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Over 30 years of experience

ABOUT THE HOUSE
HOME INSPECTION

Joel Bouchard

Certified home inspector, NCH, CRM

(613) 299-4704
joel@aboutthehouse.ca
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REQUESTED BY:

Name: Gordons Real Estate Brokerage Ltd
Address: 25 Eastpark Drive, Ottawa, Ontario
Email: jessica@gogordons.com
Phone: _____
Cell Phone: 613-327-0420

Inspector's name: Joel Bouchard
Reason(s) for inspection: Sale of home & peace of mind

Type of inspection requested: ☒ Visual ☐ Technical ☐ Invasive

Date of request: _____

INSPECTION LOCATION: ☒ Same as requested or:

Name: Jessica Jamieson
Address: _____
Email: _____
Phone: _____
Cell Phone: _____

WETT #: 6926

Date of inspection: JULY 7, 2026

- 1. Visual Inspection:** This inspection includes the following:
- Measurements of clearances.
 - Opening stove doors and all ground-accessible dampers/clean-out doors.
 - Visual inspection of the chimney from the ground.
 - WETT report documenting all noted deficiencies and red flags that may require a more detailed inspection, including all mandatory photos in the WETT Inspection Standards of Practice (SOP).
 - Easily visible portions of the flue (such as first tiles of an open fireplace or top section if the inspector has accessed the roof).

- 2. Technical Inspection:** This inspection includes the following:
- All visual elements of the system as indicated in **Visual** Inspection.
 - Hands-on work which may include:
 - Taking apart flue pipes,
 - Opening clean-outs,
 - Entering the attic to view additional system components,
 - Accessing the chimney on the roof.
 - Review of condition of components removed or exposed through hands-on work and quantity of creosote noted in components and where visible in chimney sections.
 - All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with all mandatory photos.

- 3. Invasive Inspection:** This inspection includes the following:
- All visual elements of the system as indicated in **Visual** Inspection.
 - All hands-on work as indicated in **Technical** Inspection.
 - General construction work to building elements including:
 - Opening of walls or ceilings,
 - Disassembly or invasive work on masonry or prefab chimneys,
 - Examination of chimney liners,
 - All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with mandatory photos.

- Inspection Results:** Indicate inspection results for each component. **Code compliance** = proper use of listed components. N/A = Not Applicable. UTI = Unable To Inspect.
- Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.
- Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All **non-compliance** ratings should be considered for comment.
- See "Comments" page(s)
- An inspection, at any level, can be expected to include some components marked **UTI**.
- Manufacturer's specific instructions/**CSA B365**/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for "**Code Compliance**." They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report.



MASONRY CHIMNEY & FIREPLACE INSPECTION BASED ON 2018 BCBC 2019 ABC / 2015 NBC / 2018 OBC

Has the type of inspection been discussed prior to inspection? ☒ Yes ☐ No	Chimney constructed with the building: ☒ Yes ☐ No ☐ Unknown ☒ Approximate age 1972
Are copies of building permit/s available? ☐ Yes ☒ No	Shell: ☒ Brick ☐ Block ☐ Stone ☐ Other: _____ Comments/condition: (See notes.)
Time of day: 4:00 pm	Rain cap: ☐ Yes ☒ No ☐ With screening ☐ Without screening
Weather conditions (ice, snow, wind, rain, thunderstorm, sunny): Sunny	How many flues in the chimney: 1
Roofing type/material: _____	Flue being inspected size: 6x8 Material clay
Roof accessed? ☒ Yes ☐ No Attic accessed? ☐ Yes ☒ No	Chimney is: ☐ Interior ☒ Exterior Height from firebox floor: _____
Fireplace constructed with the building: ☒ Yes ☐ No ☐ Unknown ☒ Approximate age 1972	Lined with: ☒ Clay tile ☐ Pumice ☐ Stainless steel flex ☐ Stainless steel rigid ☐ Continuous ☐ Insulated
Fireplace is: ☒ Interior ☐ Exterior	Chimney built by: _____ Date: _____ ☒ Unknown
Is the fireplace: ☒ Firebrick lined ☐ Steel lined ☐ Steel liner assemblies	Comments/condition of appliance: Suitable ☒ Yes ☐ No (see notes)
Certification standard: ☐ ULC S639 ☐ Uncertified Listing agency: ☐ ULC ☐ CSA ☐ WH/ETL	
Fireplace location: ☐ Basement ☒ Main Floor ☐ Other (specify): _____	
Is there a fan or blower attached? ☐ Yes ☒ No	
Installed in: ☒ Residence (Part 9) ☐ Modular Home (A277) ☐ Mobile Home/Manufactured (Z240) ☐ Alcove ☐ Garage ☐ Other: _____	
Fireplace built by: _____ Date: _____ ☒ Unknown	



MASONRY FIREPLACE INSPECTION BASED ON 2018 BCBC / 2019 ABC 2015 NBC / 2018 OBC

1. Fireplace Chimneys = 9.21.2.5.

(1) The size of a chimney flue serving a masonry fireplace shall conform to Table 9.21.2.5.A or Table 9.21.2.5.B

Fireplace opening measurements: Height: 28 Width: 34 Total: depth 18

Flue size required: _____

Condition: suitable

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

2. ABC/BCBC/NBC Lintels or Arches 9.20.5.2

(1) Masonry over openings shall be supported by steel, masonry or reinforced concrete lintels, or masonry arches.

(2) Steel angle lintels supporting masonry veneer above openings shall **a)** conform to Table 9.20.5.2., and **b)** have a bearing length not less than 90 mm (3 1/2").

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

3. OBC 9.20.5.2. Lintels or Arches

(1) Masonry over openings shall be supported by steel, reinforced concrete lintels or masonry arches designed to support the imposed loads.

(2) Except as provided in Sentences (3) and (6), steel angle lintels supporting masonry above openings shall conform to Table 9.20.5.2.A.

(3) Steel angle lintels supporting masonry veneer above openings shall conform to Table 9.20.5.2.B.

(4) Steel lintels described in Sentences (2) and (3) shall, **a)** have even and level bearing and shall have not less than 150 mm (6" length of bearing at end supports, and **b)** bear on masonry, concrete or steel.

(5) Steel angle lintels supporting masonry shall be primed or painted or otherwise protected from corrosion.

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

4. Corbelling 9.20.12.1)

(1) All corbelling shall consist of solid units.

(2) The units referred to in Sentence (1) shall be corbelled so that the horizontal projection of any unit does not exceed 25 mm (1" and the total projection does not exceed one third of the total wall thickness.

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

5. Footings = 9.22.1.3.

(1) Footings for masonry and concrete fireplaces shall conform to Section 9.15.

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

6. ABC/BCBC/NBC Combustion Air = 9.22.1.4

(1) Where a supply of combustion air is provided directly to the fire chamber of a fireplace, including a factory-built fireplace, the installation shall comply with the "Outdoor Air Supply" requirements provided in CAN/CSA-A405-M, "Design and Construction Masonry Chimneys and Fireplaces."

Condition: _____

Compliance: ☐ Yes ☐ No ☒ N/A ☐ UTI

Comments: _____

7. NBC/ABC 9.33.5.5. Combustion Air

(1) Combustion air intake inlets shall be located on the outside of the building and not within an attic or roof space or crawl space

Condition: _____

Compliance: ☐ Yes ☐ No ☒ N/A ☐ UTI

Comments: _____

8. OBC 9.22.1.4. Combustion Air

(1) Every solid fuel-fired fireplace, including a factory-built fireplace, shall have a supply of combustion air from outdoors in accordance with Sentences (2) to (7).

(2) The combustion air shall be supplied by a non-combustible and corrosion-resistant supply duct.

(3) The supply duct shall have, **a)** a diameter of not less than 100 mm (4") or equivalent area, and **b)** an exterior intake for entry of air from the outdoors.

(4) The supply duct shall contain a tight-fitting damper that shall be located close to the interior outlet and be operable from the room containing the fireplace.

(5) The operating mechanism shall clearly indicate the actual position of the damper.

(6) The interior outlet shall, **a)** be located as close as possible to the opening in the face of the fireplace, and **b)** be designed to prevent embers from entering the supply duct.

(7) Where a supply of combustion air is provided directly to the fire chamber of a fireplace, including a factory-built fireplace or a steel fireplace liner, the installation shall comply with the "outdoor Air Supply" requirements provided in CAN/CSA-A405-M, "design and construction of masonry chimneys and fireplaces".

Condition: _____

Compliance: ☐ Yes ☐ No ☒ N/A ☐ UTI

Comments: _____

9. Brick or Steel Liners = 9.22.2.1.

(1) Except where a fireplace is equipped with a steel liner, every fireplace shall have a firebrick liner.

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

10. Firebrick Liners = 9.22.2.2.

(1) Firebrick liners shall be not less than **a)** 50 mm (2") thick for the sides and back, and **b)** 25 mm (1") thick for the floor.

Condition: _____

Compliance: ☐ Yes ☐ No ☐ N/A ☒ UTI

Comments: _____

11. Firebrick Liners = 9.22.2.2.

(2) Firebrick liners shall be laid with high temperature cement mortar conforming to CAN/CGSB-10.3, "Air Setting Refractory Mortar."

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

12. Firebrick Liners = 9.22.2.2.

(3) Joints between a firebrick liner and the adjacent backing masonry shall be offset.

Condition: _____

Compliance: ☐ Yes ☐ No ☐ N/A ☒ UTI

Comments: _____

13. Steel Liners = 9.22.2.3.

(1) Steel liners for fireplaces shall conform to CAN/ULC-S639-M, "Steel Liner Assemblies for Solid-Fuel-Burning Masonry Fireplaces," and shall be installed in accordance with the installation instructions in that standard

Condition: _____

Compliance: ☐ Yes ☐ No ☒ N/A ☐ UTI

Comments: _____

14. Thickness of Walls = 9.22.3.1.

- (1) Except as provided in Sentence (2), the thickness of the back and sides of a fireplace, including the thickness of any firebrick liner, shall be not less than 190 mm (7 ½") where a metal liner or a firebrick liner less than 51 mm (2") thick is used.

Condition: _____

Compliance: ☐ Yes ☐ No ☐ N/A ☒ UTI

Comments: _____

15. Thickness of Walls = 9.22.3.1.

- (2) When a steel fireplace liner is used with an air circulating chamber surrounding the firebox, the back and sides of the fireplace shall consist of **a)** solid masonry units not less than 90 mm (3 ½") thick, or **b)** hollow masonry units not less than 190 mm (7 ½") thick.

Condition: _____

Compliance: ☐ Yes ☐ No ☐ N/A ☒ UTI

Comments: _____

16. Fire Chamber Dimensions = 9.22.4.1.

- (1) The distance from the back of the fire chamber to the plane of the fireplace opening shall be not less than 300 mm (12")

Condition: 18" _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

17. Hearth Extension = 9.22.5.1

- (1) Except as required in Sentence (2), fireplaces shall have a non-combustible hearth extending not less than 400 mm (16") in front of the fireplace opening and not less than 200 mm (8") beyond each side of the fireplace opening.

Condition: 18" _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

18. Hearth Extension = 9.22.5.1

- (2) Where the fire chamber floor is elevated more than 150 mm (6") above the hearth, the dimension of the hearth measured perpendicular to the plane of the fireplace opening shall be increased by not less than **a)** 50 mm (2") for an elevation above 150 mm (6") and not more than 300 mm (12"), and **b)** an additional 25 mm (1") for every 50 mm (2") in elevation above 300 mm (12")

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

19. Support of Hearth = 9.22.5.2.

- (1) Except as permitted in Sentence (2) the fire chamber floor and hearth shall be supported on a reinforced concrete slab not less than 100 mm (4") thick at its supports and, if cantilevered, not less than 50 mm (2") thick at its unsupported edge.

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____

20. Support of Hearth = 9.22.5.2.

- (2) A hearth for a fireplace with an opening raised not less than 200 mm (8") from a combustible floor is permitted to be supported on that floor provided the requirements of Clauses 5.3.6.5. to 5.3.6.7. of CAN/CSA-A405-M, "Design and Construction of Masonry Chimneys and Fireplaces" are followed

Condition: _____

Compliance: ☒ Yes ☐ No ☐ N/A ☐ UTI

Comments: _____



File reference #: 25 Eastpark

Photos taken: ☒ Yes ☐ No Number of photos: 6

This checklist contains: 5 pages in total | This report contains: 8 pages in total.

Comments and observations:

All non-compliance ratings should be considered for comment. Add number of non-compliance line. More pages may be added.

See additional comments

Please attach additional page(s) if needed

Customer signature: JESSICA JAMIESON

Inspector signature: [Signature]

Inspector WETT #: 6926

Date: JULY 7, 2026

Date: JULY 7, 2026

PHOTOS:

Section #: _____

Section #: _____

Section #: _____

Section #: _____

1 This type of fireplace is designed mostly for ambiance fire and won't generate much heat for the house. Do not rely on fireplace to heat the house itself.

2 An acceptable amount of dry wood (do not overfill) should be used at a time of use manufactures log designed for the application.

3 UTI – unable to inspect items which are located inside the walls or behind the fireplace which are not visible.

4 The chimney is dirty. An annual chimney sweep and inspection should be completed by a qualified technician as needed before using for safety.

5 Consider installing proper wire screen door and glass doors as needed on fireplace opening for safety of occupants

6 The fire alarms and carbon monoxide alarms should be upgrade as needed for safety.

7 The firebrick in the firebox needs repointing with high temperature grout as needed to protect integrity of firebox and for safety

8 Consider installing proper rain cap with proper screening as needed for safety.

9 Review manual & CMHC guide on residential wood heating for safety of occupants.



