



WETT RECOMMENDED INSPECTION CHECKLIST

About The House Home Inspection



Celebrating 25 years of home inspections

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Requested by: Nicky Breeze	Inspection location: <input type="radio"/> Same as requested or: Gordon's Downsizing & Estate services
Address:	Address: 1605 Grant Avenue Cornwall, Ontario K6J 5K4
Email:	Email: nicky@gogordons.com
Phone No.:	Phone No.: 613-542-0963
Inspector's name: Joel Bouchard	WETT No.: 6926
Reason(s) for inspection: Insurance & Home sale	
Level of inspection requested: <input checked="" type="radio"/> Level 1 <input type="radio"/> Level 2 <input type="radio"/> Level 3	
Date of request:	Date of inspection: Sept 5, 2024

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.



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MASONRY FIREPLACE

Constructed with the building: No Yes Unknown Approximate age: 1979

Chimney is: Interior Exterior Total system height: 24'

Fireplace is: Interior Exterior

Fireplace location: Basement Main Floor Other: Living room

Fireplace opening measurements: Height: 25" Width: 34"

Is the fireplace: Firebrick lined Steel lined Steel heat form Other: _____

ULC S639 Listing agency: _____ Unknown

Type of chimney: Masonry Other: _____

Fireplace built by: Builder Date: 1979 Unknown

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

GENERAL	REQUIRED	ACTUAL(S)	CODE COMPLIANCE			
1. Footings		concrete	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
2. Support for fire chamber and the hearth		concrete	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
3. Hearth extension / side	8	20	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
4. Hearth extension / front	18	12	<input type="radio"/> N/A	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> UTI
5. Fireplace masonry wall thickness		+/-3.5"	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> UTI
6. Fire chamber depth	12	21"	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
7. Support above opening		Steel-brick	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
8. Non-combustible facing / side			<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
9. Non-combustible facing / top			<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI

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10. Combustible mantle clearance / side		Depth:	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
11. Combustible mantle clearance / top		Depth:	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
12. Heat duct openings clearance			<input type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> UTI
13. Damper			<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
14. Clearance to metal exposed to the interior			<input type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> UTI
15. Clearance to framing			<input type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> UTI
16. Smoke chamber slope from the vertical >< 45°			<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
17. Smoke chamber wall thickness		+/-3.5"	<input type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> UTI
18. Smoke chamber clearance to framing			<input type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> UTI
19.			
20.			
OTHER CONSIDERATIONS	COMMENTS		
21. Combustion air required? <input type="checkbox"/> Yes <input type="checkbox"/> No			
22. Glass doors	Yes		
23. Fireplace screen	Yes		
24. Carbon monoxide alarm	Yes - Upgrade as needed		
25. Smoke alarm	Yes - Upgrade as needed		

Additional information:

The fireplace appears in satisfactory condition but chimney dirty and due for cleaning

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

Note: UTI - Unable to inspect items are located inside the walls or behind the fireplace brick which are not visible.



Date: Sept 5, 2024

File Reference #: 1605 Grant

File reference No.: 1605 Grant

Photos taken: Yes No

This checklist contains 4 pages in total. This report contains 5 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

An annual chimney sweep and inspection before using should be completed by a certified technician as needed for safety.

Review guide from CMHC on residential wood heating on safety measures for users and occupants

The chimney top area show mortar deterioration, wear and tear. Monitor and the top area should be sealed/repaired as needed and top section protected with a sealed metal chimney cap to reduce risk of water entry, damages and protect its integrity.

The ceramic non combustible hearth in front of the fireplace extends only 12" and should extend a minimum of 18". The hearth should be upgraded as needed before using for safety.

Please attach additional page(s) for this section.

<p><i>Customer Signature:</i> Nicky Breeze</p>	<p><i>Inspector Signature:</i>  <i>Digital Signature:</i></p>
<p><i>Date:</i> Sept 5, 2024</p>	<p><i>Date:</i> Sept 5, 2024</p>

