose and should be tightened and caulked to prevent water infiltration.



9. Maintenance Exterior Electrical Outlets: None visible - Recommend installing GFCI outlets on the exterior.
Exposed wiring is present that could easily be damaged. Should be protected by a conduit or similar. Wiring also does not appear to be exterior rated.



10. Maintenance Hose Bibs: None visible - Recommend installing frost free hose bib(s) where not present for improved freeze protection.
11. Defective Vents Furnace, Bathroom vent(s), side plumbing stack , Hot water tank, Dryer - Side plumbing stack requires caulking to prevent water and vermin intrusion. Furnace and or HWR vents are less than 12 inches from the intake. Recommend adding an extension, Dryer vent has lint buildup. Requires cleaning.

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Building Exterior (Continued)

Vents (continued)



12. Defective

Greenery Trees - Trees / branches are close and overhanging the roof in areas - Recommend trimming back to prevent debris from accumulating on the roof and moss growing in the shade. Trees in proximity to the house could cause foundation problems with the roots. Review and repair as required. Occasionally removal is required.



13. Acceptable

Gas Meter & Main Valve: Exterior surface mount at the front of the house

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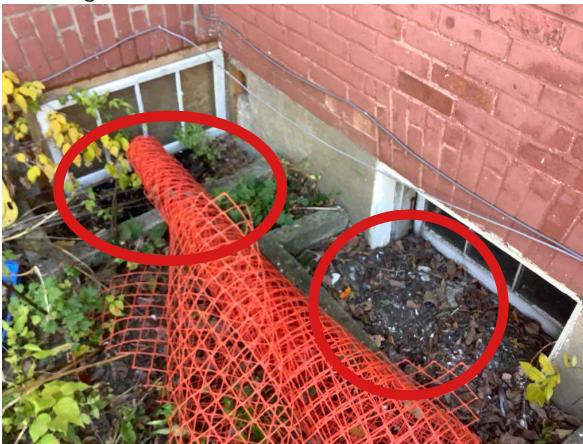


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Lots and Grounds

- | | |
|------------------|---|
| 1. Acceptable | Driveway: Gravel |
| 2. Acceptable | Walks: Gravel |
| 3. Acceptable | Main Entrance Steps Wood |
| 4. Not Inspected | Decks Wood - Not fully visible for inspection under attached covered porch. |
| 5. Acceptable | Deck steps Wood |
| 6. Acceptable | Grading: Mostly flat |
| 7. Defective | Window Wells: Concrete - Recommend 6" of clearance below the window to grade for improved drainage. |



- | | |
|-----------------|------------------|
| 8. Not Present | Retaining Walls: |
| 9. Acceptable | Fences: Vinyl |
| 10. Not Present | Outbuilding |

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Structure

1. Defective

Foundation: Stone, Poured concrete - Recommend sealing all gaps in the foundation. Some crack(s) have been repaired on the exterior. Full extent of crack not visible for inspection. Further review and monitoring is recommended. Monitor for future change.



2. Acceptable

Differential Movement: None visible

3. Defective

Columns Steel, Wood, Bricks - Temporary columns have been installed. Likely due to a sagging floor. Further review and repair recommended.

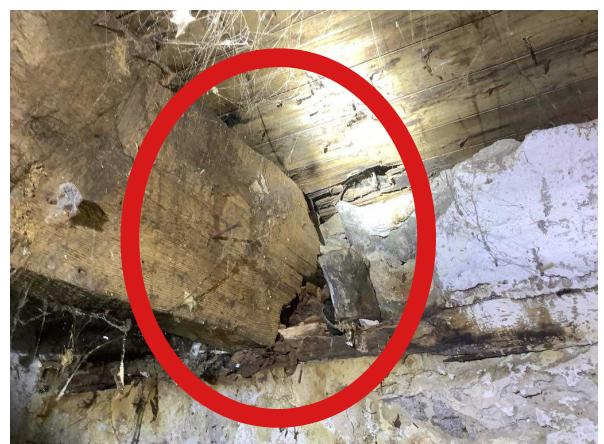


4. Acceptable

Beams Wood

5. Defective

Joists Wood - Joist end is rotted and requires repair asap. (Left of HWT tanks)



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Structure (Continued)

- 6. Acceptable Bearing Walls: Stone
- 7. Acceptable Floor/Slab: Dirt, Exposed bedrock in basement
- 8. Acceptable Subfloor: Wood planks

Basement/Crawl space

Downstairs Basement

- 1. Acceptable Ceiling & Walls: Exposed foundation, Exposed ceiling joists
- 2. Acceptable Floor: Dirt, Bedrock
- 3. Acceptable Doors: Wood
- 4. Defective Windows: All sealed with wood. - Review all windows and window wells to ensure they are sealed properly and prevent water infiltration.
Holes around existing window allows vermin intrusion. Requires repair.



- 5. Acceptable Electrical: 110 VAC
- 6. Acceptable HVAC Source: Forced air registers
- 7. Acceptable Vapor Barrier: None present
- 8. Maintenance Insulation: None present - Recommend insulating all exterior basement foundation walls for improved thermal protection.
Recommend installing insulation and vapour barrier, where not present, in joist headers for improved thermal performance.



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Basement/Crawlspace (Continued)

9. Defective

Moisture Location: Dampness and stains present - Stone foundation has moisture intrusion in areas and stains are present. Recommend improving exterior grade, eavestroughs and downspouts to keep water away from the exterior. Consider damp proofing the exterior.
Damp gravel/dirt floors are present in areas. Review and repair recommended.



10. Defective

Stairs & Railings: Wood - Stairs are steep, not level, rotted at the bottom and are unsafe. Requires replacement for safety.
Guards and a handrail are required on the basement stairs for safety



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Electrical

1. Acceptable Main service wire: Not visible
2. Acceptable Conductor Type: Romex, Non-metallic sheathed cable, BX
3. Acceptable Ground: Not visible
4. Defective CO Detectors Unit 3, unit 1 - CO detectors are mandatory by all bedrooms and recommended by any CO source. Install asap where not present. None present in unit 2
5. Defective Smoke Detectors Unit 3, unit 1 - Smoke detectors are mandatory on all floors. Recommend installing asap on all floors without one. None present in Unit 2.



6. Acceptable Lights & Switches No visible issues
7. Acceptable GFCI Locations: Unit 3, unit 1, unit 2
8. Defective Outlets & Boxes Standard 3 prong - Some outlets are ungrounded in unit 2. Recommend review with an electrician and grounding for safety.



Basement Electric Panel

9. Panel Capacity: Appears to be 3 x 60amp
10. Main Shutoff Fuses
11. Distribution Panel Fuses

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Electrical (Continued)

12. Defective Main Breaker/Fuse Size: 60amp x 3 - Fuse box present in unit 2.
Recommend upgrading to a modern breaker panel.
Overfusing present. Red 20a fuse should be a blue 15a fuse.



13. Defective Panel Wiring: Copper where visible - Some double tap(s) are present. These circuits should be moved to their own circuit breaker and should not share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker(s) for each circuit.



14. Defective Distribution Wiring: Copper where visible - Loose sloppy wiring is present in areas. Should be attached properly to walls or other surfaces.
Recommend repair.



15. Not Present Panel AFCI's:
16. Not Present Panel GFCI's:

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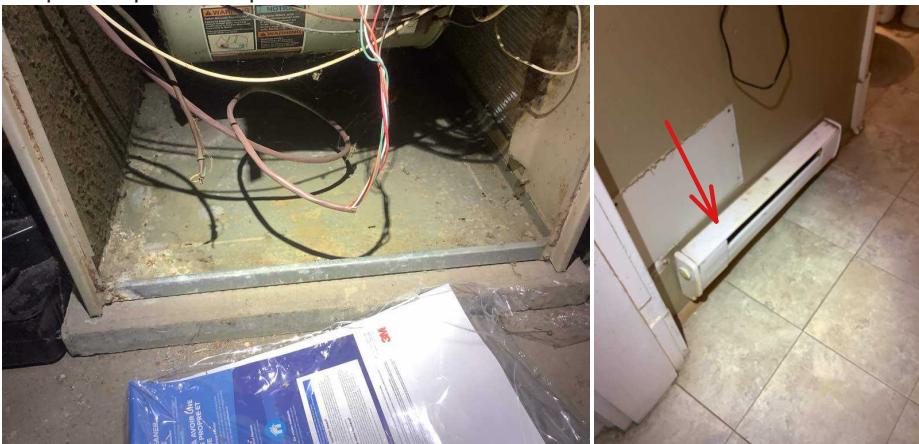
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Heating System

Basement Heating System

1. Defective Heating System Operation: Functional at time of inspection - Service annually - 2002 furnace is past the end of its average lifespan (average lifespan is 15-20 years). Plan for replacement very soon. Unit 2 has baseboard heaters. Heaters are old and deteriorated. Not mounted to the wall properly. Require repair or replacement.



2. Manufacturer: Lennox
3. Model Number: G26Q3/4-100-6 Serial Number: 5802J 37165
4. Type: Forced air Speed & Capacity: Single speed, 100k btu input
5. Area Served: Main floor of building Approximate Age: 2002
6. Efficiency: High Efficiency
7. Acceptable Fuel Type Natural Gas
8. Acceptable Furnace: Burners not visible
9. Acceptable Blower Fan/Filter: Direct drive, disposable filter
10. Defective Distribution: Metal ducting - Some ducts have rusted and require replacement t.



11. Not Present Humidifier:
12. Maintenance Venting Black Plastic Pipe - Recommend upgrading the black plastic vent pipe to the current white plastic gas rated pipe

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Heating System (Continued)

13. Acceptable Thermostats: Programmable
14. Not Present Fuel Tank: Not visible - Note: Buried fuel tanks are sometimes present on older properties. It is beyond the scope of a home inspection to look for buried fuel tanks.

Plumbing

1. Acceptable Main Supply Line: Copper where visible
2. Acceptable Main Water Shutoff: At the meter, at the front of the house in the basement. - Green valve



3. Acceptable Main Water Lines: Plastic where visible
4. Defective Drain Pipes: Cast iron, Plastic, Galvanized - Cast iron drain pipes are present. These pipes can rust and leak inside the house or underground out to the street. Monitor and review or replace.
The main cast iron drain is rusted with a hole present. Sewage is visible. Requires immediate repair.

Galvanized drain pipes are present in areas. These pipes usually rust from the inside out eventually leaking. This is possibly an insurance issue. Recommend reviewing with your insurer and replacing pipes with modern piping.



5. Not Present Sump Pump

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Plumbing (Continued)

6. Acceptable Floor Drain: Drain on gravel / dirt floor
7. Maintenance Sinks & Faucets Bathroom(s), kitchen - Recommend installing a drip pan under the washer machine in unit 1 and 3 in case the machine leaks.
Left side sink in unit 1 WR not connected. Requires repair.
8. Maintenance Toilets and Tubs: Bathroom - Toilet is loose in 1WR. Recommend repair
-
- Basement x 3 Water Heater
9. Defective Water Heater: Functional at time of inspection - 2008 Giant tank is 16 years old and nearing the end of its average lifespan. Plan for replacement soon.



10. Manufacturer: Rheem x 2, Giant
11. Type: Natural gas power vent x 2, Electric Capacity: 40 Gallons x 3
12. Approximate Age: 2012: 2011, 2008 Area Served: Individual units
13. Acceptable TPRV and Drain Tube: Brass valve and plastic discharge tube

Living Space (Interior)

All units Living Space

1. Acceptable Closets: Single
2. Defective Ceilings & Walls: Painted drywall / plaster - Some stains are present on the ceiling in the main floor closet in unit 3. Currently not showing signs of elevated moisture. Recommend review and repair as required.



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Living Space (Interior) (Continued)

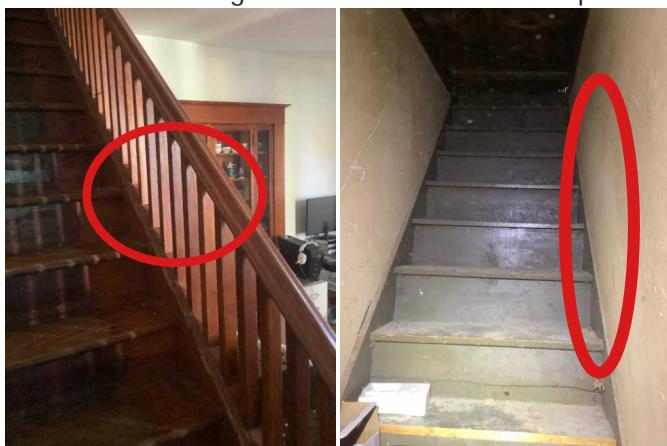
3. Defective

Floor: Hardwood / Softwood, Vinyl, Laminate, Ceramic/slate/porcelain tile
- Some floors are not level in areas. This is common on older buildings.
Review and repair as required
Many burn marks on bedroom floor in unit 2. Flooring requires repair.



4. Defective

Stairs Wood, Handrail(s) present - Guards are too low on main stairs and landings based on current standards. Should be 800mm. Recommend upgrade for safety.
Handrail is missing on attic stairs . Install asap for safety



5. Acceptable

Doors: Wood, Glass panels

6. Defective

Windows: Wood, Single/Double Hung, Single and storm pane - Some single pane windows are present and not very thermally efficient in the winter. Review and upgrade as required.
Some windows are cracked in areas should be repaired.
Some windows are sticking and will not open/close. Recommemnd repair.
Older wood windows are present. Consider upgrading.
Older windows are present. Require scraping and painting for weather protection. Recommend uograding.
Some screens are missing. Recommend locating and installing.



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Living Space (Interior) (Continued)

7. Acceptable HVAC Source: Forced air registers, Electric baseboard heater(s)
8. Acceptable Electrical 110 VAC
9. Not Inspected Items not Inspected Low Voltage systems, Appliances, Chimney Interiors, Window Air Conditioners -
These items are not part of a regular home inspection and were not inspected
10. Maintenance Vent fans Bathroom Fan second floor unit 3, unit 1 WR - Recommend installing a hood fan over all stoves that do not currently vent to the exterior.
Vent fan not functional in unit 3 2WR. Requires repair.
11. Maintenance Dryer Vent Coiled Metal - Recommend installing a smooth metal dryer vent for safety and as short as possible for improved flow.
12. Not Present Gas Fireplace

Attic

Above the top floor Attic

1. Method of Inspection: From the top of the stairs at the hatch
2. Acceptable Unable to Inspect: Mostly Visible
3. Acceptable Roof Structure: Rafters
4. Acceptable Sheathing: Wood planking
5. Defective Ventilation: Window vents - Attic ventilation appears to Insufficient for size of the attic. Further review and repair recommended.
6. Not Inspected, Defective Insulation Type: Cellulose where visible on floor. - But visible under attic floor for inspection.
Vermin droppings are present in the attic. Possible bat droppings. Recommend remediation.
Recommend adding fixed insulation to the hatch and add a hatch gasket to prevent moist air from entering the attic.



7. Acceptable Insulation R Value: R12-R24 estimated what was visible
8. Acceptable Vapor Barrier: Not visible
9. Acceptable Wiring/Lighting: 110 VAC lighting circuit

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Attic (Continued)

10. Acceptable Moisture Penetration: None visible

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Not Inspected Summary

Lots and Grounds

1. Decks Wood - Not fully visible for inspection under attached covered porch.

Living Space (Interior)

2. All units Living Space Items not Inspected Low Voltage systems, Appliances, Chimney Interiors, Window Air Conditioners - These items are not part of a regular home inspection and were not inspected

Attic

3. Above the top floor Attic Insulation Type: Cellulose where visible on floor. - But visible under attic floor for inspection.

Vermin droppings are present in the attic. Possible bat droppings. Recommend remediation.

Recommend adding fixed insulation to the hatch and add a hatch gasket to prevent moist air from entering the attic.



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Maintenance Summary

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

Roof

1. Main Roof Surface Material: Asphalt / fiberglass shingle, Rolled roof material - Recommend adding roof vents for improved attic ventilation.
2. Plumbing Vents: Plastic, Cast Iron - Recommend extending the plastic plumbing stack so that it protrude 6 inches above the roof line for improved ventilation.



Building Exterior

3. Fascia & Soffit: Wood, Metal - Wood soffit has no visible ventilation. Recommend installing if not present for improved attic ventilation. Wood soffit and fascia requires scraping and painting in areas for protection.



4. Eavestrough & Downspouts: Metal - Some downspouts discharge too close to house and/or garage. Recommend 5'-6' extension to keep the water away from the building. Recommend installing eavestrough and downspouts on all roof edges where they are not currently present to prevent discharge to a lower roof which can cause premature deterioration of the lower shingles.

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Building Exterior (Continued)

Eavestrough & Downspouts: (continued)



5. Exterior Electrical Outlets: None visible - Recommend installing GFCI outlets on the exterior.

Exposed wiring is present that could easily be damaged. Should be protected by a conduit or similar. Wiring also does not appear to be exterior rated.



6. Hose Bibs: None visible - Recommend installing frost free hose bib(s) where not present for improved freeze protection.

Basement/Crawlspace

7. Downstairs Basement Insulation: None present - Recommend insulating all exterior basement foundation walls for improved thermal protection.

Recommend installing insulation and vapour barrier, where not present, in joist headers for improved thermal performance.



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Maintenance Summary (Continued)

Heating System

8. Basement Heating System Venting Black Plastic Pipe - Recommend upgrading the black plastic vent pipe to the current white plastic gas rated pipe

Plumbing

9. Sinks & Faucets Bathroom(s), kitchen - Recommend installing a drip pan under the washer machine in unit 1 and 3 in case the machine leaks.

Left side sink in unit 1 WR not connected. Requires repair.

10. Toilets and Tubs: Bathroom - Toilet is loose in 1WR. Recommend repair

Living Space (Interior)

11. All units Living Space Vent fans Bathroom Fan second floor unit 3, unit 1 WR - Recommend installing a hood fan over all stoves that do not currently vent to the exterior.

Vent fan not functional in unit 3 2WR. Requires repair.

12. All units Living Space Dryer Vent Coiled Metal - Recommend installing a smooth metal dryer vent for safety and as short as possible for improved flow.

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Defective Summary

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

Building Exterior

1. Exterior Surface type: Brick, Wood - Wood is rotting, shingles are deteriorated around the base of the covered entranceway. Requires repair.



2. Entry Door: Metal - All gaps around the entry door should be caulked to prevent water and bug intrusion.
Spray foam should be replaced or covers with exterior rated material.



3. Entry Steps: Wood - Recommend installing guards on unit 2 steps for safety where not present.



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Defective Summary (Continued)

4. Windows: Wood, Single/Double Hung, Vinyl, Metal - Older wood windows are present and require scraping and painting in areas to protect the wood.
Older wood windows are present in areas and are rotting and deteriorating. Repair or replace soon is recommended.
Basement wood window covering is rotted and requires repair.
Window seal(s) have failed on some windows. Moisture and rust is noted between panes. Review and repair as required.
Recommend replacing caulking where caulking is cracked, old and/or missing. Caulking is a regular maintenance item.
Rear window missing allowing vermin intrusion. Nesting birds are present. Requires installation asap.
Recommend replacing spray foam sealant around windows with exterior rated sealant and/or flashing/trim.



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Building Exterior (Continued)

Windows: (continued)



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Defective Summary (Continued)

5. Exterior Lighting: Wall mounted - Some exterior lights are loose and should be tightened and caulked to prevent water infiltration.



6. Vents Furnace, Bathroom vent(s), side plumbing stack , Hot water tank, Dryer - Side plumbing stack requires caulking to prevent water and vermin intrusion. Furnace and or HWR vents are less than 12 inches from the intake. Recommend adding an extension, Dryer vent has lint buildup. Requires cleaning.



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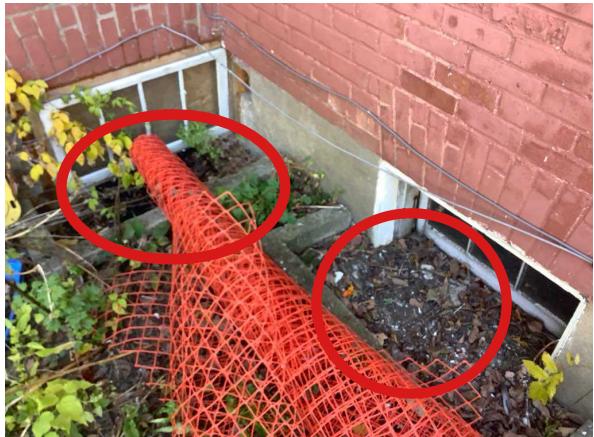
Defective Summary (Continued)

7. Greenery Trees - Trees / branches are close and overhanging the roof in areas - Recommend trimming back to prevent debris from accumulating on the roof and moss growing in the shade. Trees in proximity to the house could cause foundation problems with the roots. Review and repair as required. Occasionally removal is required.



Lots and Grounds

8. Window Wells: Concrete - Recommend 6" of clearance below the window to grade for improved drainage.



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Defective Summary (Continued)

Structure

9. Foundation: Stone, Poured concrete - Recommend sealing all gaps in the foundation.

Some crack(s) have been repaired on the exterior. Full extent of crack not visible for inspection. Further review and monitoring is recommended. Monitor for future change.



10. Columns Steel, Wood, Bricks - Temporary columns have been installed. Likely due to a sagging floor. Further review and repair recommended.



11. Joists Wood - Joist end is rotted and requires repair asap. (Left of HWT tanks)





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Defective Summary (Continued)

Basement/Crawlspace

12. Downstairs Basement Windows: All sealed with wood. - Review all windows and window wells to ensure they are sealed properly and prevent water infiltration.
Holes around existing window allows vermin intrusion. Requires repair.



13. Downstairs Basement Moisture Location: Dampness and stains present - Stone foundation has moisture intrusion in areas and stains are present. Recommend improving exterior grade, eavestroughs and downspouts to keep water away from the exterior. Consider damp proofing the exterior.
Damp gravel/dirt floors are present in areas. Review and repair recommended.



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Defective Summary (Continued)

14. Downstairs Basement Stairs & Railings: Wood - Stairs are steep, not level, rotted at the bottom and are unsafe. Requires replacement for safety.
Guards and a handrail are required on the basement stairs for safety



Electrical

15. CO Detectors Unit 3, unit 1 - CO detectors are mandatory by all bedrooms and recommended by any CO source.
Install asap where not present. None present in unit 2
16. Smoke Detectors Unit 3, unit 1 - Smoke detectors are mandatory on all floors.
Recommend installing asap on all floors without one. None present in Unit 2.



17. Outlets & Boxes Standard 3 prong - Some outlets are ungrounded in unit 2. Recommend review with an electrician and grounding for safety.

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Electrical (Continued)

Outlets & Boxes (continued)



18. Basement Electric Panel Main Breaker/Fuse Size: 60amp x 3 - Fuse box present in unit
2. Recommend upgrading to a modern breaker panel.
Overfusing present. Red 20a fuse should be a blue 15a fuse.



19. Basement Electric Panel Panel Wiring: Copper where visible -
Some double tap(s) are present. These circuits should be moved to
their own circuit breaker and should not share a breaker. It is
recommended that a qualified electrician inspect the new circuits
and properly connect the new circuits to an individual breaker(s) for
each circuit.





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Defective Summary (Continued)

20. Basement Electric Panel Distribution Wiring: Copper where visible - Loose sloppy wiring is present in areas. Should be attached properly to walls or other surfaces. Recommend repair.



Heating System

21. Basement Heating System Heating System Operation: Functional at time of inspection - Service annually - 2002 furnace is past the end of its average lifespan (average lifespan is 15-20 years). Plan for replacement very soon. Unit 2 has baseboard heaters. Heaters are old and deteriorated. Not mounted to the wall properly. Require repair or replacement.





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Defective Summary (Continued)

22. Basement Heating System Distribution: Metal ducting - Some ducts have rusted and require replacement t.



Plumbing

23. Drain Pipes: Cast iron, Plastic, Galvanized - Cast iron drain pipes are present. These pipes can rust and leak inside the house or underground out to the street. Monitor and review or replace.

The main cast iron drain is rusted with a hole present. Sewage is visible. Requires immediate repair.

Galvanized drain pipes are present in areas. These pipes usually rust from the inside out eventually leaking. This is possibly an insurance issue. Recommend reviewing with your insurer and replacing pipes with modern piping.



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Defective Summary (Continued)

24. Basement x 3 Water Heater Water Heater: Functional at time of inspection - 2008
Giant tank is 16 years old and nearing the end of its average lifespan. Plan for replacement soon.



Living Space (Interior)

25. All units Living Space Ceilings & Walls: Painted drywall / plaster -
Some stains are present on the ceiling in the main floor closet in unit 3. Currently not showing signs of elevated moisture.
Recommend review and repair as required.



26. All units Living Space Floor: Hardwood / Softwood, Vinyl, Laminate,
Ceramic/slate/porcelain tile - Some floors are not level in areas. This is common on older buildings. Review and repair as required
Many burn marks on bedroom floor in unit 2. Flooring requires repair.



27. All units Living Space Stairs Wood, Handrail(s) present - Guards are too low on main stairs and landings based on current standards. Should be 800mm. Recommend upgrade for safety.
Handrail is missing on attic stairs . Install asap for safety

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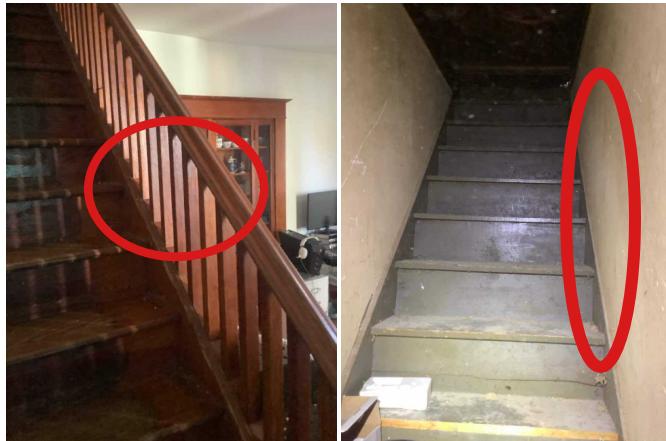


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Living Space (Interior) (Continued)

Stairs (continued)



28. All units Living Space Windows: Wood, Single/Double Hung, Single and storm pane - Some single pane windows are present and not very thermally efficient in the winter. Review and upgrade as required.
Some windows are cracked in areas should be repaired.
Some windows are sticking and will not open/close. Recommend repair.
Older wood windows are present. Consider upgrading.
Older windows are present. Require scraping and painting for weather protection.
Recommend upgrading.
Some screens are missing. Recommend locating and installing.



Attic

29. Above the top floor Attic Ventilation: Window vents - Attic ventilation appears to be insufficient for size of the attic. Further review and repair recommended.
30. Above the top floor Attic Insulation Type: Cellulose where visible on floor. - But visible under attic floor for inspection.
Vermin droppings are present in the attic. Possible bat droppings. Recommend remediation.
Recommend adding fixed insulation to the hatch and add a hatch gasket to prevent moist air from entering the attic.

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Attic (Continued)

Insulation Type: (continued)

