

3Z INSPECTIONS

SERVICES – AUTUMN



3Z Inspections Order Form

Please complete this form and email it to the address web@3zinspections.ca.

Base Rate

Select one of the following options:

A written report, and discussion is included with all options.

☐ Apartment/Condominium (\$375) ☐ House, Semi-detached, etc. (See Formula A) ☐ Specialist Work (See Formula B)

☐ I wish to make this a CSA A770:16 (R2021) compliant inspection and report. (+\$50)

Formula A: \$300 + \$0.15/sq ft. + (\$25 within Ottawa's urban area *or* \$100 outside the urban area) + \$1.25/each built year before 2000.

Example: 1,000sq ft., downtown, built in 1978 = \$300 + \$25 + \$0.15×1000 + \$1.25×22 = \$300 + \$25 + \$150 + \$27.50 = \$502.50

Formula B: For a list of 3 or less items on preceding pages, add \$50. For 3 or more items on the preceding pages, add \$100.

Example: Thermal Imaging + Indoor Air Quality + Basic City Water Test = \$100 + \$100 + \$50 + **\$100** = \$350

Personal Information

All information is handled in a secure manner, and is **never** sold or transferred to 3rd parties without your permission.

First Name:
Last Name:
Email Address:
Phone (Primary):
Phone (Secondary):
Preferred contact method:

Property Information

Country, Province/State, City:
Street Name:
Street Number/Unit Number(s):
Square footage of property:
Year property was built:
Property is located: ☐ Within Ottawa's urban area ☐ Outside Ottawa's urban area
Date/time of inspection: at or about

- ☐ I am either the property owner, or authorized to be acting on behalf of them.
☐ Additional people will be in attendance besides the agent, owner, and/or purchaser.
☐ Pets or animals are kept on the property, or might be present during the inspection.
☐ I understand that certain addendums are time sensitive, and may impact the inspection time slot.

Payment Details

Payment Method: ☐ Credit (Major Card) ☐ Debit (Interac) ☐ Cash
I will be paying: ☐ Before Inspection ☐ After Inspection

Prices are all inclusive, please indicate if you were referred before payment so a discount can be applied.

Addendums

A home inspection is considered a **visual inspection**, where the inspector identifies observed and deemed material defects. However purchasers, real estate agents, sellers, and home owners may choose additional and entirely optional additions.

CSA-A770 R2021 states that the fence, garage, and more are part of a home inspection. The standard also states that items outside a typical home inspection must be clearly identified.

Imaging

Infrared Thermography

Using the latest technology available from FLIR and other recognized industry leaders, thermal imaging can help identify anomalies the naked eye may not normally see. If additional sensitivity is required, additional costs results from using higher-end equipment. The images will be included with the report.

☐ Infrared thermography, thermal imaging. (+\$100)

Test may require special scheduling, to ensure adequate temperature differences.

☐ Advanced Infrared thermography, higher sensitivity thermal imaging. (+\$200)

Additional lead time required, same conditions as above.



Borescope/Videoscope Examination

Using a dual camera apparatus, the tiny and hard to examine becomes easy to see and apparent. With an 8.5mm diameter, the borescope can enter many small spaces such as bath water jets, air conditioners, and under appliances. The borescope is dual camera, one forward and the other set at 90°, allowing more comprehensive analysis. Images will be included in the report, and video can be sent by email/USB drive.

☐ Borescope/Videoscope. (+\$75)

Comprehensive drain and waste plumbing scopes will be offered in the future.

Air, Mold & Water

Indoor Air Quality (IAQ)

With my additional training from InterNACHI®, I can analyze the quality of indoor air on a room by room basis and provide PM2.5, PM10 (estimated), and Air Quality Index (AQI) values using a laser based sensor. An additional report will be provided.

☐ Indoor air quality inspection. (+\$100)

An on-site test which will sample air for about 10 minutes per room.



Water Quality – City & Rural

The city tests water provided to households, but is generally limited in scope. Did you know additional hazards that may impact health in your household are *not* run by the city? These include PFASs, lead levels at your faucets, VOCs, and many other heavy metals. In fact, a particular VOC was the subject of a [recent compensation order](#) confirmed by the Supreme Court of Canada. Even beyond your health, household equipment might lose longevity if subjected to excessively hard water. Quick and simple tests can be performed on site within 10 minutes to 24 hours and included in the report. Laboratory testing requires tight time frames to ensure high quality results, and requires additional scheduling/reports. The added benefit of lab tests will generally be accurate quantities, where on-sites will give ranges.

☐ Rapid city water inspection. (+\$25)

Tests for: Chlorine (Free & Total), Copper, Iron, pH Level, Hardness, Lead, Nitrate, Nitrite, Cyanuric Acid, Alkalinity, Mercury, Fluoride, Bromine, Chromium, Carbonate. Performed on-site, within 10 minutes.

☐ Basic city water inspection, lead tests included. (+\$50)

Tests for: Total hardness, total chlorine, free chlorine, total alkalinity, Iron Bacteria, Hydrogen Sulfide, pH, Iron, Copper, Nitrates, Nitrites. Performed on-site, within 10 minutes (most) to 24 hours (bacteria).

☐ Advanced city water inspection, lead and laboratory testing. (+\$295)

47 Tests for: Properties (alkalinity, pH, TDS, conductivity), Fertilizer (nitrate), 23 Heavy Metals, 6 calculated parameters (CSMR, hardness, sodium adsorption ratio, langelier saturation index etc.), free chlorine, total chlorine.

☐ Comprehensive city water inspection, laboratory testing. (+\$675)

109 Tests for: Properties (alkalinity, pH, TDS, conductivity), 7 Disinfection Byproducts (4x chloromethanes, chloroform, etc.), Fertilizers (nitrate, nitrite), Heavy Metals (23 in total), 12 “Non-Metal Inorganic” (boron, calcium, fluoride, lithium, etc.), Oil/Gas/BTEX (benzene, toluene, and 5 more), 46 VOCs, 6 calculated parameters (CSMR, hardness, sodium adsorption ratio, langelier saturation index, etc.), free chlorine, total chlorine.

☐ Drugs and pharmaceuticals water inspection, laboratory testing. (+\$380)

Tests for: 17 alpha ethynyl estradiol, 17 beta estradiol, Acetaminophen, Bisphenol A, Caffeine, Carbamazepine, Ciprofloxacin, Diclofenac Sodium, Erythromycin, Estrone, Fluoxetine, Gemfibrozil, Ibuprofen, Naproxen, Primidone, Progesterone, Sulfamethoxazole, Testosterone, Triclosan, and Trimethoprim.

☐ I'd like to discuss other types of water inspections, including well water with laboratory testing. (+\$?)

It is possible to test for particular and isolated concerns (Arsenic, Nickel, Fluoride, bacteria, etc.) for lower prices. The province (through regulated labs) will perform *some* tests for free on well water but these can be limited.



Radon Inspection

Approximately 1 in 10 households in Ottawa will have some problem with Radon. It's the number 1 cause of lung cancer in non-smokers, and the 2nd most common cause of lung cancer. Radon testing should be considered if you live at or below grade. Longer term tests will be more reliable, and don't require the “closed test conditions” a short term test requires. While it is possible to sample under 3.8 days, it is generally avoided and not recommended to perform sub half-life testing.

☐ Short term test, >2 half-lives, 8+ days recommended (\$120)

Short term test includes lab analysis fee, closed test conditions required. Radon half life is about 3.8 days.

☐ Long term test, >23 half-lives, 90+ days recommended (\$170)

Long term test includes lab analysis fee, closed test conditions *not* required. Ideally over the “heating season”.

☐ Alpha/beta radiation water test (\$260)

While this does not test for “safe” radon ranges (300 to 10,000 pCi/L in the USA), it can identify the amount of activity present.



Mold Inspection

Mold is one of the few visible and potentially smelly hazards in a household. However, there's a major difference between apparent mold, and actual mold confirmed by testing. Currently not performing mold air sampling, but will be adding this in the future.

☐ Mold inspection. (+\$150)

Determines if there are signs of apparent mold present, regardless of size. No samples collected or sent to a laboratory.

☐ Mold inspection, laboratory testing. (+\$225)

Checks for apparent mold. On the chance house contains apparent mold, they will be collected, and sent immediately. Price includes limited samples. This is generally intended for small to medium potential mold inspections. Large/multiple areas will require additional time and resources, increasing costs.

