



Your Inspection Report

3142 Cannondale Ave
Montreal, QC



PREPARED FOR:
MRS. TRACY DUNHAM
MR. WILLIAM CROWE

INSPECTION DATE:
Thursday, December 13, 2012

PREPARED BY:
Robert Zbikowski, MBA, LBI

ProTech IB
Building Sciences Division

ProTech IB, Building Sciences Division
6500 Trans Canada, Suite 400
Pointe-Claire, QC H9R 0A5

514-992-3537
Fax: 1-866-812-7689
www.protechib.ca
info@protechib.ca

ProTech IB
Building Sciences Division

January 28, 2013

Dear Mrs. Tracy Dunham and Mr. William Crowe,

RE: Report No. 1360
3142 Cannondale Ave
Montreal, QC

Thank you for choosing us to perform your building inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Quebec Association of Building Inspectors.

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. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

We have included an executive summary at the beginning of the report to help provide a quick overview of the main issues identified, however the summary is not exhaustive and we recommend you read the entire report to gain full knowledge of the building systems and condition. You will also find a schedule to help you approximate the cost of many repairs or system replacements. While connected to the internet simply go to the Reference Library in the appendix section of the report and click on item 11- Life Cycle and Costs to download the schedule.

We are always available to answer any questions you may have concerning the inspection or the report.

Sincerely,

Robert Zbikowski, MBA, LBI
on behalf of
ProTech IB, Building Sciences Division

ProTech IB, Building Sciences Division
6500 Trans Canada, Suite 400
Pointe-Claire, QC H9R 0A5
514-992-3537
Fax: 1-866-812-7689

This is a summary of the major issues identified during the inspection. You will find specific details by clicking on the coloured tabs at the top of the report. The summary is not exhaustive and we recommend you read the entire report to familiarize yourself with other deficiencies, limitations or recommendations noted.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Our examination of the roof confirmed that the shingles have reached the end of their normal life span. Although we did not detect any immediate water infiltration we recommend the covering be replaced without delay as soon as the weather permits.

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

Location: Throughout Exterior Roof

Task: Replace

Time: Less than 1 year

Exterior

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

We noted some cracks in the brick masonry that appears to be the result of some differential movement in the structure. Recommend repairs be done by a qualified mason.

Implication(s): Chance of water entering house | Weakened structure | Chance of movement

Location: Various Exterior Wall

Task: Repair

Time: Less than 1 year

Structure

FOUNDATIONS \ Foundation

Condition: • [Cracked](#)

We noted two cracks in the foundation that suggest some differential displacement of the footings.

Additionally we observed some lateral displacement of the left side wall in the garage which we suspect may be caused by pressure from expansion of the backfill.

We recommend having a pyrite test performed, the results will help determine the presence of pyrite and the potential for further damage.

Once that information is obtained an intervention by a foundation specialist will be required to seal and stabilize the cracks.

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

Location: Left & Rear Garage

Task: Further evaluation

Heating

ELECTRIC FURNACE \ General

Condition: • [Individual elements, sequencers or relays inoperative](#)

A test of the furnace revealed two heating elements are not operational and a third unit is not connected.

Recommend having the system examined by a heating system technician.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

Task: Further evaluation

Time: Immediate

SPACE HEATER \ Electric radiant

Condition: • We noted the presence of radiant heating systems installed without proper thermostat controls.

Recommend these be added by a qualified electrician.

Implication(s): Inadequate temperature control

Location: Ensuite Bathroom & Sun Room

Task: Provide

Time: Immediate

Cooling & Heat Pump

HEAT PUMP \ General

Condition: • Service heat pump

The heat pump condensing unit failed to start when the controls were activated.

Recommend having the unit serviced.

Location: Rear Exterior

Task: Further evaluation

Time: Immediate

Plumbing

WASTE PLUMBING \ Sump pump

Condition: • [Inoperative](#)

A test of the sump pump revealed the unit is no longer operational.

The vendor indicated in his declaration that the pump has never operated during their ownership.

We suspect that the reason for this may be the condition of the french drain system.

Recommend further investigation of the french drain to determine its condition.

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

Location: Front Basement Family Room

Task: Further evaluation

Time: Immediate

EXECUTIVE SUMMARY

3142 Cannondale Ave, Montreal, QC December 13, 2012

EXECUTIVE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

EXHAUST FANS \ Exhaust duct

Condition: • [Not vented to exterior](#)

We found a bathroom exhaust fan duct venting in the attic.

This does not conform to proper installation procedures and can lead to condensation problems in the attic.

All venting through the attic must be done inside an insulated duct and be vented outside the building.

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

Location: Attic

Task: Correct

Time: Less than 1 year

ROOFING

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • High

Limitations

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

Inspection performed: • By walking on roof • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Our examination of the roof confirmed that the shingles have reached the end of their normal life span. Although we did not detect any immediate water infiltration we recommend the covering be replaced without delay as soon as the weather permits.

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

Location: Throughout Exterior Roof

Task: Replace

Time: Less than 1 year



Roof shingles in poor condition



Roof shingles in poor condition

ROOFING

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Roof shingles in poor condition



Roof shingles in poor condition

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout type:** • [Eave mounted](#)
- Gutter & downspout discharge:** • [Below grade](#)
- Lot slope:** • [Away from house](#) • [Towards house](#)
- Wall surfaces - masonry:** • [Brick](#)
- Soffit and fascia:** • [Metal](#)
- Retaining wall:** • [Masonry](#)
- Driveway:** • Interlocking brick
- Walkway:** • Interlocking brick
- Porch:** • Concrete
- Patio:** • Interlocking brick
- Fence:** • Wood

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

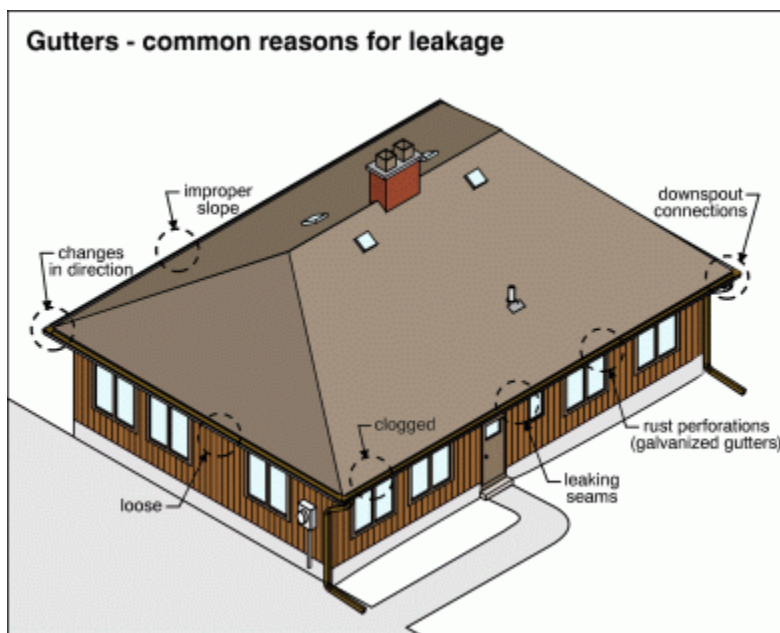
We noted the rear roof gutter was leaking, during our visit on the roof we noted it is clogged and needs to be cleaned.

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

Location: Rear Exterior

Task: Clean

Time: Immediate



[Click on image to enlarge.](#)

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Rear gutter clogged and leaking

Rear gutter clogged and leaking

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging below grade](#)

The seller confirmed that the roof gutters are discharging underground away from the house.

However we noted that the type of pipe used is inappropriate as it is perforated and allows most of the water to drain out next to the foundation.

Recommend replacing a section of at least 6 feet with non perforated pipe to carry the water far enough away from the house.

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

Location: Throughout Exterior

Task: Correct

Time: Less than 1 year



Perforated pipe used

Perforated pipe used

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

EXECUTIVE S	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



Perforated pipe used

Perforated pipe used

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

We noted some cracks in the brick masonry that appears to be the result of some differential movement in the structure. Recommend repairs be done by a qualified mason.

Implication(s): Chance of water entering house | Weakened structure | Chance of movement

Location: Various Exterior Wall

Task: Repair

Time: Less than 1 year



Crack in left brick wall second floor

Crack in left brick wall second floor

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Crack in left brick wall middle section



Crack in left brick wall rear corner



Crack in left brick wall rear corner



Crack in rear brick wall

Condition: • [Too close to grade](#)

We noted the lot grading at the rear and on the right side of the building is too close to the masonry. This can cause moisture problems for the masonry elements and the wood frame structure. See prescribed guidelines shown.

Implication(s): Chance of water entering house | Weakened structure | Rot

Location: Various Exterior

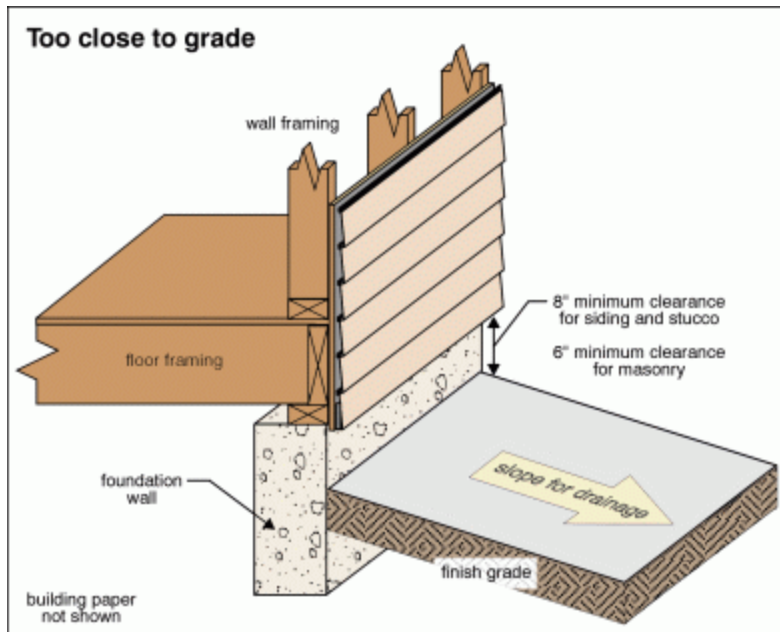
Task: Improve

Time: Less than 2 years

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Click on image to enlarge.



Masonry too close to grade

EXTERIOR GLASS \ Window wells

Condition: • [Wood/soil contact](#)

The window wells for the basement windows on the right side of the house are not properly designed.

The ground is coming up too high which in turn is allowing water to leak into the basement through the window opening (see notes in the INTERIOR section).

The ground should be excavated, water diverted away from the house and proper granular material installed.

Implication(s): Rot

Location: Right Side Exterior

Task: Correct

Time: Immediate

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

EXECUTIVE S	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



The ground is all the way up to the window

The ground is all the way up to the window

LANDSCAPING \ Driveway

Condition: • [Improper slope or drainage](#)

We noted some excessive settlement of the front driveway.

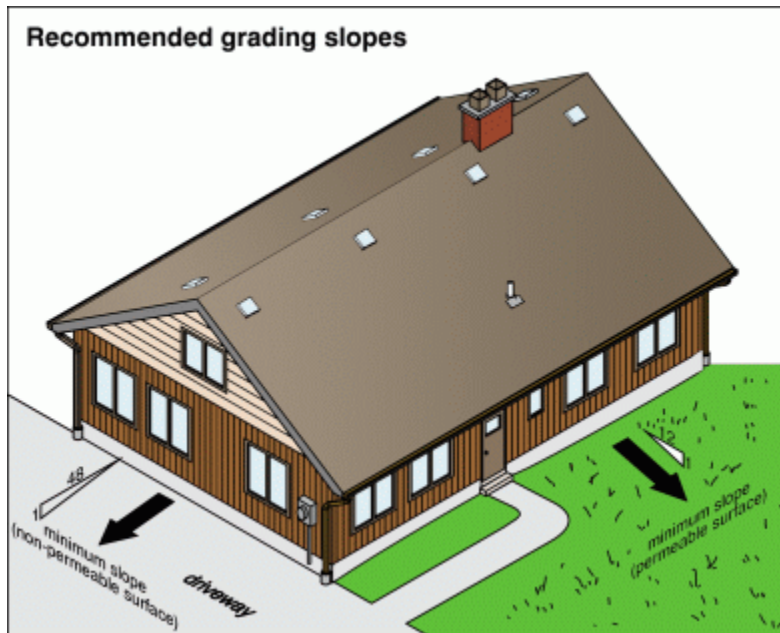
The paving stones should be removed and the base re-leveled.

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

Location: Front Exterior

Task: Correct

Time: Less than 2 years

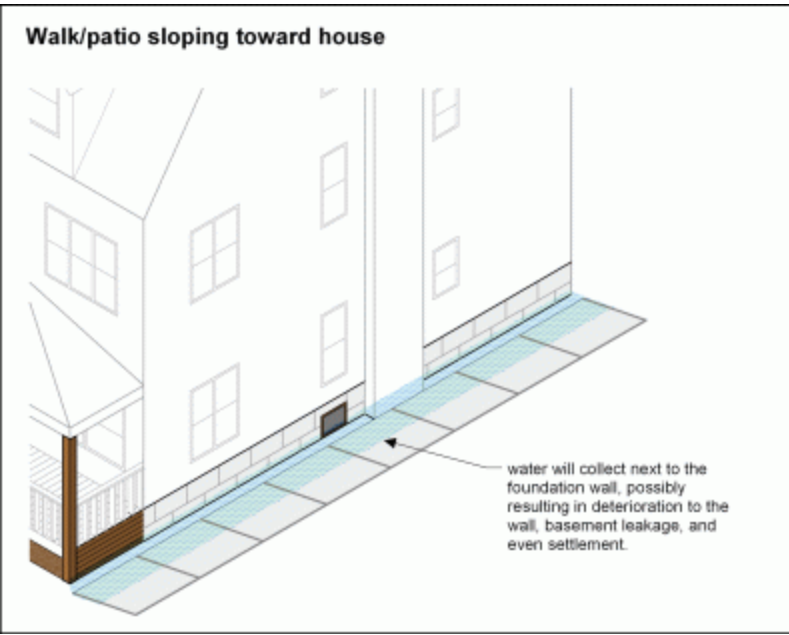


[Click on image to enlarge.](#)

EXTERIOR

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Click on image to enlarge.



Excessive settlement in driveway



Excessive settlement in driveway

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Built-up wood beams • Subfloor - plank

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

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

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Recommendations

FOUNDATIONS \ Foundation

Condition: • [Cracked](#)

We noted two cracks in the foundation that suggest some differential displacement of the footings.

Additionally we observed some lateral displacement of the left side wall in the garage which we suspect may be caused by pressure from expansion of the backfill.

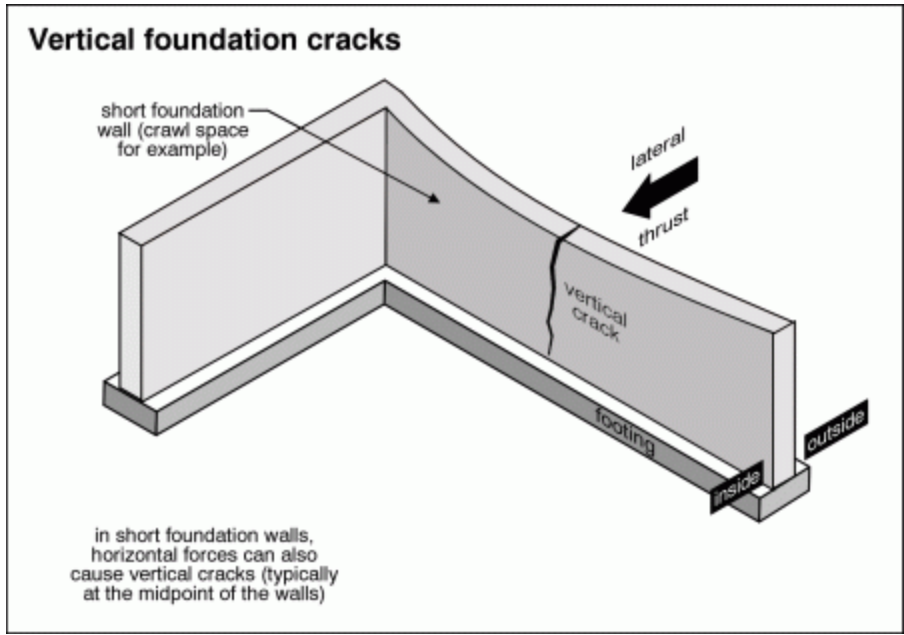
We recommend having a pyrite test performed, the results will help determine the presence of pyrite and the potential for further damage.

Once that information is obtained an intervention by a foundation specialist will be required to seal and stabilize the cracks.

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

Location: Left & Rear Garage

Task: Further evaluation



Approx 5mm of lateral displacement



Crack in left wall exceeds 3mm

STRUCTURE

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE



Left wall crack seen from inside



Crack in rear garage wall



Crack in left wall exceeds 3mm



Crack in left side garage wall



Crack in rear wall exceeds 3mm

Condition: • [Large trees close to building](#)

We noted a large deciduous tree located less than 2 metres away from the front of the house.

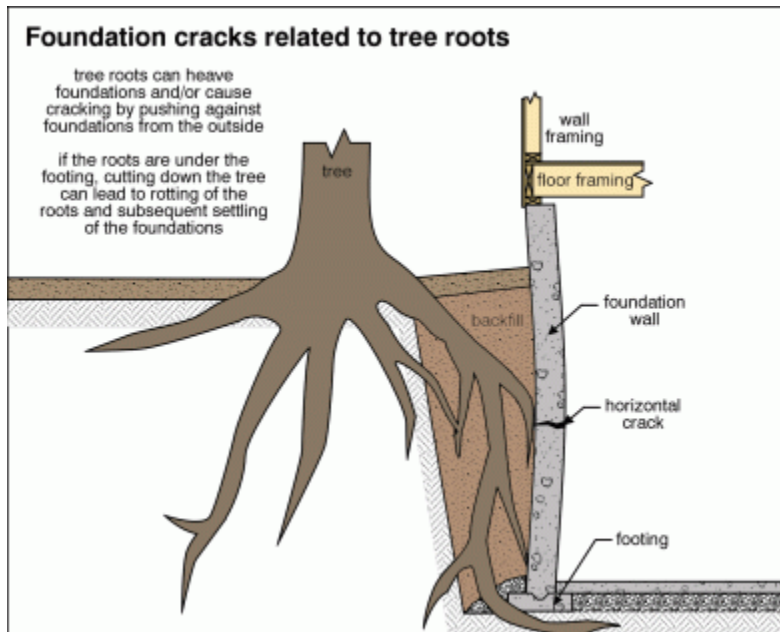
At this proximity there are risks that the tree roots could eventually cause damage to the structure or block the french drain pipe.

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

Location: Front Exterior

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)



Large tree less than 2 metres from house

Description

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

Service size: • [400 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [400 Amps](#)



Main power disconnect

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

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

Distribution panel type and location:

• [Breakers - basement](#)

The house is equipped with two distribution panels:

1-Crouse Hinds 42 circuit capacity - 1 circuit position available

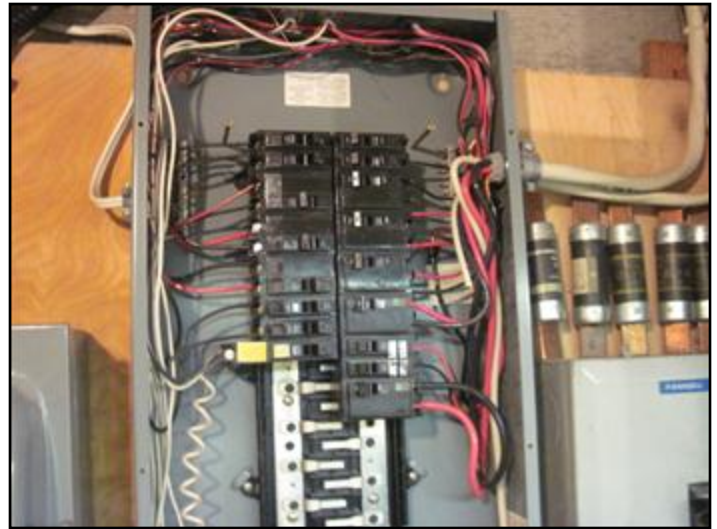
2-Square D 40 circuit breaker capacity - 15 circuit positions available

Each panel has its separate 200 amp cut off switch

No defects or anomalies visible



Crouse Hinds Breaker Panel



View inside Square D panel



Square D breaker



View inside CH panel

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • The system ground connection does not comply with proper installation procedures.

The ground wire is connected to a piece of pipe in the furnace/utility room in the basement when it should be connected directly to the water main.

Location: Basement Utility Room

Task: Correct

Time: Less than 1 year



Inappropriate ground connection

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

We noted an open splice that is not properly contained inside an electrical box.

Implication(s): Electric shock | Fire hazard

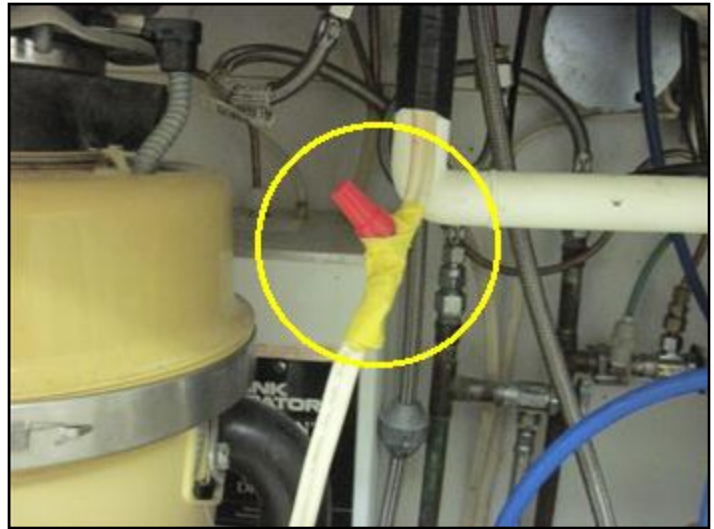
Location: First Floor Under Kitchen Sink

Task: Correct

Time: Immediate



Improper electrical connection



Improper electrical connection

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Open neutral](#)

A test of the left exterior outlet indicates an open neutral condition.

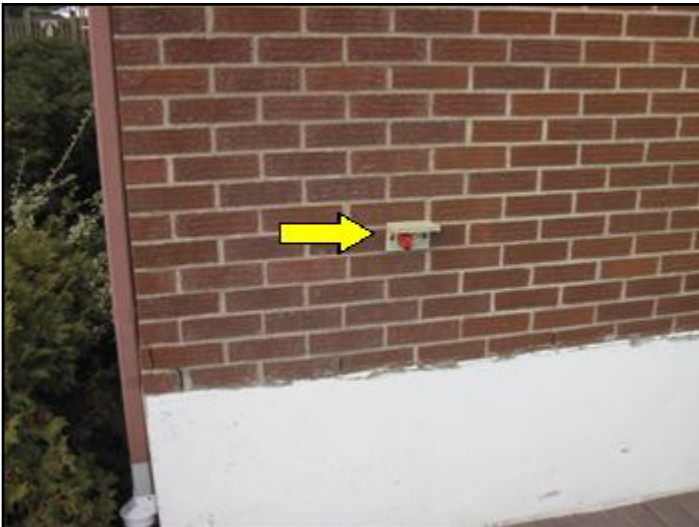
This poses a safety risk and should be addressed by an electrician immediately.

Implication(s): Electric shock

Location: Left Exterior

Task: Repair

Time: Immediate



Open neutral condition detected



Open neutral condition detected

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

Several of the exterior outlets are missing ground fault protection.

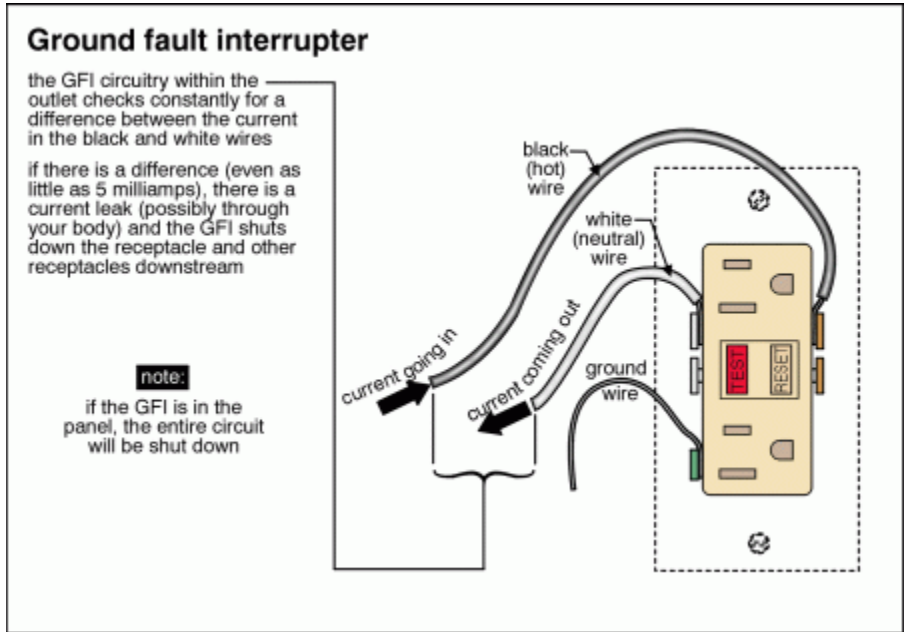
Recommend adding GFCI devices for added safety.

Implication(s): Electric shock

Location: Various Exterior

Task: Provide

Time: Less than 1 year



Exterior outlet missing GFI protection



Exterior outlet missing GFI protection

HEATING

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

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

System type: • [Furnace](#)

Furnace manufacturer: • Chromalox
Model number: HAF-330 *Serial number:* B81384683

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

Approximate capacity: • [100,000 BTU/hr](#) • 30 kW

Approximate age: • [37 years](#)

Failure probability: • [High](#)

Auxiliary heat: • Radiant floor heating in sun room and ensuite bathroom.

Auxiliary heat: • [Electric baseboard heater](#)

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#) • [Metal](#)

Chimney liner: • [Metal](#) • [Clay](#)

Combustion air source: • Interior of home

Limitations

Fireplace/wood stove: • Wood burning appliances are not tested or verified for conformance. Please consult with your insurance company and local authorities to determine if this unit is suitable and meets their required standards.

Recommendations

ELECTRIC FURNACE \ General

Condition: • [Individual elements, sequencers or relays inoperative](#)

A test of the furnace revealed two heating elements are not operational and a third unit is not connected. Recommend having the system examined by a heating system technician.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Furnace Room

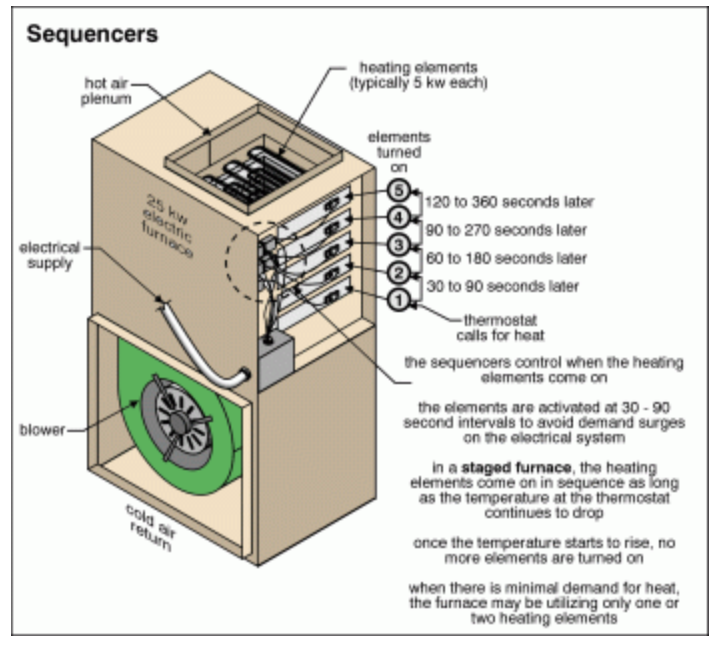
Task: Further evaluation

Time: Immediate

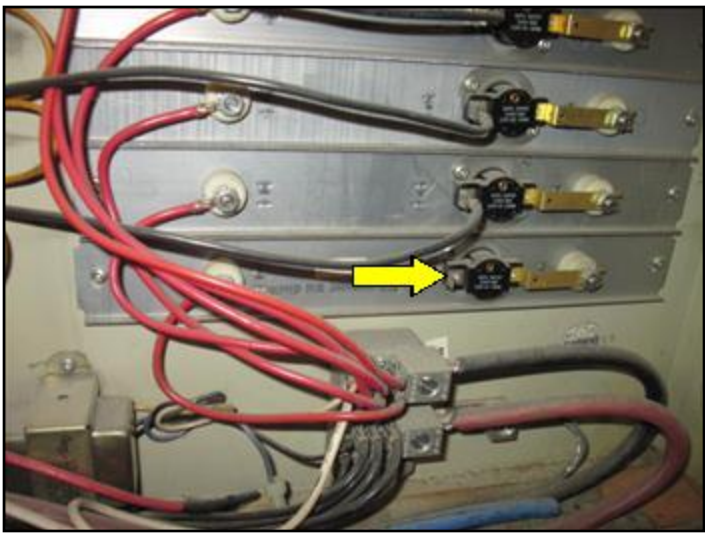
HEATING

3142 Cannondale Ave, Montreal, QC December 13, 2012

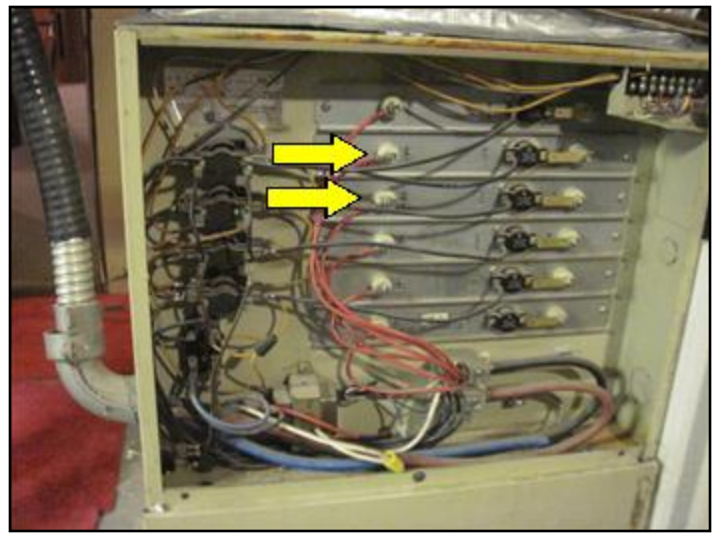
- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Click on image to enlarge.



Element #6 not connected



Elements #2 & #3 not functional

ELECTRIC FURNACE \ Cabinet

Condition: • Rust

We noted a fair bit of rust inside the furnace cabinet. This is typically caused by water leakage from the humidifier or AC evaporator coil water pan. Recommend verifying both for potential leakage problems.

Implication(s): Reduced system life expectancy

Location: Basement Furnace Room

Task: Further evaluation

Time: Less than 1 year

HEATING

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Rust exterior furnace cabinet

Rust inside furnace cabinet

ELECTRIC FURNACE \ Electronic air cleaner

Condition: • [Inoperative](#)

We noted the electronic air cleaner is no longer functional and has been replaced with an electrostatic air filter. This filter should be cleaned on a monthly basis for optimal performance.

Implication(s): Increased maintenance costs

Location: Basement Furnace Room

Task: Clean

Time: Regular maintenance



Electrostatic air filter

ELECTRIC FURNACE \ Humidifiers

Condition: • [Dirty](#)

The furnace is equipped with a drum type humidifier.

These units require regular cleaning and maintenance.

If not properly maintained they can allow harmful bacteria to develop and be spread through the house via the ventilation system.

Implication(s): Equipment not operating properly

Location: Basement Furnace Room

Task: Clean

Time: Regular maintenance



Clean drum humidified regularly

FIREPLACE \ General

Condition: • Inspect chimney, and sweep, if needed before using

There are several fireplaces in the house.

Each one should undergo a detailed inspection and cleaning before use.

Implication(s): Fire hazard

Location: Throughout

Task: Inspect annually

Time: Immediate

SPACE HEATER \ Electric radiant

Condition: • We noted the presence of radiant heating systems installed without proper thermostat controls.

Recommend these be added by a qualified electrician.

Implication(s): Inadequate temperature control

Location: Ensuite Bathroom & Sun Room

Task: Provide

Time: Immediate

SPACE HEATER \ Capacity

Condition: • [Undersized](#)

We noted the garage is not equipped with a permanent heat source.

There is only a small space heater installed which is insufficient for the size of the garage.

Implication(s): Reduced system life expectancy | Equipment not operating properly

Location: Garage

Task: Improve

Time: Immediate



Heat source inadequate for the garage

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Cracked](#)

We noted the chimney cap is cracked and should be repaired before it deteriorates further and requires replacement.

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Exterior Roof

Task: Repair

Time: Less than 1 year

HEATING

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Chimney cap cracked



Chimney cap cracked

Condition: • [Rain cap missing or damaged](#)

The clay chimney flue liners should be protected with a rain cap and screen.

Implication(s): Chance of water entering house | Chance of pests entering house

Location: Exterior Roof

Task: Provide

Time: Less than 1 year



Rain caps and screens missing

COOLING & HEAT PUMP

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Heat pump type: • [Air source](#)

Manufacturer: • Ducane

Model number: HP12B36 *Serial number:* 4514670331



Heat pump condensing unit

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 8 years

Typical life expectancy: • 12 to 15 years

Limitations

Heat pump only tested in: • Heating mode

Recommendations

AIR CONDITIONING \ Refrigerant lines

Condition: • [Missing insulation](#)

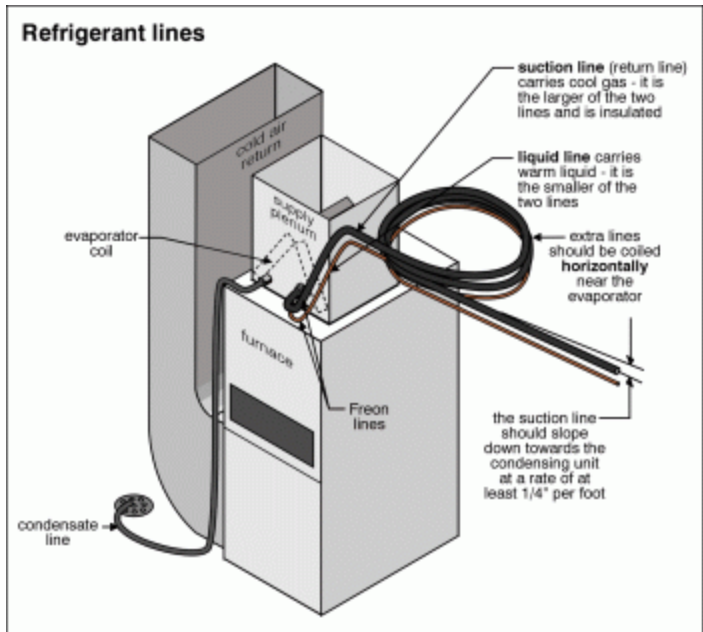
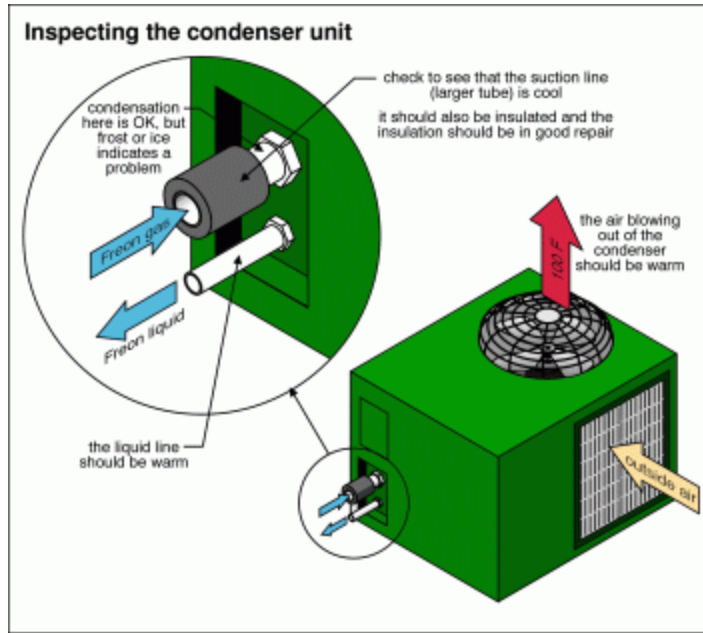
We noted some of the insulation on the exterior refrigerant lines is damaged or missing.

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

Location: Rear Exterior

Task: Repair

Time: Less than 1 year



COOLING & HEAT PUMP

Report No. 1360

3142 Cannondale Ave, Montreal, QC December 13, 2012

EXECUTIVE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Exposed refrigerant line

HEAT PUMP \ General

Condition: • Service heat pump

The heat pump condensing unit failed to start when the controls were activated.

Recommend having the unit serviced.

Location: Rear Exterior

Task: Further evaluation

Time: Immediate

Description

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

Attic/roof insulation amount/value:

- [R-12](#)

The insulation over the garage is limited to about 10cm of fiberglass.

- [R-28](#)

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

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

Wall insulation material: • Not determined • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall insulation amount/value: • [R-4](#)

Foundation wall air/vapor barrier: • Not determined

Limitations

Attic inspection performed:

- From access hatch

The access to the attic was restricted by a wall unit mounted inside the closet where the attic hatch is located.

Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

The amount of insulation in the garage attic is considerably below today's standards.

Recommend improving the insulation in the space taking care not to block the airflow inside the attic coming from the soffits.

Implication(s): Increased heating and cooling costs

Location: Attic Garage

Task: Improve

Time: Discretionary



Limited insulation in garage attic

Condition: • [Gaps or voids](#)

We noted some discoloration on certain areas of the ceiling in the rear sun room.

Further evaluation using a Flir B300 thermal imaging camera confirmed temperature variations in these areas.

Testing for possible water infiltration was performed using an Extech M0290 hygrometer and the results obtained did not indicate any abnormal moisture presence.

We suspect the temperature variations are caused by voids or gaps in the insulation and the resulting cool surfaces more likely to cause condensation to form, particularly since a large amount of plants are kept in this room.

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

Location: Rear Sun room

Task: Improve

Time: Discretionary



Hygrometer test results are normal



Hygrometer test results are normal

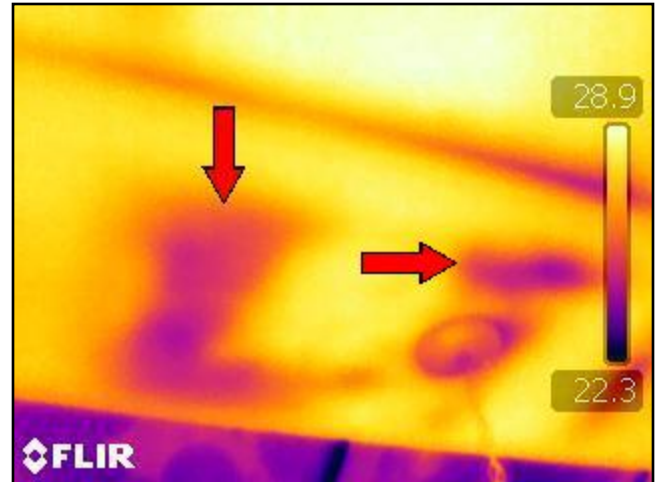
INSULATION AND VENTILATION

3142 Cannondale Ave, Montreal, QC December 13, 2012

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION**
 - PLUMBING
 - INTERIOR
- REFERENCE



Hygrometer test results are normal



Temperature variations visible in ceiling

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

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

Main water shut off valve at the: • Front of the basement

Water heater fuel/energy source: • [Electric](#)

Water heater type: • The water heater is equipped with required pressure safety release device and tubing.

Water heater type: • Owned

Water heater manufacturer: • Rheem

Tank capacity: • [60 gallons](#)

Water heater approximate age: • 15 years

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

Waste disposal system: • [Public](#)

Waste piping in building: • [Not visible](#)

Floor drain location: • Near heating system

Limitations

Items excluded from a home inspection: • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Water service pipe

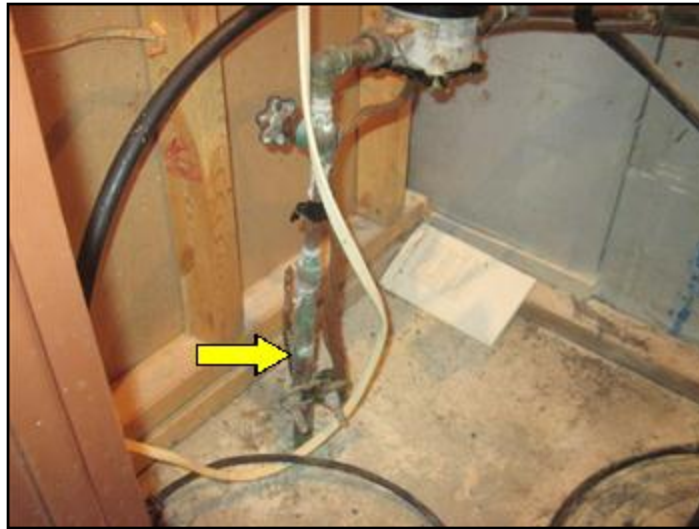
Condition: • The water main pipe is a 3/4" diameter copper pipe typical for the period of construction.

However given the large number of plumbing appliances we expect the water pressure/volume could prove less than adequate to run several appliances at the same time.

Location: Front Basement

Task: Improve

Time: If necessary



3/4" water main

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

The water heater is still functional but nearing the end of its normal life span.

Implication(s): No domestic hot water

Location: Basement

Task: Replace

Time: Unpredictable

WASTE PLUMBING \ Drain piping - performance

Condition: • Due to the presence of large trees on the front lot we recommend having the main sewer line examined.

Location: Front Exterior

Task: Further evaluation

Time: Discretionary

WASTE PLUMBING \ Sump pump

Condition: • [Inoperative](#)

A test of the sump pump revealed the unit is no longer operational.

The vendor indicated in his declaration that the pump has never operated during their ownership.

We suspect that the reason for this may be the condition of the french drain system.

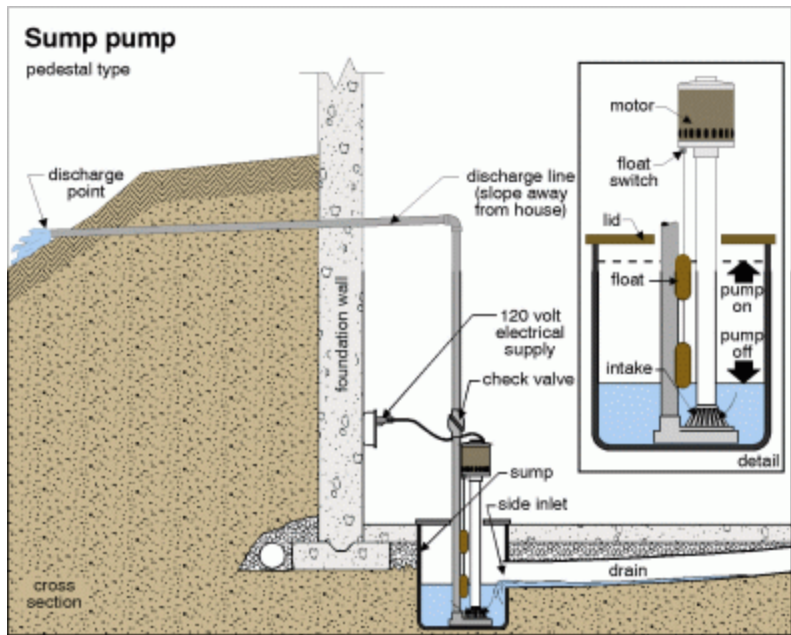
Recommend further investigation of the french drain to determine its condition.

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

Location: Front Basement Family Room

Task: Further evaluation

Time: Immediate



Click on image to enlarge.



Sump pump not functional

FIXTURES AND FAUCETS \ Faucet

Condition: • We noted the hot water dispenser was not functional at the time of inspection.

Location: First Floor Kitchen

Task: Repair or replace

Time: Discretionary



Hot water dispenser not functional

FIXTURES AND FAUCETS \ Toilet

Condition: • [Floor damage suspected](#)

During our scan of the bathrooms we discovered higher than normal moisture levels under the ceramic floor between the shower and the toilet of the ensuite bathroom.

This suggests water leakage either from the shower stall or from the toilet.

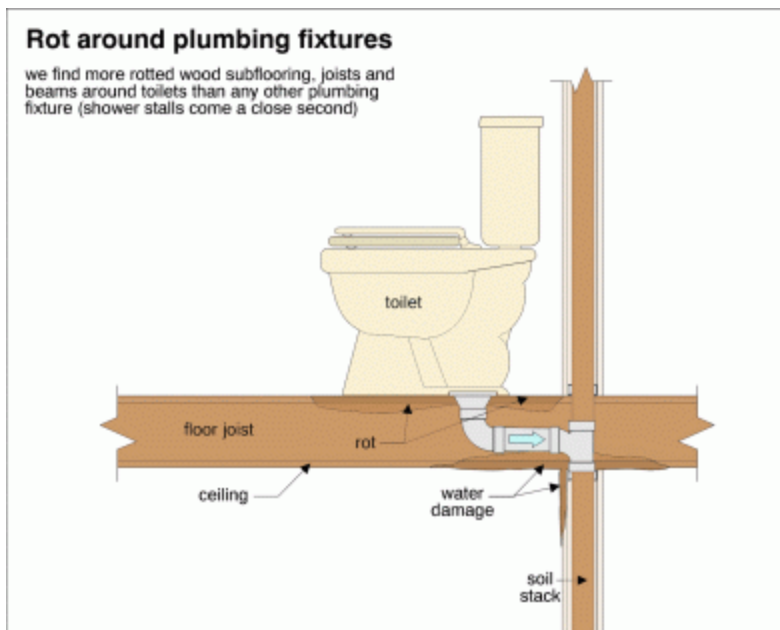
Further evaluation is recommend to identify and correct the source.

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

Location: Second Floor Ensuite Bathroom

Task: Further evaluation

Time: Immediate



Click on image to enlarge.



High moisture level detected under ceramic

FIXTURES AND FAUCETS \ Hose bibb

Condition: • [Backflow prevention missing](#)

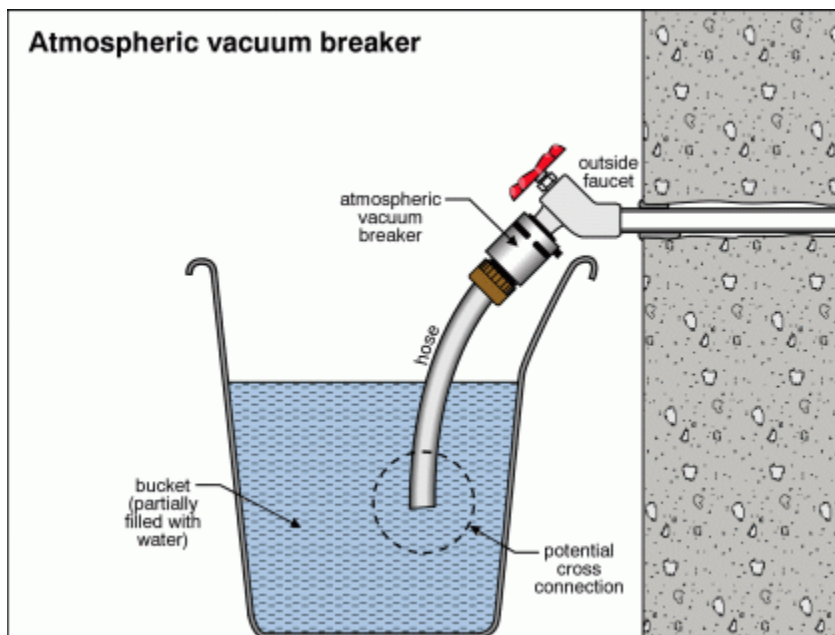
The rear hose bibb is missing a backflow prevention device. This can allow contaminated water to be siphoned back into the system.

Implication(s): Contaminated drinking water

Location: Rear Exterior

Task: Provide

Time: Less than 1 year



[Click on image to enlarge.](#)



Backflow missing on hose bibb

WATER TREATMENT \ System

Condition: • Suspect

We noted several water treatment systems installed in the basement near the water main as well as under the kitchen sink.

These systems require regular maintenance and can become a source of water contamination if left unattended. Recommend having these serviced and if unnecessary, removed.

Location: Basement Kitchen

Task: Further evaluation

Time: Immediate



Water treatment system in basement



Water treatment system under kitchen sink

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#) • [Concrete](#) • [Marble](#)

Major wall finishes: • [Gypsum board](#)

Major ceiling finishes: • [Suspended tile](#) • [Gypsum board](#)

Windows: • [Casement](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • Metal-clad • Garage door - metal

Evidence of basement leakage:

• Present

Evidence of water infiltration was present in the basement. It coincides with the windows where we noted the window wells were not appropriately designed/installed.

The vendor declared prior water infiltration issues in this area.

Tests were performed using various equipment to detect moisture presence, the results indicate levels slightly above normal but no recent or active water infiltration.

Although we could not detect any sign or symptom of mold spores we suggest the wall covering be removed to evaluate potential mold presence and if necessary remediation measures taken including work on the exterior window wells (see notes in EXTERIOR section).



Testing for moisture in basement

Range fuel: • Electricity

Laundry facilities: • All required laundry installations are present.

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Limitations

General: • Laundry installations confirmed present but not tested in service.

Inspection limited/prevented by: • Storage of plants in the sun room limited the inspection of this room. • The floor slab in the garage could not be properly examined due to a floor covering over the concrete.

Inspection limited/prevented by: • Storage/furnishings

Recommendations

FLOORS \ Wood/laminate floors

Condition: • [Warped](#)

We noted some evidence of water damage of the floor covering near the sliding glass doors in the dining room. We tested the area with an Extech M0290 Hygrometer and did not detect any abnormal moisture levels or indication of active or recent water infiltration.

Suggest monitoring this area for any unusual signs or symptoms.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: First Floor Dining Room

Task: Repair or replace

Time: Discretionary



Water damage to floor covering



Test indicates normal moisture level



Test indicates normal moisture level

WINDOWS \ Hardware

Condition: • [Broken](#)

During our inspection of the windows we found one of the window mechanisms to be broken. Recommend having the window repaired to allow for proper operation and ensure a weather tight seal.

Implication(s): Cosmetic defects | System inoperative or difficult to operate

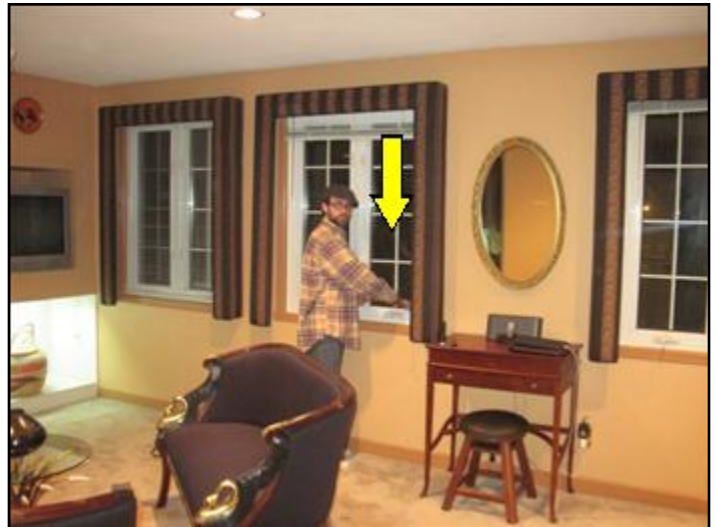
Location: Right Side Second Floor Master Bedroom

Task: Repair or replace

Time: Discretionary



Damaged hardware in need of replacement



Window repair needed in master bedroom



Damaged hardware in need of replacement

STAIRS \ Handrails

Condition: • [Missing](#)

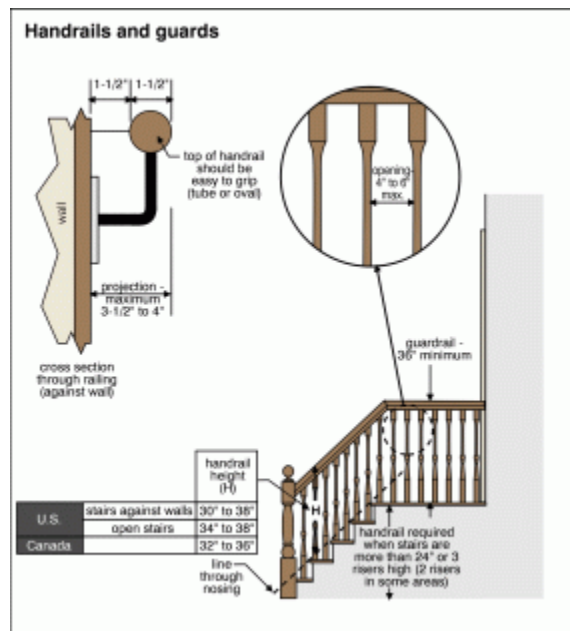
We noted a handrail is missing in the staircase leading to the basement. One should be added for safety reasons.

Implication(s): Fall hazard

Location: Garage

Task: Provide

Time: Less than 1 year



Click on image to enlarge.

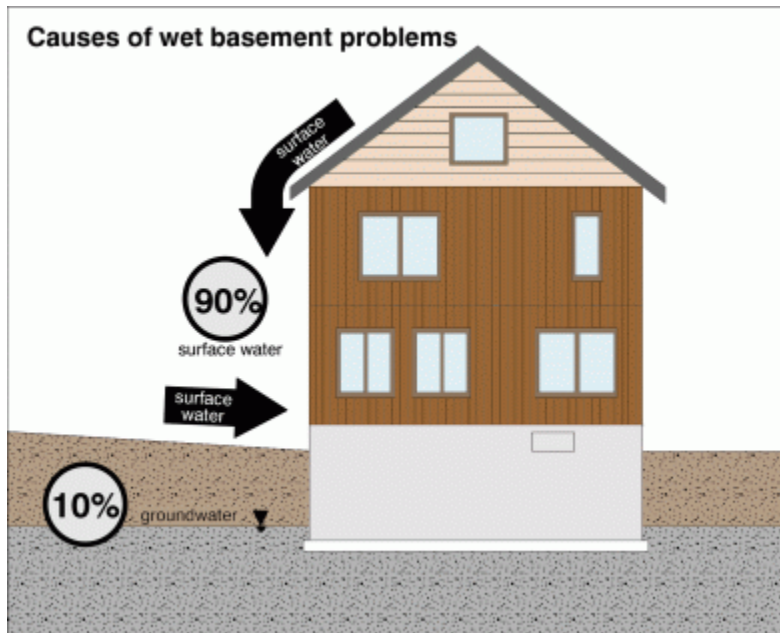


Handrail missing in staircase

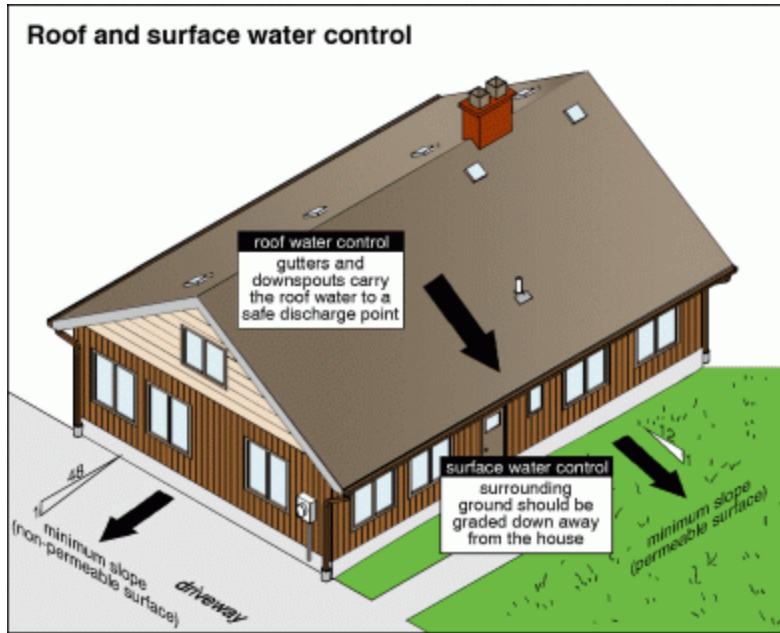
BASEMENT \ Wet basements - vulnerability

Condition: • [Poor gutters and downspouts](#)

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



Click on image to enlarge.



Click on image to enlarge.

GARAGE \ Vehicle door operators

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

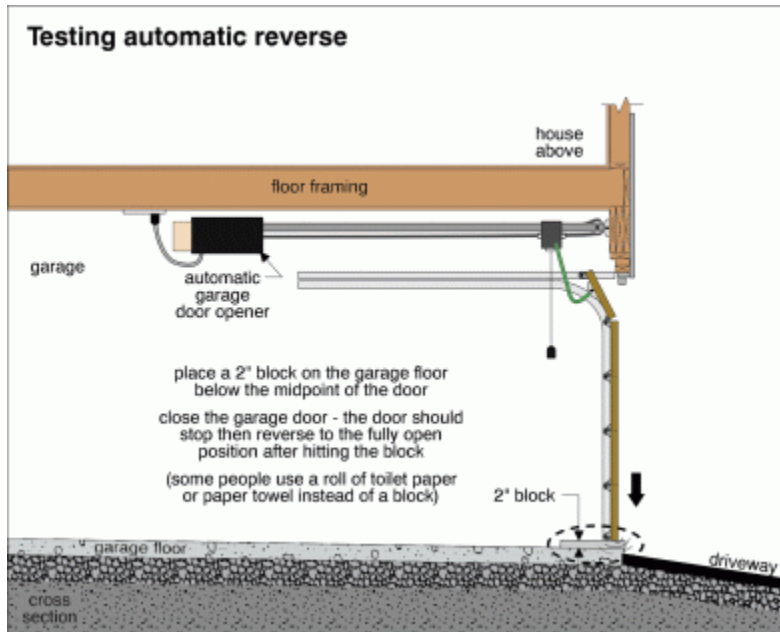
A test of the garage door openers revealed the devices are lacking proper safety devices and fail to auto reverse. Recommend replacing the units for safety reasons.

Implication(s): Physical injury

Location: Garage

Task: Replace

Time: Immediate



Click on image to enlarge.

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- REFERENCE



Infrared sensors missing on GDO's

Garage door openers fail test on auto-return

EXHAUST FANS \ Exhaust duct

Condition: • [Poor termination location](#)

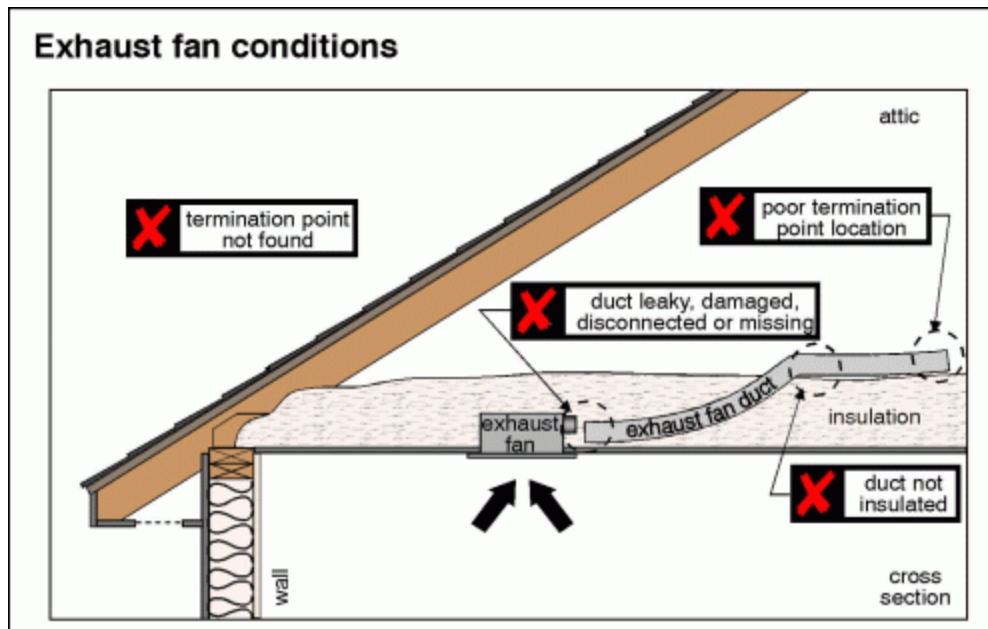
We noted vent hood installations that can affect the performance of venting equipment and that should be corrected.

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

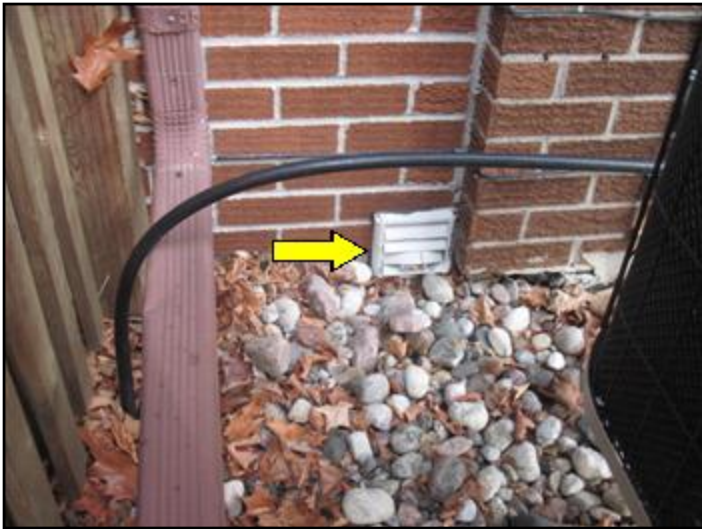
Location: Various Exterior

Task: Correct

Time: Less than 1 year



[Click on image to enlarge.](#)



Dryer vent hood too close to grade



Bathroom vent hood blocked

Condition: • [Not vented to exterior](#)

We found a bathroom exhaust fan duct venting in the attic. This does not conform to proper installation procedures and can lead to condensation problems in the attic. All venting through the attic must be done inside an insulated duct and be vented outside the building.

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

Location: Attic
Task: Correct
Time: Less than 1 year



Inappropriate venting inside the attic

APPLIANCES \ Waste disposal

Condition: • Inoperative

The garbage disposal unit was not functional at the time of inspection.

Implication(s): Equipment inoperative

Location: First Floor Kitchen

Task: Repair or replace

Time: Discretionary



Garborator not functional

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.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. 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](#)

- ASHI Standards of Practice

- CAHPI Standards of Practice