

ADDRESS



File number: [REDACTED]
Inspection date: August 1, 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 2, 2022

INTRODUCTION

August 2, 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.

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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.



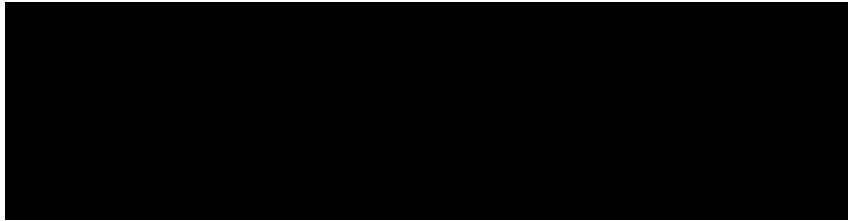
The inspector is limited in his work and could not proceed with the inspection of a given section.

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.

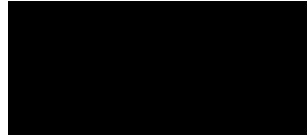
SUMMARY

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



Property coordinates

Address:



Construction date:

Building description

The property is a 1957 construction duplex. The foundation walls are made poured concrete and the siding is made of brick, stucco and wood. The windows are made of aluminum and the property has a multilayer asphalt and gravel roof covering. This building also has:

- 1) a copper and steel water distribution system;
- 2) an oil-fired radiator central heating system;
- 3) 125 and 200 amp main electric circuit breakers.

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

We were informed that the seller was selling the property without legal warranty. The inspector was therefore unable to question the owner-seller about the hidden conditions that only his knowledge of the property and his past experience could reveal. In this context, we recall that the work of the inspector should not be considered as a palliative to the warranty usually provided by the seller under the Civil Code. The responsibility of the inspector is always limited to the appreciation of the visual components at the time of the inspection. We still recommend having a "Seller's Declaration" completed by the persons responsible for this building. We assume no responsibility for the matters covered in this seller's disclosure. As a result, it is your responsibility to have various components of the building checked as per our recommendations, and to carefully review the uninspected items we have reported in our inspection report.

Liquid spill in the basement (sections 5.1 and 14).

Plumbing-related problems (sections 8.1 and 14).

STRUCTURAL COMPONENTS

Foundations

The property's foundation is made of poured concrete covered with parging.

INSPECTION METHOD

From outside, we observed the foundation around the perimeter of the property. With the handle of a screwdriver, we taped a few places lightly to check the parging's adhesion to the foundation. Inside the property, we were unable to examine the foundation since it is completely covered with a finishing material.

We check for cracks, arching, flaking, water stains and efflorescence.



FINISHING COAT

We were unable to inspect the entirety of the foundation since they were covered in whole or in part by a finishing coat (parging) or paint.

This prevents us from seeing possible cracks or problems that would be seen if the foundation were bare. Please note that damage may exist on the foundation hidden by this finish coating.

We recommend obtaining a completed copy of the Seller's Declaration and/or any documents deemed relevant in reference to these hidden areas, in order to be aware of their condition.



PARGING CRACK



left facade

We noticed one or more parging cracks.

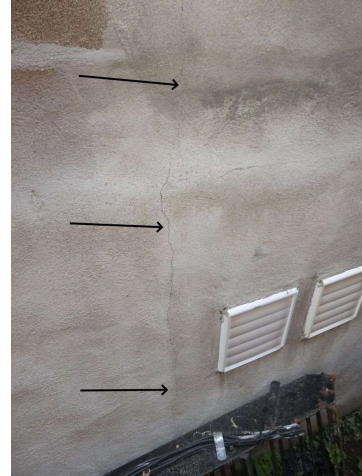
We recommend applying a parging or a 100% acrylic paint to protect the concrete.



CRACK



Rear facade (above garage door opening)



left facade

We noted one or more foundation cracks.

An unrepaired crack represents a risk of water infiltration and can expand with the freeze/thaw cycle, causing greater damage. Furthermore, the presence of water in putrescible materials can promote the appearance of mold and rot, which can be harmful to the health of the occupants.

A visual-punctual and non-intrusive inspection cannot conclude the nature or the cause of these cracks, nor if a crack has leaked in the past, only an expertise carried out by a qualified firm can.

It is recommended that an expert assess the cracks further as only the expert can determine if additional work, such as structural reinforcement, is required.

Once repaired, we recommend monitoring the cracks. If a crack continues to widen, we recommend consulting a foundation expert.

Concrete slab

The property has a concrete slab in the basement. We check for cracks, efflorescence and movement.



MOSTLY NON-VISIBLE

We were unable to inspect the entirety of the concrete slab since it was covered with finishing materials or merchandise.

We recommend that you obtain a completed copy of the Seller's Declaration in order to understand the declarations concerning these non-inspected elements, but to also to question the seller on this subject, since the floor coverings may hide defects that only the seller may be aware of.



CRACK



Below basement staircase



Front garage

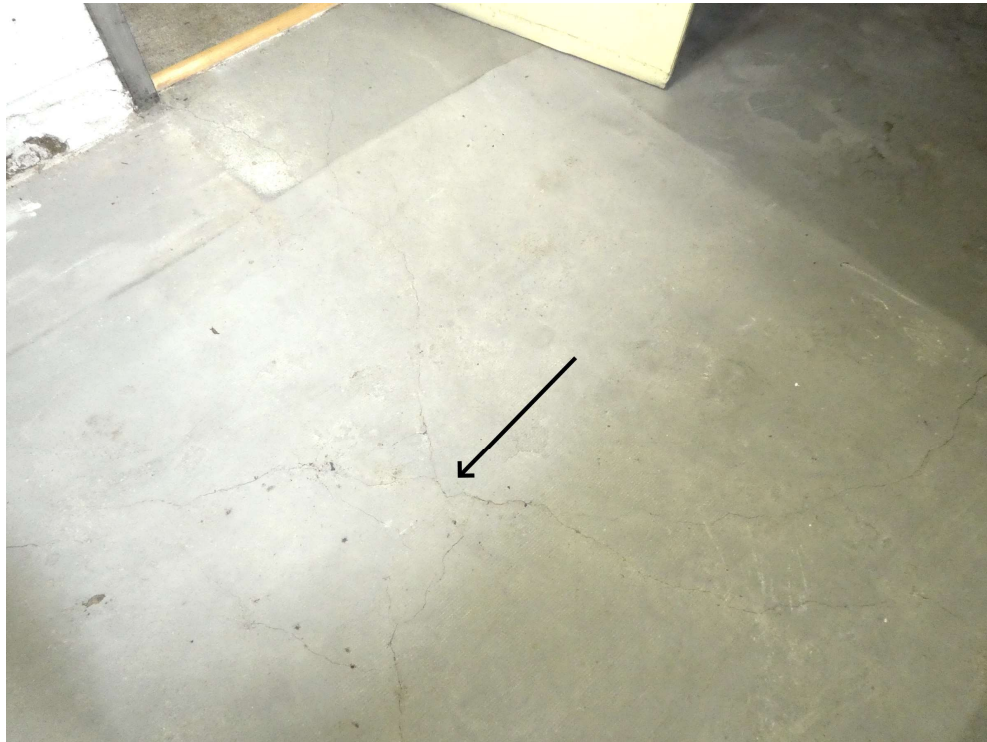
We noted one or more concrete slab cracks.

Concrete slabs often crack due to the concrete's curing process or due to slight settling during construction. Cracks can also occur if there are no control joints in place when pouring the slab. However, these cracks are common in most buildings and are usually not a major problem.

The concrete slab serves as a floor covering and protects the interior of the building against moisture and gases from the ground. As is, this situation can cause water infiltration which could cause frost heaving therein which can make the ground unstable and cause a tripping hazard. The pressure from swelling can also cause cracks in the foundation walls around the slab and cause structural damage to the building.

A visual-punctual and non-intrusive inspection cannot conclude the nature nor the cause of these cracks; only an expertise carried out by a qualified firm can do so.

We recommend that you contact a firm specializing in crack repair to determine the necessary corrective measures to be taken and their costs, before concluding the inspection condition of your promise to purchase.



rear garage

Floors and ceilings

The floor structure is made of solid wood joists.

Load-bearing walls

The property's load-bearing walls are made of solid wood.

Separation walls

The property's dividing walls are undetermined since they were not visible behind the finishing material.



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

It was not possible to confirm the nature of the roof structure.

INSPECTION METHOD

It was not possible to confirm the nature of the roof structure because it was not visible or accessible.



NO ATTIC HATCH

It was not possible for us to inspect the attic because there is no attic hatch installed.

Our inspection was therefore limited.

We recommend having the attic inspected before concluding the transaction.

EXTERIOR

Exterior wall siding

The property's exterior siding is made of brick, wood and stucco.

INSPECTION METHOD

Our inspection of exterior components is visual from the ground level and through easily accessible places (balconies, stairs, etc.). The inspector does not scrutinize all elevated surfaces using a ladder, unless first detecting an indication of a defect on the upper part of a wall.

We performed a visual inspection of the exterior components on all four sides of the property (or those that were accessible for attached properties) from the ground level.



MASONRY WORK REQUIRED



Front facade (living room window)

We noted one or more areas that require repair work.

Masonry buildings will inevitably require conservation work to extend their life cycle. Repointing mortar joints is an intervention that is generally part of a regular maintenance program in order to restore the resistance to water infiltration of the masonry and to preserve its integrity.

We recommend that you consult a master mason in order to assess the costs and correct this situation.

Lintels and sills

The property has concrete sills. The property also has steel and concrete lintels.



DAMAGED LINTEL



Rear facade (second floor balcony)

We noticed that one or more damaged lintels.

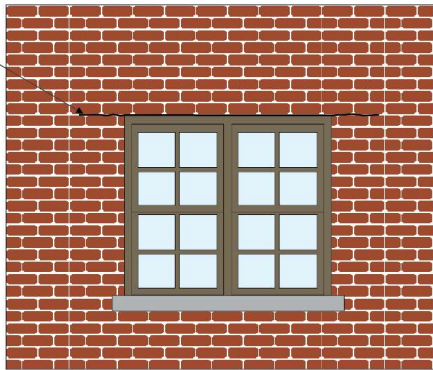
We recommend that you have the necessary corrective measures taken to prevent damage.



RUSTED LINTEL

Rusting lintels

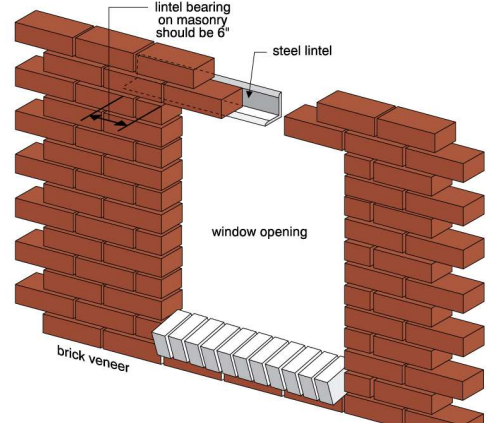
the expansion of rusting steel lintels can cause horizontal cracks above windows



Illustration

Steel lintel in brick veneer wall

cutaway view

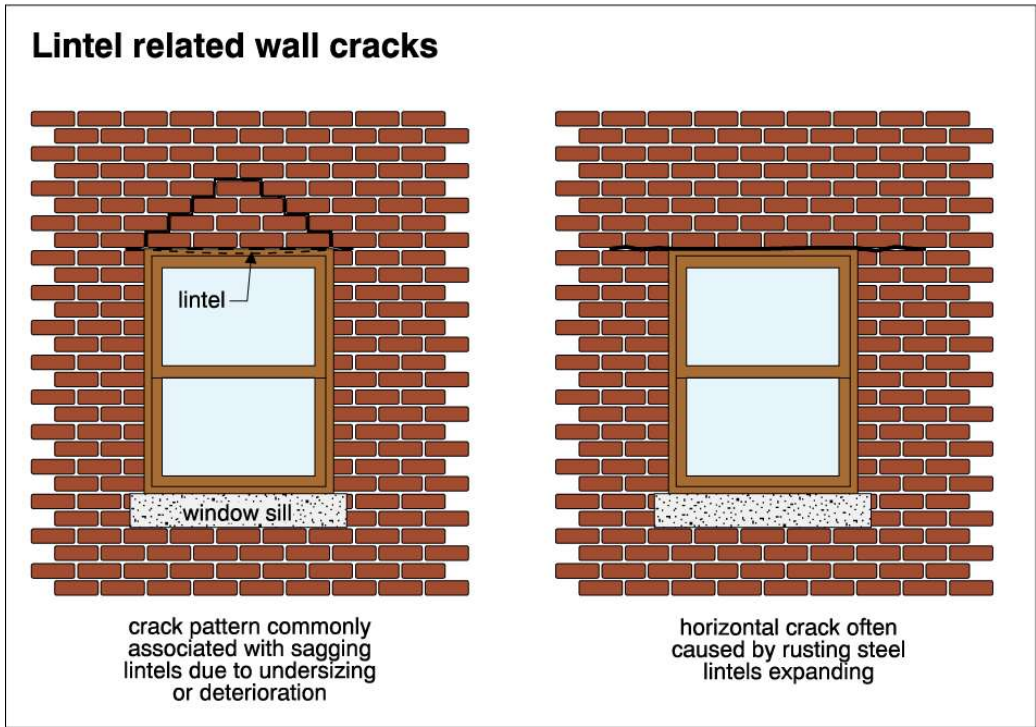


Illustration

We noticed one or more rusting lintels.

The lintel is a structural element that supports the load of the materials above it (brick, stone, masonry, etc.), redistributing it to each side. Make sure to protect them against rust by maintaining them regularly.

We recommend contacting a mason to carry out the necessary corrections.



Illustration



Front facade (bedroom window)

Flashing and sealants

The exterior siding, windows, doors and other openings of the property are sealed with caulking. Any sealant found around the perimeter of openings must be in good condition. Cracking, poor adhesion and/or lack of caulking are points of potential water infiltration and water damage.

Periodic verification of the condition of the sealant and follow-up maintenance are recommended.

Exterior doors

The exterior doors are made of steel and solid wood.

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).



WOOD



Rear base exit

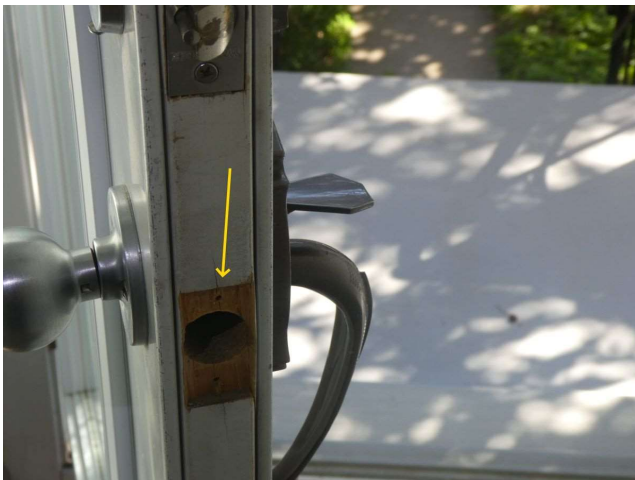
We noted one or more exterior wood doors.

To improve energy efficiency, we recommend replacing wood doors with more efficient insulated doors.

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



MISSING DOOR LATCH



Front door leading to second floor

We noted one or more doors that were a latch.

We recommend contacting a licensed contractor to have this corrected.



MAIL SLOT



Front door leading to second floor



Front door leading to second floor

We noted one or more mail slots on an exterior door.

This constitutes an intrusion risk to all anyone occupying the property.

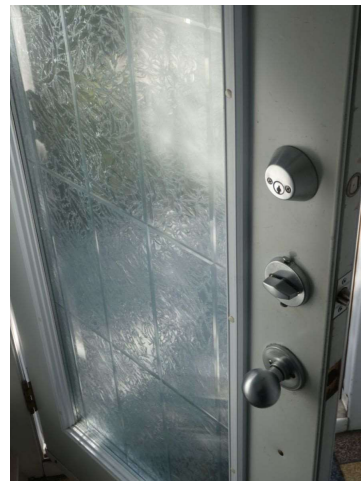
We recommend its immediate replacement.



KEYED DOOR HANDLE



Rear base exit



Front door leading to second floor

We noted one or more door handles for which the latch required a key to operate.

In the event that the key is lost or a child has hidden it (and the latch is locked), the door will not open.

This constitutes a safety hazard for everyone occupying the property since the exterior doors and windows are meant to function as emergency exits.

We recommend having a licensed contractor bring corrective measures to the door.

Parking and sidewalks

The driveways are made of asphalt. The walkways are made of paving stone.



SHIFTING OF PAVING STONES



Below front balcony

We noted that the paving stones have shifted in some areas.

When paving stones settle, there is an increased trip hazard. Furthermore, depending on the angle that the stones have settled, the resulting layout may promote a negative slope towards the building.

Water is an important enemy to the integrity of the building and therefore we must ensure that it is directed away from the home so there is no risk of infiltration and damage to the building's components. The grading must slope away from the building so that the foundation is not in constant contact with water.

To avoid the risk of water infiltration and a trip hazard, we recommend that you contact a qualified contractor to check the grading and make any corrections if needed. If necessary, we recommend that you consult a landscaping specialist to brainstorm landscaping strategies that will divert water away from the building.

Window wells

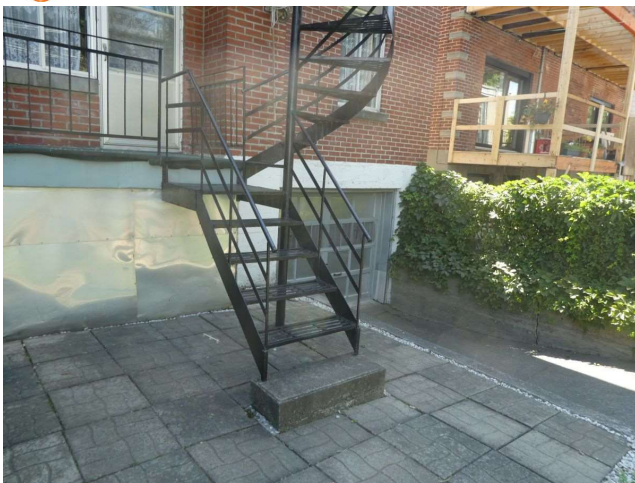
No window wells were observed.

Terraces, balconies and porches

The property has balconies made of wood, steel and fiberglass.



SPIRAL (OR UNSAFE) STAIRCASE



Rear



Rear

We noted a spiral staircase or a staircase that was unsafe.

Exterior steel staircases with triangular steps, no counter steps, horizontal or diagonal balusters or with oversized openings constitute a safety hazard for the occupants and young children.

While these staircases are common, we recommend using them with caution or consulting a licensed contractor for further evaluation and correction.



BALCONY COVERED WITH CARPET



rear balcony



rear balcony

We noticed sections of balconies covered with carpet.

Covering balconies with carpeting risks trapping moisture and rotting the balcony over time. Furthermore, since it was covered, we were unable to determine the condition of the balcony. Our inspection is therefore limited.

We recommend removing the carpet to evaluate the condition of the balcony



DAMAGED BALCONY



Front balcony



Front balcony

We observed damage to one or more balconies.

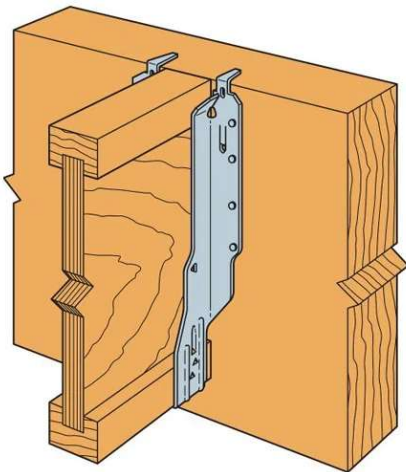
We recommend having the balcony structure evaluated further by a qualified contractor.



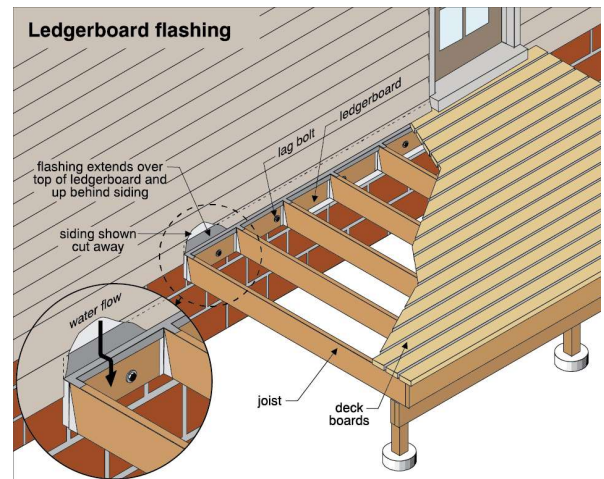
Front balcony



MISSING JOIST HANGERS



Illustration



Illustration

We noted that deck's floor joists were attached to the ledger board without joist hangers.

We recommend that you have the situation corrected by a qualified contractor.



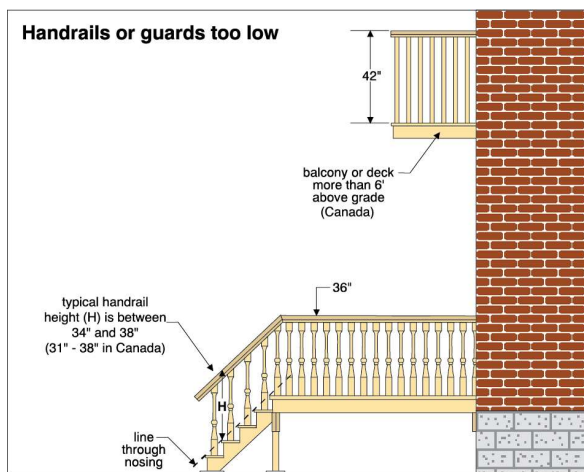
Below front balcony

Stairs and external railings

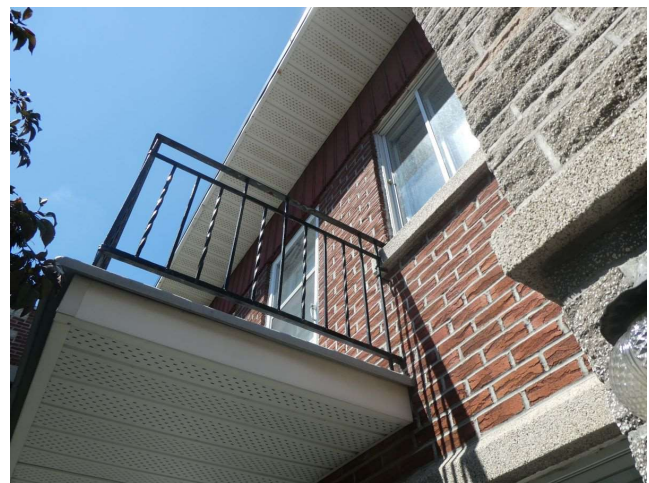
The exterior steps are made of fiberglass and steel. The exterior railings are made of steel.



UNSAFE BALUSTER HEIGHT



Illustration



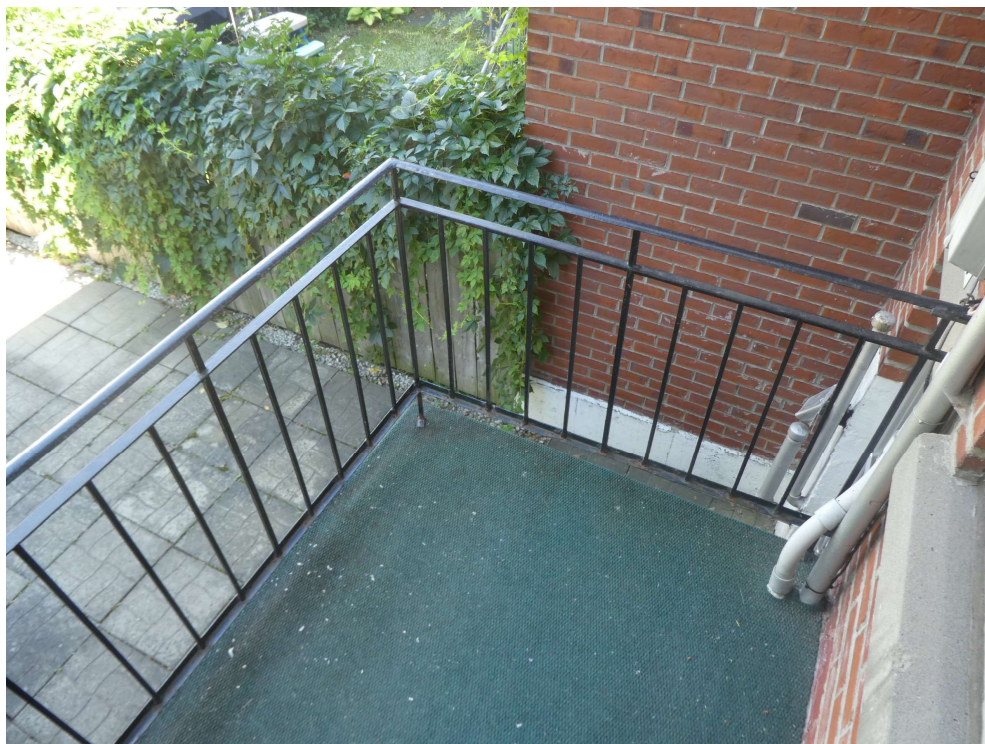
Front balcony (second floor)

We noted that the height of one or more balusters was unsafe

A guard rail is required and must be of sufficient height to prevent occupants from tipping or falling over it.

This situation constitutes a risk of accident and injury to the occupants.

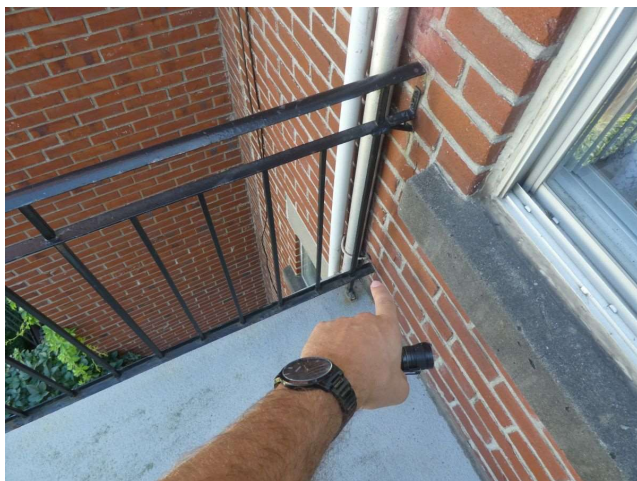
We recommend Immediately mandating a licensed contractor to implement the necessary repairs.



Rear balcony (ground floor)



UNSECURED GUARDRAIL



Rear balcony (second floor)

We noted that the resistance for one or more guardrails was unsafe.

The guardrail ensures the protection of the users by offering a restraint in the event of a fall and prevents accidental falls. It must be solid, not allow the passage of children, be high enough to prevent falls and extend over the entire length of the area.

It must also allow an adult to seize and provide strong support to a person in need of assistance and withstand pressure in the event of a fall.

In its current condition, this situation entails a risk of serious injury during a fall for the occupants.

We recommend having the guardrail corrected immediately by a qualified contractor.

Driveways and garage doors

The garage doors are made of wood.

INSPECTION METHOD

The garage doors were operated to confirm that they function properly. We tested the automatic door opening device as well as the safety stop device (when present).



WOOD GARAGE DOOR



Forehead



Rear

We noted one or more wooden garage doors.

To prevent all infiltration (water, air, etc), as well as other possible breakdown and damages, we recommend replacing it with an insulated steel door.



LOW GARAGE DOOR OPENING



Front driveway



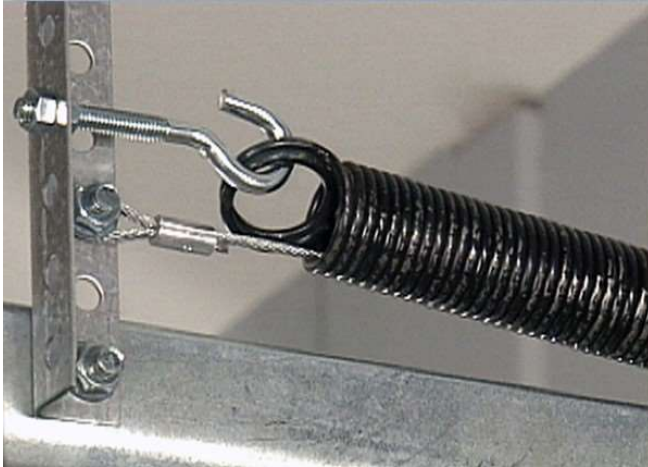
Rear driveway

We noted that one or more garage door openings were low in relation to the ground (low opening or steep driveway).

As result, it may prove difficult (or impossible) for certain vehicles to enter the garage. Please consider this while concluding the transaction.



MISSING SAFETY CABLES



Illustration



Front and rear garage door

We noted one or more garage doors that were not equipped with safety cables.

We recommend that safety cables be installed as a back-up if ever the spring coils on the garage door are defective. This will prevent injury and further damage to the door.

We recommend contacting a qualified contractor to verify and correct the issue.



Front and rear garage door

Eaves, fascias and undersides

The property's eaves, fascias and soffits are made of aluminum.



NO DEFECT IN THE EAVES, FASCIAS OR SOFFITS

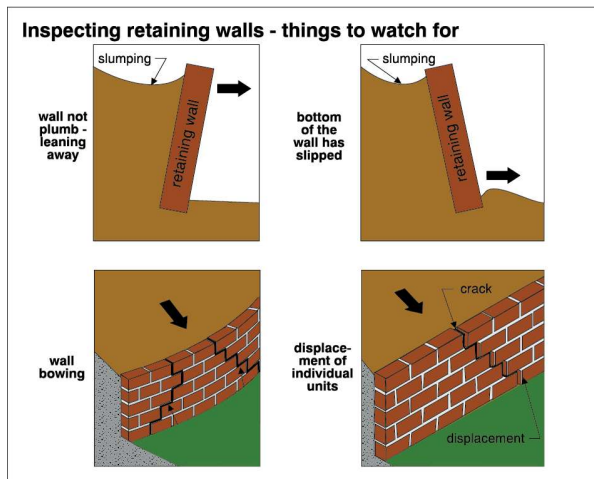
We observed no anomalies in the eaves, fascias or soffits.

Outdoor landscaping and terracing

The landscaping is grass and the property has several retaining walls in both driveways. The property's back yard is enclosed by a steel chain-link fence.



LEANING RETAINING WALL



Illustration



Front driveway

We noted that one or more retaining walls were leaning.

We recommend contacting a qualified contractor to determine a suitable plan of action for repairing or replacing the affected walls.



Front driveway



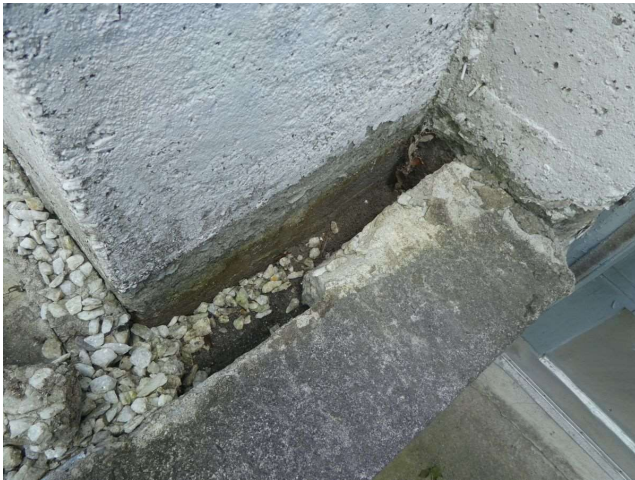
Front driveway



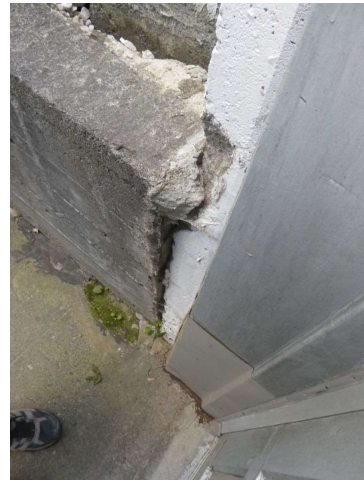
Rear driveway



Rear driveway



Rear driveway



Rear driveway

Water evacuation

The drainage of the property is done naturally by the flow of water on the surface of the ground.



DRAIN WITHOUT CATCH BASIN



Front driveway



Front driveway

We noted a floor drain without a basin.

This type of drain can be easily obstructed with sand, dirt, and other debris. Only a plumber equipped with a cable-mounted camera can verify if there is an obstruction in the drain pipe.

We recommend having a plumber verify the situation and install an appropriate catch basin.



Rear driveway



Rear driveway

ROOFING

Roof coatings

The property is equipped with a multi-layer roofing material.

INSPECTION METHOD

The roof covering, chimney, and roof penetrations were observed from the rooftop. We accessed the rooftop using a ladder installed against the roof's perimeter. We circulated through the majority of the roof.



ASPAHLT AND GRAVEL

Asphalt and gravel roofs are installed by applying hot bitumen (asphalt) between several layers of 15-pound asphalt felt.

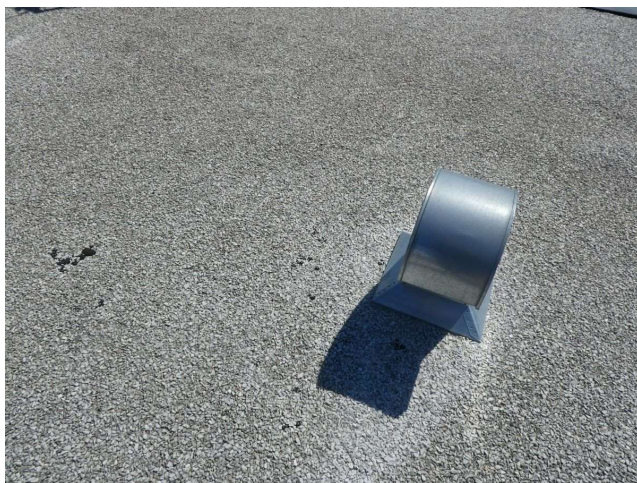
The surface of the finished roof is covered with a uniform layer of bitumen and a layer of gravel. The main function of the gravel is to protect the roofing material from damage caused by sunlight and abrasion. Sunlight and heat are reflected by the light colored gravel.

The investment involved in a multilayer roof (asphalt and gravel) is minimal considering the life span they provide. These roofs can last between 10 and 20 years, often more, depending on the level of maintenance and the severity of the weather conditions.

However, they must be maintained on a regular basis to ensure uniformity of the gravel layer applied and to ensure the integrity of the bitumen under it. We recommend regular monitoring and inspection of the roofing material to prevent the risk of infiltration.



VISIBLE ASPHALT MEMBRANE



roof



roof

We noted that the asphalt membrane was visible in some areas.

In order to prevent more serious deterioration, which can lead to infiltration, we recommend covering these areas with the appropriate roofing gravel, in order to protect it from external weather elements.

Consult a roofing specialist to obtain a more detailed evaluation of the repairs needed.



roof

Gutters and downspouts

The property has no gutters or downspouts.

Roof drains

We were able to observe the presence of the drain for the flat roof.



NO DEFECTS WITH ROOF DRAIN

We observed no defects with property's roof drain.

Roof flashings

We did not note any defects with the visible roof flashings.



POORLY INSTALLED FLASHING



Rear balcony (second floor)



Rear balcony (second floor)

We noted one or more roof flashings that were poorly installed.

Flashings are designed to keep water out. They are used where dissimilar materials meet, where a material changes direction, at roof penetrations and at joints in materials. Flashings are often galvanized steel; however, they can also be tin, aluminum, lead or copper.

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



Rear balcony (second floor)



Rear balcony (second floor)

Lanterns (Well of lights)

The property has one steel skylight.



NO DEFECTS WITH SKYLIGHTS

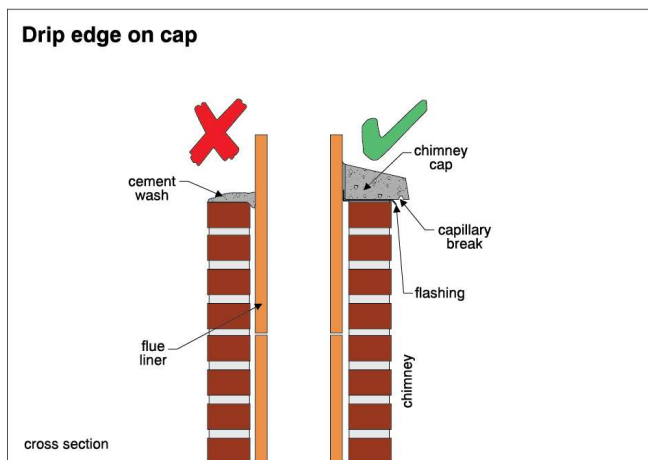
We observed no defects with the property's skylights.

Chimney

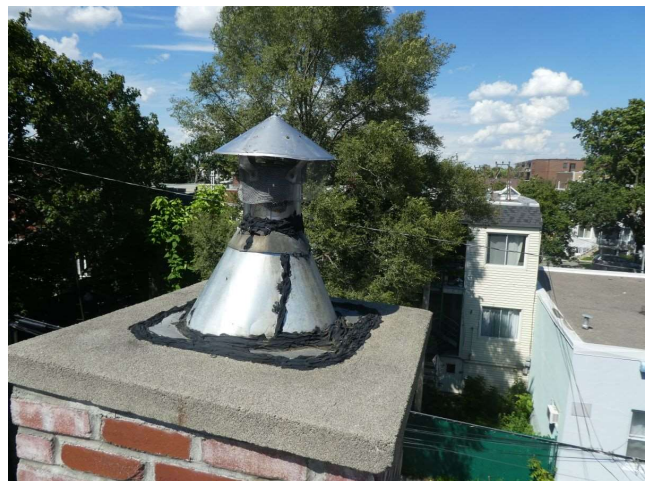
The property has a brick chimney.



NO DRIP EDGE ON CAP



Illustration



Chimney

We noted one or more chimney caps that were not equipped with a drip edge.

In many cases, a proper cap is not provided. Bricklayers often put a thin coat of mortar over the top surface of the chimney around the flue. This cement wash has no overhang to keep water away from the chimney. Over time, this cracks and eventually becomes loose. The rate of deterioration to the top of a chimney that does not have a cap depends largely upon the type of masonry used to build the chimney and the quality of the mortar.

A cracked cap allows water to penetrate the chimney causing premature deterioration and in cold climates,

freeze/thaw damage.

Debris can accumulate in the bottom of the chimney and may block off the appliance vent if not cleared. Many chimneys have a clean-out door to allow removal of accumulated debris.

We recommend contacting a mason for further evaluation and correction.



Chimney



Chimney



Chimney

Roof emergencies

The property is equipped with a plumbing vent, two gooseneck-style ventilators, a roof drain and a sky light.



NO DEFECTS WITH STRUCTURAL ROOF PENETRATIONS

We observed no defects with property's structural roof penetrations.

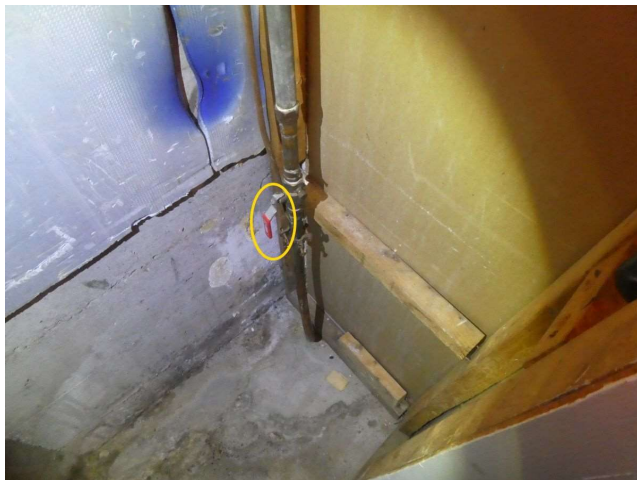
PLUMBING

Main water valve

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



NO DEFECT ON THE MAIN WATER VALVE



Basement (front wall)

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 apparels

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.



NO WATER SUPPLY



ground floor toilet

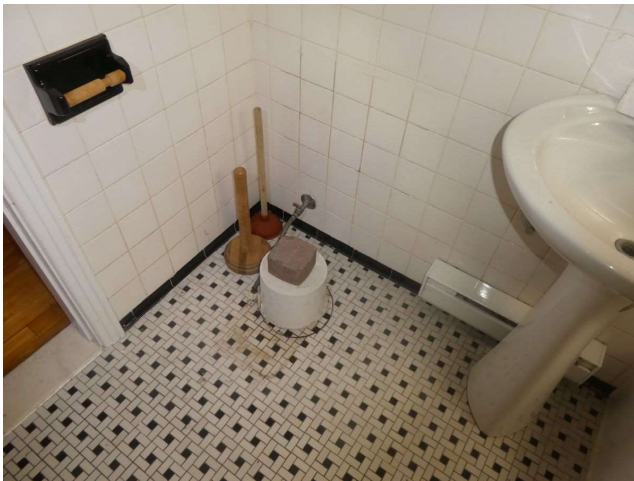
The water supply for the ground floor toilet was turned off.

We do not operate water valves at the risk of creating leaks on a faulty valve or connection.

As a result, we were unable to verify the operation of the toilet and its water distribution lines.



MISSING TOILET



Second floor washroom

We noted that the upstairs washroom was missing a toilet.

As a result, we were unable to inspect the water distribution and drain lines for any leaks.



LEAK



Basement (mechanical room)



Basement (mechanical room)

We noted several leaking appliances or faucets.

In their current state, there is currently a risk of water damage to other components, such as flooring and structural elements of the floor.

We recommend that you have the necessary corrections carried out by a licensed plumber.



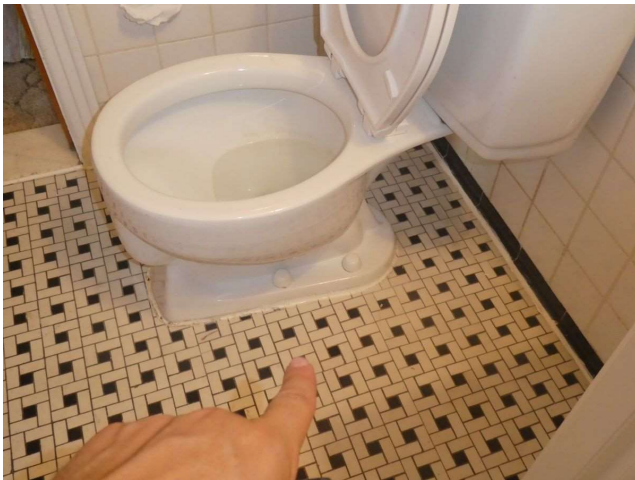
Basement (mechanical room)



Second floor washroom



CAULKED TOILET BASE



ground floor washroom

We noted that one or more toilet bases were sealed with caulked.

If the toilet leaks, the caulking will force the water onto the floor below or under the finished flooring (if located in a basement) creating damages.

We recommend having a plumber properly install the toilet with the appropriate bolts. If silicone is needed to seal around the bowl, we recommend only caulking 3/4 of the way around, leaving the back of the bowl opened.



NO INDEPENDENT SHUTOFF VALVE



ground floor washroom

We noted one or more fixtures without independent shut-off valves on each supply pipe.

We recommend the installation of independent shut-off valves for each supply line of the faucet, to facilitate the maintenance or the closing of the water in case of emergency.

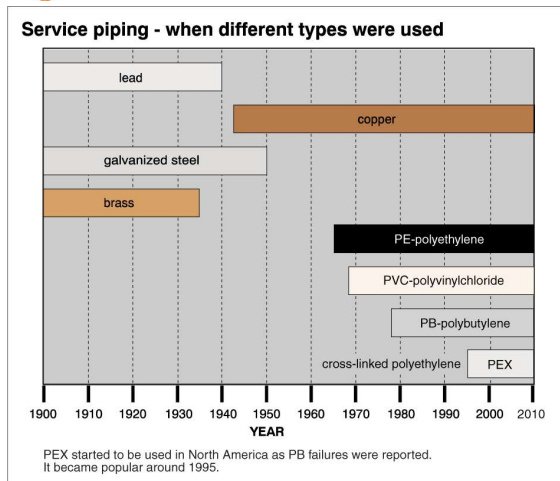
We recommend that you contact a licensed plumber to make this repair.

Distribution pipes

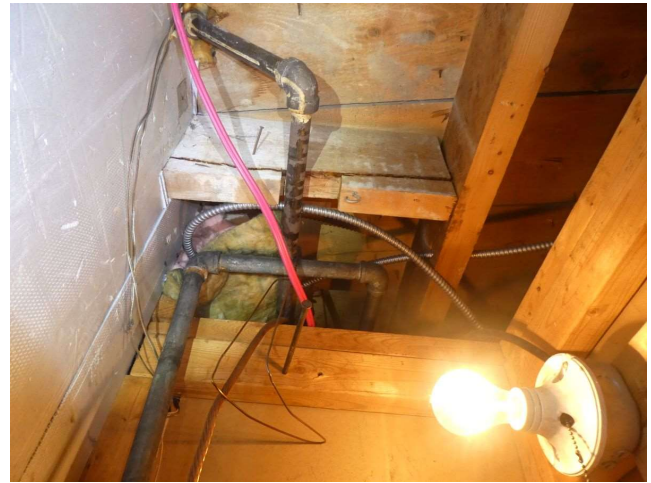
The property is equipped with copper and steel water distribution pipes.



STEEL PIPING



Illustration



Basis

We note that some sections of the water supply system are made of steel piping, which will corrode and develop leaks.

We recommend that you replace all outdated plumbing. This type of material can effect the quality of the drinking water. Have the water quality tested by an expert. Be sure to replace all old steel pipes.

Waste and vent piping

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



CLEANOUTS



Basement (mechanical room)

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



CAST IRON WASTE PIPE



Front garage



Basement (air exchanger room)

We noted that some of the drainage piping was made of cast iron.

Formerly, plumbing pipes were made of galvanized steel, cast iron or lead. Nowadays, these materials are no longer recommended for health reasons, such as lead, or durability, such as galvanized steel, or even convenience, such as cast iron.

Spare parts and couplings are becoming increasingly difficult to find on the market and you will need to envision renovations as these components have reached their useful life expectancy.

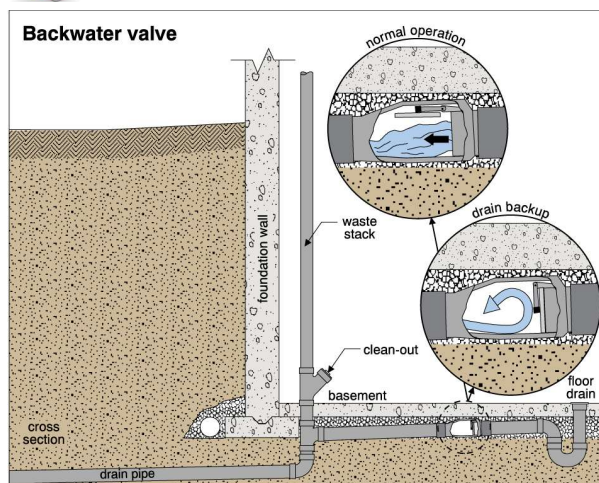
Although the system is still operational, given its age, it is likely that some repairs will be required.

Floor drain

The property is equipped with one ABS floor drain.



BACKWATER VALVE FOR FLOOR DRAIN NOT LOCATED



Illustration

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.



ARTISINAL FLOOR DRAIN



Basement (air exchanger room)



Basement (air exchanger room)

We noted that the floor drain in the basement was not installed properly.

Furthermore, it was connected to the laundry sink without a P-trap.

We recommend contacting a licensed plumber to have the floor drain and lavatory drain corrected.



Basement (air exchanger room)

Backflow valve

The property is equipped with one cast iron backflow preventer.



ORIGINAL BACK WATER VALVE



Front garage

We noticed what appeared to be the original backwater valve for the front garage's retention pit.

We recommend that you have this device evaluated by a licensed plumber

Sump and containment pits

The property has a retention pit in the front garage. The pit is not covered by a perforated cover. We noted the presence of a sanitary tee inside the pit and a cleanout.



MISSING COVER



Front garage

We noted one or more catch basins that missing covers..

The cover blocks the passage of underground gases that may be present in the ground while protecting against accidental falls.

We recommend that you have a cover installed on the catch basin.



NO GARAGE FLOOR DRAIN



rear garage



rear garage

There is no floor drain in the rear garage. This area is therefore not designed to wash cars.



SUMP PIT (OR CATCH BASIN) TO BE CLEANED



Front garage

The property has one or more sump pits (or catch basins) with sediment accumulation.

We recommend that you have these basins cleaned regularly by a licensed plumber.

Water heater system

The property is equipped with two 40-gallon electric water heaters. They are located in the basement mechanical room. They are equipped with a shut-off valve located above the tank on the cold water supply.

The water heaters include a Temperature and Pressure relief valve (TP) but no plastic discharge pipe directed to a nearby floor drain.

According to their nameplates, the water heaters were manufactured in 1994 and 2007.



CLOSED SUPPLY VALVE



Basement (mechanical room)

The water supply valve to one or more water heaters was closed.

In order to prevent leaks or damage that may result from their operation, the water valves are not operated.

We are therefore unable to verify the proper functioning of the water heater and our inspection is therefore limited.

We recommend that you obtain the seller's declaration and verify of the condition of the uninspected items.



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.



BOTTOM-FILL WATER HEATER WITH VACUUM BREAKER VALVE

We noticed a bottom fill water heater that was equipped with a vacuum breaker valve.



MISSING DRAIN PAN



Basement (mechanical room)

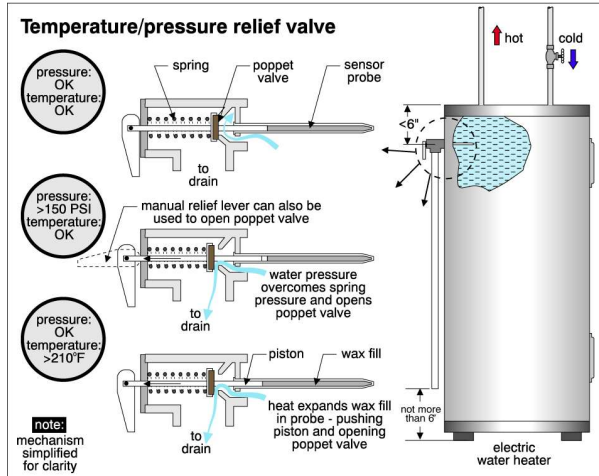
We noted one or more water heaters installed without a drain pan.

As a precautionary measure, we recommend that a safety pan be installed beneath water heaters and its opening connected to a nearby floor drain.

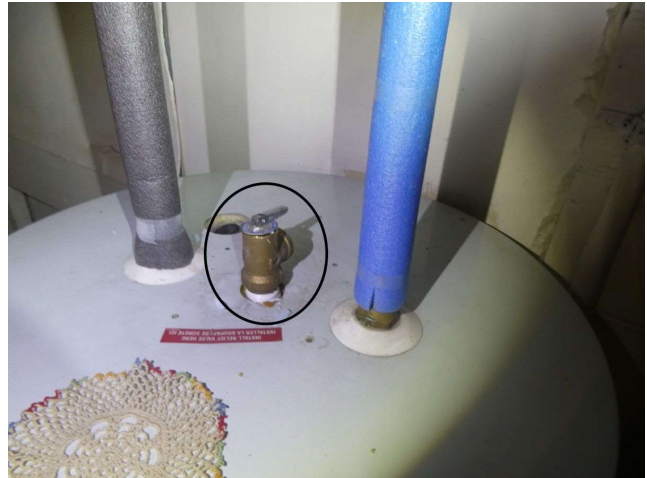
We recommend contacting a licensed plumber for further evaluation and correction.



NO DISCHARGE PIPE



Illustration



Basement (mechanical room)

We noted that one or more water heaters did not have a discharge pipe attached to their temperature/pressure relief valves.

The temperature/pressure relief (TP or TPR) valve lets water escape if the temperature or pressure is too high. This valve should be connected to a tube that discharges no more than six inches above floor level so hot water is not sprayed on to anyone nearby. Some areas require that the tube discharge outside the building. The tube should be as large as the tank fitting and the tube end should never be threaded, capped or plugged. The tube diameter should be at least as large as the TPR valve fitting. The tube should be able to withstand 250°F temperatures, should have no shut-off valve, and should be as short and as straight as possible.

We recommend that you contact a licensed plumber to make the necessary corrections.



Basement (mechanical room)

ELECTRICITY

Main power supply

The property has an overhead service entrance and is relayed by means of a sawhorse on the roof and a mast.



ELECTRICAL STAND



roof



roof

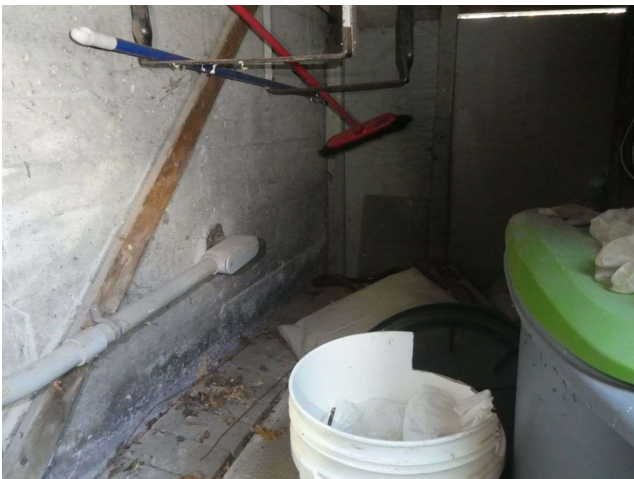
We noted two electrical stands on the roof.

This applies pressure to the roof and may eventually pierce or damage the roof, causing infiltration. The wood that it is resting on may rot, causing direct pressure of the steel support stand and the roof. The wood must be maintained, and in solid condition at all times.

Monitor and maintain this component.



NO DRAINAGE HOLE UNDER THE ELECTRIC MAST



Below rear balcony



Below rear balcony

The lower seal of the electric mast (LB trim) has no opening on its underside for drainage. An opening should be present to allow the evacuation of rainwater. The absence of such an opening can cause water infiltration in electrical installations with the risk of electrical danger connected to it.

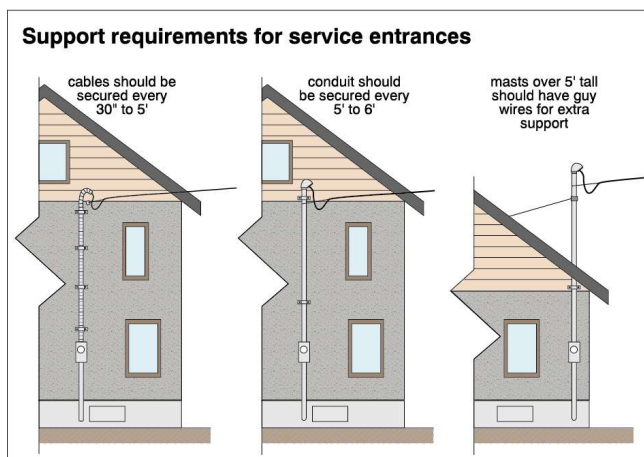
We recommend that you consult an electrician for the safe execution of the work.



Below rear balcony



MISSING ELECTRIC MAST BRACKETS



Illustration

We noted that one or more brackets for the electric mast were missing.

An electrical mast should be securely attached to the wall, preferably with metal brackets, and the conductor support should be securely attached to the mast or to the property.

We recommend that you consult an electrician to perform the necessary corrections.

Main connection box

The service box for the ground floor unit is integrated into the distribution panel. It is equipped with a circuit breaker protection device whose capacity is 200 amperes.

The circuits are each protected by breakers.

The distribution panel is located in the basement mechanical room.

The service box for the second floor electrical panel is separate from the distribution panel.

The service box is equipped with main circuit breaker that control and interrupt the power supply to the unit that it supplies.

Grounding

The grounding connection was observed on the main water pipe, upstream of the property's main shut-off valve. The grounding consists of a copper cable attached to the water pipe.

The grounding connect to the main service box could not be observed during our inspection since the service box is not opened as part of a visual inspection. We recommend that you contact a master electrician to confirm the validity of the installation.



NO DEFECTS WITH GROUNDING EQUIPMENT

We observed no defects with the property's grounding equipment.

Distribution panel

The service box for the ground floor unit is integrated into the distribution panel. It is equipped with a circuit breaker protection device whose capacity is 200 amperes.

The circuits are each protected by breakers.

The distribution panel is located in the basement mechanical room.

The service box for the second floor electrical panel is separate from the distribution panel.

The service box is equipped with main circuit breaker that control and interrupt the power supply to the unit that it supplies.

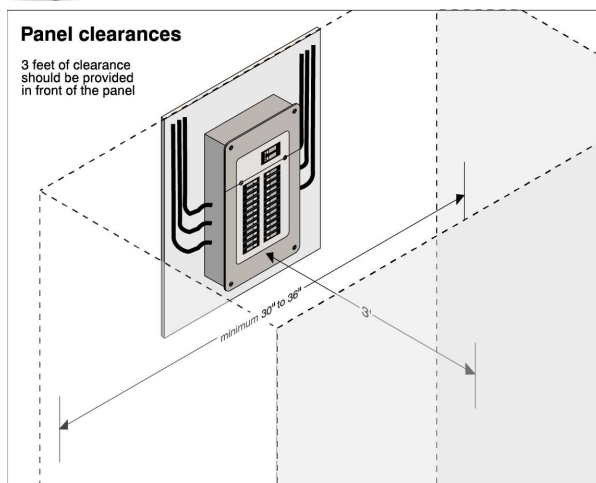
INSPECTION METHOD

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.



NO ACCESS TO ELECTRICAL PANEL



Illustration



Second floor kitchen (pantry)

We noted one or more electrical panels that were not safely and easily accessible.

Our inspection was therefore limited.

It is essential that electrical panels are accessible and that their center is located approximately five feet from the ground. A clearance of three feet must also be maintained in front of the panels to ensure access.

We recommend that you contact an electrician to perform the necessary corrections.

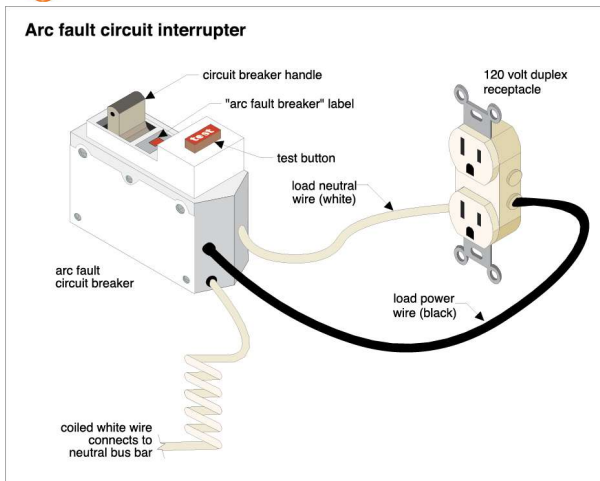


ELECTRICAL PANEL LABELING

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 ARC FAULT CIRCUIT INTERRUPTER (AFCI)



Illustration

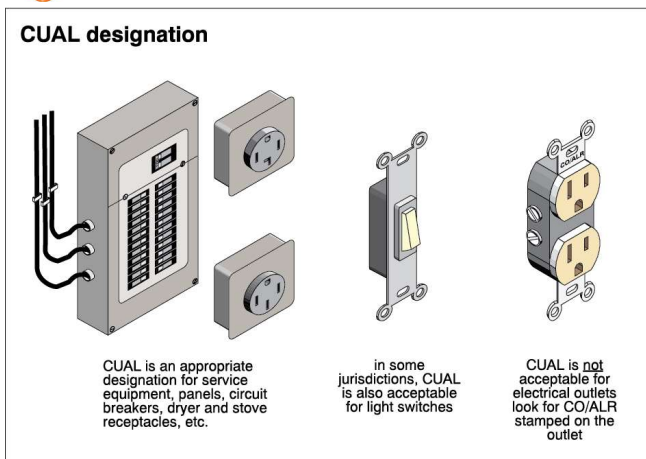
We noted the absence of an Arc-Fault Circuit Breaker (AFCI) inside one or more electrical panels. AFCIs began being installed in the mid-2000s.

An AFCI protects electrical outlets from overheating or arcing that could occur due to a faulty installation or a damaged component. The absence of such a component represents a risk to the safety of the occupants.

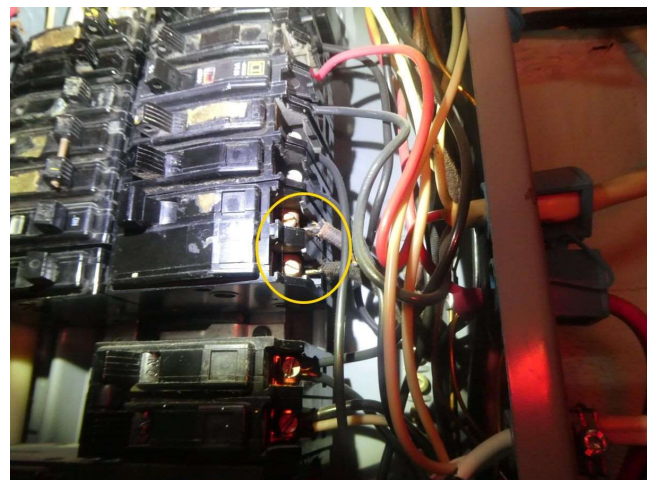
We recommend that you contact an electrician for information on the protections necessary to ensure the safety of occupants.



ALUMINUM WIRING



Illustration



Base electrical panel

We noted the presence of aluminum wiring.

Aluminum wiring was commonly used in properties built between approximately 1968 and 1979.

The greater coefficient of thermal expansion of aluminum causes the conductor to expand and contract with heat,

more so than with copper. This can cause the connections to loosen, thereby causing heat buildup in the wiring at connections.

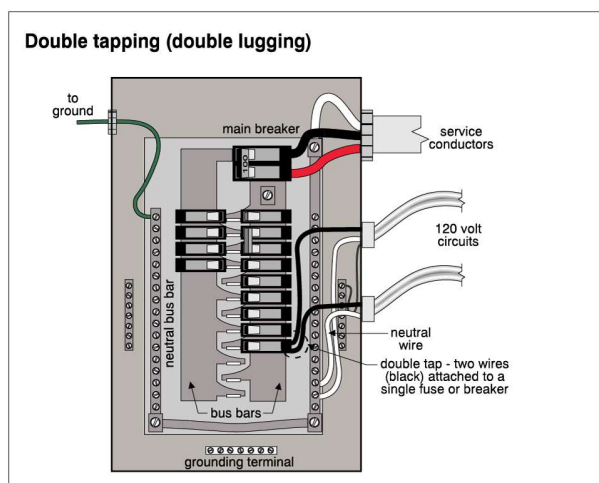
Because this inspection is visual in nature, we do not remove receptacle outlets or switch covers. Upgrades may have already been done to increase the safety of the electrical system. Please refer to the vendor or their declaration.

Aluminum can be used safely if the connections are safely installed using the recommended materials.

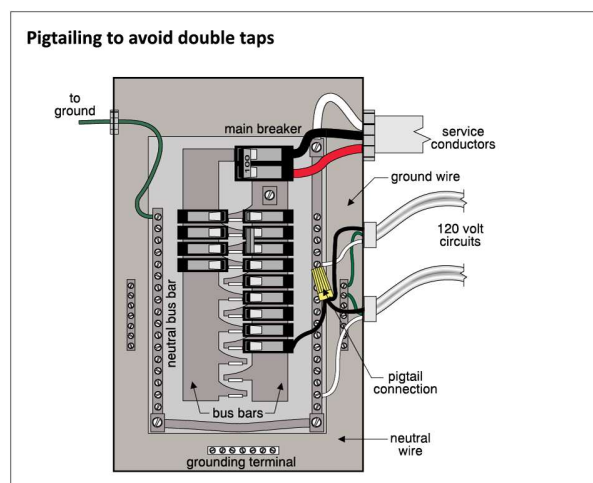
We recommend consulting a master electrician, familiar with aluminum wiring, to conduct a review and perform corrections if needed.



DOUBLE-TAPPED CIRCUIT BREAKER



Illustration



Illustration

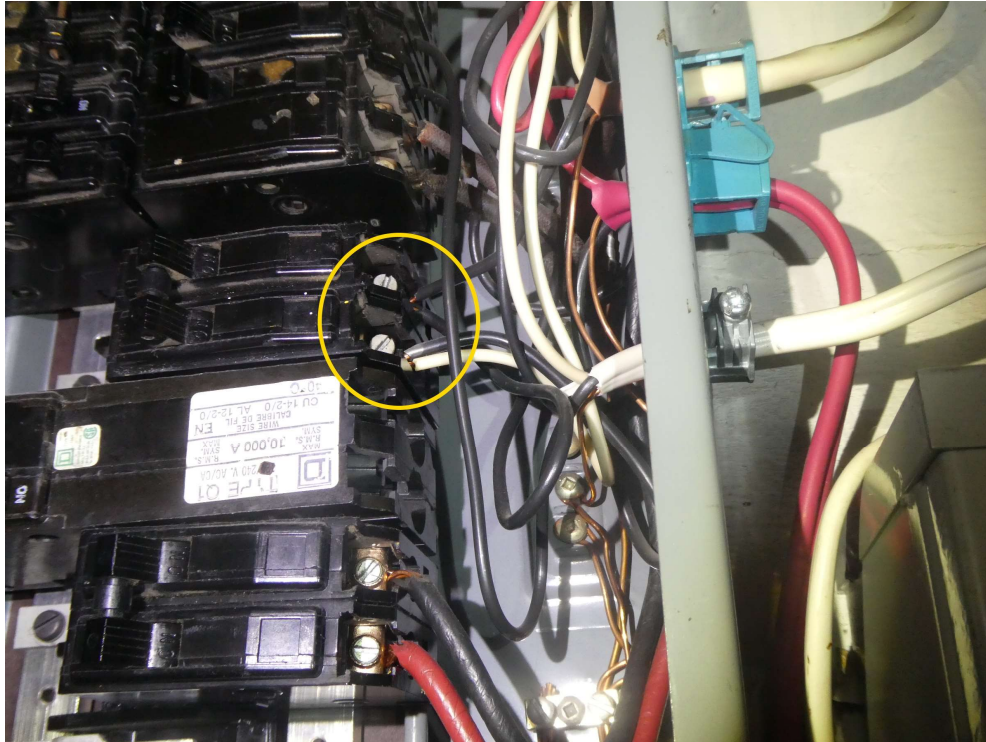
We noted one or more double-tapped circuit breakers.

A double tapped breaker occurs when two conductors are found connected under one circuit breaker lug or when two conductors are connected at the neutral bar under one screw.

The problem with a double tapped breaker is that circuit breakers aren't designed to hold two conductors together. While they might feel secure and seem to be working fine, these conductors could loosen up leading to arcing, overheating, and safety hazards, including fire.

There are circuit breakers that can hold two wires, but these are not allowed everywhere.

We recommend contacting an electrician to carry out the necessary corrections.

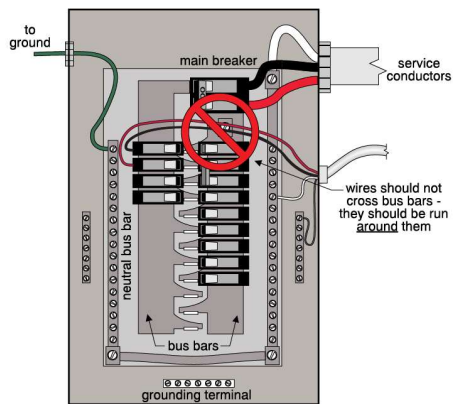


Base electrical panel



WIRE CROSSING THE BUS BAR

Wires shouldn't cross bus bars



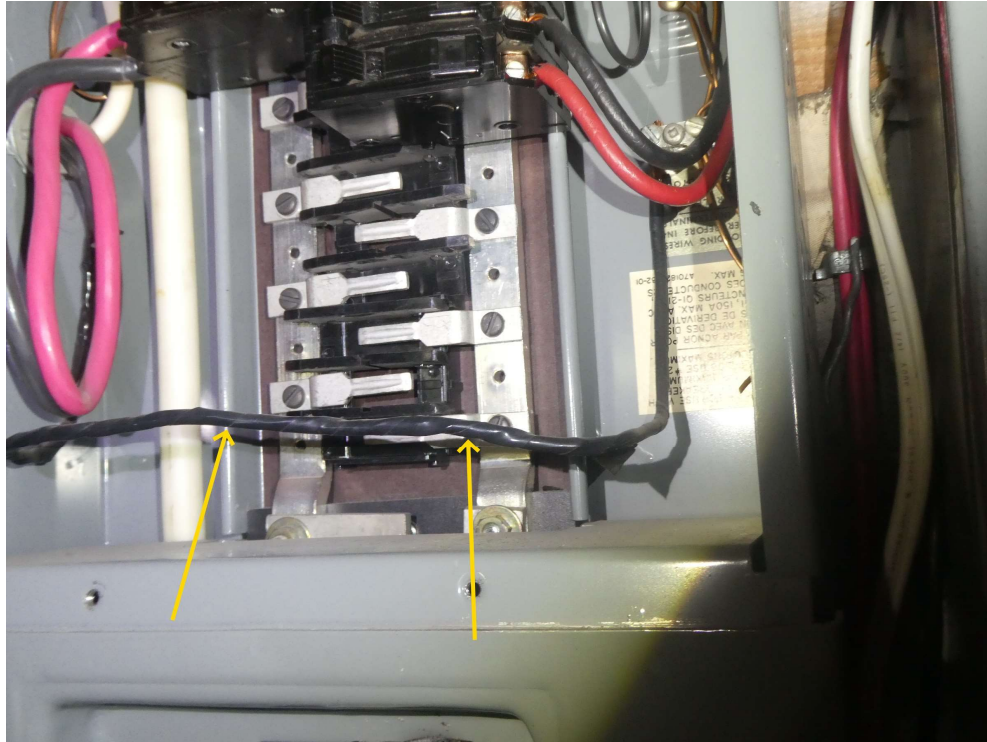
Illustration



Electrical panel

We observed wires crossing the bus bar in one or more electrical panels.

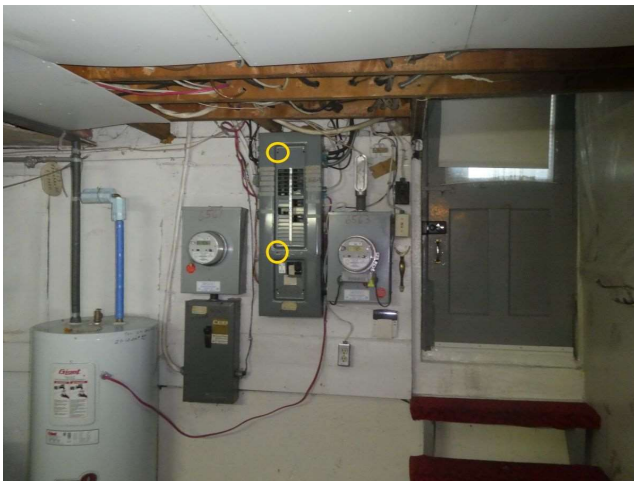
We recommend performing the necessary corrections to make the distribution panel safe.



Electrical panel



PANEL COVER MISSING SCREW



Basement (mechanical room)

We noted that one or more electrical panel screws were missing.

The panel cover is an essential element required to protect the inside of the panel against the intrusion of vermin or objects and for securing the cover to contain explosions.

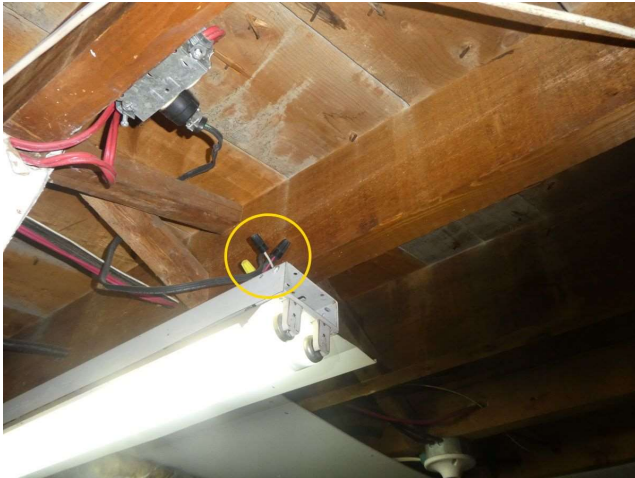
We recommend that you contact an electrician to carry out the necessary corrections.

Cables and branch circuits

The property's electrical wiring is copper and aluminum.



EXPOSED WIRING (LIVE)



Basement (mechanical room)

We found one or more live exposed electrical cables.

This situation presents a risk of short circuit and breakdown. It also poses a fire hazard and electrocution for the occupants of the house.

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

Switches and outlets

The inspected property has standard switches and outlets, some without 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.



DAMAGED LIGHT FIXTURE



Front facade

We noted one or more damaged light fixtures.

We recommend that you have them replaced by an electrician.



FUSE BOX



Disconnect for air exchanger



Main disconnect for second floor

We noted one or more electrical fuse boxes.

Ceramic fuse holders, whether or not in a metal housing, are considered obsolete and dangerous and should be replaced. The end terminals of these panels, which are found on walls or ceilings, are exposed, and there is a risk of accidentally touching a live wire by changing a fuse.

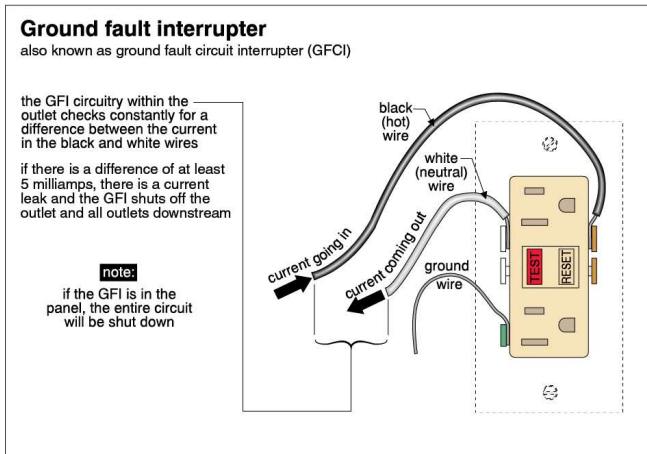
We recommend that you contact an electrician to carry out the necessary corrections.



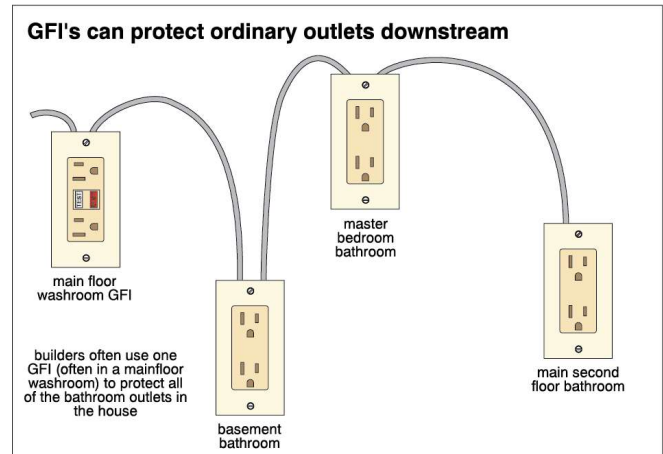
Basement (mechanical room)



OUTLET (OR BREAKER) WITHOUT GFCI PROTECTION



Illustration



Illustration

We observed one or more outlets or breakers without ground fault circuit protection (hereafter: "GFCI").

GFCI outlets have a safety measure in which, in the event of a short circuit or current differential, the outlet will trip to cut off the power supply. The absence of this component near a water source poses a safety hazard to anyone that occupies the property.

We recommend contacting an electrician to perform the necessary corrections to make the use of these outlets safe.



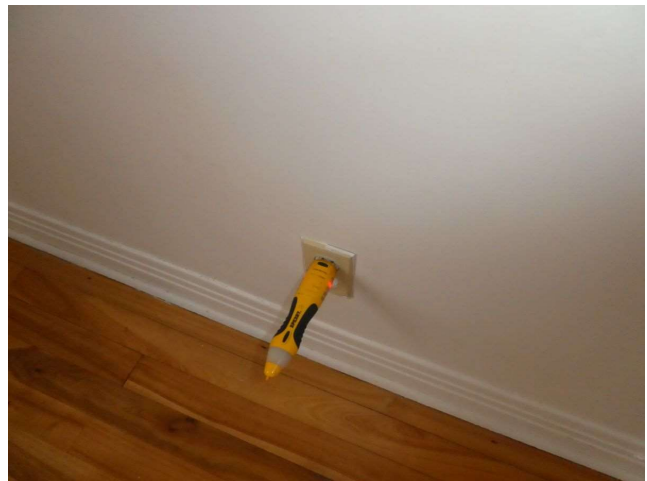
Second floor kitchen



OUTLET WITH NO GROUND



Ground floor (front bedroom)



Second floor (rear bedroom)

We found one or more electrical outlets without grounding.

Outlets allow the connection of various electrical appliances to the building's distribution network. They are usually grounded to protect users against the risk of electrification or electrocution.

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



UNPROTECTED LIGHT BULB



Basement (main valve closet)



Basement (air exchanger room)

We noted one or more unprotected light bulb in an enclosed space.

A light bulb in a closet, pantry or vestibule should be protected against mechanical damage. An unprotected light bulb poses a fire hazard due to the heat it dissipates.

We recommend having an electrician correct the situation to avoid an incident.

HEATING

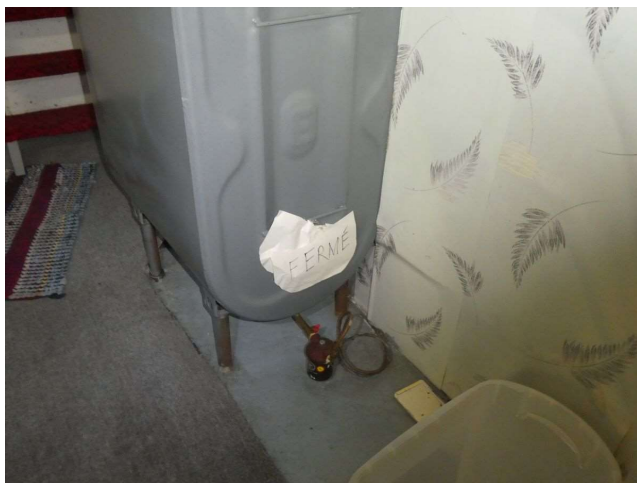
Heat generator

The property is equipped with a radiator dual energy (oil and electricity) heating system.

The property is also heated by electric baseboards.



CANNOT INSPECT CENTRAL HEATING



Basis

The fuel valve for the oil reservoir was turned off during the inspection.

Given this limitation, it was not possible to verify the proper functioning of the central heating system and/or the thermostat.

We recommend obtaining the vendor's declaration and confirming the condition of the non-inspected items.

Temperature control

The heating's mechanical control system is located on the ground floor.

The electric baseboard heating control system is mechanical and is located in each room and integrated to the heaters.

During our inspection, the control system was started to confirm its proper functioning.

Heat distribution system

The heating distribution system is composed of hot water pipe and radiators in each room.

Evacuation ducts and flue damper

The boiler is equipped with a steel flue gas vent. The latter is equipped with a barometric damper located just before the entry of the chimney. The furnace's chimney is brick.

Chimney

The property's chimney is made of brick.

Fuel storage tank

The heating system's oil reservoir is made of steel. It is located in the basement.

According to the inscription on the reservoir, it dates from 2007.



EXPERTISE RECOMMENDED FOR FUEL OIL RESERVOIR



Basement (mechanical room)

We were unable to carry out a verification of the walls of the tanks and check its nameplate. The tank is inaccessible and hidden by objects.

Also, although we did not observe any trace of oil leakage, no trace of oozing and no smell of fuel oil was present, it is not possible for us to confirm if leaks exist on the non visible parts, or if corrosion affects the tank.

The oil tank contains the fuel used for heating the property. Given the risks associated with its contents, the tank must be unobstructed and allow easy inspection of its components and validation of its integrity. In addition, the nameplate must be visible at all times.

A fuel oil leak can be a serious fire hazard and cause significant environmental damage. Also, a leaking reservoir can pollute the groundwater, affect a well or contaminate the soil and the nearby drinking water system. **These elements can generate significant expenses for the owner.**

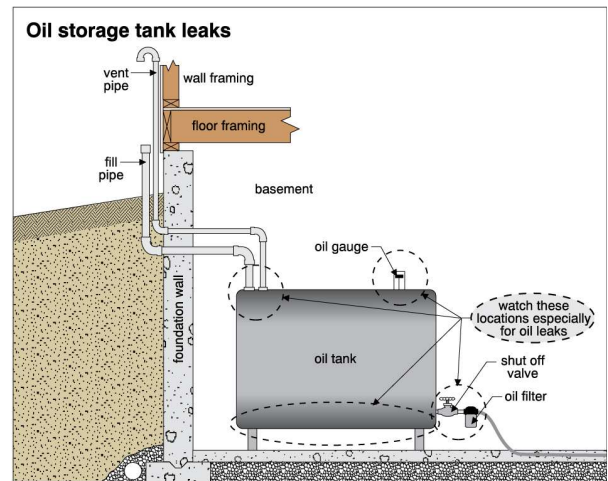
We recommend that you contact an expert in the matter for a thorough assessment of the situation prior to concluding the transaction.



DAMAGED FUEL GAUGE COVER



Basement (mechanical room)



Example

We noted that the fuel gauge cover on the oil reservoir was missing or damaged.

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

AIR CONDITIONING AND HEAT PUMP

Air conditioning system

The property does not have a permanent air conditioning system.

INTERIOR

Wall finishes

The interior wall coverings are made of drywall and plaster.

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."



WALLPAPER

We noted that certain walls were covered with wallpaper.

Our inspection was therefore limited.

Ceiling finishes

The interior ceiling coverings are made of drywall and plaster.

Floor finishes

The flooring is made of wood, ceramic tiles, linoleum and carpeting.



IMPROPERLY INSTALLED FLOORING

We noted that the sub-floor in the basement was not level or improperly installed.

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

Stairs and railings

The interior stairs, steps, balusters and handrails are made of wood, stone and carpeting.



NARROW STAIRCASE



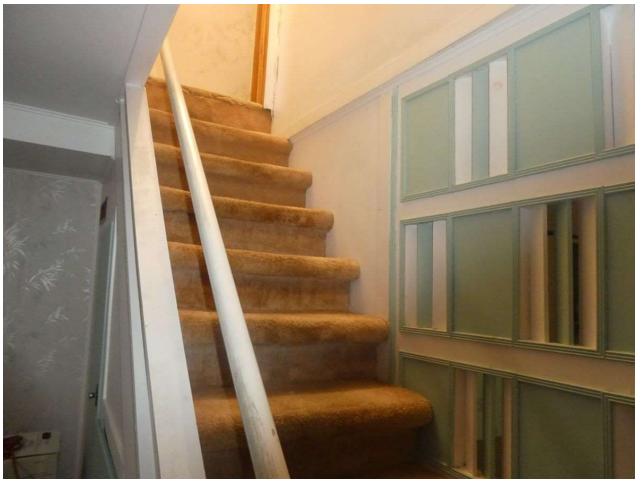
basement staircase

We noted that the width of one or more staircases was too narrow to be used safely

We recommend consulting a licensed contractor for correction and further evaluation.



STEEP STAIRCASE



basement staircase

We noted one or more steep staircases.

We recommend consulting a licensed contractor for correction and further evaluation.



HORIZONTAL BALUSTERS



basement staircase

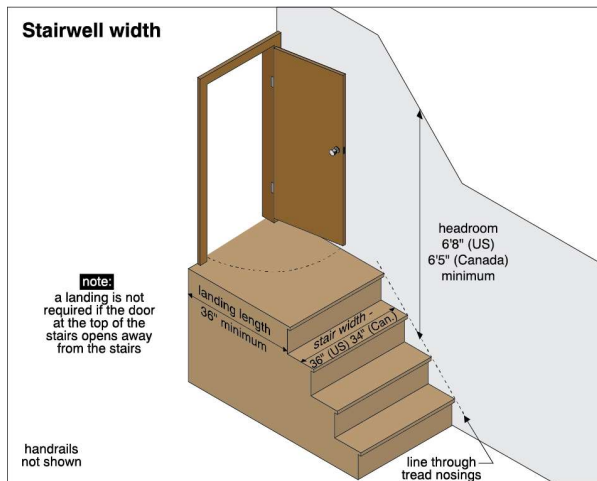
We noted one or more guardrails with horizontal balusters.

Horizontal guardrail enclosures are a child hazard since the child can easily climb these materials.

We recommend modifying or replacing the guardrail.



NO LANDING



Illustration

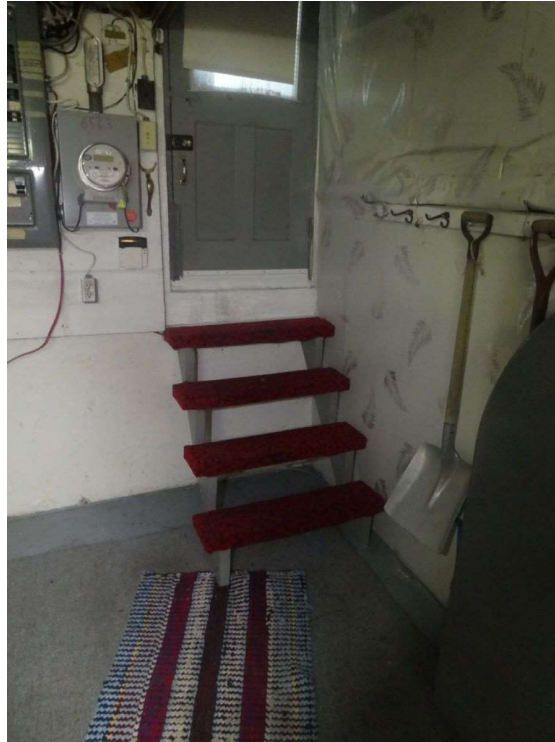


Rear base exit

We noticed that one or more staircases opened towards the steps without a permanent landing.

This poses a fall hazard to anyone who uses the stairs.

We recommend using a licensed contractor to have the necessary corrective measures taken to secure the stairwell as soon as possible.



Rear base exit

Cabinets and counters

The cabinets and countertops are made of wood.



NO DEFECTS WITH CABINETS AND COUNTERTOPS

We noted that the cabinets and countertops were in good condition and functional.

Doors and windows

The property's windows are made of aluminum. 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.



OLD WINDOW



Ground floor (pantry window)



Basement (front room)

We noted one or more windows that have exceeded their life cycle.

To improve energy efficiency, we recommend replacing these windows with more efficient models.

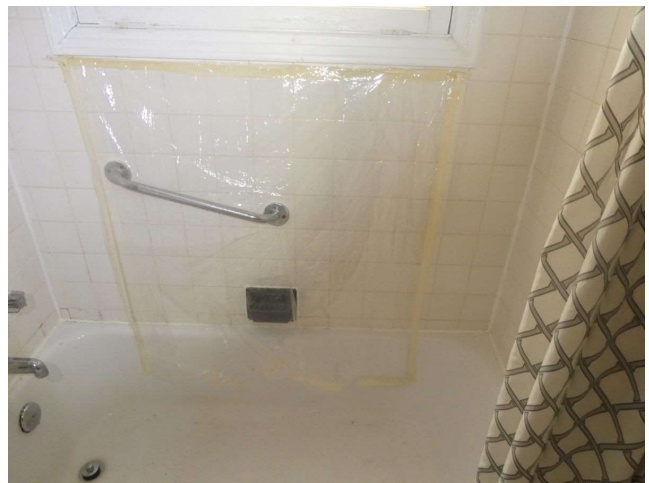
We recommend that you begin budgeting for their replacement and to contact a licensed contractor to carry out the necessary replacements.



WINDOW IN SHOWER (OR BATH)



Illustration



Second floor washroom

We noted one or more windows in a shower or bathtub.

This situation can cause water damage and rotting of the window components (as well as those found behind the wall).

We recommend contacting a licensed contractor to further evaluation and correction.



Second floor washroom



Second floor washroom

Walls adjoining the garage

The garages' walls are made of concrete blocks.



SEPARATION OF A GARAGE FROM THE LIVING AREAS

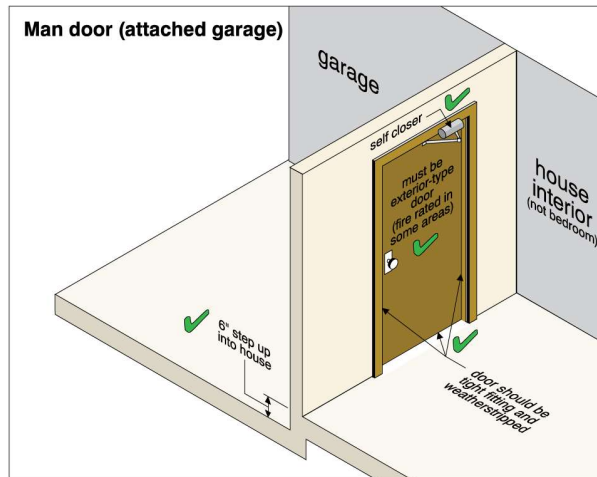
The walls and ceiling separating a garage from the rest of the building must have an airtight system that provides an effective barrier against fuel vapors and exhaust fumes. Since our inspection is visual in nature, it is therefore limited and we are not able to confirm whether or not the current condition meets these requirements.

Furthermore, a visual inspection does not allow us to determine if the walls and/or ceilings are fire-retardant. It's important to seal any and all openings in a garage's ceilings and wall and have the proper interior-use door with a sealed perimeter to prevent gases from entering the living spaces.

To ensure the safety of all occupants, we strongly recommend the installation of carbon monoxide alarms in the vicinity of the garage. We also recommend verifying the functioning of said alarms three times a year.



GARAGE DOOR (MAN'S DOOR) DOESN'T CLOSE AUTOMATICALLY



Illustration

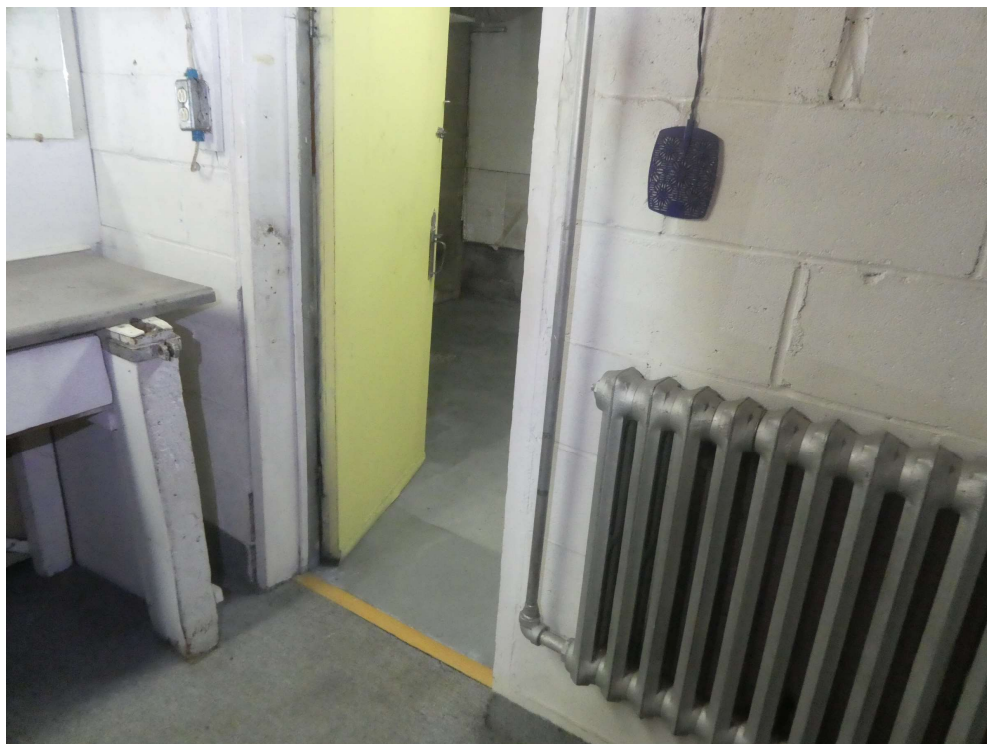


Front garage

We noted that the interior door providing access to the living area from the garage did not close itself automatically.

The air-tightness between the garage and the living spaces must be optimal to prevent exhaust fumes from being transported into the home.

We recommend having the necessary corrective measures taken so that any door connecting the home to the garage closes automatically, is airtight and fire resistant.



rear garage



OPENINGS IN THE GARAGE



Front garage



rear garage

We noted one or more openings in the walls and/or ceiling of the garage that may allow exhaust fumes into the home's living quarters, which can be harmful to the health of anyone who occupies the property.

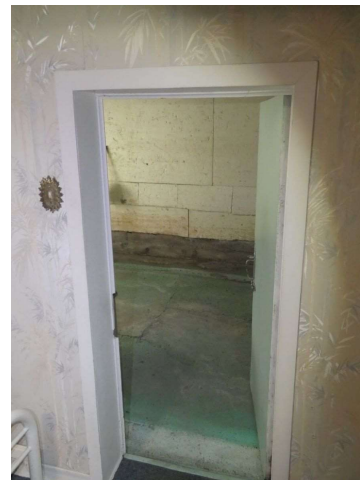
We recommend that you have the problem corrected.



HOLLOW CORE INTERIOR GARAGE DOOR (MAN'S DOOR)



rear garage



Front garage

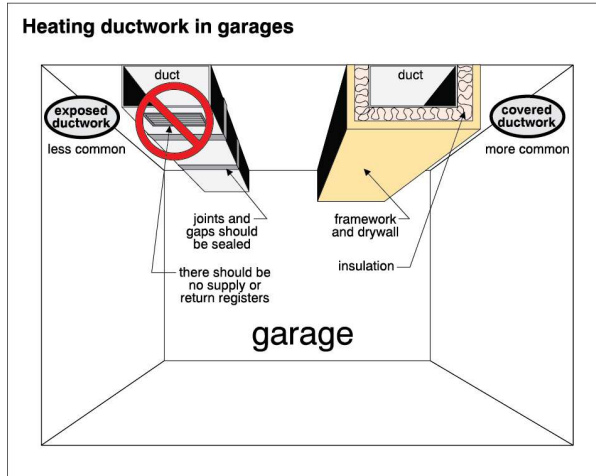
We noted that the door providing access to the garage from the residence was a hollow core wood door.

The air-tightness between the garage and the living spaces must be optimal to prevent exhaust fumes from being transported into the home.

We recommend having the necessary corrective measures taken so that any door connecting the home to the garage closes automatically, is airtight and fire resistant.



FORCED AIR DUCT IN GARAGE



Illustration



Front garage

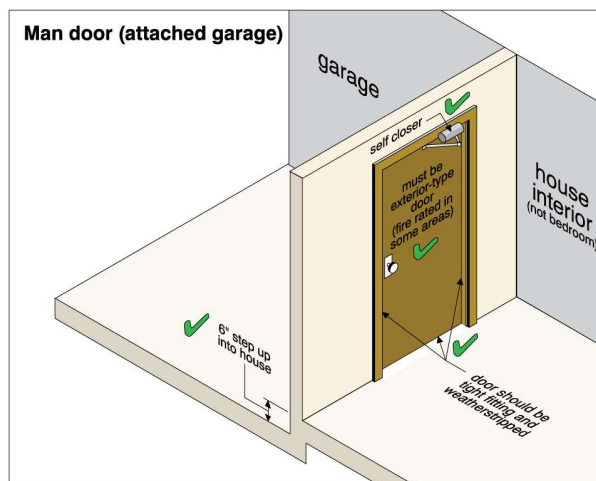
We noted one or more air ducts passing through the garage.

It is not recommended to relay air ducts (such as those emanating from a furnace or air exchanger) to the garage since carbon monoxide gases from the garage can enter the return air ducts and eventually propagate into the living area, which can be harmful.

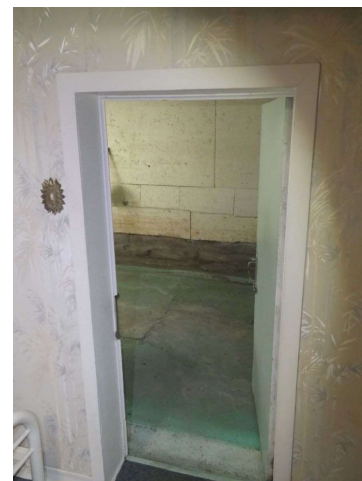
We recommend contacting a licensed contractor to eliminate or relocate all ductwork that is relaying the garage to the the living areas.



MISSING (OR DAMAGED) MAN'S DOOR WEATHERSTRIPPING



Illustration



Front garage

We noted that the weatherstripping at the man's door was either missing or damaged.

All doors that provide access to an attached garage should be tight fitting and weatherstripped so as to prevent exhaust fumes from being transported into the living areas.

We recommend contacting a licensed contractor to have this resolved..



rear garage

INSULATION AND VENTILATION

Attic insulation

The attic insulation material is undetermined. Given that there is no access hatch or it was inaccessible, we are not able to enter the attic to confirm the insulation material.

INSPECTION METHOD

We were unable to inspect the attic since there is no access hatch or it was inaccessible.



NO ATTIC ACCESS HATCH

We were unable to inspect the attic since no access hatch was installed.

Our inspection was therefore limited.

We recommend that contacting a qualified contractor to install an attic access hatch.

Ventilation of the roof

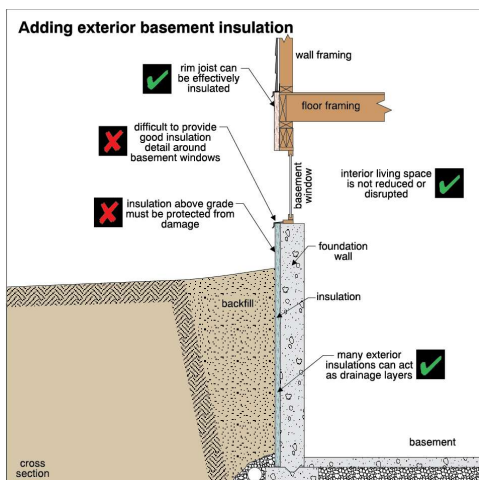
The property's attic is ventilated using two gooseneck-style ventilators.

Insulation of foundations

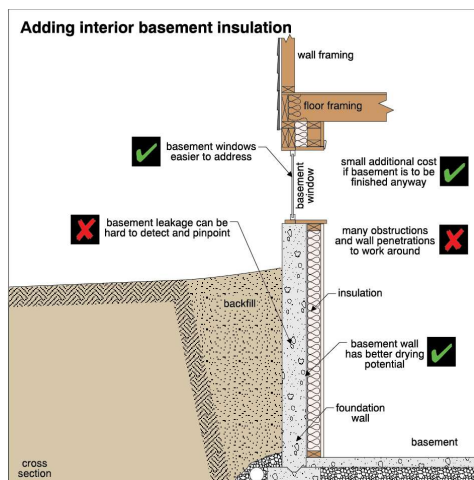
The property's foundation is insulated with foam insulation panels.



NOT INSULATED



Illustration



Illustration

We noted that one or more foundation walls were not insulated.

For energy saving and comfort purposes, the foundation walls should be insulated.

However, before undertaking such work, the foundation walls should be waterproofed from the exterior and the drainage system should be operational. If the foundation is not waterproofed, **DO NOT INSULATE THE WALL BELOW GROUND LEVEL**. The frozen ground could exert adverse pressure on the foundation wall. Furthermore, a wall unprotected from humidity may deteriorate faster during freezing/thawing cycles.

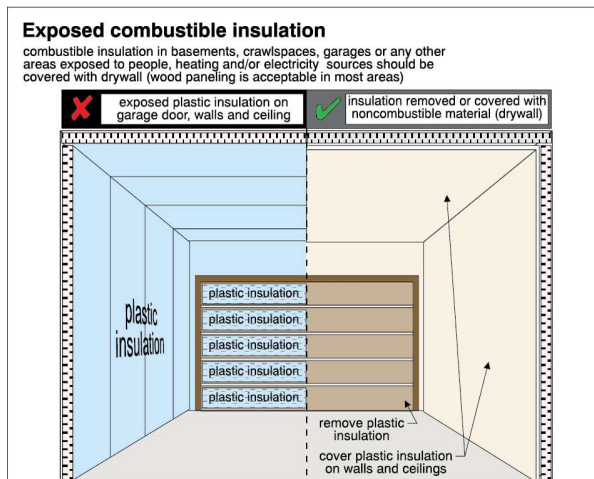
We recommend consulting a licensed contractor for further evaluation.



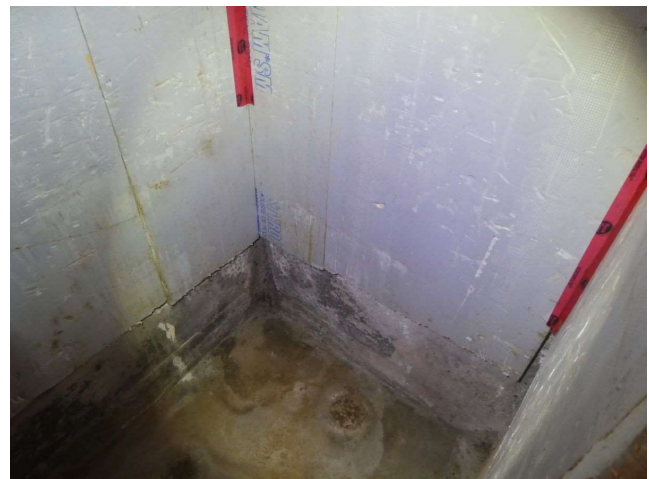
Basement (main water valve closet)



EXPOSED COMBUSTIBLE INSULATION



Illustration



Basement (main valve closet)

We noted one or more areas in which there was exposed combustible insulation.

Many of these insulations release toxic vapours in the event of a fire. Combustible insulation should be covered with drywall (wood paneling is acceptable in most areas).

We recommend contacting a licensed contractor to have the situation evaluated further.



Basement (main valve closet)



rear garage

Ceiling fans

No ceiling fans were observed in one or more washrooms.



MISSING



Second floor washroom

We noticed one or more washrooms without ceiling fans.

The concentration of moisture in a bathroom where showers are used can lead to premature failure of interior finishes such as paint and wallpaper, and result in mildew and rot in concealed areas.

The exhaust fan of a bathroom or powder room serves an important function, as it allows the evacuation of stale air, odors and moisture to the outside. To fulfill its role, it must be free of dirt.

We recommend that you consult a licensed contractor to correct the situation.

Kitchen exhaust fans

The kitchen exhaust fans are of the convertible type and are located under the cabinets, above the stoves.



INOPERATIVE



Second floor kitchen

We noted that one or more rangehood were inoperative.

An inoperative kitchen fan is usually the result of an interruption in the electrical supply, or failure of the electric motor. The fan itself can be jammed or the bearings may have failed.

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



MISSING FILTER



Second floor kitchen

We noted one or more missing rangehood filters.

The filter collects grease and food particles to prevent them from accumulating in the vent itself, which allows the vent to effectively pull the air through it.

We recommend installing a rangehood filter.

Dryers exhaust vents

The dryer exhaust ducts are made of rigid galvanized steel.



DAMAGED REGISTER



Rear facade



Rear facade

We noted that one or more dryer exhaust registers were damaged or improperly installed.

We recommend that this situation be corrected by a qualified contractor and that the register be kept clear at all times.



Rear facade

Air exchanger system

The property is equipped with an air exchanger with a heat recovery core. It is located in the basement.



SEALED DUCTWORK



left facade



left facade

The property's air exchanger's ductwork was blocked. As a result, we were unable to operate it to confirm it's proper functioning..

Our inspection was therefore limited.



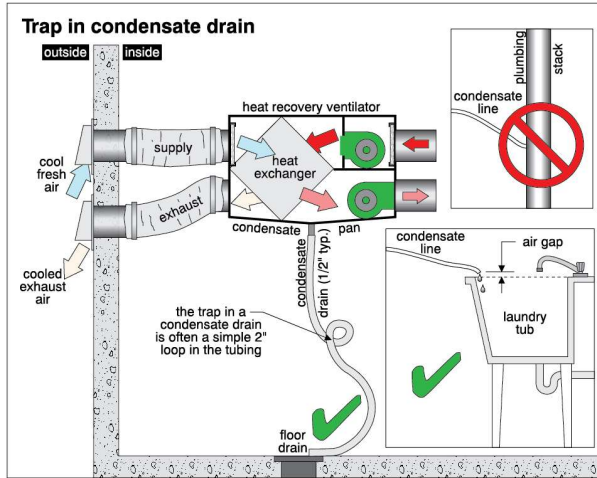
Ground floor living room



Basement (front room)



MISSING TRAP IN CONDENSATE DRAIN



Illustration



air-exchanger

We noted that the air exchanger's condensate line is not equipped with a trap (also called a drip loop) to limit the rise of liquid or vapors to protect the device.

We recommend that you consult a technician to have the necessary corrections made.

OCCUPANT'S SAFETY

Alarms (Fire - Monoxide)

We noted the presence of one smoke detector.



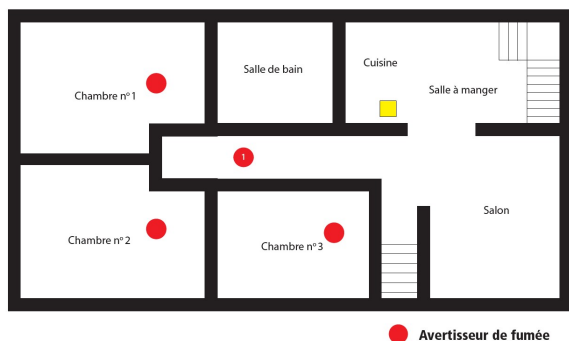
MONTRÉAL SMOKE DETECTOR BY-LAW

Residential buildings in the Montréal agglomeration that were built before 1985 must be equipped with smoke alarms powered by a non-removable lithium battery with a lifespan of 10 years. The Building Chapter of Québec's Safety Code requires buildings built after 1985 to have electric smoke detection components. If you install an electric fire alarm, it is recommended that you select a model with a backup battery in case of a power outage. To ensure that you comply with regulations for the fire alarm model you need to buy, please refer to the standards that are in effect for your building, which depend on when it was built or renovated.



SMOKE DETECTOR

AVERTISSEUR DE FUMÉE



Illustration

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.



CARBONE MONOXYDE ALARM

AVERTISSEUR DE MONOXYDE DE CARBONE



Illustration

We recommend having carbon monoxide alarms installed in all properties according to municipal by-laws.

Smoke detectors warn the occupants of a property of the presence of carbon monoxide 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 carbon monoxide alarm, always ensure that the circuit breaker supplying power to the carbon monoxide alarms is on.



NO CARBON MONOXIDE ALARM

We did not notice the presence of a carbon monoxide alarm inside the property.

Carbon monoxide is an odorless, colorless gas that can be toxic and even deadly to humans.

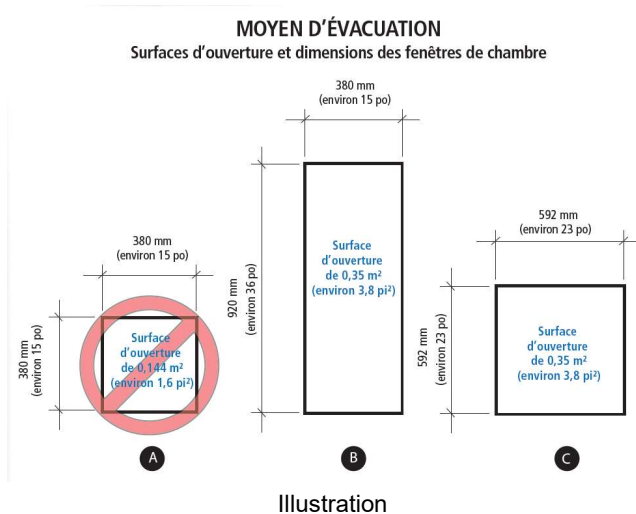
We recommend the immediate installation of carbon monoxide alarms on each floor to prevent the risk of intoxication.

Evacuation exits

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



UNDERSIZED BASEMENT WINDOW



Basement (front room)

We noticed one or more basement windows that were undersized to constitute an emergency exit for a bedroom.

Except when the bedroom is equipped with an automatic sprinkler system, a bedroom must have a window leading outside that can be operated from inside without the use of any keys, tools or special knowledge and without having to remove shutters or hardware. The latter must be large enough to allow an adult to exit through it during a fire, for example. The Quebec Building Code requires that the opening be at least 3.8 square feet and more than 15 inches in height and width. Note: 15 inches in height would require a width of almost 36 inches in order to meet the minimum area. Some cities in Quebec have stricter requirements (better to inform yourself). In addition, these measurements consist of only one side for sliding windows and not the total opening of the window, because the opening of this type of window is done one side at a time.

We urge you to take this information into consideration before concluding the transaction.

Fire separation 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.

Clearance of chimneys

We were unable to observe the chimney's clearance from combustible materials since it was not visible (hidden by the wall coverings) or inaccessible.

OTHER ELEMENTS

Environnements



MOUSE TRAP



Below basement staircase

We noted one or more mouse traps inside the property.

Mice can spread diseases, some of which can be deadly. If there is a major infestation in the property, the risk factor of catching one increases. Mice love chewing on wires and when they are in your walls and attic with full access to your household electrical wiring, once a wire becomes bare the chance of it sparking a fire increases.

Mice can also chew through soft concrete, wood (structure and furniture), drywall, rubber, plastic pipes, insulation, aluminum, and even gas lines. Mice can fit through spaces much smaller than they appear (think the size of a dime).

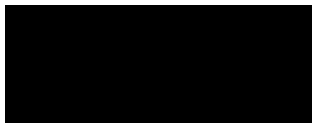
Holes and cracks in your foundation and outer walls are prime entry points, as are doorways and areas around windows, chimneys, roof vents and wherever pipes and wires enter your home.

We strongly recommend consulting a licensed pest control company for further evaluation and to have the seller disclose as past related issues. In some cases, mouse traps are laid for prevention.



August 2, 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
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.

Kevin Mercurio
Inspecteur en bâtiment / Building Inspector
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