Condition report

Riverside property inspection

1180 Riverside Drive, Ottawa, ON K1G 3R2



Prepared for	Riverside Condominium Corp. No. 214
Site visit	October 21, 2026 to October 24, 2026
Prepared by	Dana Okafor, P.Eng., Northline Building Consultants
Weather on site	Overcast, 8 °C

Northline Building Consultants, 410 Bank St, Ottawa, ON

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1 Summary

Northline Building Consultants was asked by Riverside Condominium Corp. No. 214 to review 1180 Riverside Drive, Ottawa, ON K1G 3R2. The site visit took place on October 21, 2026.

2 Exterior

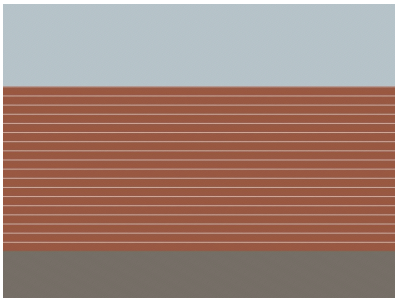


Photo 2.1 Repointing paused at the second-floor line. October 21, 2026



Photo 2.2 Landscaping along the west side is complete. October 21, 2026

3 Roof

The roof was reviewed on October 21, 2026 from the roof hatch. Weather: Overcast, 8 °C.

The upper penthouse roof could not be reached.



Photo 3.1 October 21, 2026



Photo 3.2 Gutter guard installed on the east side only. October 21, 2026

The photos below show the north parapet, reviewed from the roof hatch on October 21, 2026.



Photo 3.3 Lifted flashing at the north parapet. Resealing is part of the remaining scope. Main roof. October 21, 2026

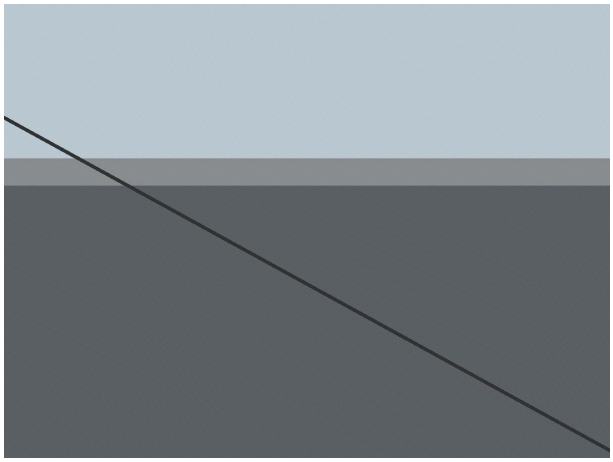


Photo 3.4 Flashing at the north parapet is lifted and not yet resealed. October 21, 2026

4 Unfinished

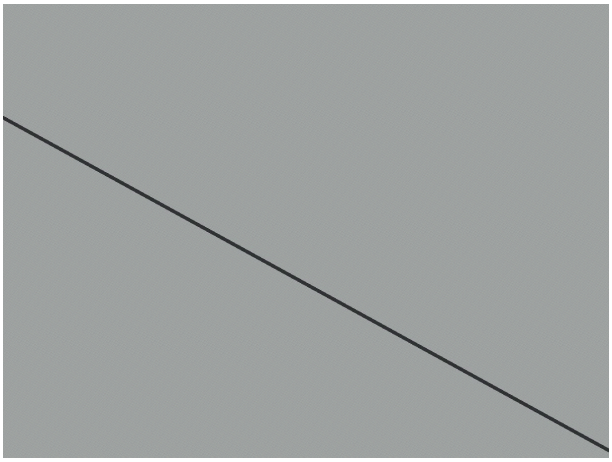


Photo 4.1 Foundation crack has been routed but not filled. October 21, 2026

5 Recommendations

Photo index

Photo	Caption	Date taken	File
2.1	Repointing paused at the second-floor line.	October 21, 2026	IMG_4112.jpg
2.2	Landscaping along the west side is complete.	October 21, 2026	IMG_4116.jpg
3.1	Rooftop unit curb is unsealed on the south face.	October 21, 2026	IMG_4113.jpg
3.2	Gutter guard installed on the east side only.	October 21, 2026	IMG_4115.jpg
3.3	Lifted flashing at the north parapet. Resealing is part of the remaining scope.	October 21, 2026	IMG_4110.jpg
3.4	Flashing at the north parapet is lifted and not yet resealed.	October 21, 2026	IMG_4111.jpg
4.1	Foundation crack has been routed but not filled.	October 21, 2026	IMG_4114.jpg