

SUMMARY OF OBSERVED DEFICIENCIES

The property at 1234 Homeinspection way, Ottawa, Ontario, K4A 2W1 was inspected on September 11, 2017 with the inspection commencing at approximately 3:00PM.

The building inspected is a 2 storey detached residence with an approximate age of 70 years (est). Ambient conditions at the time of inspection were: Cloudy; Recent Rain; Windy/Gusty; Temperature: 10 to 20 °F.

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): Greg & Joan Shepherd
. This Report is for the exclusive use of the contracted party(s) . No use of the information by any other party is intended.

Information as provided within this Deficiencies Report is for summary purposes only, and does not represent the full report. This inspection is visual in nature, with examination limited to those aspects of the property that were readily accessible during the inspection process, and the inspection was performed in context of conditions as presented at the date and time of inspection.

The inspection report in its entirety should be reviewed for the purpose of understanding the overall condition of the property and the condition of specific home systems and components. Each report section for the systems inspected contains information concerning assessment of the system as a whole, restrictions to examination, and the comments and suggestions of the inspector.

Roof System and Roof Edge Components

1	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	Downspout is missing Exterior Front Downspout is observed to be missing. Downspouts provide a controlled means of collecting and discharging water away from the structure. Downspouts are a key component in the controlled drainage of run-off water away from the home's exterior elements. Downspouts that are missing may result in water saturation of soils near the foundation during rains, which in turn can result in basement moisture or leakage issues. It is recommended that the point of discharge be at least 6' (2 m) from the foundation. Repair should include installing a new downspout and assuring that water freely flows and drains from the downspout. Minor Deficiency Install
2	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	Soffit requires painting, general to all exterior roof edge areas. Exterior The paint on the soffit is observed to be deteriorated. Paint is required to preserve the soffits from weather damage and deterioration. Deteriorated paint on wood soffits may result in rot and damage to the wood. Failure to provide periodic painting as part of normal preventative maintenance actions may result in deterioration of the soffits. Repair

SUMMARY OF OBSERVED DEFICIENCIES

3	CONDITION:	Active leakage through roof structure is observed
	LOCATION:	Roof, Upper, Rear
	EXPLANATION:	Our examination of the roof structure has revealed indications of active water infiltration past the roof cover and/or flashings.
	IMPACT/CONSEQUENCES:	We note active water infiltration to the interior side of the roof structure. Immediate action is recommended to correct this condition. Failure to take action to stop leaks in roof cover and flashings will result in water penetration into structural elements and the interior of the home. Left uncorrected, leakage can result in expensive repairs, and may affect the health of the home's occupants if molds are permitted to grow.
	ACTION:	Repair
4	CONDITION:	Fascia is deteriorated
	LOCATION:	Roof, Upper, Right Side
	EXPLANATION:	The fascia is observed to be in a deteriorated condition. Repairs are required to restore the fascia.
	IMPACT/CONSEQUENCES:	The fascia areas at roof edges are vulnerable to water and pest infiltration if not adequately sealed. Adding/restoring fascia in this area is recommended.
	ACTION:	Replace
5	CONDITION:	Moisture detected at ceiling surface(s); leak past roof cover, flashings, or penetrations is suspected
	LOCATION:	Master Bedroom Ceiling
	EXPLANATION:	Moisture has been detected during the thermographic examination of interior wall and ceiling surfaces. This indication of moisture is consistent with a leak through the roof structure, and can include leaks past the roof cover, flashings, or penetrations.
	IMPACT/CONSEQUENCES:	A thermographic examination of the ceiling surfaces indicates a thermographic anomaly consistent with a leak through the roof system. Left uncorrected, this condition can result in water damage to building materials in the affected area, with mold formation and/or rot as possible consequences. In some cases, mold can affect the health and safety of the home's occupants. Active water leaks can result in water damage to personal belongings, floor coverings, and household furnishings. Corrective action is recommended to confirm and rectify this condition.
	ACTION:	Investigate and Remedy

Exterior Elements and Components

6	CONDITION:	Wood siding is rotted
	LOCATION:	Exterior Right Side; Exterior Rear; Rear Porch
	EXPLANATION:	Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and replaced.
	IMPACT/CONSEQUENCES:	Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the siding. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.
	ACTION:	Major Deficiency Current System Component(s) Exceed Life Expectancy Replace
7	CONDITION:	Window caulking is deteriorated; general condition.
	LOCATION:	Exterior
	EXPLANATION:	The window caulking is observed to be deteriorated. Caulking that is cracked, embrittled, or missing requires preventative maintenance actions to ensure the window frames will maintain a weathertight seal at the junction areas of window frame through the exterior wall.
	IMPACT/CONSEQUENCES:	Caulking at window frames serves several functions, including preventing air, water, and pest infiltration, and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property, and if not corrected, may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s), and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors, windows, and wall penetrations at least twice a year.
	ACTION:	Repair

SUMMARY OF OBSERVED DEFICIENCIES

8	<p>CONDITION: Window units are deteriorated. Observed conditions include broken/missing glass, rotted sills and sashes, damaged/missing latches, and missing screens. Note that windows are in close proximity to grade, resulting in water damage and rot to wood elements of window units.</p> <p>LOCATION: All basement windows</p> <p>EXPLANATION: The overall condition of the exterior window(s) is observed to be deteriorated, such that operability and performance characteristics are impaired. Exterior window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air, water, and pests. Window components should all be maintained in sound condition.</p> <p>IMPACT/CONSEQUENCES: A priority consideration for windows is that they meet each of their key operability and performance requirements. Failure to take corrective action may result in <u>safety issues</u> and damage to the home and contents. Immediate repair/replacement of affected window components should be considered as a priority action. A qualified door/window contractor may be required to implement action needs.</p> <p>ACTION: Replace</p>
9	<p>CONDITION: Exterior window frame/sill is rotted</p> <p>LOCATION: All windows on right wall and rear wall</p> <p>EXPLANATION: Deterioration of the window frame and/or sill is noted, with rot observed.</p> <p>IMPACT/CONSEQUENCES: Wood rot is an indication of deterioration of wood components of the window that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the window unit should be considered.</p> <p>ACTION: Repair, consider replacing</p>

Structural Elements and Components

10	<p>CONDITION: Rot in wood beam(s)</p> <p>LOCATION: Basement</p> <p>EXPLANATION: Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Areas of wood rot and deterioration are observed. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the beam(s) to bear their intended load is suspect.</p> <p>IMPACT/CONSEQUENCES: Structural failure may occur should the beams deteriorate to a degree that they can no longer bear their intended load. The observed condition indicate that further review by a framing contractor or structural engineer is required to assess the condition and to provide/implement recommendations for remedial action.</p> <p>ACTION: Major Deficiency Significant Cost Consequences Consult Specialist</p>
11	<p>CONDITION: Insufficient end support of beam(s); column not adequately secured to beam. NOTE: floor sag is noted in this floor area (kitchen).</p> <p>LOCATION: Basement</p> <p>EXPLANATION: Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Typically, beams should have end bearing of about 3-1/2" (90 mm) over its supporting element.</p> <p>IMPACT/CONSEQUENCES: Left uncorrected, this condition could potentially result in structural failure should loss-of-bearing occur, and should be considered a safety concern. The observed condition indicate that further review by a structural engineer is required to assess the condition and to provide recommendations for remedial action.</p> <p>ACTION: Major Deficiency Safety Concern Consult Specialist</p>

SUMMARY OF OBSERVED DEFICIENCIES

Interior Elements and Components

12	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	Stairs have damaged tread(s) Basement Damage is noted to one or more of the step treads. Typical aspects of damage include split, broken, improperly supported, loose, or missing step treads. Stair treads that are damaged present risk of injury to falls and trips. Stairs should be maintained with attention to preventing injuries. Safety Concern Replace
13	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	Stair guard is missing at open side of stairs. Stairway A stair guard is missing at a location where there is a risk of injury from falls from a drop-off at the edge of the stairs. Guards should be installed at the open sides of the stairs where the stairs have 3 or more risers. The primary function of stairs guards is to protect people from falling and being injured. The risk of injury from a fall on stairs with more than 2 risers is considered to be sufficiently great that guards are deemed necessary to reduce the chances of an injurious fall. Absence of adequate stair guards is a safety concern, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at stairs. Safety Concern Install
14	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	Water stains visible on interior ceiling surfaces Living Room Water stains are noted on the interior ceiling surface. This condition may be due to a specific event, or may be a condition that is likely to occur again in the future. The cause of the water stain should be investigated to determine whether the condition is due to a specific event that is likely not occur again in the future, or whether the condition is due to circumstances that carry the risk of reoccurring again in the future. The relative risk of this observation can only be properly assessed when the causes of the water staining are fully understood. The immediate action should be to investigate/query for cause of the water staining; further action may be required based on understanding the cause and the need for repair. Review

Insulation and Ventilation Systems

15	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	Rigid foam insulation is installed in an exposed location Basement Foamed plastic insulations, such as polystyrenes ("Styrofoam") should be installed in a manner such that these materials are not exposed within interior spaces, as these materials are combustible. Foam-type plastic insulations should be covered by a noncombustible material, such as drywall, plaster, or sheet metal, as these insulating materials will support combustion and release toxic fumes when exposed to fire. The recommended remedial actions include removing this form of insulation, or covering it with a noncombustible material to reduce the risks associated with installation of these materials. Safety Concern Replace
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16	CONDITION:	Insulation is of a form that may contain asbestos
	LOCATION:	Attic
	EXPLANATION:	The observed insulation is of a form that may contain asbestos. A form of vermiculite insulation under the brand name "Zonolite" had been broadly used in residential construction. Zonolite insulation was mined from mica contaminated with asbestos.
	IMPACT/CONSEQUENCES:	Asbestos fibers can cause respiratory problems, including lung disease and cancer. WARNING: visual examination can not ascertain whether or not this material contains asbestos. Laboratory analysis of a sample of this material is required. This material should not be disturbed prior to ascertaining its composition. An environmental specialist should be consulted to analyze the insulation, and if asbestos contamination is confirmed, advise on risks or removal.
	ACTION:	Safety Concern Consult Specialist

Heating and Cooling Systems

17	CONDITION:	Exhaust flue is corroded or rusted
	LOCATION:	Furnace area
	EXPLANATION:	Rust is noted on the exhaust flue, or at its connections to the furnace or chimney. Rust is the result of repeated moisture issues in the exhaust system. The most common cause of corrosion is related to condensation of flue gases within the exhaust system. The horizontal section of the flue is improperly sloped, such that condensate accumulates at an elbow in the flue.
	IMPACT/CONSEQUENCES:	Rusted or corroded exhaust flues should be considered a safety concern, as perforation can occur that will result in exhaust fumes entering the home. This condition presents the risk of potentially toxic fumes not being safely transported to the exterior of the home. This condition should be considered as a safety hazard. We recommend that the furnace and exhaust system be examined by a certified heating specialist, and that corrections be made to comply with current industry standards for furnace safety.
	ACTION:	Major Deficiency Safety Concern Repair
18	CONDITION:	An abandoned oil tank is observed on the property.
	LOCATION:	Exterior rear
	EXPLANATION:	An oil tank is typically abandoned due to replacement, when the tank was either leaking or near the end of its service life.
	IMPACT/CONSEQUENCES:	Abandoned tanks often contain some residual oil, with the potential for leakage to surrounding soils. Should leakage be occurring, cleanup expenses may be required to remove contaminated soils; costs are proportionate to the location, extent, and amount of oil that has leaked. The tank should be accessed by an oil supply specialist, to ascertain whether leakage has occurred, and to recommend further action if required.
	ACTION:	Major Deficiency Safety Concern Consult Specialist

Plumbing System

19	CONDITION:	Improper slope of drain pipe
	LOCATION:	Basement
	EXPLANATION:	Horizontal runs of drainage piping should have a slight slope to facilitate the flow of waste water.
	IMPACT/CONSEQUENCES:	Pipes with improper slope are subject to performance problems, typically blockage. Low spots in piping, or in pipe sections with upward slope, will tend to become blocked over time. Pipe slope should be adjusted to assure proper drainage; pipe slope is typically a minimum 1 unit vertical for each 50 units horizontal. No bows in the piping should be encountered, that would permit the buildup of deposits.
	ACTION:	Repair

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20	CONDITION: LOCATION: EXPLANATION:	<p>An improper style of trap has been installed Main Bathroom, Kitchen</p> <p>An improper style of plumbing fixture trap is observed. Good practice for efficient waste drainage is through the use of a "P" trap that is appropriately connected to the venting portion of the plumbing system.</p>
	IMPACT/CONSEQUENCES:	<p>Where improper traps are installed, performance issues are often encountered. This include: a) tendency to become blocked; b) tendency to be slow draining; c) tendency to self-siphon water out of the trap; d) tendency to cause problems at other fixtures, such as gurgle or bubbling. Where water is siphoned from the trap, sewer gas will enter the home, which can present health issues and in some circumstances may present the risk of explosion. A plumber may be required to assess the current condition and implement changes as appropriate to improve performance.</p>
	ACTION:	Repair
21	CONDITION: LOCATION: EXPLANATION:	<p>Moisture detected at ceiling surface(s); plumbing leak suspected Dining Room</p> <p>Moisture has been detected during the thermographic examination of interior wall and ceiling surfaces. This indication of moisture is consistent with a leak at plumbing fixtures or piping. In many cases, the location where moisture is detected does not necessarily indicate the area (s) where leakage is occurring, as water can migrate a significant distance before becoming discernible either visually or through thermographic examination.</p>
	IMPACT/CONSEQUENCES:	<p>An thermographic examination of the ceiling surfaces indicates a thermographic anomaly consistent with a leak in the plumbing system, which can include leaks at plumbing fixtures, or leaks in the water supply or drainage piping. Left uncorrected, this condition can result in water damage to building materials in the affected area, with mold formation and/or rot as possible consequences. In some cases, mold can affect the health and safety of the home's occupants. Active water leaks can result in water damage to personal belongings, floor coverings, and household furnishings. Corrective action is recommended to confirm and rectify this condition.</p>
	ACTION:	Investigate and Remedy
Electrical System		
22	CONDITION: LOCATION: EXPLANATION:	<p>Insufficient clearance of service cables at accessible locations; mast head is near an openable window. Exterior Left</p> <p>Overhead service cables require suitable clearance in locations where the cables run near to accessible locations.</p>
	IMPACT/CONSEQUENCES:	<p>Sufficient clearance is required for cables running from the service pole to the service mast to prevent accidental contact with these overhead wires. Cables running near doors, windows, porches, etc., should be at a minimum 3' (1m) clearance. The electrical utility should be consulted where clearances do not appear to be adequate.</p>
	ACTION:	Major Deficiency Safety Concern Adjust
23	CONDITION: LOCATION: EXPLANATION:	<p>Missing protection of wires at boxes or panels Electrical Panel</p> <p>Wiring entering protective boxes and panels requires mechanical protection and protection from sharp edges.</p>
	IMPACT/CONSEQUENCES:	<p>Bushings or other suitable means of protecting wires entering boxes and panels is required to secure the wire and reduce the risk of damage to the wire from sharp edges at the point where the wire penetrated the box. Missing protection should be added to protect the wires. Where damage is observed to the wire insulation or conductors, the wire should be repaired or replaced. An electrician should be consulted to review and implement corrections.</p>
	ACTION:	Safety Concern Repair

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24	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	<p>Unsafe installation of a junction box; a junction box is observed to not be properly secured to a framing member.</p> <p>Basement</p> <p>The junction box is observed to be installed in a manner reflecting poor workmanship, and if not corrected, may result in damage, fire, or electrical shock.</p> <p>The junction box as installed, in the opinion of the inspector, reflects poor workmanship and presents a hazard either in the current or future timeframes. Failure to correct may result in damage to the home and danger its occupants. Immediate repair is recommended; an electrician may be required to implement repairs.</p> <p>Safety Concern Repair</p>
25	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	<p>Electrical wiring has burn marks and/or indication of overheating</p> <p>Electrical Area</p> <p>Electrical wire has scorch or burn marks, or is discolored such that overheating is suspected. Wires displaying burn or scorch marks should be considered defective as the integrity of the wire and its insulation has been compromised. Wiring displaying evidence of discoloration should be considered suspect. A review by an electrician is recommended to assess cause and the need for remedial actions if warranted.</p> <p>Safety Concern Consult Specialist</p>
26	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	<p>Branch circuit(s) is/are overfused. A branch circuit is directly connected to the panel bus.</p> <p>Electrical Panel</p> <p>The value of the protective overcurrent device (circuit breaker or fuse) exceeds the maximum current carrying capability of the branch circuit wire. In this case, the circuit protection to the branch circuit is provided by the main breaker. The expected arrangement is dedicated circuit protection of the branch circuit.</p> <p>Providing an overcurrent device at the service panel greater than the current carrying capability of the wire may result in overheating of the branch circuit wiring, and can result in fires. This is a safety concern requiring immediate correction. An electrician should be consulted to review and implement corrections.</p> <p>Safety concern Consult Specialist</p>
27	CONDITION: LOCATION: EXPLANATION: IMPACT/CONSEQUENCES: ACTION:	<p>Electrical outlet does not work.</p> <p>Exterior Back</p> <p>An electrical outlet is observed to be inoperative.</p> <p>An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances, the condition may present the risk of electrical shock if the cause is due to a loose wire. Homeowner troubleshooting should be limited to assuring that the circuit breaker for the affected outlet is in the "on" position, and confirming that the outlet is not controlled by a wall switch. Further investigation by an electrician is recommended.</p> <p>Replace</p>

On behalf of Alert inspection Services Ltd. I hope you enjoyed your inspection and report, if you have any questions contact your inspector.



Brian Callaghan CMI,NHI,ACI,CBCO,PHPI,