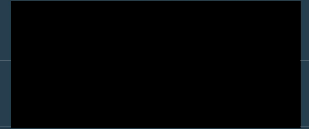
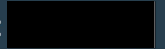


ADDRESS



File number:

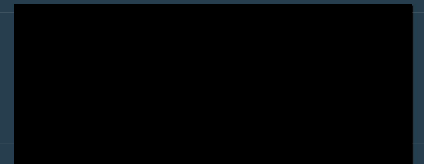


Inspection date: August 27, 2022

PRE-PURCHASE INSPECTION REPORT



PREPARED FOR



PREPARED BY

Kevin Mercurio

Les Inspections Mercurio Inc.

1066 rue du Souvenir



Saint-Eustache, Québec

J7R 0M5

August 27, 2022

INTRODUCTION

August 27, 2022

As requested, you will find enclosed the inspection report for the property for which you have given us the inspection mandate. Within it, you will find information about the conditions of the inspection, the observations made by our inspector and a number of recommendations and notes related to said property.

It also defines the scope of our visual inspection and the limits of our responsibility. We hope that everything will be to your satisfaction.

Please notify us immediately if you notice discrepancies between the content of this report and the information we provided during or after the inspection.

We would like to take this opportunity to thank you for choosing us. Should you need additional information, do not hesitate to contact us.

Regards.



Kevin Mercurio
Inspecteur en bâtiment / Building Inspector
Les Inspections Mercurio Inc.
1066 rue du Souvenir
Saint-Eustache, Québec
J7R 0M5
(514) 891-1992

TABLE OF CONTENT

INTRODUCTION	2
TABLE OF CONTENT	3
IMPORTANT CONSIDERATIONS	5
SYMBOLS AND CONVENTIONS	6
SUMMARY	7
SELLERS DECLARATION	8
STRUCTURAL COMPONENTS	9
Foundation	
Floors and ceilings	
Load-bearing walls	
Dividing walls	
Beams and columns	
Roof structure	
EXTERIOR	11
Exterior doors	
PLUMBING	13
Main water valve	
Plumbing fixtures and faucets	
Distribution pipes	
Waste and vent piping	
Floor drain	
Backflow preventer	
Sump pits and catch basins	
Water heater system	
ELECTRICITY	17
Service entrance	
Main service box	
Grounding	
Distribution panel	
Cables and branch circuits	
Switches and outlets	
HEATING	20
Heating system	
Temperature control	
AIR CONDITIONING AND HEAT PUMP	21
Air conditioning system	
INTERIOR	22
Wall coverings	
Ceiling coverings	
Floor coverings	
Cabinets and countertops	
Doors and windows	
INSULATION AND VENTILATION	26

Attic insulation	
Foundation insulation	
Ceiling fans	
Rangehoods	
Dryers exhaust vents	
Air exchanger system	
OCCUPANT'S SAFETY	28
Alarms (Fire - Monoxide)	
Emergency exits	
Firewalls	
OTHER ELEMENTS	30
Other	
CERTIFICATE	31
CONCLUSION	32

IMPORTANT CONSIDERATIONS

This inspection is performed according to recognized national standards and is intended to detect and disclose apparent major defects as found at the time of inspection that may affect your decision to purchase (as applicable). Although minor defects may be mentioned, this report will not necessarily identify them all.

It is very important that you know what your professional inspector can do for you and what their limitations are from the inspection and analysis point of view. The inspection covers places that are easily accessible in the property and is limited to what can be observed visually. The inspector must not move furniture, lift carpets, remove panels, or disassemble pieces of equipment.

The purpose of an inspection is to help assess the general condition of a property. The report is based on the observation of the visible and apparent condition of the property and its components visited at the time of inspection. The results of this inspection should not be used to comment on hidden or non apparent defects, and no guarantee is expressed or implied.

Hidden or non-obvious defects are defined as any defect that a visual examination of the major components of a property without moving furniture, objects or any other obstacle does not detect or suspect. For example, a defect that can not be discovered as a result of performing destructive testing, or requiring the exploration, removal, or calculation of building components, is an apparent defect. Also, any defect discovered as a result of damage after the inspection or following removal, removal of furniture, objects, snow or any other obstacle is also an apparent defect. Some clues do not always reveal the extent and severity of non-visible deficiencies.

All properties will have defects that are not identified in the inspection report. If such a defect occurs and you believe that your inspector did not warn you enough, call them. A phone call can help you decide what steps to take to correct this defect and your inspector can advise you in evaluating the remedies or methods proposed by the contractors.

The inspection report does not constitute a guarantee or an insurance policy of any kind. The inspection report reflects an observation of certain listed items of the property at the date and time of the inspection and is not an exhaustive list of repairs to be completed.

The primary purpose of the inspection report is not to provide leverage for renegotiating the price of the property and should not be construed as an opinion of the market value of the property. The owner may or may not want to correct the deficiencies noted in this report.

The inspector does not have to verify or cross-check the information given and indicated by any person during the inspection. The inspector assumes the veracity of this information and does not question the good faith of the person from whom he receives this information.

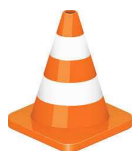
SYMBOLS AND CONVENTIONS

In order to clarify the indications provided in the report, the following convention has been established. The orientations used assumes that the observer is located in the street and faces the building. The right side of the building is located to his right when he observes the building. Please refer to the diagram for a better understanding.



Symbols definition

Your inspection report contains findings that are categorized by type and are identified by symbols to facilitate reading and navigation. You will find below a description of the symbols used:



The condition raised by the inspector deserves special attention and must be taken into consideration by the buyer.



The inspector recommends a comprehensive expertise beyond the scope of visual inspection to further investigate the situation.



The inspector emphasizes that a correction must be made or that an intervention is required to prevent a degradation of the component.



The health and safety of people are at risk. Immediate intervention is required.



The inspector raises general information regarding the component described.



The inspector recommends monitoring the condition in order to evaluate its evolution over time. A subsequent intervention may be necessary.



Rapid intervention is required to prevent degradation of the component.



The inspector is limited in his work and could not proceed with the inspection of a given section.

Reports images

Your inspection report includes images and diagrams that aim to clarify the findings and elements raised by the inspector. These images have been compressed to lighten the report.

SUMMARY

Customer name:
Time and date of the inspection:
Weather conditions:
Present during inspection:



Property coordinates

Address:



Construction date:

Building description

The condominium was built in 2009 and it has:

- 1) a PEX water distribution system;
- 2) an electric baseboard and convection heating system;
- 3) an air exchanger.

Note that after the visual verification of the easily accessible components, we have identified deficiencies that may lead to modifications and work requiring some more in-depth expertise. Some problems are mentioned for the safety of the occupants and for the integrity of the building. The recommendations are included in this report. We recommend that you call on various experts on the observations observed and described. A certified and recognized expert will be able to assess the extent of the repairs to be made or modifications, at its fair value.

In the days leading up to the notarized transaction, we recommend that you start and carefully check all systems (heating, air conditioning, pumps, etc.), plumbing and appliances connected to the plumbing.

Also make sure that no vandalism has been committed on the building between the time of the inspection and when you take possession of it.

SELLERS DECLARATION

The Seller's Declaration form was provided to the inspector.

Note that this document contains important information about the state of the property or information about various items that could affect the value of the property. It is important that you read it.

In particular, we pay attention to the following declarations:

Water infiltration (sections 3.1 and 15).

STRUCTURAL COMPONENTS

Foundation

As stipulated in the Service Agreement and Appendix that were provided to you, the condominium inspection pertains only to the private portion of the property.

In other words, the inspection is limited, horizontally, to the surface of the finish of the interior walls of the unit and, vertically, to the surface of the ceiling finish and the surface of the floor covering.

Therefore, the elements concerning the structure of the property, the roof, the common external areas (swimming pool, tennis, parking lot, etc.) and all other non-private elements, are excluded from this inspection.

INSPECTION METHOD

The property's foundation is excluded from a divided condominium inspection.

Floors and ceilings

The nature of the ceiling structure is unknown since it is not visible.

Load-bearing walls

The property's load-bearing wall structure is undetermined since it was not visible behind the finishing material.

Dividing walls

It was not possible for us to observe the presence of a firewall on the dividing wall. Indeed, the latter is hidden by finishing materials.



FIREWALL

For attached or semi-attached dwellings, conformity of a fire wall separation varies in many municipalities. We recommend verifying with municipal by-laws and regulations. If visible defects are present, they will be mentioned in this report.

For attached properties with drywall dividing walls, we cannot determine if the drywall is fireproof. In order to do so, we would need to determine the thickness and/or the degree of fire resistance of the material. In this case, we recommend having an expert verify this in order to confirm its conformity.

Beams and columns

It was not possible to observe the property's beams and columns because they are covered.

Roof structure

As stipulated in the Service Agreement and Appendix that were provided to you, the condominium inspection pertains only to the private portion of the property.

In other words, the inspection is limited, horizontally, to the surface of the finish of the interior walls of the unit and, vertically, to the surface of the ceiling finish and the surface of the floor covering.

Therefore, the elements concerning the structure of the property, the roof, the common external areas (swimming pool, tennis, parking lot, etc.) and all other non-private elements, are excluded from this inspection.

INSPECTION METHOD

The property's roof structure is excluded from a divided condominium inspection.

EXTERIOR

Exterior doors

The exterior doors are made of steel. The property has a PVC patio door.

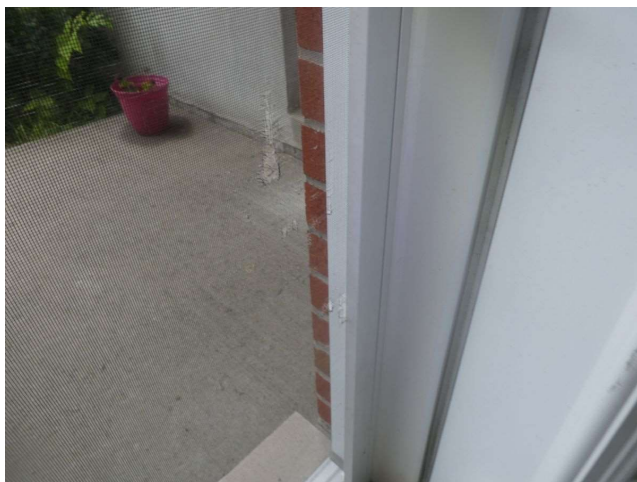
INSPECTION METHOD

The permanent exterior doors were inspected and operated to confirm their operation and the condition of their mechanisms. We open them, we make sure that there is no friction, no resistance and no air play.

We check weatherstripping and hardware (handles, latches and hinges).



DAMAGED SCREENS



Front patio door



Front patio door

We noted one or more damaged screens.

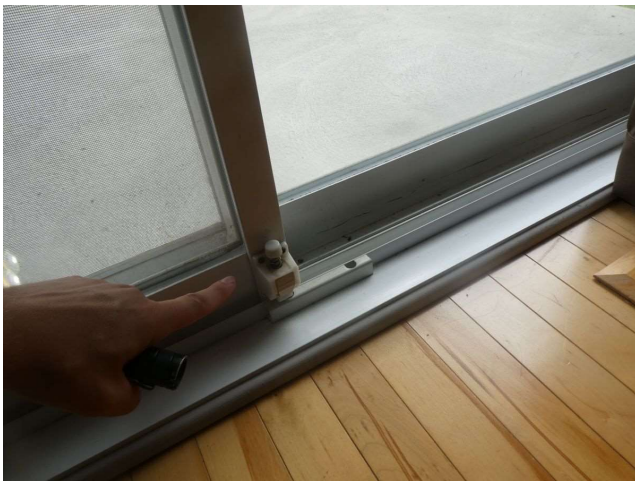
We recommend that you contact a licensed contractor to carry out the necessary corrections.



Rear patio door



DOOR REQUIRING ADJUSTMENT



Rear patio door

We noted that one or more doors require adjustments.

We recommend that you contact a licensed contractor to bring corrective measures to the door.

PLUMBING

Main water valve

The property's main water valve is made of PEX.

NO DEFECT ON THE MAIN WATER VALVE



Water heater

We observed no defects on the water supply piping before the main shut-off valve or at the main shut-off valve.

Plumbing fixtures and faucets

The property houses the usual residential sanitary fixtures (toilets, sinks, showers, bathtubs, etc.). All have been inspected according to the method described above.

INSPECTION METHOD

As part of the inspection, the inspector tests toilet flushes, interior faucets and bath and shower faucets using their usual operations.

Outdoor faucets (when applicable) are also turned on when temperature permits.

We turned on faucets and flushes to detect variations in water flow when multiple devices are activated at the same time. We observe the interior of the cabinets to notice any leak or sign of water leakage. We check pipes, faulty joints, ventilation, shut-off valves if present.

GOOD WATER PRESSURE

We observed no anomalies concerning the efficiency of the water flow of the property's faucets or plumbing fixtures.

NO WATER LEAKS

We observed no water leaks with the property's faucets and plumbing fixtures.



DEFECTIVE (OR MISSING) DRAIN PLUG



Washroom

We noted that one or more drain plugs are defective (or missing).

We recommend that you contact a licensed plumber to repair or replace them.

Distribution pipes

The property is equipped with PEX water distribution pipes.

Note that PEX lines are temperature sensitive and should be kept away from heat sources such as baseboard heaters or gas water heaters.

Please refer to the manufacturer's instruction manual for more details.



NO DEFECT WITH WATER SUPPLY PIPING

We observed no defects with property's water supply piping.

Waste and vent piping

The property is equipped with plumbing waste ventilation systems made of ABS plastic.



CLEANOUTS



Mechanical room (exterior wall)

We observed one or more of the the property's cleanouts.



NO DEFECT WITH WASTE AND VENTILATION SYSTEM

We observed no defects with the property's plumbing waste and ventilation system.



FUNCTIONAL FLOW

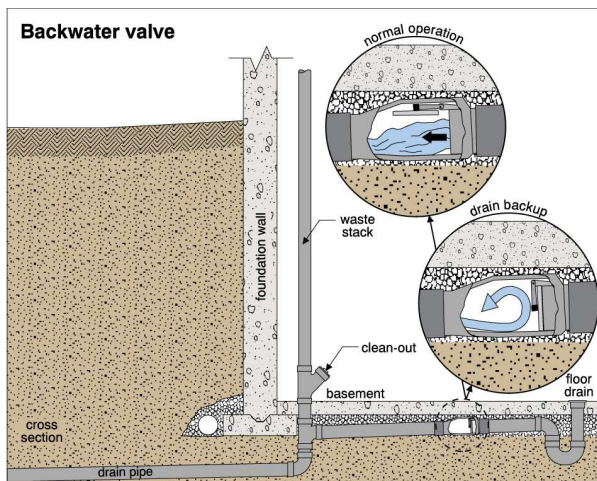
We observed no defects with the flow of the property's water drainage system.

Floor drain

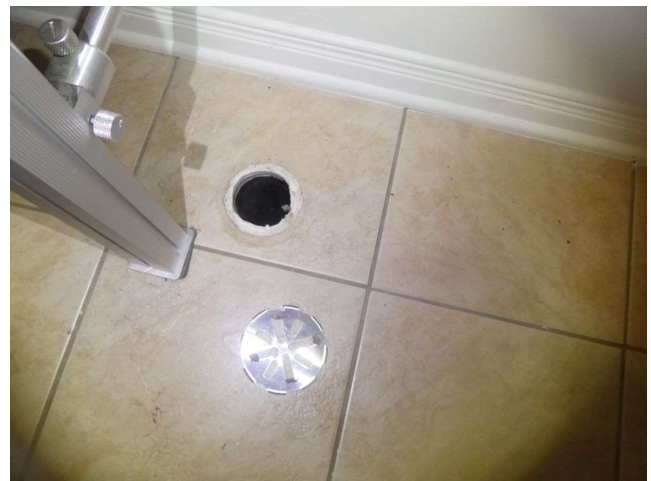
The property is equipped with one or more ABS floor drains.



BACKWATER VALVE FOR FLOOR DRAIN NOT LOCATED



Illustration



Mechanical room

It is appropriate to have a backwater valve on the floor drain to avoid potential sewage backup. Make sure the water level is maintained in the basement floor drain's P-trap to prevent gases/odors emanating from the sewer from entering into the house.

Backflow preventer

It was not possible for us to locate the backflow preventer and its cleanout.



NOT LOCATED

We were unable to locate a backflow preventer for any of the basement plumbing fixtures.

A backflow preventer should be installed to protect the basement from a backflow from the sewer system as well as rodent entrance. In some cases it may be under finished flooring or behind storage (in which case it should always be accessible).

It is also possible that there is no backflow system install. If this device is missing, your insurance coverage may be affected.

A drainage specialist with a cable mounted camera can determine its presence and condition.

Sump pits and catch basins

We did not notice any sump pits or catch basins in the property.

Water heater system

The property is equipped with a 40 gallon electric water heater. It is located in the mechanical room. It is equipped with a shut-off valve located above the tank on the cold water supply.

The system includes a Temperature and Pressure relief valve (TP) and a plastic discharge pipe directed into the catch basin at its base.

According to its nameplate, the water heater was manufactured in 2021.



WATER HEATER SERVICE LIFE

The service life of a water heater is usually between 8 and 12 years. However, depending on the quality of the water supply, it may start leaking or stop working without warning. Manufacturers recommend water heaters be installed on wooden blocks so that the coolness of the slab does not come in contact with the base of the water heater (results in energy savings and a reduction in rust and condensation at the base of the water heater). Manufacturers also recommend that the water heater be drained once per year to eliminate the deposits that collect at its base. For occupant safety, it is recommended that the thermostat be set at a maximum of 135°F. A water heater should always be easily and readily accessible.

ELECTRICITY

Service entrance

The electrical service entrance connection of condominiums is a communal component that the inspector does not have access to during the inspection. Therefore, we are unable to confirm its condition or type.

Main service box

The service box is integrated into the distribution panel. It is equipped with a circuit breaker protection device whose capacity is 100 amperes.

The circuits are each protected by breakers.

The distribution panel is located in the rear mechanical room.

Grounding

We could not verify the presence of the grounding because it was either not found or not visible.



NOT LOCATED OR INACCESSIBLE

We were unable to locate a system ground during our inspection.

It is possible that the grounding system was inaccessible or hidden.

We recommend contacting a licensed electrician for further evaluation and correction.

Distribution panel

The service box is integrated into the distribution panel. It is equipped with a circuit breaker protection device whose capacity is 100 amperes.

The circuits are each protected by breakers.

The distribution panel is located in the rear mechanical room.

INSPECTION METHOD

As part of our inspection, we do not open the "service box" section of the distribution panel. The distribution section was, however, opened for inspection.

Our inspection consists primarily of checking the connection of the branches to the various circuit breakers, confirming the compatibility of the wiring with the intensity of the circuit breakers to which they are connected, checking the presence of damage, infiltration or any other apparent defects.



ELECTRICAL PANEL LABELING

It is recommended that electrical panels be clearly and accurately labelled. Doing so will help identify the appropriate circuit in the event of an emergency or a simple repair requiring turning off power to a portion of the property or appliance.



NO DEFECTS WITH MAIN DISTRIBUTION PANEL

We observed no defects with the property's main distribution panel.

Cables and branch circuits

The property's electrical wiring is copper.

Switches and outlets

The inspected property has standard switches and outlets with grounding.

INSPECTION METHOD

As part of our inspection, we tested all outlets equipped with a GFCI (Ground Fault Circuit Interrupter) in the kitchen, bathroom and outside.

We have also verified a representative number of the outlets to validate the polarity of the outlets, the grounding and their good functioning. We have also verified the operation of a significant number of switches and lights (inside and outside).

Regulations governing electrical installation standards are constantly evolving to increase the safety of users of electrical appliances. New standards for the installation of GFCI type sockets and anti-arc circuit breakers are now in effect.

If you plan to make changes to the property, additions or work on electrical installations, we recommend that you consult a Master Electrician to comply with the new regulations.

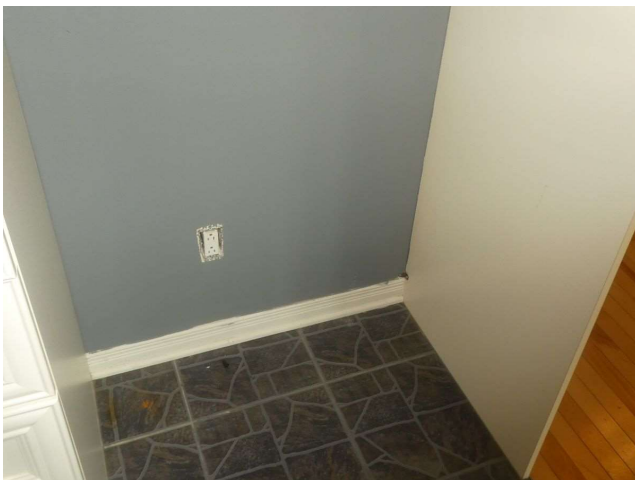


OPERATIONAL GFCI RECEPTACLE(S)

The GFCI receptacles present were functional at the time of the inspection.



MISSING SWITCH OR OUTLET WALL PLATE



Refrigerator cabinet

We noticed one or more missing switch and/or outlet wall plates.

This situation not only presents a risk of short circuit but also poses a fire and electric shock hazard for any person that occupies the property.

We recommend that this situation be evaluated and corrected immediately by an electrician.



OUTLET IN POOR LOCATION



Illustration



Below kitchen sink

We found one or more power outlets installed in a poor location.

Outlets should not be installed horizontally in floors or countertops unless they are a special type suitable for this application. Moisture can create an electrical hazard. For the same reason, outlets should not be located on countertop surfaces, facing up.

Outlets should not be close to a source of water unless protected by a ground fault circuit interrupter. They should not be directly above kitchen sinks or bathroom basins, for example, where appliance wires may touch water. Outlets should not be above electric baseboard heaters or close to other heat sources, where appliance wires may touch hot surfaces.

We recommend that you have the necessary corrections to the outlets made by an electrician.

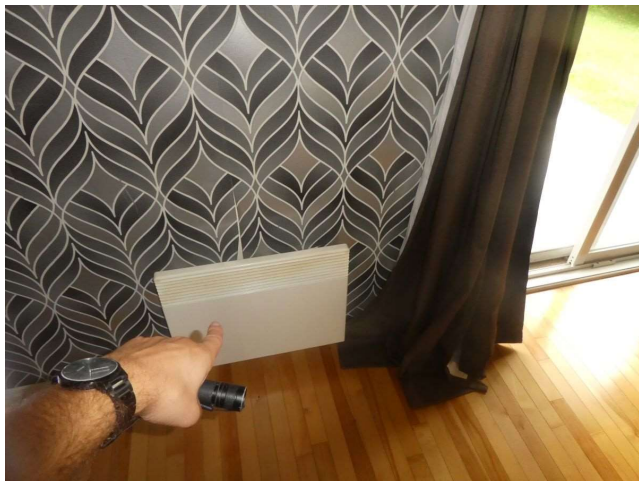
HEATING

Heating system

The property is heated by an electric baseboard system. We also noted the presence of electric convection heaters in certain rooms.



NON FUNCTIONAL (OR DEFECTIVE) HEATER



Bedroom

We noted one or more non functional heaters.

We recommend having the heater repaired or replaced by an electrician.

Temperature control

The heating control system is integrated into each heater. During our inspection, the control system was started to confirm its proper functioning.

AIR CONDITIONING AND HEAT PUMP

Air conditioning system

The property does not have a permanent air conditioning system.

INTERIOR

Wall coverings

The interior wall coverings are made of drywall.

INSPECTION METHOD

Our examination of the interior is limited to a visual inspection. We evaluate it by comparing it to similar houses of the same age. The storage of personal items may have precluded the verification of certain items and may have concealed signs of apparent defects without our knowledge.

Lighting, curtains and weather conditions during the inspection may prevent us from detecting a defect. The inspector is not required to inspect imperfections in paint, wallpaper and other finishes on walls and ceilings. Appliances and recreational installations, curtains, blinds and other window accessories are not items included in the inspection.

The presence of asbestos and urea formaldehyde foam (MIUF) can not be determined with certainty without further inspection and laboratory analysis.

Our method of inspection, on floor coverings, walls and ceilings is limited to a detailed inspection but in accessible and visible places. In the presence of water stains or when the inspector deems it necessary, a moisture detector will be used to confirm the presence or absence of moisture behind the finishing materials.

Note, however, that this detector has certain limitations. When there are no signs of water seepage behind walls, ceilings and floors, this detector may not detect them. It is therefore important to understand that there may be water or condensation behind finishing elements that unfortunately cannot be detected. You must refer to the owners regarding any water intrusions that may have been observed and ensure the validity of the information transmitted within the document entitled "Declaration of the seller."



NO DEFECT ON THE MAJORITY OF THE WALLS

We observed no defects on the majority of the walls.

Ceiling coverings

The interior ceilings are made of drywall.



NO DEFECT ON THE MAJORITY OF THE CEILINGS

We observed no defects on the majority of the ceilings.

Floor coverings

The flooring is made of wood and ceramic tiles.



NO DEFECT ON THE MAJORITY OF THE FLOORS

We observed no defects on the majority of the floors.



DUCTWORK



Living room



Bedroom

We noted central ductwork registers despite no central heating system.

We recommend asking the seller or an expert what these ducts serve.

Cabinets and countertops

The cabinets and countertops are made of wood.



MISSING CABINET KNOB



Kitchen

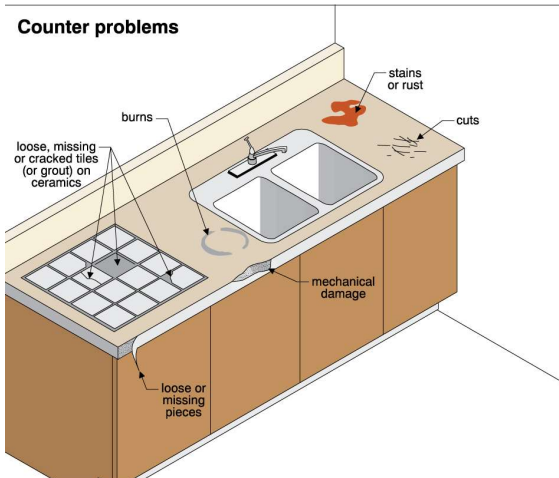
We noted that one or more cabinet doors or drawers were missing knobs.

We recommend contacting a licensed contractor to have them replaced.



DAMAGED COUNTERTOP OR CABINET

Counter problems



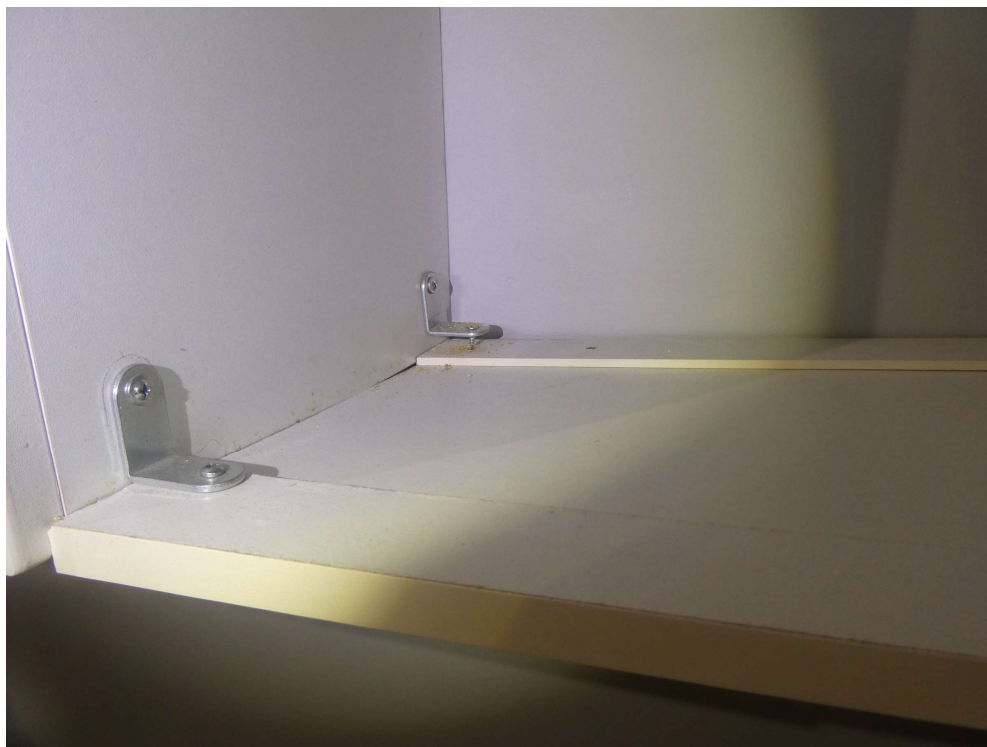
Illustration



Washroom

We noted one or more damaged countertops or cabinets.

We recommend that you contact a licensed contractor to bring corrective measures to the affected elements.



Washroom

Doors and windows

The property's windows are made of vinyl (PVC). The property's interior doors are made of wood.

INSPECTION METHOD

Our examination of the interior is limited to a visual inspection and we evaluate it by comparing to similar houses of the same age. The storage of personal items may have precluded the verification of certain items and may have concealed signs of apparent disorder without our knowledge.

Lighting, curtains and weather conditions during the inspection may prevent us from detecting a defect. The inspector is not required to inspect imperfections in paint, wallpaper and other finishes on walls and ceilings. Appliances and recreational facilities, curtains, blinds and other window accessories are not items included in the inspection.



INACCESSIBLE WINDOW



Living room

We noted that one or more windows and/or doors were covered which limited our inspection.

INSULATION AND VENTILATION

Attic insulation

As stipulated in the Service Agreement and Appendix that were provided to you, the condominium inspection pertains only to the private portion of the property.

In other words, the inspection is limited, horizontally, to the surface of the finish of the interior walls of the unit and, vertically, to the surface of the ceiling finish and the surface of the floor covering.

Therefore, the elements concerning the structure of the property, the roof, the common external areas (swimming pool, tennis, parking lot, etc.) and all other non-private elements, are excluded from this inspection.

INSPECTION METHOD

As stipulated in the service agreement and the annex C that was provided to you, the Condominium Inspection only applies to the property portion of the property.

Attic insulation and roof ventilation are therefore excluded from this inspection.

Foundation insulation

The foundation insulation material is undetermined. Given that the foundation walls bare a finishing material, we are not able to confirm the insulation material nor the presence of a vapor barrier.

Ceiling fans

The bathroom ventilators are of the built-in variety.

Rangehoods

The kitchen exhaust fan is of the convertible type and is located under the cabinets, above the stove.

Dryers exhaust vents

The dryer exhaust duct is made of rigid galvanized steel.

Air exchanger system

The property is equipped with an air exchanger located in the rear mechanical room.



FILTER TO BE CLEANED (OR REPLACED)



Mechanical room

We found that one or more of the air exchanger filters were dirty and should be cleaned (or replaced).

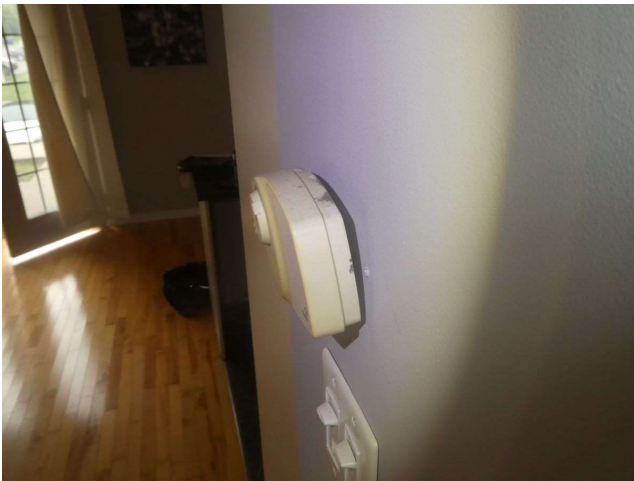
Always rely on the manufacturer's recommendations to determine which filter to use for replacement and replacement frequency.

However, if a member of your family suffers from allergies, or if you have pets or a buildup of dust in your home, it is suggested to change your filters more often.

We recommend replacing or cleaning the filters by a technician.



IMPROPERLY FASTENED THERMOSTAT



Corridor



Corridor

We found one or more improperly fastened thermostats.

This situation presents a risk of short circuit and breakdown. It also carries a fire and electric shock hazard for the occupants of the house.

We recommend that this situation be evaluated and corrected immediately by an electrician.

OCCUPANT'S SAFETY

Alarms (Fire - Monoxide)

We noted the presence of one or more smoke detectors.



SMOKE DETECTOR

We recommend having smoke detectors installed in all properties according to municipal by-laws.

Smoke detectors warn the occupants of a property of the presence of smoke or fire by emitting a loud and sharp sound. They should be inspected and tested at least twice a year to ensure they function and replaced every 10 years (or according to the manufacturer's recommendation).

In the case of electrical-operated smoke detectors, always ensure that the circuit breaker supplying power to the smoke detectors is on.

Note that the inspector does not smoke alarms during the inspection. As result, ensure that they are present and functional once you take possession of the property.



SMOKE DETECTOR TO REPLACE



Living room



Living room

We noted that one or more smoke detectors should be replaced.

Smoke detectors alert the occupants of a property to the presence of smoke or fire by emitting a loud, high-pitched sound.

We recommend that you replace the smoke detector in question immediately and verify its operation regularly.

Emergency exits

There are at least two emergency exits, either a rear exit or one in front of the property.

Firewalls

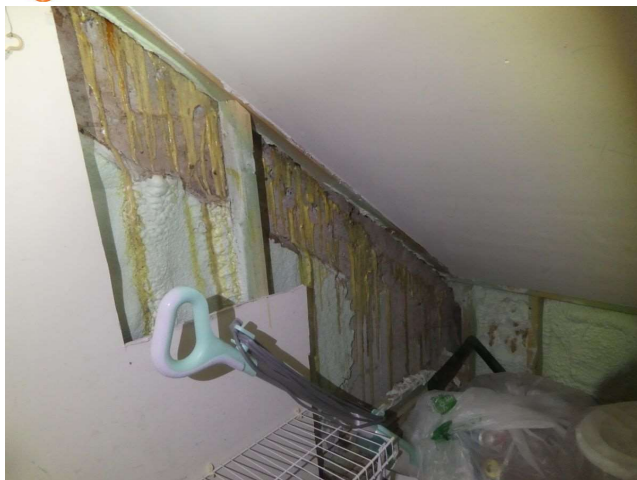
It was not possible for us to observe the presence of a firewall on the dividing wall. Indeed, the latter is hidden by finishing materials.

OTHER ELEMENTS

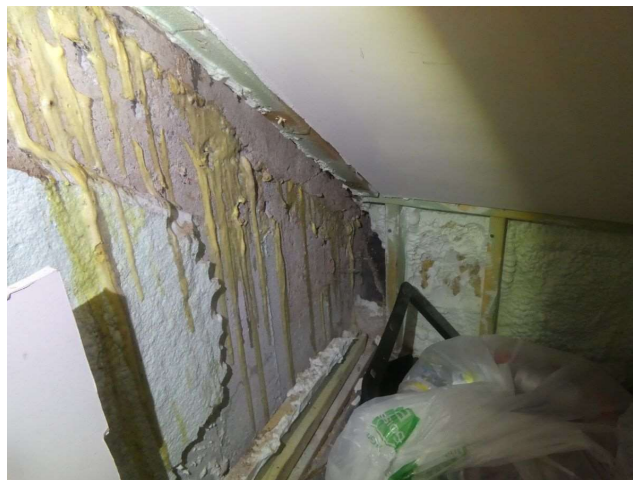
Other



EVIDENCE OF REPAIR



Entrance (vestibule)



Entrance (vestibule)

We noted evidence of one or more repairs performed on the property.

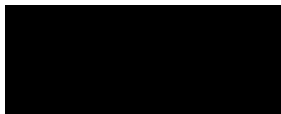
We recommend first consulting the seller to determine the origin of these repairs and if necessary, contacting a specialist to evaluate the repairs and determine if they require further work or have been performed according to industry standards.



LES INSPECTIONS
MERCURIO

August 27, 2022

Property address:



The undersigned inspector certifies:

- having no present or future interest in the said property;
- that the observations were made without any outside influence;
- not having voluntarily omitted or neglected any important fact pertaining to this inspection.

You are advised to not make any decision unless you have clearly understood the observations in this report.

If you would like more information, do not hesitate to contact us.

Kevin Mercurio

Kevin Mercurio
Inspecteur en bâtiment / Building Inspector
Les Inspections Mercurio Inc.
1066 rue du Souvenir
Saint-Eustache, Québec
J7R 0M5
(514) 891-1992

CONCLUSION

Dear Customer,

You have recently mandated us to carry out a visual inspection of the easily visible and accessible components of the property located at:



According to Article 10 of the AIBQ's Standard of Practice, "Because this Standard of Practice does not cover technically exhaustive inspections, the inspector must recommend a technically exhaustive inspection by a specialist when a sufficient number of clues leads him to suspect that a potentially major deficiency or defect exists in one of the building's systems or components."

It is therefore your responsibility to follow-up on the recommendations made in this report and to consult a specialist when stipulated.

We invite you to read the standard of practice of the Association of Building Inspectors of Quebec and to understand its scope and limitations.

We would like to thank you for your trust and we hope you have benefited from our services.

For any questions or clarifications, do not hesitate to contact us at **(514) 891-1992** or by email: **info@inspectionsmercurio.com**. It will be our pleasure to assist you.

A handwritten signature in cursive script that reads "Kevin Mercurio".

Kevin Mercurio
Inspecteur en bâtiment / Building Inspector
Les Inspections Mercurio Inc.
1066 rue du Souvenir
Saint-Eustache, Québec
J7R 0M5
(514) 891-1992