

INSPECTION REPORT



For the Property at:

DE LA COLONIE

VAL-DES-MONTS, QC J8N 4A2

Prepared for:

Inspection Date: Wednesday, December 20, 2017

Prepared by: Shaun Botes



Inspec-Pro Home Inspection
434 Rue Michel-Parizeau
Gatineau, QC J9J 3X2
613.606.1901

www.inspec-pro.ca
s_botes@live.com

"Every inspection is performed with the same attention to detail as if it were our families home"



December 21, 2017

Dear [REDACTED]

RE: Report No. 1045

[REDACTED] de la Colonie

Val-des-Monts, QC

J8N 4A2

Thanks very much for choosing Inspec-Pro 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,

Shaun Botes

on behalf of

Inspec-Pro Home Inspection

Inspec-Pro Home Inspection
434 Rue Michel-Parizeau
Gatineau, QC J9J 3X2
613.606.1901
www.inspec-pro.ca
s_botes@live.com



INVOICE

December 21, 2017

Client: [REDACTED]

Report No. 1045

For inspection at:

[REDACTED] de la Colonie

Val-des-Monts, QC

J8N 4A2

on: Wednesday, December 20, 2017

Single home/semi-det, OVER 2000 square feet,
(additional \$50 per 1000 sqft or portion thereof)

\$500.00

Total

\$500.00

PAID IN FULL - THANK YOU!

Inspec-Pro Home Inspection
434 Rue Michel-Parizeau
Gatineau, QC J9J 3X2
613.606.1901
www.inspec-pro.ca
s_botes@live.com

SUMMARY

Report No. 1045

www.inspec-pro.ca

de la Colonie, Val-des-Monts, QC December 20, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

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

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

Condition: • [Missing](#)

A guard rail is needed to prevent anybody from falling.

Implication(s): Fall hazard

Location: Exterior Deck

Task: Provide

Time: Immediate

Condition: • [Too low](#)

The deck at the top is more than six feet off the ground. The guard railings that are in place are too low, the right height for the guards should be 42". These areas needs to be corrected.

Implication(s): Fall hazard

Location: Exterior Balcony Deck

Task: Improve

Time: Immediate

Condition: • [Spindles \(balusters\) missing](#)

No spindles in this location please provide.

Implication(s): Fall hazard

Location: Exterior Deck

Task: Provide

Time: Immediate

GARAGE \ Ceilings and walls

Condition: • Not gastight

There were no gas seal from the garage to the living area. The walls and ceiling of the garage were open. These areas need to be closed off to prevent combustible gases entering the living area. The air ducts running through the garage needs to be sealed off as well. The supply and return ducts could circulate hazardous gases throughout the property.

Implication(s): Hazardous combustion products entering home

Location: Throughout First Floor Garage

Task: Improve

Time: Immediate

GARAGE \ Vehicle doors

Condition: • Exposed combustible insulation

Implication(s): Increased fire hazard

Location: First Floor Garage

Task: Improve

Time: Immediate

SUMMARY

Report No. 1045

www.inspec-pro.ca

de la Colonie, Val-des-Monts, QC December 20, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

GARAGE \ Vehicle door operators

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

The right side garage door did not auto reverse when tested. This needs to be adjusted.

Implication(s): Physical injury

Location: Right Side First Floor Garage

Task: Improve

Time: Immediate

Condition: • Sensors poorly located

The sensor for the garage were located in the wrong location. It needs to be located closer to the floor about 12"-24" off the floor.

Implication(s): Physical injury

Location: Left Side Right Side First Floor Garage

Task: Improve

Time: Immediate

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Branches / vines interfering with wires](#)

Tree branches needs to be cut back so it doesn't interfere with the service line. The client can contact the city and inquire about this.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Throughout Exterior

Task: Improve

Time: Less than 1 year

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Fused neutral](#)

White wires are neutral wires, once the neutral wire is used as a hot wire the white wire needs to be color coded so service people will know that this wire is hot. This can be done by marking the wire with a black marker or by rapping black electrical tape around the wire. This must only be done by a qualified electrician.

Implication(s): Electric shock

Location: Basement Panel

Task: Improve

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

There were openings in the panels. This is a safety issue and needs to be corrected.

Implication(s): Electric shock | Fire hazard

Location: Throughout Panel

Task: Repair

Time: Immediate

SUMMARY

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Front Exterior Wall

Task: Replace

Time: Immediate

Condition: • [Loose](#)

Receptacle boxes needs to be secured to prevent electric shock or fire. There were one electrical receptacle on the exterior that needs to be re-secured. In the garage there are two dedicated receptacles for the garage door opener. Both of these are loose and needs to be re-secured.

Implication(s): Electric shock | Fire hazard

Location: Various Basement Exterior

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke detectors are required one on every floor level near sleeping area. Smoke detector should be replaced every 10 years. I recommend that the client check to see if it is within the time range. It is often difficult to know how old the existing smoke detectors are, if it is unknown we recommend replacing them all.

Location: First Floor Second Floor

Task: Repair Monitor

Time: If necessary

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Proper placement of a CO alarm is important. The CO alarm must be located adjacent to all sleeping areas of the home to increase the likelihood that sleeping occupants will hear the alarm if it goes off. Unlike smoke, which rises to the ceiling, CO mixes with air. Hence CO alarms may be installed at any height. However, if a combination smoke/CO alarm is used, it must be installed on or near the ceiling as per manufacturer's instructions, to ensure that it can detect smoke effectively.

Location: Various First Floor Second Floor

Task: Provide

Time: Immediate

Heating

GAS FURNACE \ Ducts, registers and grilles

Condition: • [Registers or grilles in garage](#)

Registers and grilles are not permitted in the garage. Combustible gases could find away into the property through these locations. This could be hazardous to your health.

Location: Basement Garage

Task: Remove

Time: Immediate

SUMMARY

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

WOOD STOVE \ Cabinet, door and clearances

Condition: • [Warped, cracked or gaps](#)

Two cracks were noted on the face of the fireplace. On the top left and right.

Implication(s): Increased fire hazard

Location: Front First Floor Living Room

Task: Repair Further evaluation

Time: Before first use

WOOD STOVE \ Combustion chamber

Condition: • [Firebrick cracked, crumbling or incomplete](#)

Missing firebrick.

Implication(s): Increased fire hazard

Location: First Floor Living Room

Task: Provide

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Duct

Condition: • [Poor termination location](#)

There were two bathroom exhaust vents that were discharging straight into the attic area. When inspecting the Attic there were signs of condensation on the metal substrate. This caused some wet spots in different locations on the insulation. These bathroom vents should be connected and directed so it can discharge the hot moist air to the exterior of the building.

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

Location: Various Attic

Task: Correct

Time: Immediate

Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube capped](#)

This is a dangerous configuration and needs to be corrected. We cannot see the discharge location of the discharge pipe. The black pipe should be removed. If the client wants he could install a drip pan underneath the hot water heater, to protect the floor from discharge.

Implication(s): Steam explosion

Location: Basement Utility Room

Task: Correct

Time: Immediate

WASTE PLUMBING \ Venting system

Condition: • [Vent termination problems](#)

The main plumbing vent stack were terminated in the attic space. This is a wrong installation. The vent stack should go

SUMMARY

Report No. 1045

www.inspec-pro.ca

de la Colonie, Val-des-Monts, QC December 20, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

straight through the roof. Sewer gases can enter the property and this can also cause a lot of condensation damage. In this case there were condensation in the Attic on the metal roof.

Implication(s): Reduced operability | Sewer gases entering the building

Location: Attic

Task: Improve

Time: Immediate

Interior

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Hand railing is required in this location.

Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate

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 the inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Metal](#)

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • With binoculars from the ground

Recommendations

COMMENTS \ Additional

1. **Condition:** • I recommend that the client get the roof fully inspected once the snow has melted. In the springtime the client can give me a call and I will be happy to revisit the property to take a look at the roof.

Location: Roof



1. Snow covered roof.

EXTERIOR

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

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

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#) • [Hillside](#)

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

Limitations

Inspection limited/prevented by: • Storage in garage • Snow / ice / frost

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Missing](#)

On the left side of the property there is a shed area. This area doesn't have a gutter system and the top roof is missing a end cap at the gutter. This needs to be replaced and improved

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

Location: Left Side Second Floor Shed

Task: Provide

Time: Less than 3 years



2. Missing end cap



3. Missing

ROOF DRAINAGE \ Downspouts

3. Condition: • [Should discharge 6 feet from building](#)

Two catch basins were located close to the property. Downspout discharge should be at least 6 feet away from the property.

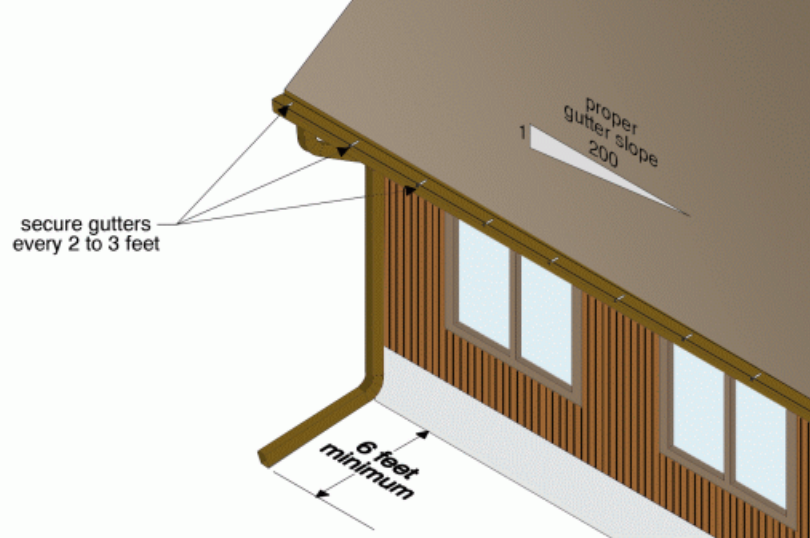
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

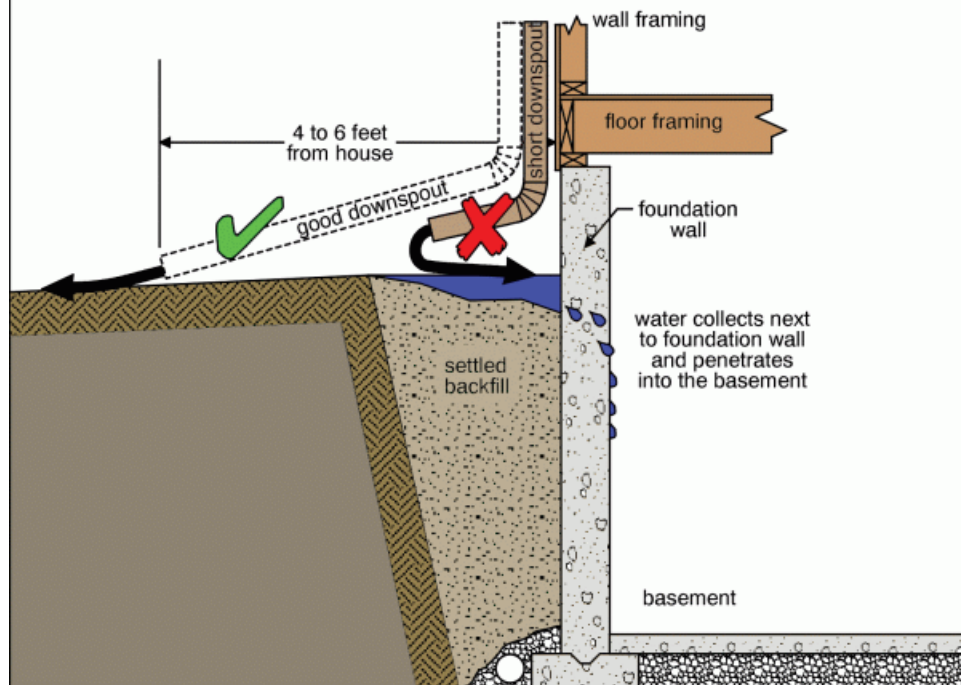
Task: Improve

Time: Less than 3 years

Gutter and downspout installation



Downspout extension too short



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



4. Should discharge 6 feet from building



5. Should discharge 6 feet from building

WALLS \ EIFS and Stucco

4. Condition: • [Minor cracks](#)

They were minor cracking notice on some areas of the stucco. These areas needs to be sealed to prevent deterioration of the material.

Implication(s): Shortened life expectancy of material

Location: Various Exterior Wall

Task: Monitor Protect

Time: When necessary

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

5. Condition: • [Missing](#)

A guard rail is needed to prevent anybody from falling.

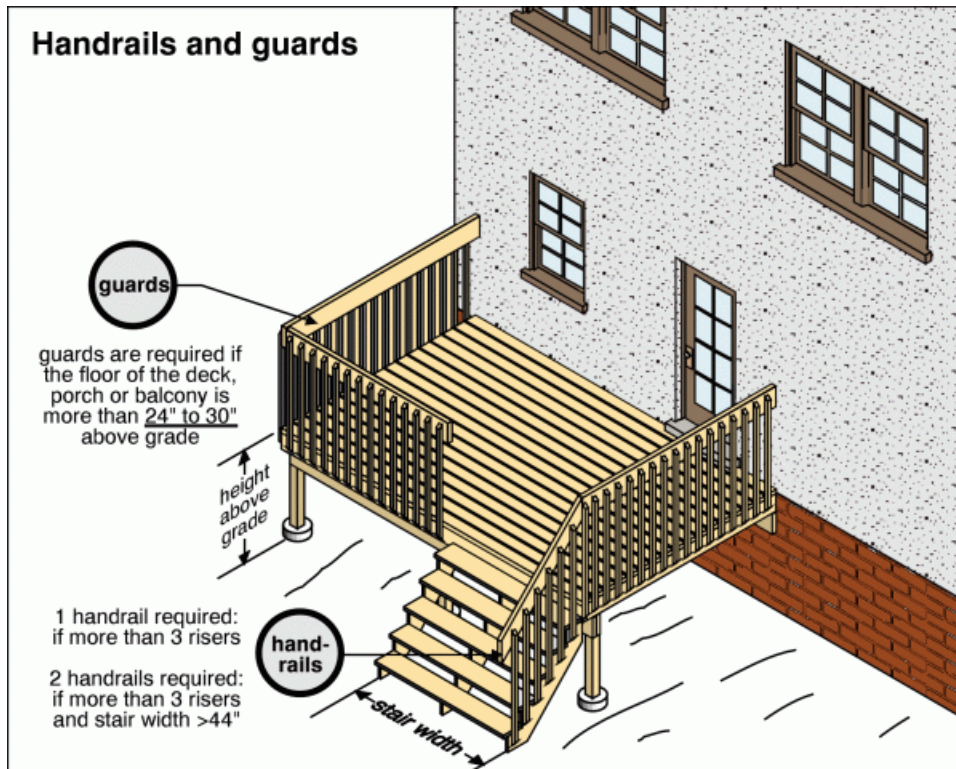
Implication(s): Fall hazard

Location: Exterior Deck

Task: Provide

Time: Immediate

Handrails and guards



6. Missing

6. Condition: • [Too low](#)

The deck at the top is more than six feet off the ground. The guard railings that are in place are too low, the right height

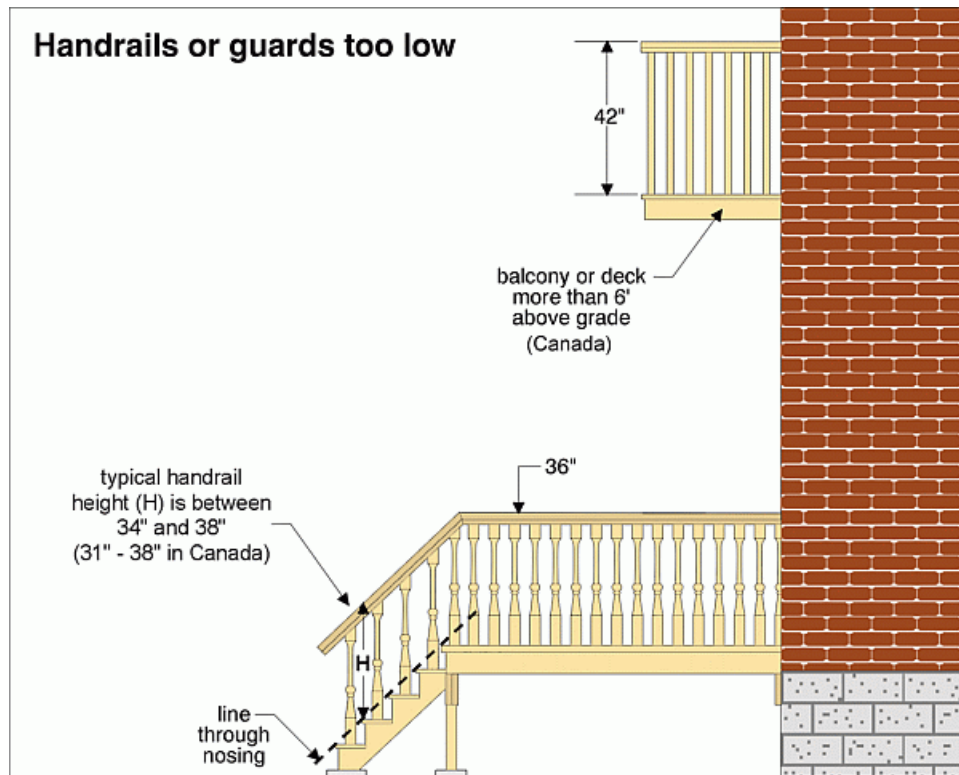
for the guards should be 42". These areas needs to be corrected.

Implication(s): Fall hazard

Location: Exterior Balcony Deck

Task: Improve

Time: Immediate



7. Too low

EXTERIOR

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



8. Too low

7. Condition: • [Spindles \(balusters\) missing](#)

No spindles in this location please provide.

Implication(s): Fall hazard

Location: Exterior Deck

Task: Provide

Time: Immediate

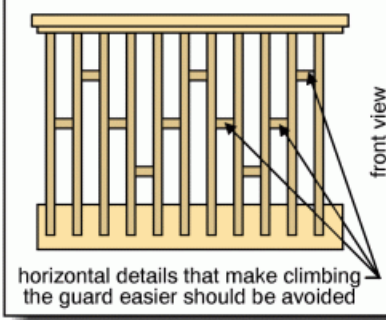
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles (balusters)

4" diameter sphere (6" in some jurisdictions)

construction note:



9. Missing

GARAGE \ Ceilings and walls

8. Condition: • Not gastight

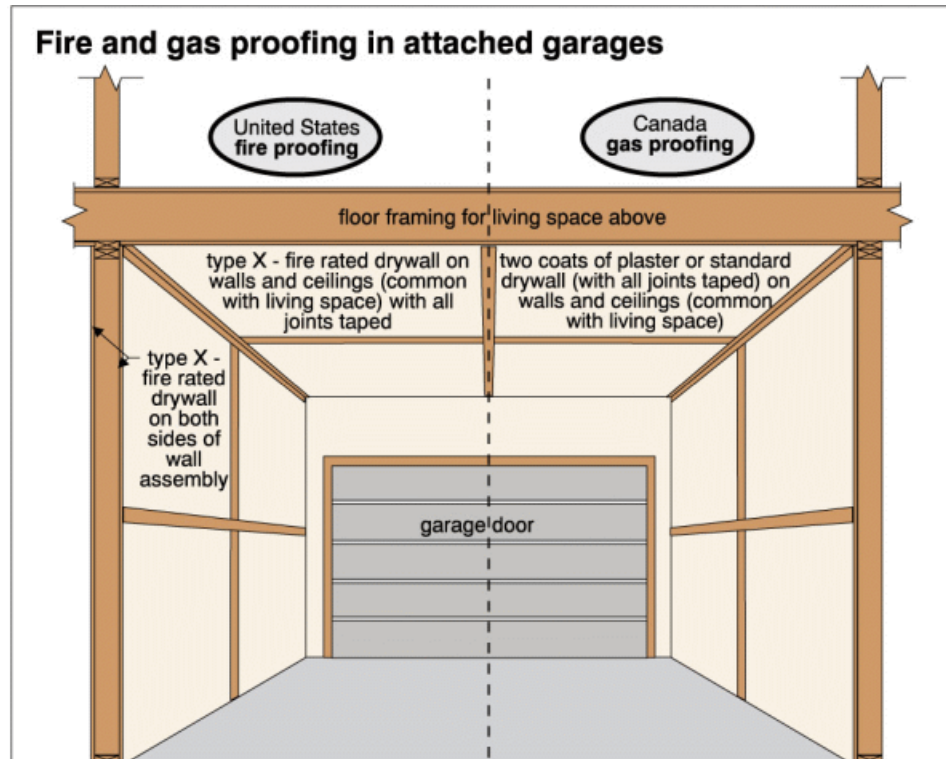
There were no gas seal from the garage to the living area. The walls and ceiling of the garage were open. These areas need to be closed off to prevent combustible gases entering the living area. The air ducts running through the garage needs to be sealed off as well. The supply and return ducts could circulate hazardous gases throughout the property.

Implication(s): Hazardous combustion products entering home

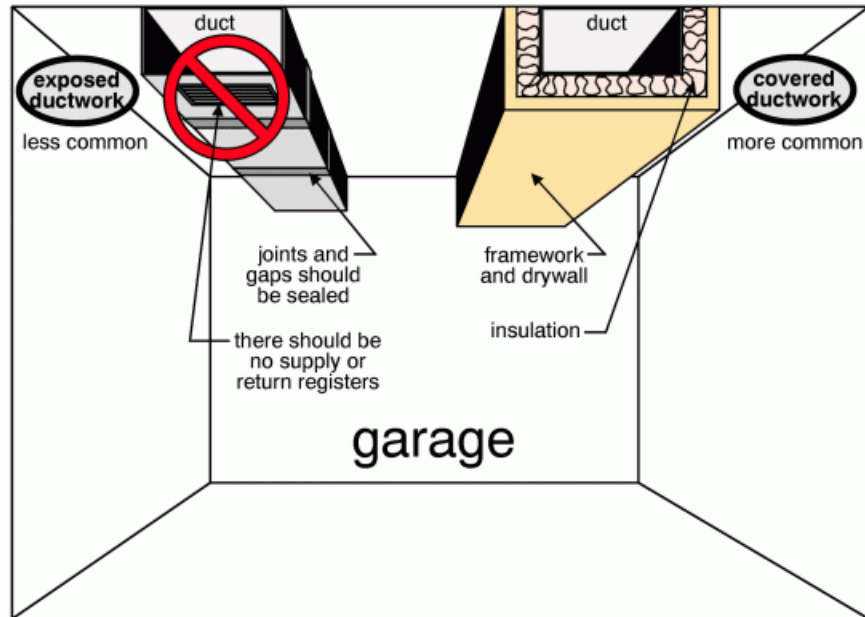
Location: Throughout First Floor Garage

Task: Improve

Time: Immediate



Heating ductwork in garages



10. Not gastight



11. Not gastight



12. Not gastight

GARAGE \ Vehicle doors

9. Condition: • Exposed combustible insulation

Implication(s): Increased fire hazard

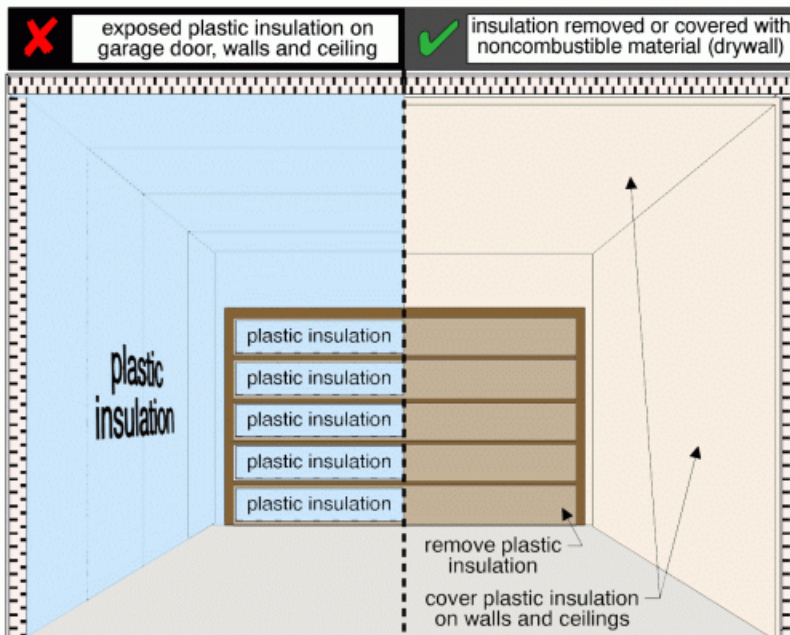
Location: First Floor Garage

Task: Improve

Time: Immediate

Exposed combustible insulation

combustible insulation in basements, crawlspaces, garages or any other areas exposed to people, heating and/or electricity sources should be covered with drywall (wood paneling is acceptable in most areas)



13. Combustible insulation

GARAGE \ Vehicle door operators

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

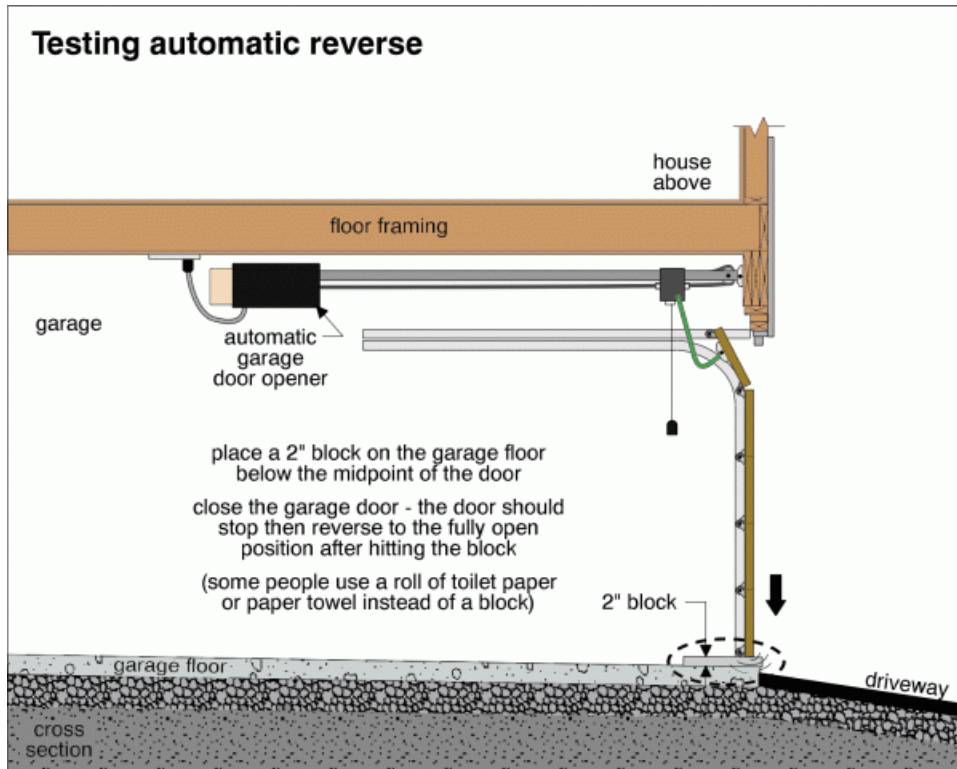
The right side garage door did not auto reverse when tested. This needs to be adjusted.

Implication(s): Physical injury

Location: Right Side First Floor Garage

Task: Improve

Time: Immediate



14. Fails to auto reverse

11. Condition: • Sensors poorly located

The sensor for the garage were located in the wrong location. It needs to be located closer to the floor about 12"-24" off the floor.

Implication(s): Physical injury

Location: Left Side Right Side First Floor Garage

Task: Improve

Time: Immediate

EXTERIOR

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



15. Sensors poorly located



16. Sensors poorly located

Description

Foundation material: • [Wood](#) • Not visible

Floor construction: • [Wood I-joists](#)

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

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

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Entered but access was limited

Recommendations

FLOORS \ Columns or piers

12. Condition: • [Poorly secured at top or bottom](#)

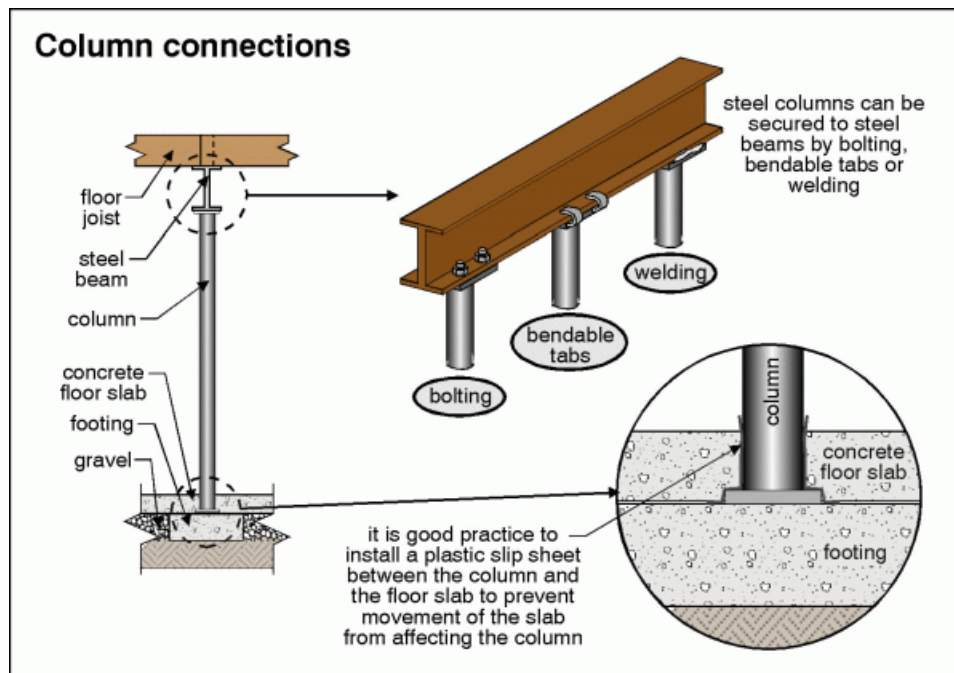
Some of the deck posts did not have all the screws set. There is quite a few open screw holes. I recommend screws be set in all the open hole locations.

Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior Deck

Task: Improve

Time: Less than 1 year





17. Poorly secured at top



18. Poorly secured at top



19. Poorly secured at top



20. Poorly secured at top

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • Breakers - Lower level

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • Breakers - Lower level

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors:

• Present

One plug in unit in mechanical room

Limitations

Panel covers: • Disconnect covers are not removed by the building inspector

System ground: • Quality of ground not determined

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

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

13. Condition: • [Branches / vines interfering with wires](#)

Tree branches needs to be cut back so it doesn't interfere with the service line. The client can contact the city and inquire about this.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Throughout Exterior

Task: Improve

Time: Less than 1 year



21. Branches / vines interfering with wires



22. Branches / vines interfering with wires



23. Branches / vines interfering with wires



24. Branches / vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire**14. Condition:** • [Fused neutral](#)

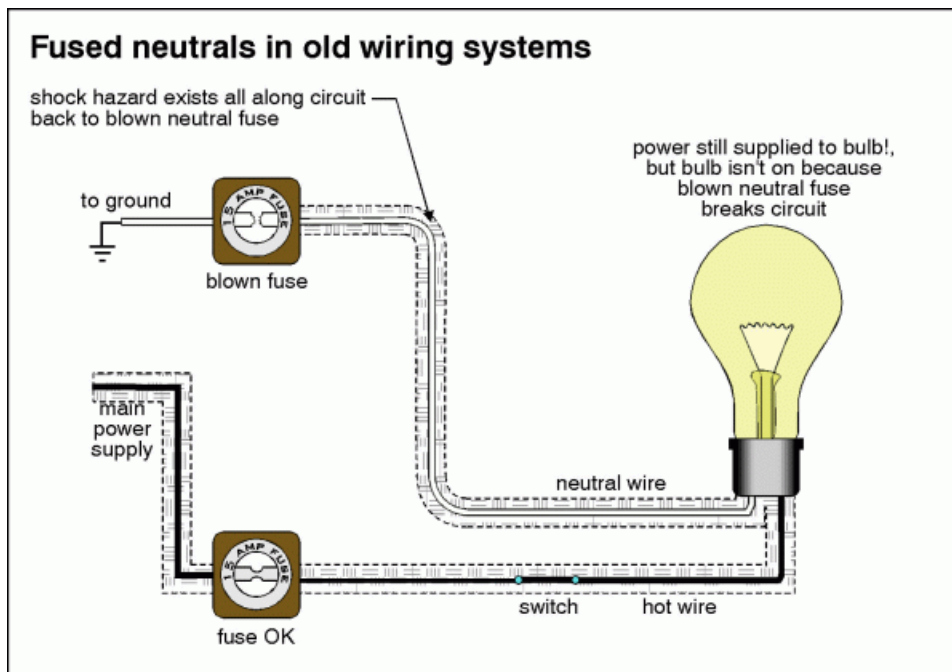
White wires are neutral wires, once the neutral wire is used as a hot wire the white wire needs to be color coded so service people will know that this wire is hot. This can be done by marking the wire with a black marker or by rapping black electrical tape around the wire. This must only be done by a qualified electrician.

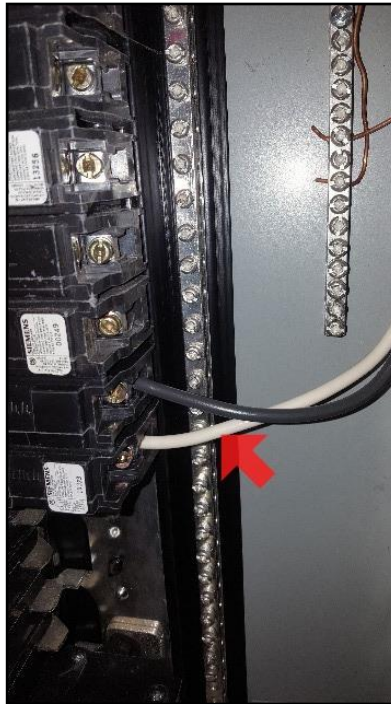
Implication(s): Electric shock

Location: Basement Panel

Task: Improve

Time: Immediate





25. Fused neutral

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

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

There were openings in the panels. This is a safety issue and needs to be corrected.

Implication(s): Electric shock | Fire hazard

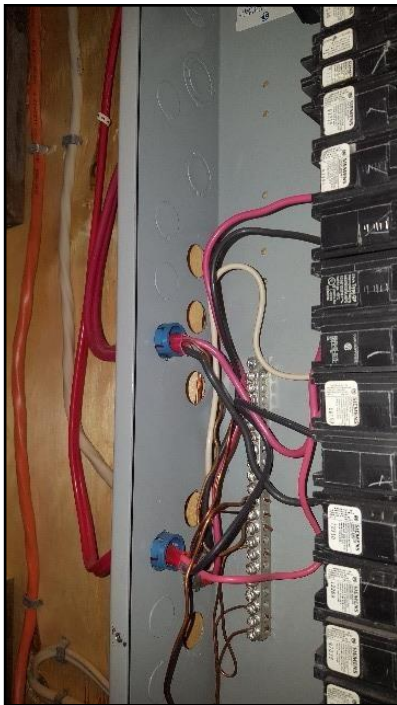
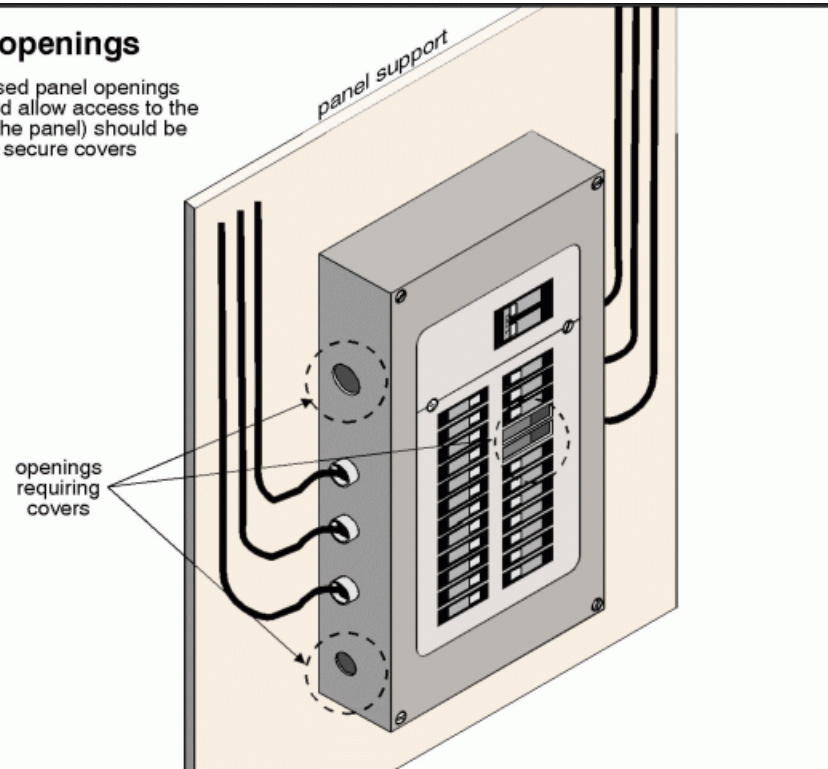
Location: Throughout Panel

Task: Repair

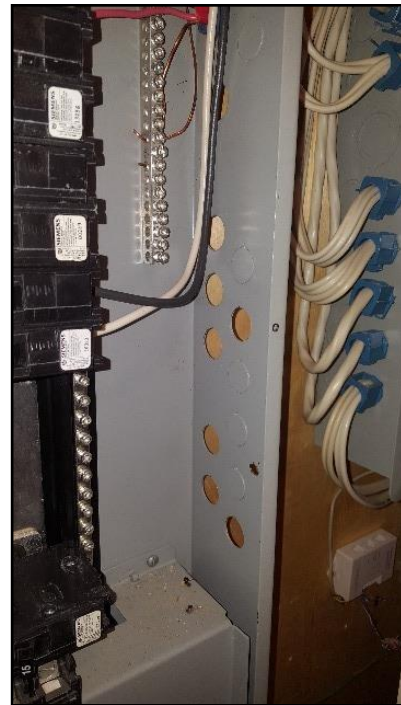
Time: Immediate

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



26. Openings in panel



27. Openings in panel



28. Openings in panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Location: Front Exterior Wall

Task: Replace

Time: Immediate



29. Damage

17. Condition: • [Loose](#)

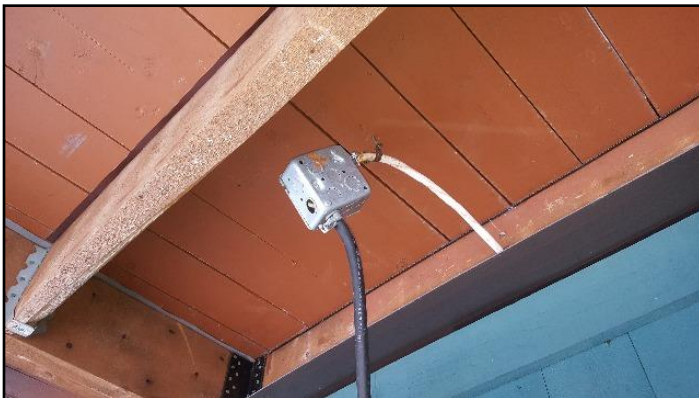
Receptacle boxes needs to be secured to prevent electric shock or fire. There were one electrical receptacle on the exterior that needs to be re-secured. In the garage there are two dedicated receptacles for the garage door opener. Both of these are loose and needs to be re-secured.

Implication(s): Electric shock | Fire hazard

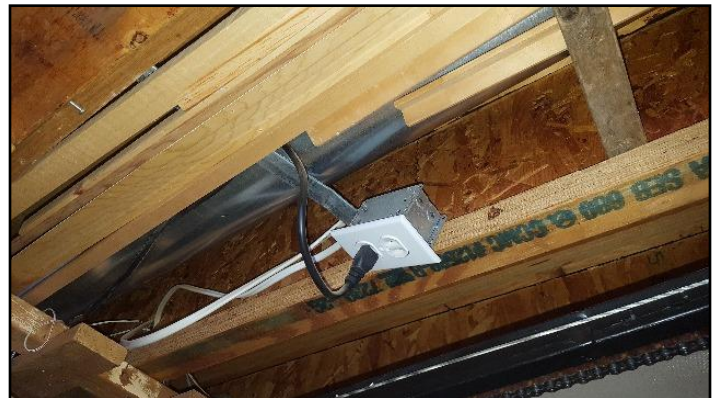
Location: Various Basement Exterior

Task: Improve

Time: Immediate



30. Loose outdoor



31. Loose garage



32. Loose garage

DISTRIBUTION SYSTEM \ Smoke detectors

18. Condition: • Smoke detectors are required one on every floor level near sleeping area. Smoke detector should be replaced every 10 years. I recommend that the client check to see if it is within the time range. It is often difficult to know how old the existing smoke detectors are, if it is unknown we recommend replacing them all.

Location: First Floor Second Floor

Task: Repair Monitor

Time: If necessary

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

19. Condition: • Proper placement of a CO alarm is important. The CO alarm must be located adjacent to all sleeping areas of the home to increase the likelihood that sleeping occupants will hear the alarm if it goes off. Unlike smoke, which rises to the ceiling, CO mixes with air. Hence CO alarms may be installed at any height. However, if a combination smoke/CO alarm is used, it must be installed on or near the ceiling as per manufacturer's instructions, to ensure that it can detect smoke effectively.

Location: Various First Floor Second Floor

Task: Provide

Time: Immediate

Description

System type: • [Furnace](#) • Electric baseboard heaters • [Space heaters](#) • [Fireplace](#) • [Heat pump](#)

Fuel/energy source: • [Electricity](#) • Wood • Propane

Furnace manufacturer:

• Keeprite

Model number: G9MXT0801716A1 *Serial number:* A134648144

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

Exhaust venting method: • [Induced draft](#)

Approximate age:

• [4 years](#)

2013 Nov

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

Main fuel shut off at: • Utility room

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove: • [Zero clearance](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

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

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Ducts, registers and grilles

20. Condition: • [Registers or grilles in garage](#)

Registers and grilles are not permitted in the garage. Combustible gases could find away into the property through these locations. This could be hazardous to your health.

Location: Basement Garage

Task: Remove

Time: Immediate



33. Registers or grilles in garage

WOOD STOVE \ Cabinet, door and clearances

21. Condition: • [Warped, cracked or gaps](#)

Two cracks were noted on the face of the fireplace. On the top left and right.

Implication(s): Increased fire hazard

Location: Front First Floor Living Room

Task: Repair Further evaluation

Time: Before first use



34. Cracked



35. Cracked



36. Cracked

WOOD STOVE \ Combustion chamber

22. Condition: • [Firebrick cracked, crumbling or incomplete](#)

Missing firebrick.

Implication(s): Increased fire hazard

Location: First Floor Living Room

Task: Provide

Time: Immediate



37. Firebrick missing

COOLING & HEAT PUMP

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

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

Heat pump type: • [Air source](#)

Manufacturer:

• Goodman

Model number: GSZ160241BC *Serial number:* 1703484682

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

Compressor type: • Electric

Compressor approximate age:

• New

2017 Mar

Typical life expectancy: • 10 to 15 years

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat pump only tested in: • Heating mode

Window unit: • Window A/C excluded from inspection

Recommendations

HEAT PUMP \ Condensate drain line

23. Condition: • [Improper discharge point](#)

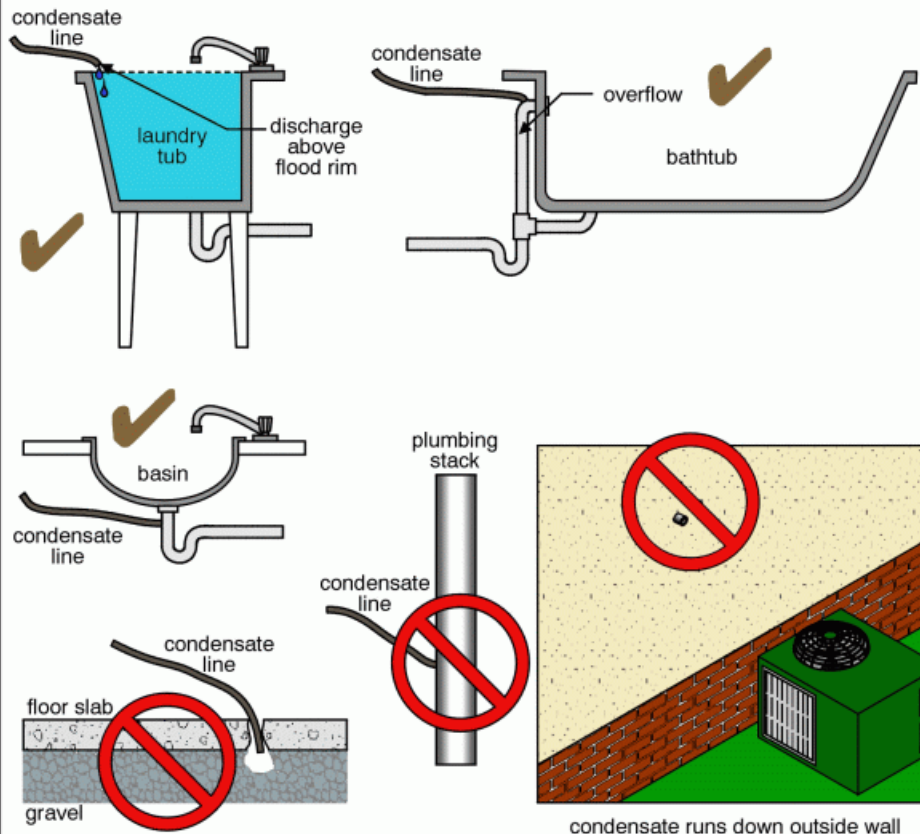
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Location: Basement Utility Room

Task: Improve

Time: Less than 2 years

Condensate discharge locations



38. Improper discharge point

HEAT PUMP \ Refrigerant lines

24. Condition: • [Missing insulation](#)

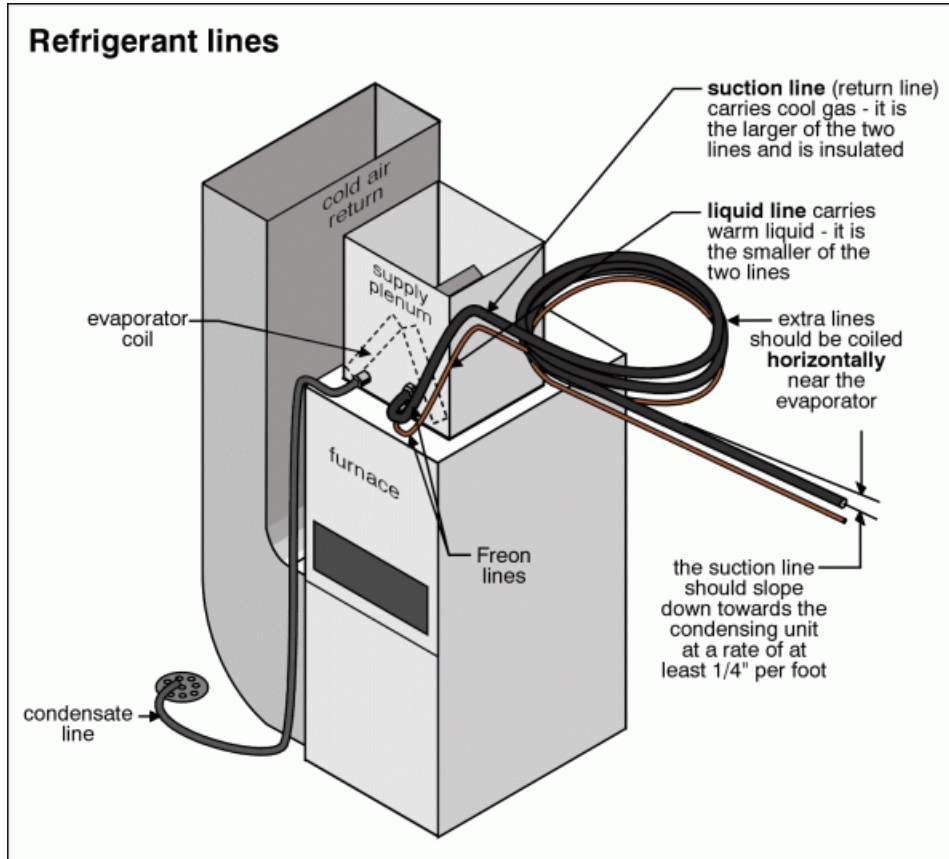
They were missing / damaged insulation noted on the refrigerant line in the utility room close to the furnace. This needs to be repaired.

Implication(s): Reduced system life expectancy | Increased heating and cooling costs | Reduced comfort

Location: Basement Utility Room

Task: Improve

Time: Less than 3 years



Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall air/vapor barrier: • Plastic

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

General: • Full inspection of insulation could not be done. Wall floor and ceiling coverings prevented the full inspection of the insulation. A home inspection is a visual inspection and not the destructive inspection.

National Standards of Practice:13. INSULATION AND VAPOUR BARRIERS 13.1 The inspector shall:

A. inspect:1. insulation and vapour barriers in UNFINISHED SPACES.

B. describe:1. type of insulation material(s) and vapour barriers in UNFINISHED SPACES.

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

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

25. Condition: • [Wet](#)

There were some wet locations noted on the insulation in the attic.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Attic

Task: Improve

Time: Less than 1 year

INSULATION AND VENTILATION

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



39. Wet

ATTIC/ROOF \ Hatch/Door

26. Condition: • [Not weatherstripped](#)

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

Location: Attic Master Bedroom

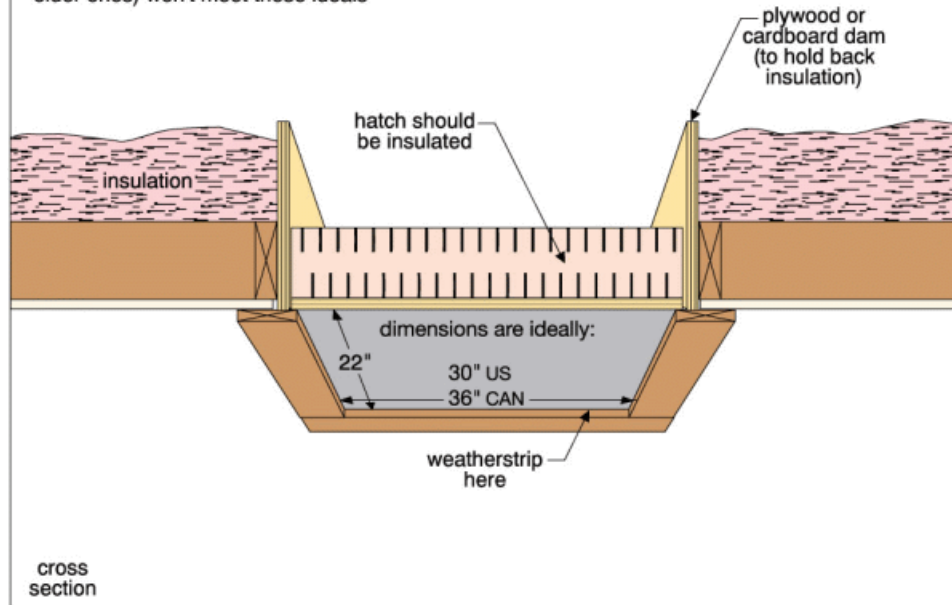
Task: Provide

Time: Immediate

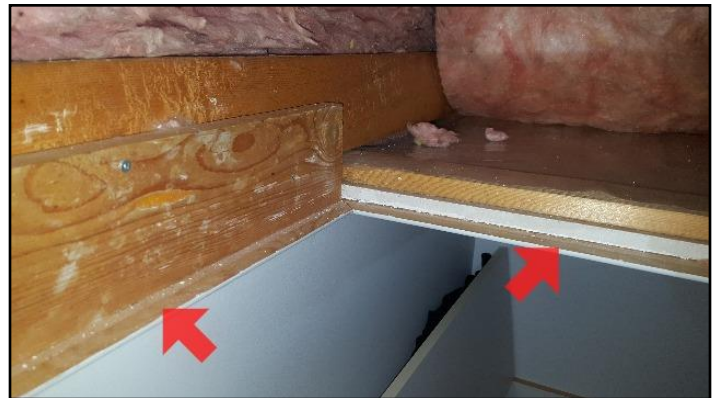
Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



40. Not weatherstripped



41. Not weatherstripped

ATTIC/ROOF \ Duct

27. Condition: • [Poor termination location](#)

There were two bathroom exhaust vents that were discharging straight into the attic area. When inspecting the Attic there were signs of condensation on the metal substrate. This caused some wet spots in different locations on the insulation. These bathroom vents should be connected and directed so it can discharge the hot moist air to the exterior of the building.

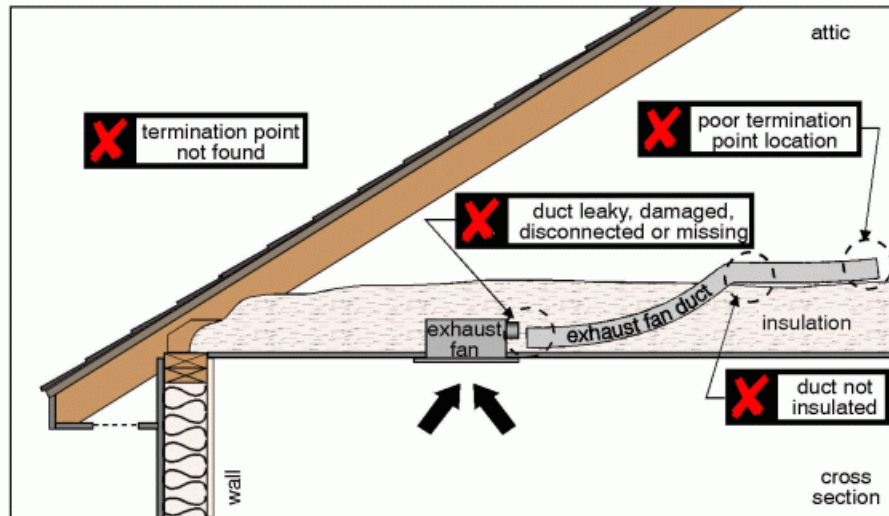
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Various Attic

Task: Correct

Time: Immediate

Exhaust fan conditions



42. Poor termination location



43. Poor termination location



44. Poor termination location



45. Poor termination location

Description

Water supply source: • Private

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Utility room

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • Propane

Water heater exhaust venting method: • Induced draft

Water heater manufacturer:

• Rheem

Model number: PVS50P *Serial number:* 0604J10680

Tank capacity: • 50 gallons

Water heater approximate age:

• 13 years

2004 Jun

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Private](#)

Waste and vent piping in building: • [ABS plastic](#)

Main fuel shut off valve at the: • Utility room

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

WATER HEATER \ Temperature/pressure relief valve

28. Condition: • [Discharge tube capped](#)

This is a dangerous configuration and needs to be corrected. We cannot see the discharge location of the discharge pipe. The black pipe should be removed. If the client wants he could install a drip pan underneath the hot water heater, to protect the floor from discharge.

Implication(s): Steam explosion

Location: Basement Utility Room

Task: Correct

Time: Immediate



46. Discharge tube capped

WASTE PLUMBING \ Traps - installation

29. Condition: • [Nonstandard shape or material](#)

Improper drainage configuration were located in the two bathrooms upstairs.

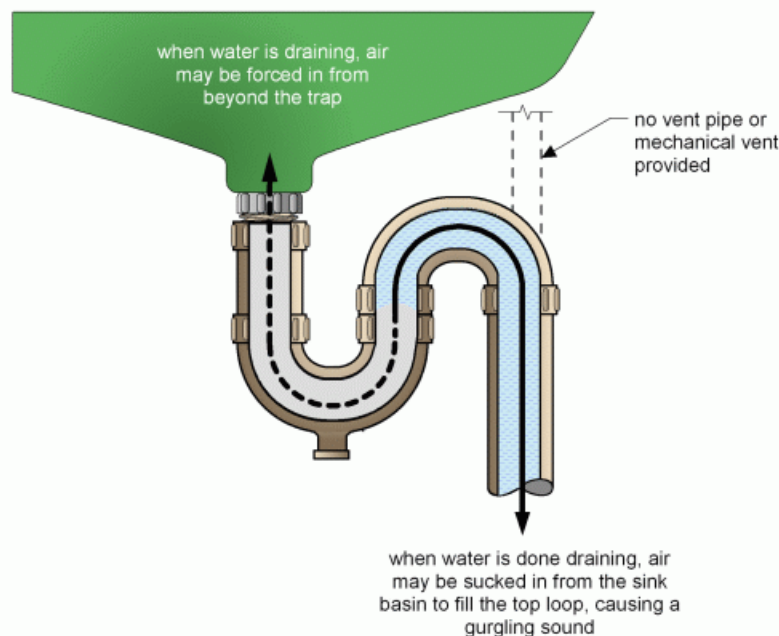
Implication(s): Reduced operability | Fixtures slow to drain

Location: Various First Floor Bathroom Master Bathroom

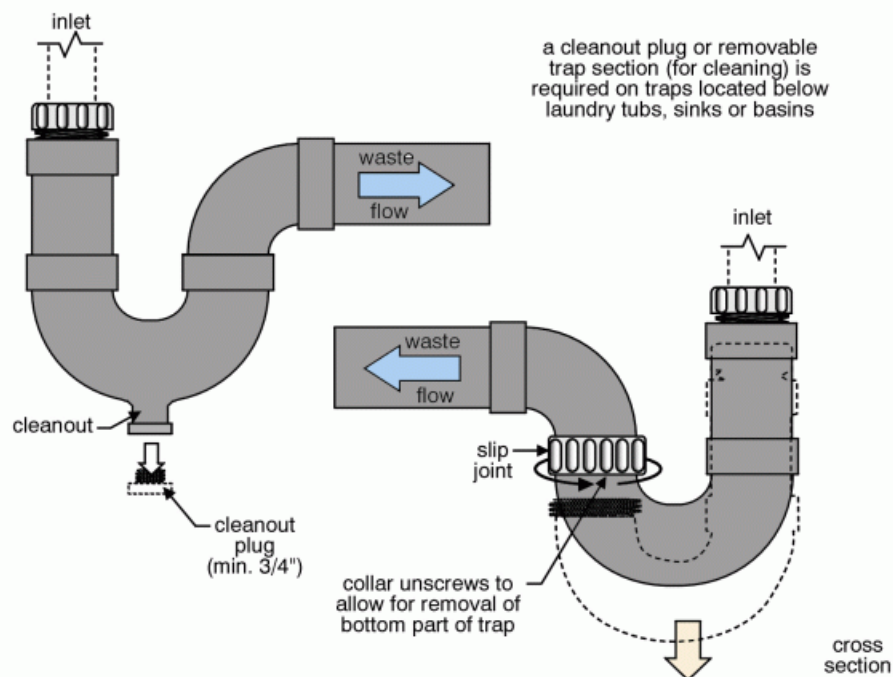
Task: Repair

Time: Less than 3 years

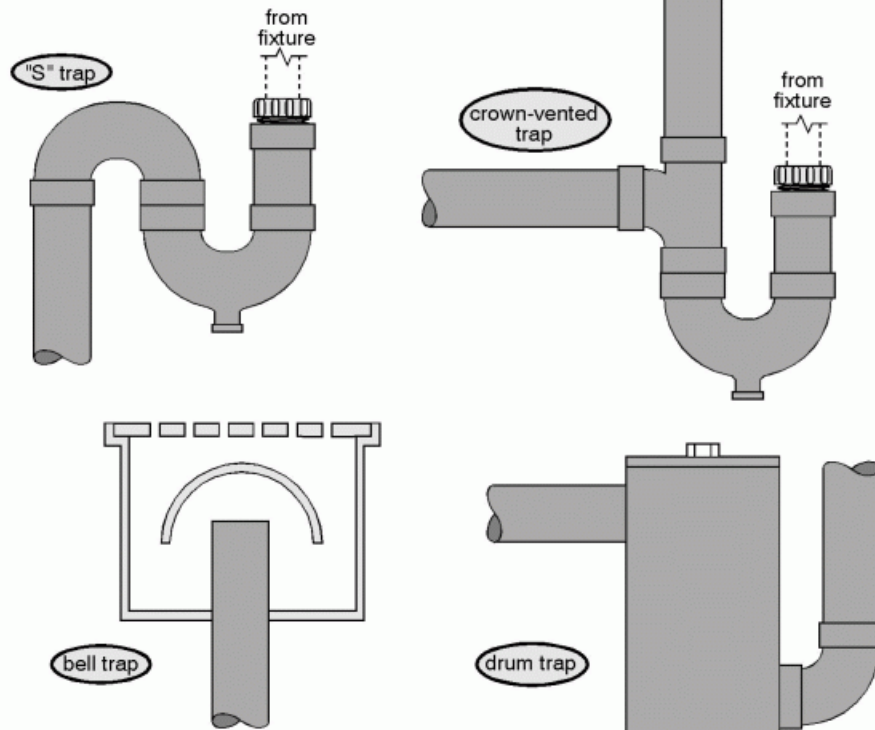
S-traps can lead to siphoning



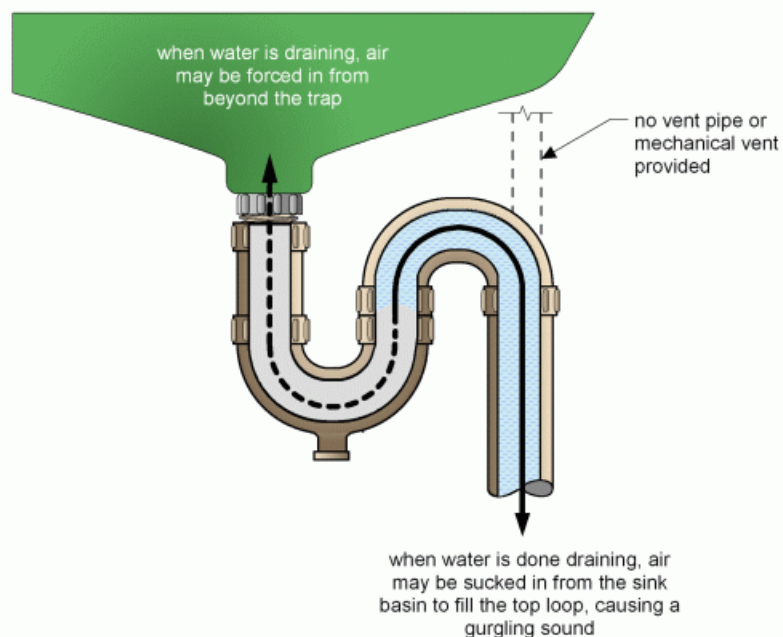
Trap cleanout required

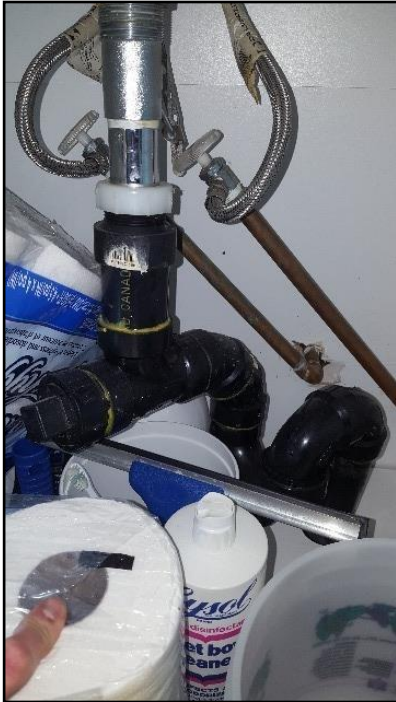


Illegal traps



S-traps can lead to siphoning





47. Nonstandard shape or material



48. Nonstandard shape or material

WASTE PLUMBING \ Venting system

30. Condition: • [Vent termination problems](#)

The main plumbing vent stack were terminated in the attic space. This is a wrong installation. The vent stack should go straight through the roof. Sewer gases can enter the property and this can also cause a lot of condensation damage. In this case there were condensation in the Attic on the metal roof.

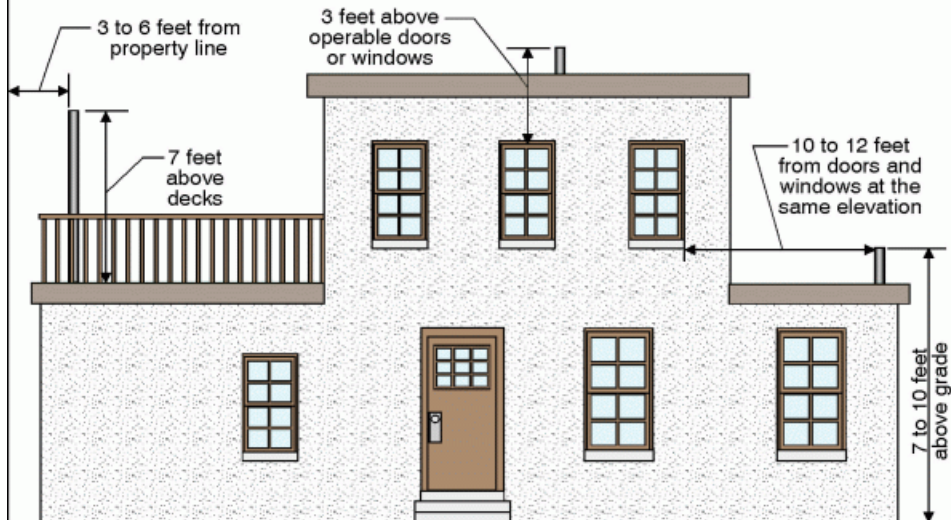
Implication(s): Reduced operability | Sewer gases entering the building

Location: Attic

Task: Improve

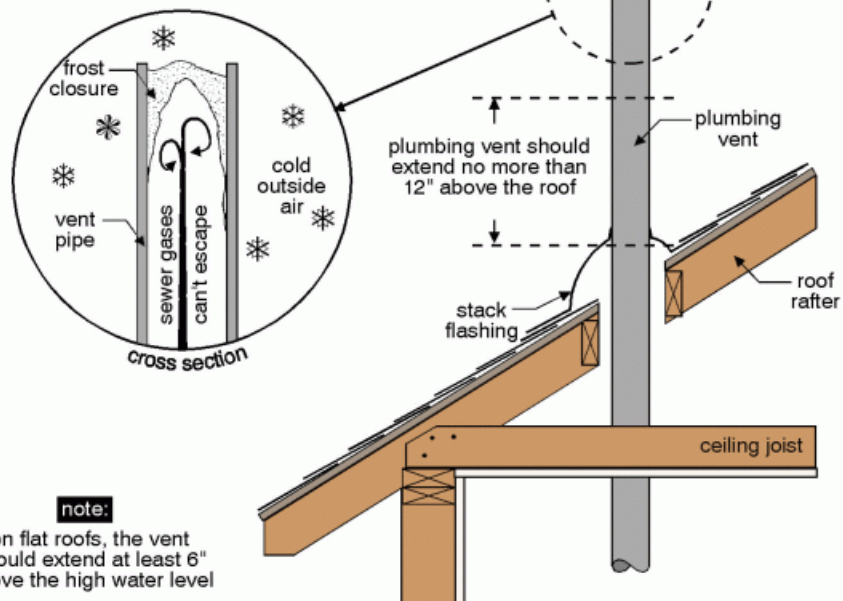
Time: Immediate

Plumbing vent clearances



Vent too tall

if the plumbing vent extends too far above the roof, frost closure can become a problem





49. Vent termination problems



50. Vent termination problems



51. Vent termination problems



52. Vent termination problems

Description

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

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

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

Windows: • [Casement](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Restricted access to: • Utility room

Not included as part of a building inspection: • Smoke detectors

Not included as part of a building inspection: • Carbon monoxide detectors • Central vacuum systems

Cosmetics: • No comment offered on cosmetic finishes

Recommendations

WALLS \ Plaster or drywall

31. Condition: • [Cracked](#)

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

Location: Living Room

Task: Repair Monitor

Time: Ongoing



53. Cracked



54. Cracked

CARPENTRY \ Countertops

32. Condition: • [Entire top loose](#)

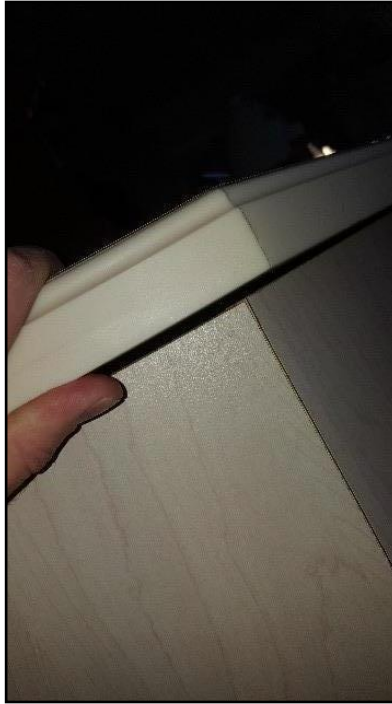
The kitchen island I need to be re- secured.

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

Location: First Floor Kitchen

Task: Repair

Time: Discretionary



55. Entire top loose

STAIRS \ Handrails and guards

33. Condition: • [Missing](#)

Hand railing is required in this location.

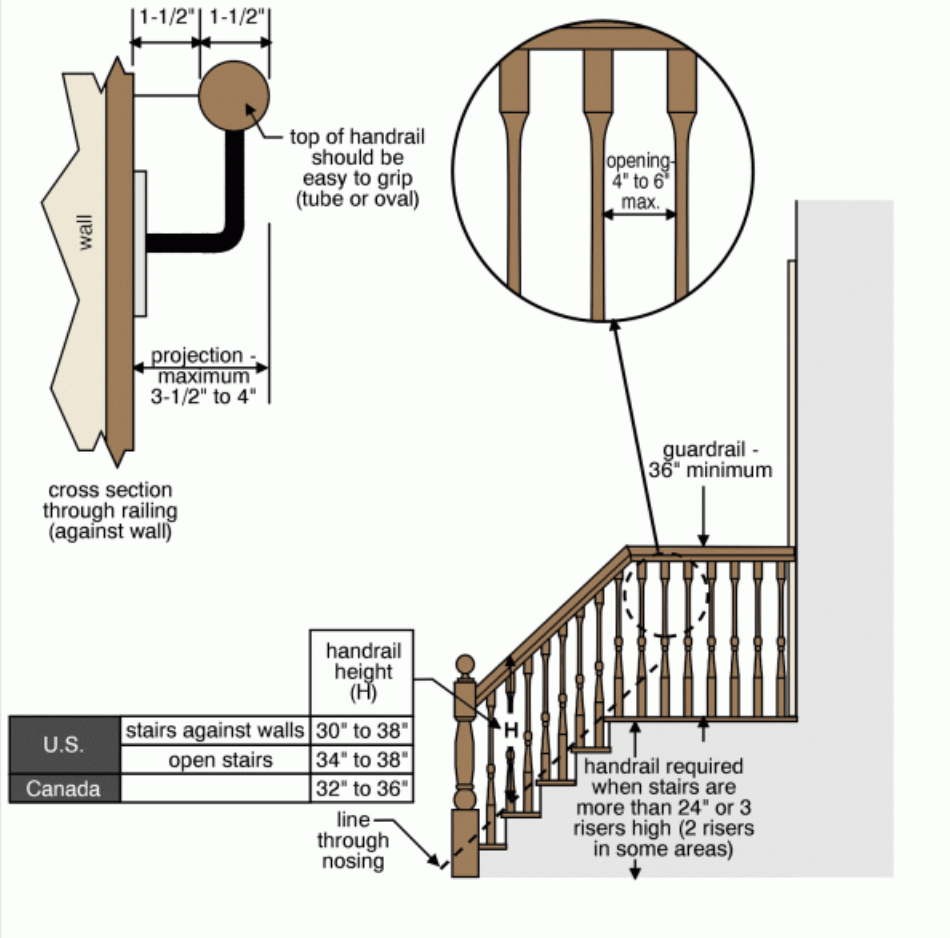
Implication(s): Fall hazard

Location: Basement Staircase

Task: Provide

Time: Immediate

Handrails and guards





56. Missing



57. Missing

SITE INFO

Report No. 1045

de la Colonie, Val-des-Monts, QC December 20, 2017

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Weather: • Cloudy • Ground was frozen • There was snow on the ground. • There was snow on the roof.

Approximate temperature: • -4°

Attendees: • Buyer • Seller • Buyer's Agent

Occupancy: • The home was occupied at the time of the inspection.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 5:00 p.m.

Approximate age of home: • 19 years

Approximate date of construction: • 1998

Building type: • Detached home

Number of stories: • 2

Number of rooms: • 14

Number of bedrooms: • 3

Number of bathrooms: • 3

Garage, carport and outbuildings: • Attached two-car garage - Basement level • Attached carport

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