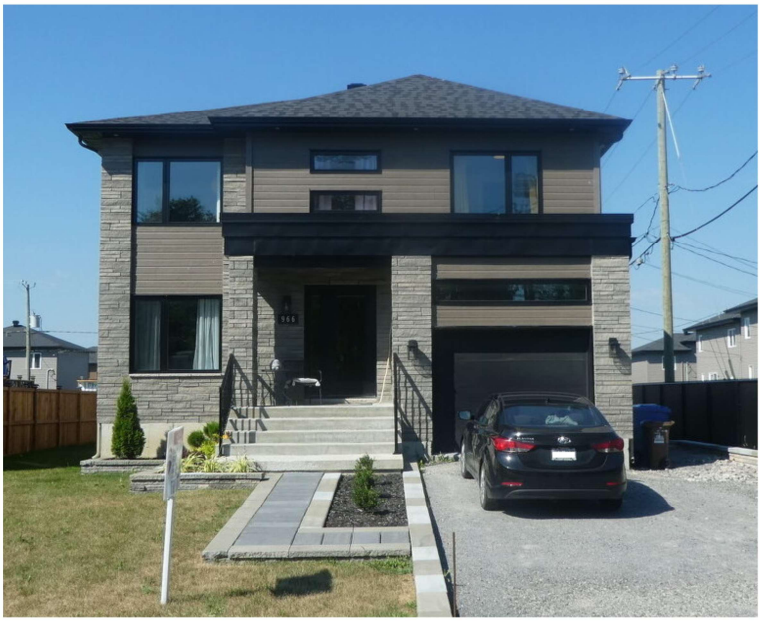
[redacted]

PRE-PURCHASE INSPECTION REPORT



PREPARED FOR

[redacted]

PREPARED BY

Kevin Mercurio

Les Inspections Mercurio Inc.
1066 rue du Souvenir
Saint-Eustache, Québec
J7R 0M5

July 24, 2022

INTRODUCTION

[redacted]

July 24, 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

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: [redacted]
Time and date of the inspection:
Inspection length:
Weather conditions:
Present during inspection:

Property coordinates

Adress: [redacted]

Construction date:

Building description

The property is a 2019 construction cottage. The foundation walls are poured concrete and the siding is made of brick, vinyl and engineered fibers. The windows are made of PVC (vinyl) and the property has a pitched roof with asphalt shingles. This building also has:

1) a PEX water distribution system;
2) an electric forced-air central heating system;
3) a 200 amp main electric circuit breaker.

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:

Foundation stabilization work (section 3.2).
Damage caused by a water leak (sections 4.2 and 15).

STRUCTURAL COMPONENTS

Foundations

The property's foundation is made of poured concrete.

INSPECTION METHOD

From outside, we observed the foundation around the perimeter of the property. We check for cracks, arching, flaking, water stains and efflorescence.

CRACK

Right facade

Right facade

We noted the presence of two hairline foundation cracks.

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

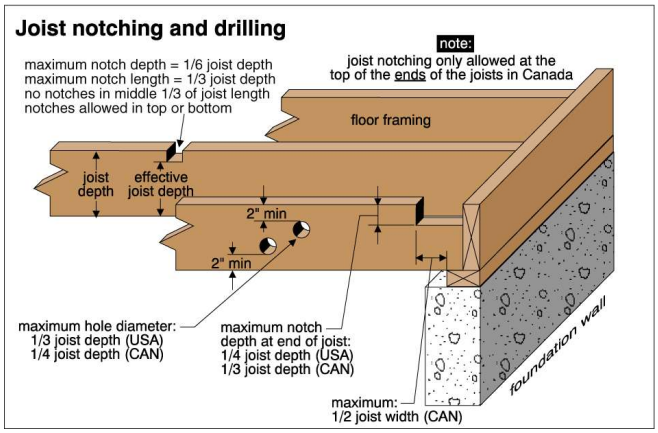
We were unable to inspect the entirety of the concrete slab since it was covered with finishing materials or merchandise.

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.

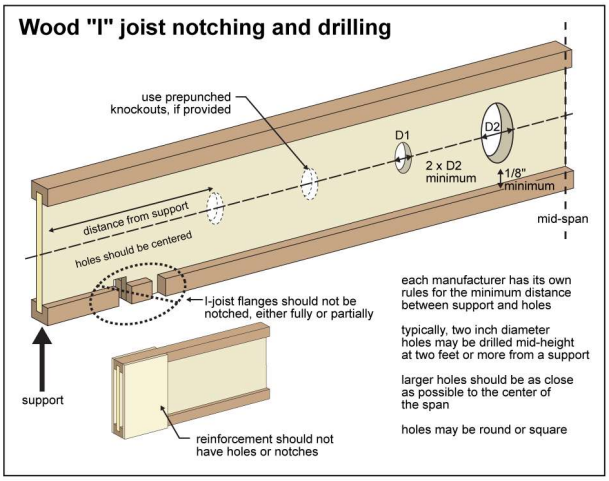
Floors and ceilings

The floor structure is made of wooden I-joists and solid wood joists.

DAMAGED JOIST



Illustration

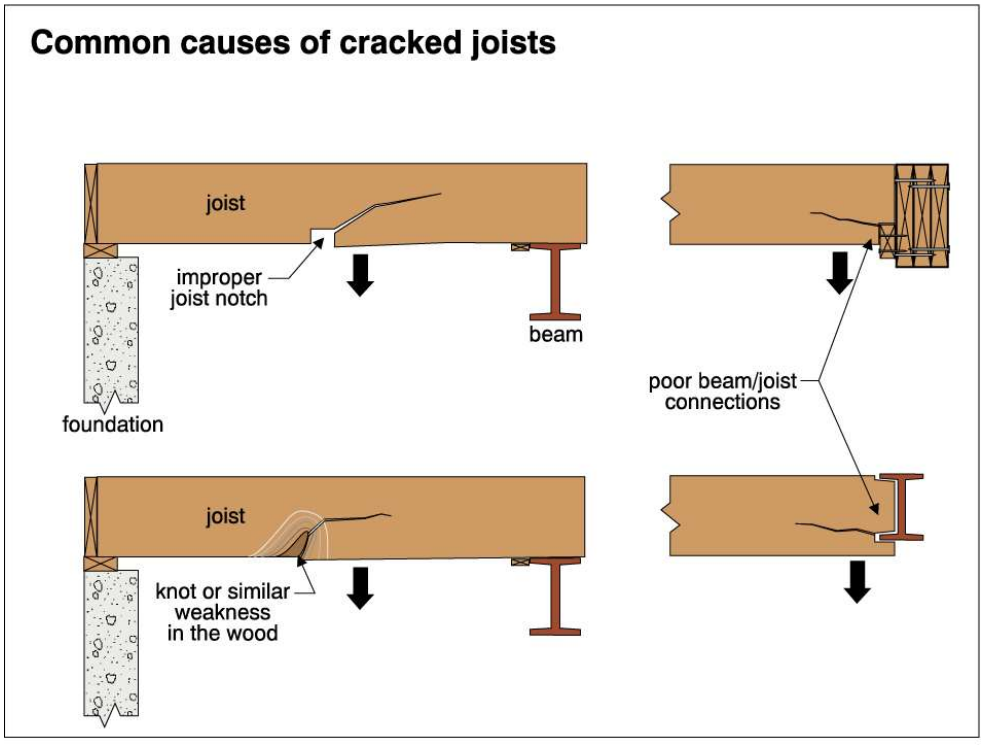


Illustration

We noted one of more joists that were pierced or notched in an unauthorized manner.

Modified joists can weaken the floor structure, provide less rigidity and cause the floor to sag. This weakness can also cause damage to the flooring and incur costs for the owner.

We recommend consulting a structural engineer to assess the required corrective measures to be taken and the associated costs.



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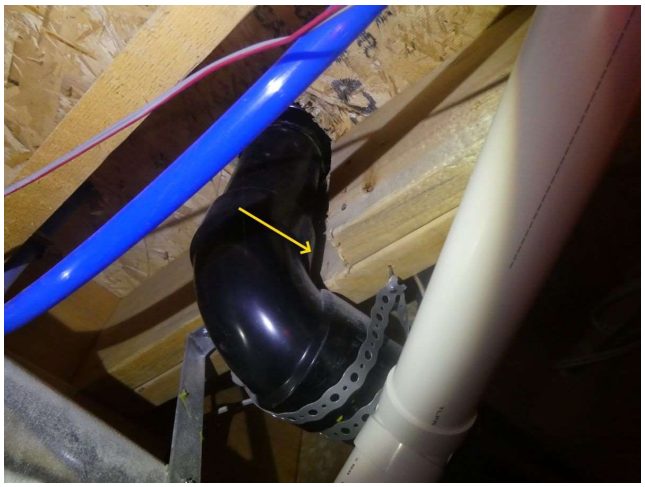
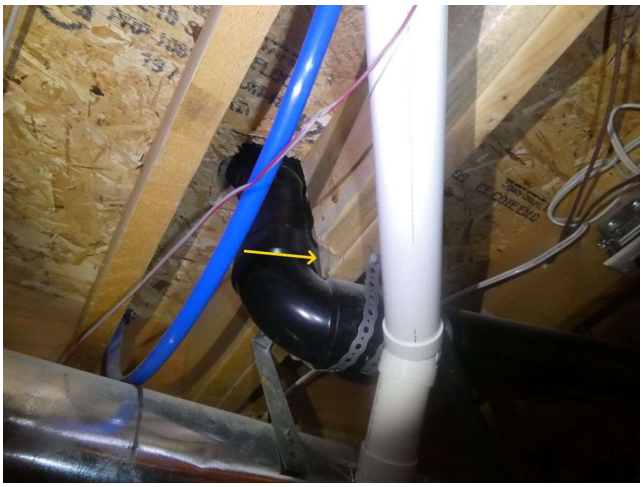


mechanical room



mechanical room

Load-bearing walls

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

Separation walls

The property does not have any dividing walls.

Beams and columns

The property's beams are made of laminated wood.It was not possible to observe the property's columns because they are covered.

Roof structure

The roof structure is made of prefabricated roof trusses. The roof sheathing is made of oriented strand board (OSB).

INSPECTION METHOD

We conducted the inspection of the attic by accessing it through the attic hatch. We walked on the roof trusses and proceeded to inspect the empty eaves where the available space allowed us to do so.

Wherever possible and observable, we verify that the structural components are sound, with no sagging, twisting or cracking or severing.

EXTERIOR

Exterior wall siding

The property's exterior siding is made of brick, vinyl and engineered fibers.

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.

NO SCREEN BEHIND SIDING

Illustration

Exterior siding (view from below)

We noted there was no screen behind the siding to prevent insects from nesting behind it.

The air space behind the exterior siding is designed to allow water to exit from behind the siding and for ventilation. However, to prevent access to insects, it is recommended to install a bug screen at the opening, as seen in the illustration.

We recommend contacting a licensed contractor to have this corrected.

Exterior siding (view from below)

IMPROPERLY INSTALLED EXTERIOR SIDING

Below rear deck

Left facade (view from below)

We noted that the exterior siding was not properly installed and the finishing was incomplete in some areas.

The siding is a finishing material that, in addition to having an aesthetic function, protects the building against the infiltration of water and vermin and/or harmful insects. It protects walls against deterioration that can result from elements such as wind, air pollution and the sun.

Unsecured panels can give way to wind and tear and even hurt people. Openings, if not sealed, may allow water to infiltrate or rodents or other unwanted animals to enter the building. Subsequent damage could then be caused by the deterioration of the internal structure of the walls or the appearance of mold which can be harmful to the health of the occupants.

We recommend that you have the openings sealed and the exterior siding repaired to adequately protect the

walls from accelerated deterioration. We also recommend that repairs be made before the wind makes the problem worse by tearing off the loose piece or by promoting water infiltration into the building envelope.

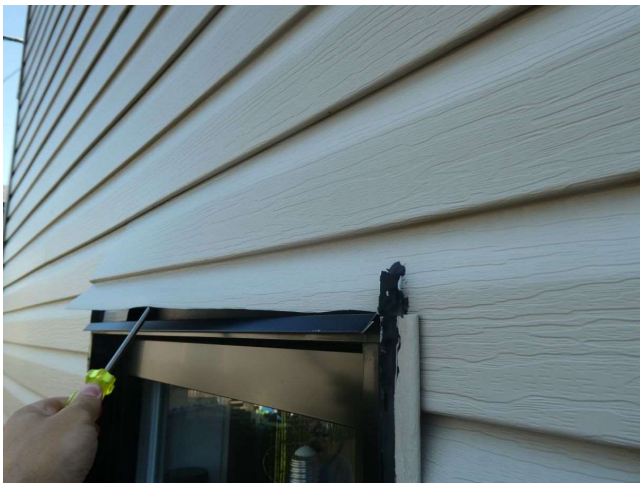
Front facade (garage door)

Right facade

Right facade

basement window

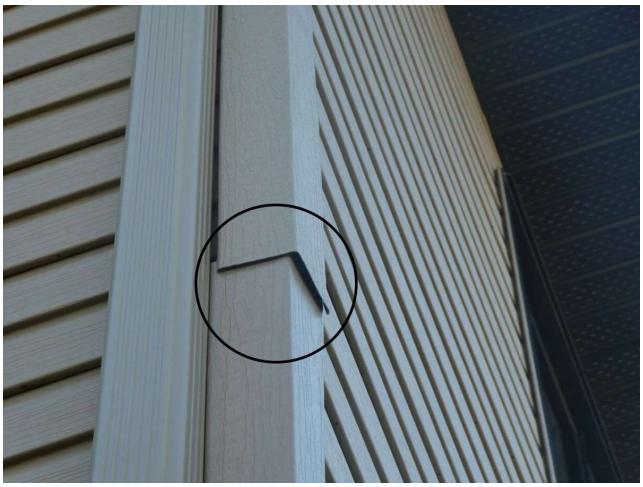
Rear facade



Rear facade

Rear facade

Rear facade



Rear facade

MASONRY WORK REQUIRED

Front facade

Front facade

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.

IMPROPERLY INSTALLED

Front facade (above garage)

Front facade (above garage)

We noted that the engineered siding was improperly installed in certain areas.

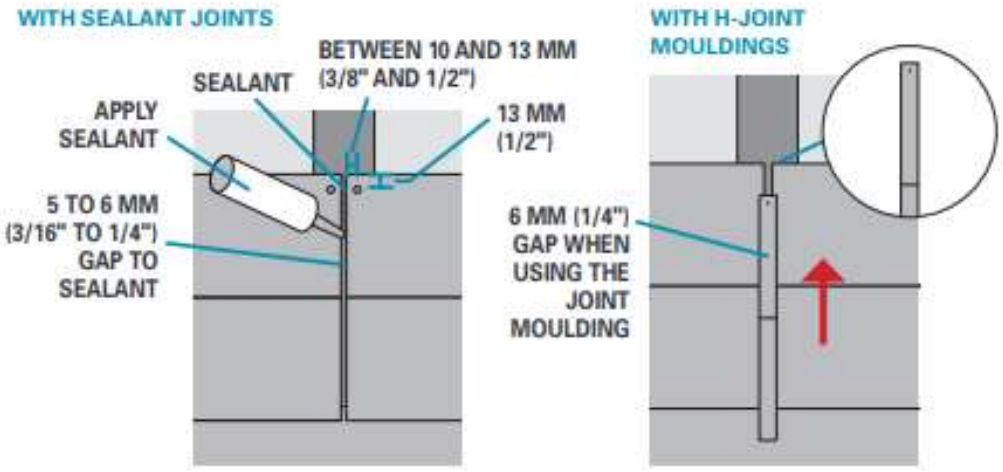
The vertical joint between adjacent engineered siding pieces (also referred to as CanExel) should be located over the middle of a stud or furring strip that is also located over a stud. Furthermore, the gap should be sealed with caulking or molding, as illustrated in the included photos; the installation observed has neither of the two.

We recommend contacting a licensed contractor to have the siding correctly installed.

Front facade (above garage)

Front facade (above garage)

Example



Example

Lintels and sills

The property has concrete sills and steel lintels.

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. The property also has a PVC patio door.

INSPECTION METHOD

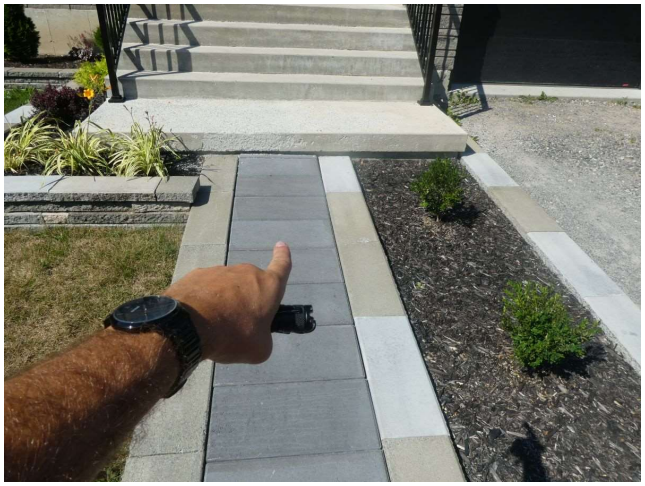
The permanent exterior doors were inspected and operated to confirm their operation and the condition of their mechanisms. We open them, we make sure that there is no friction, no resistance and no air play.

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

Parking and sidewalks

The driveway is made of gravel. The walkway is made of paving stone.

SHIFTING OF PAVING STONES



front walkway

front walkway

We noted that the paving stones have shifted or settled in some areas and the polymeric sand that is used to fill paver joints is missing.

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.

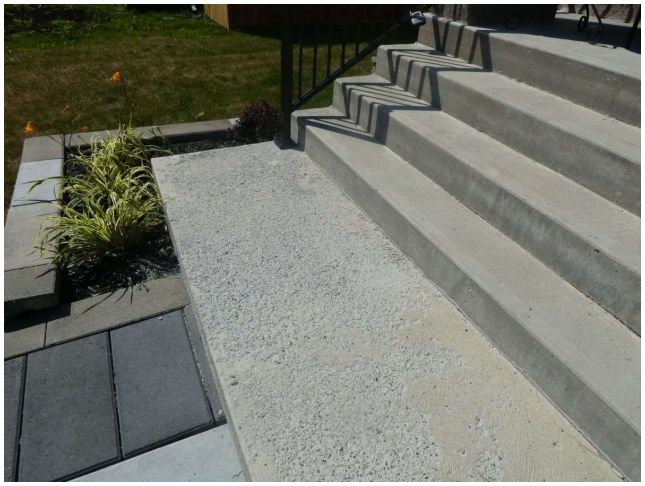
Window wells

No window wells were observed.

Terraces, balconies and porches

The property has one wooden deck in the backyard and a concrete front porch.

DAMAGED BALCONY



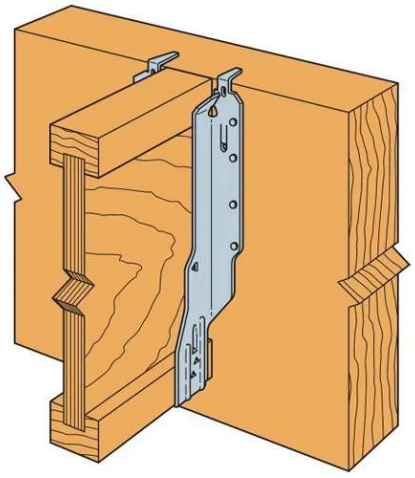
Front balcony

We noted flaking on the front walkway.

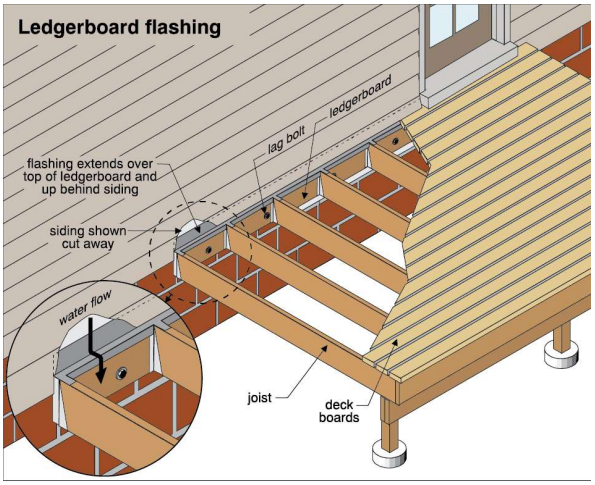
Spalling, crumbling or flaking concrete is usually indicative of either poor concrete or freeze damage.

We recommend contacting a concrete specialist to evaluate the slab further.

IMPROPERLY FASTENED DECK JOISTS



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.

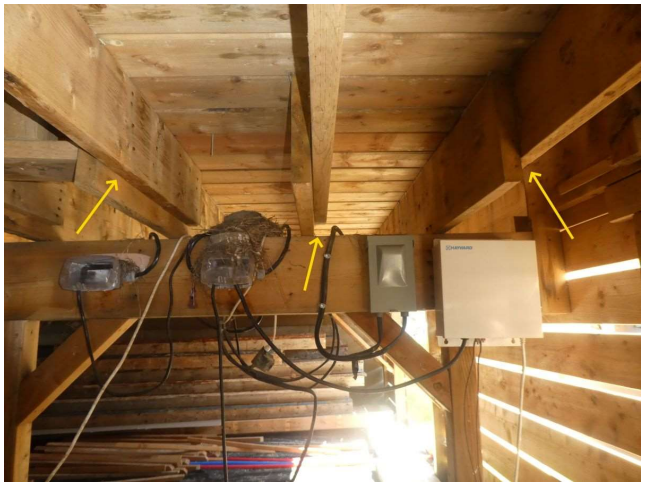
We noted that the rear deck's joists were not fully seated on the ledger board. Furthermore, the were installed using undersized joist hangers, many of which were missing screws or nails.

We recommend contacting a licensed contractor to evaluate the deck structure further.

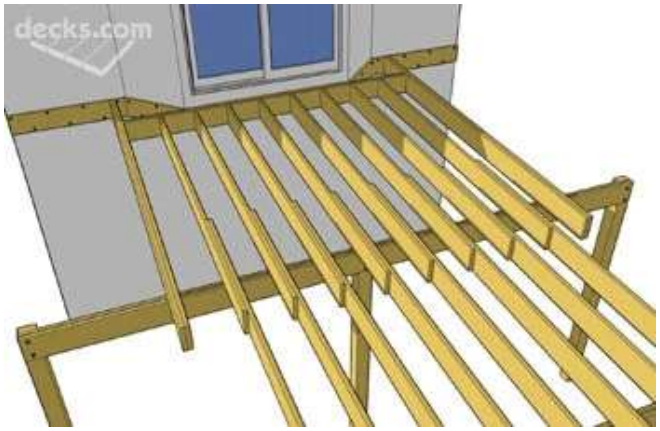
Below rear balcony

Below rear balcony

IMPROPERLY EXTENDED DECK



Below rear deck



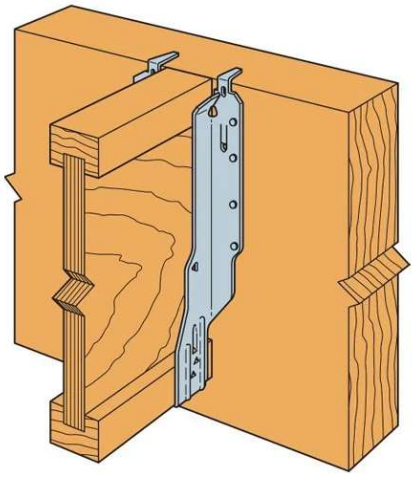
Example

We noted that the deck was improperly extended

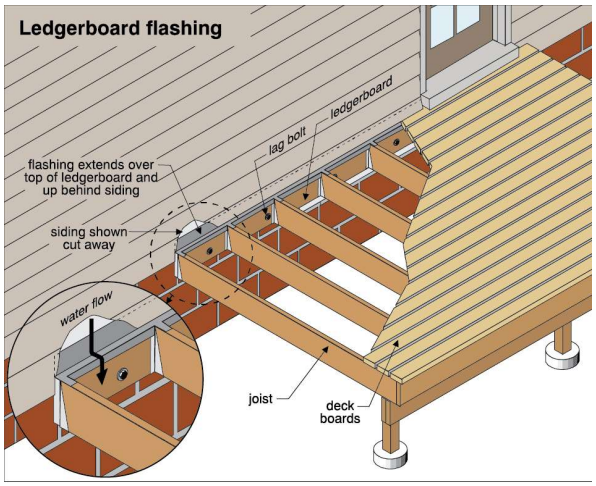
When additional joist are added to a deck structure to extend it's length, the additional joists should also be supported by the beam. We noted that the additional joist were not resting on the beam, they were merely supported by the fasteners that were used to attach them to the existing joists.

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

UNDERSIZED JOIST HANGERS



Illustration



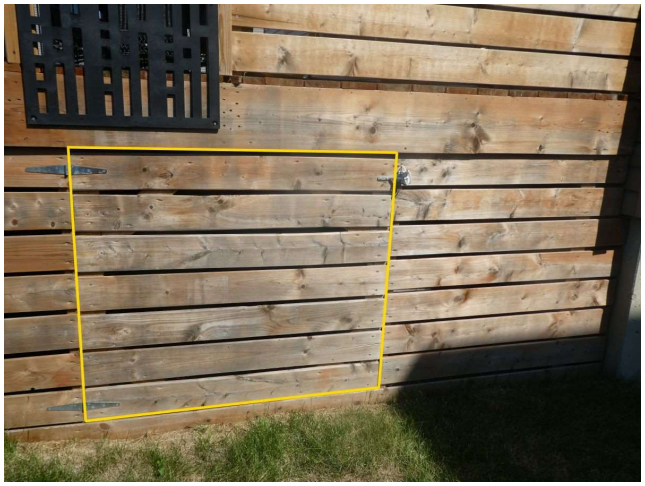
Illustration

We noted that deck's floor joists were attached to the ledger board with undersized joist hangers.

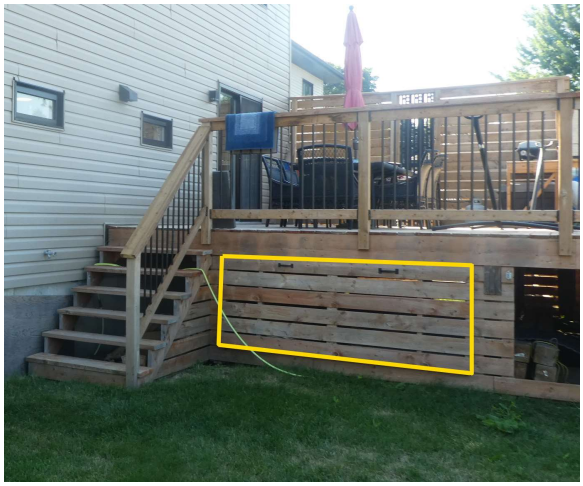
We recommend that you have the situation corrected by a qualified contractor.

Below rear deck

DOORS AND DRAWERS REQUIRING ADJUSTMENTS



rear balcony



rear balcony

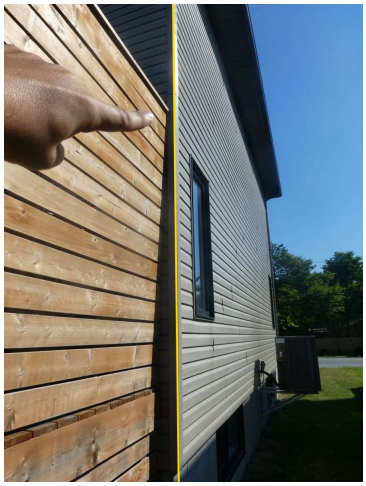
We noted that certain doors and drawers providing access to the rear balcony's structure did not operate properly.

We recommend having them adjusted by a licensed contractor.

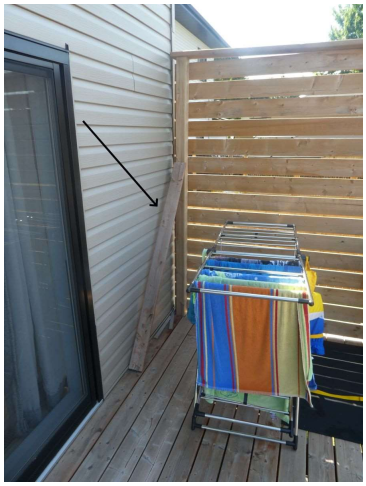
Stairs and external railings

The exterior steps are made of wood and concrete. The exterior railings are made of wood and aluminum.

UNSECURED GUARDRAIL



rear balcony



rear balcony

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 door is made of steel.

INSPECTION METHOD

The garage door was operated to confirm that it functions properly. We tested the automatic door opening device as well as the safety stop device (when present).

Eaves, fascias and undersides

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

OPENING IN THE SOFFIT

Front balcony

Front balcony

We noted one or more openings in the soffits.

We recommend that the openings be sealed by a skilled and competent person.

Front balcony

Outdoor landscaping and terracing

The landscaping is grass and the property has a retaining wall in the driveway. The property is also partially enclosed by a wooden and steel chain-link fences.
Lastly, the property features an above ground pool in the backyard.

UNSECURED RETAINING WALL

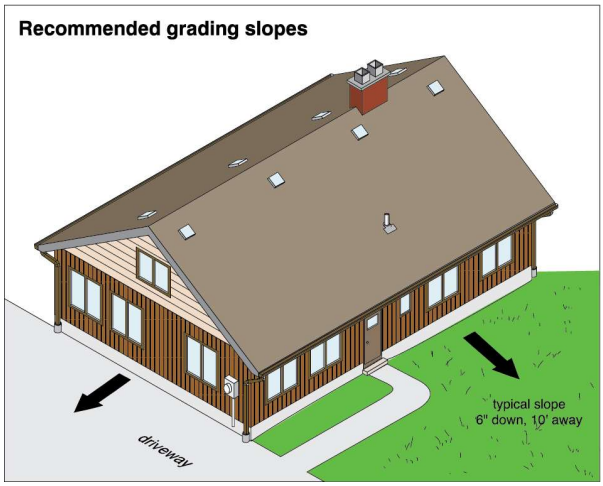
Driveway

driveway

We noted that the concrete blocks or pavers that make up the retaining wall in the driveway were not fastened.

We recommend contacting a qualified contractor to have the retaining wall secured so there is not risk of it toppling over.

NEGATIVE SLOPE



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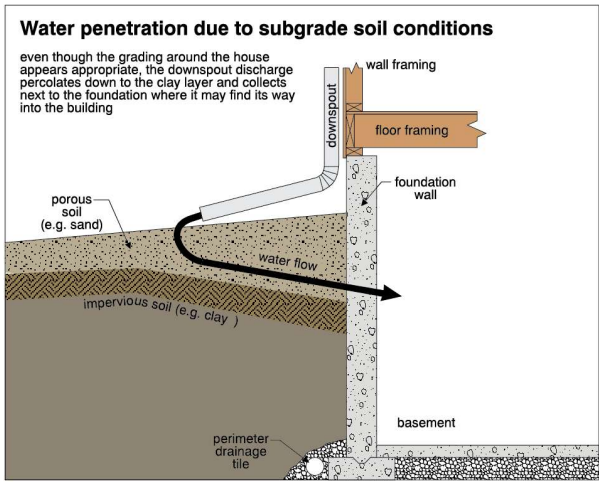
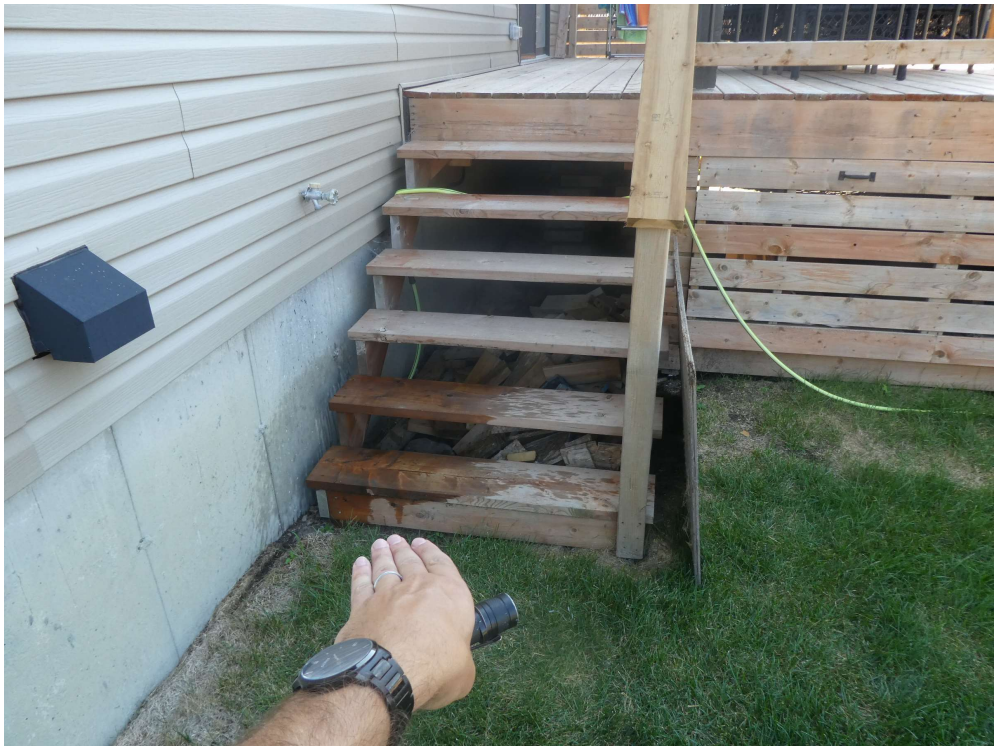


Illustration

We noted that in some places, the soil was directing water towards the building.

Counter-slopes which direct water towards the foundation increase the risk of infiltration.

We recommend consulting a landscaper to have the situation verified and corrected.



Rear facade

Water evacuation

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

ROOFING

Roof coatings

The roof covering material is asphalt shingles and a multi-layer roofing material.

INSPECTION METHOD

The roof covering for the front roof section 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.

The roof covering and roof penetrations for the rest of the building were observed from the ground using binoculars.

INACCESSIBLE (HEIGHT)

Due to the roof's height, we were unable to safely mount it for the inspection.

Our inspection was therefore limited and was conducted from the ground. Note that defects may be present and not seen due to the restrictive viewing angle.

We recommend having a licensed roofer inspect the roof before proceeding with the transaction.

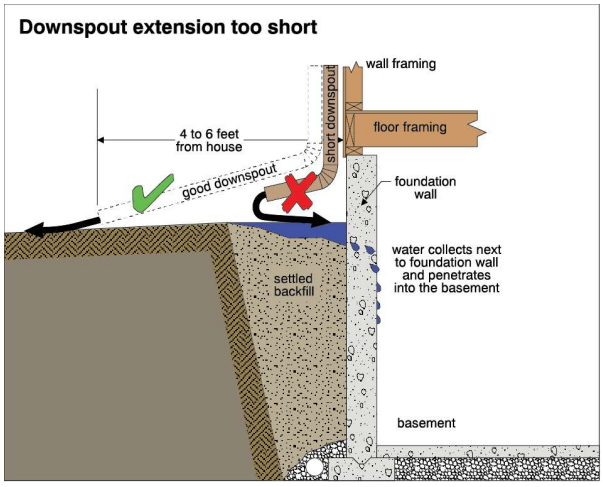
NO DEFECTS WITH ROOFING MATERIAL

We observed no defects with property's roofing material.

Gutters and downspouts

The roof is equipped with a system of aluminum gutters and downspouts.

DOWNSPOUT DISCHARGING CLOSE TO HOME



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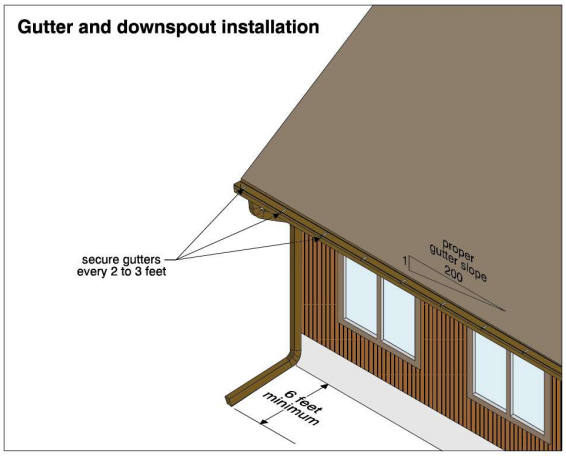


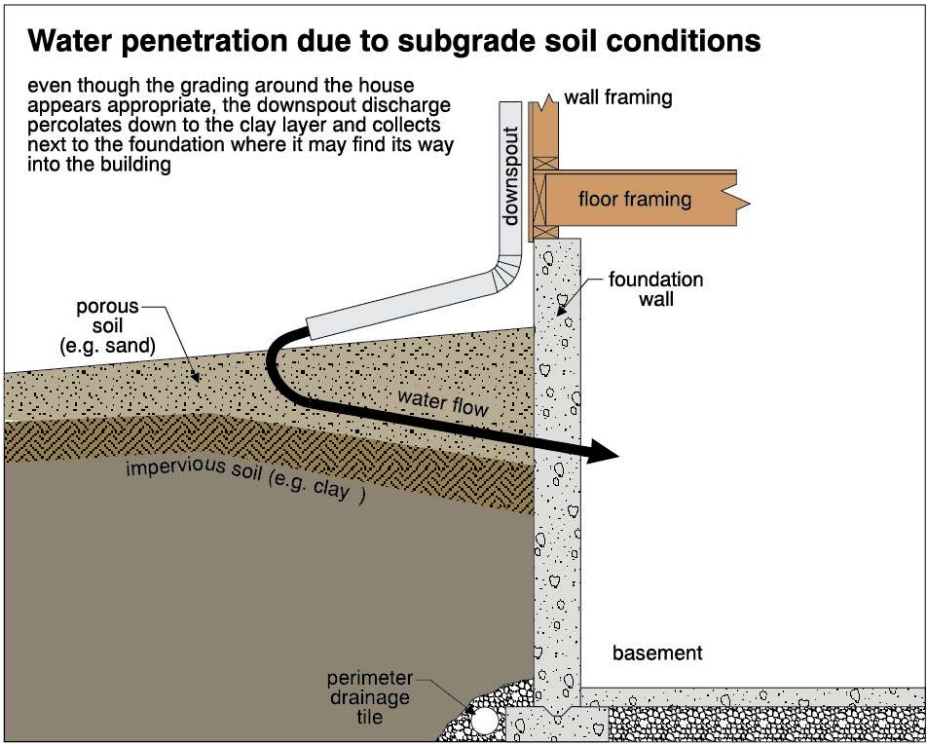
Illustration

We noted one or more downspout that were discharging close to the home.

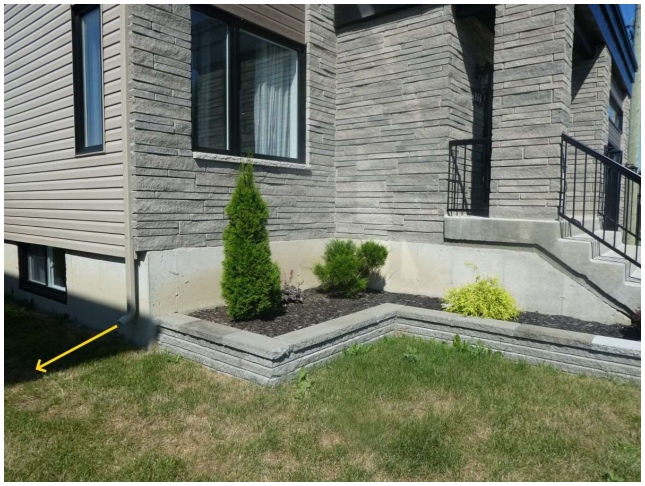
To avoid from needlessly soliciting the foundation drainage, and to reduce the risk of water penetration and excessive humidity in the basement, it is recommended that downspouts direct water away from the house through the use of extensions or deflection slabs. Leave a clearance of 7 to 8 inches to avoid damage caused by

winter freeze. Eavestroughs should be inspected regularly to prevent leaks (use a garden hose) and cleaned at least once a year (preferably in the fall). If there are many trees in and around the property, it may be necessary to clean them more often.

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



Illustration



left facade

Right facade

DAMAGED

Rear facade

We noted that one or more sections of the property's gutter system was damaged.

The gutters collect water from the roof to direct it in a controlled manner, to a suitable place and away from the foundations. The water collected by the gutters empties into the downspouts which then carry it to the ground, far from the foundation, thus ensuring better water evacuation.

In its current condition, the gutter may evacuate water uncontrollably.

We recommend having the gutters replaced or repaired by a qualified contractor.

Roof flashings

We noted the presence of aluminum flashing at the junction between the wall and the roofing material (front roof section).

NO DEFECTS WITH ROOF FLASHINGS

We observed no defects with the property's roof flashings.

Lanterns (Well of lights)

The property does not have a skylight.

Chimney

The property does not have a chimney.

Roof emergences

The property is equipped with one vertical roof vent and a plumbing vent.

NO DEFECTS WITH STRUCTURAL ROOF PENETRATIONS

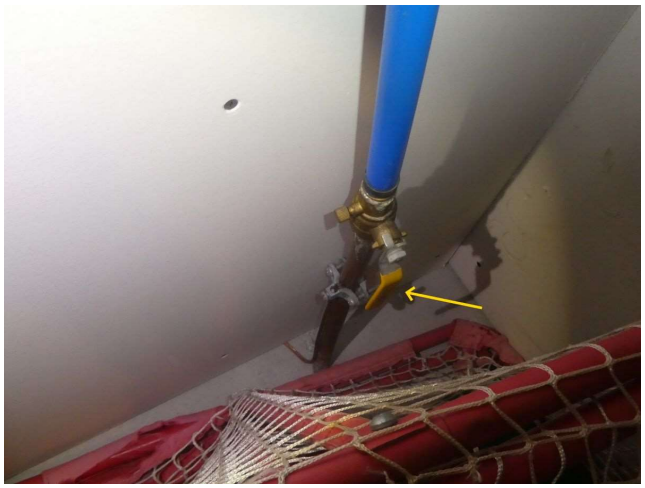
We observed no defects with property's structural roof penetrations.

PLUMBING

Main water valve

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

NO DEFECT ON THE MAIN WATER VALVE



Basement (sump pit room)

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.

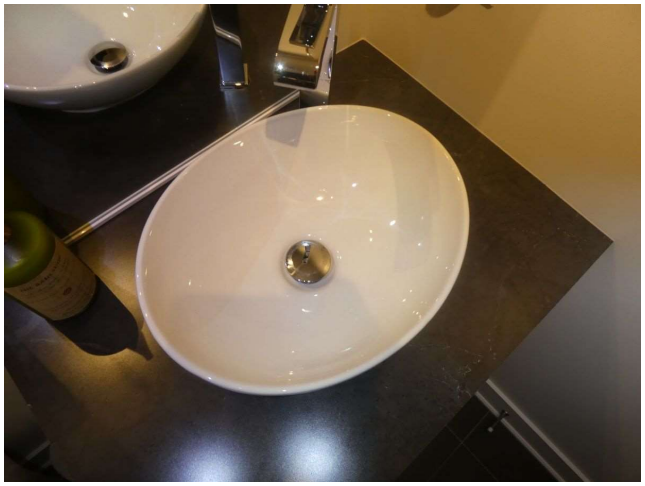
Outdoor faucets (when applicable) are also turned on when temperature permits.

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.

GOOD WATER PRESSURE

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

SINK WITHOUT OVERFLOW DRAIN



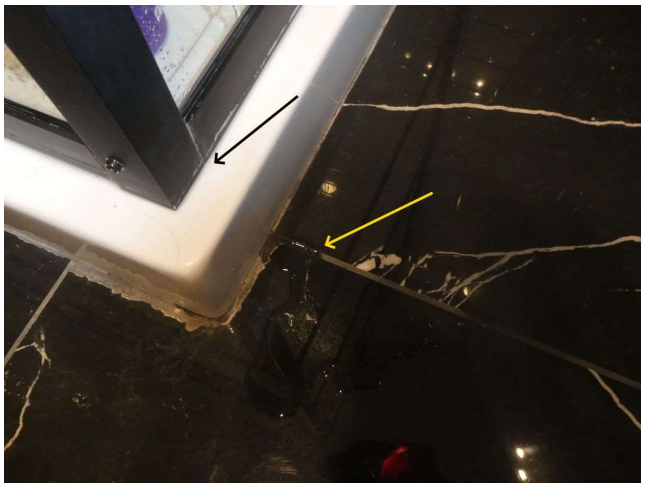
powder room

We noted one or more sink with no overflow drain.

The basin should not be left unattended while filling. In the event that the user forgets the water running, an overflow drain allows excess water to evacuate the sink, reducing the risk of overflowing and thus damages.

Note that changing the sink is required to incorporate an overflow drain. Otherwise, we recommend being alert when using the sink to avoid it from overflowing.

LEAK



washroom

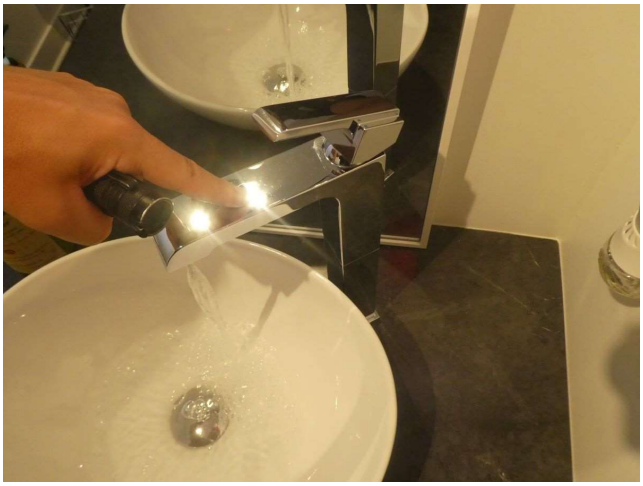
We noted one or more appliances or faucets are leaking.

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.

LOOSENED (OR DAMAGED) FAUCET

Rear facade

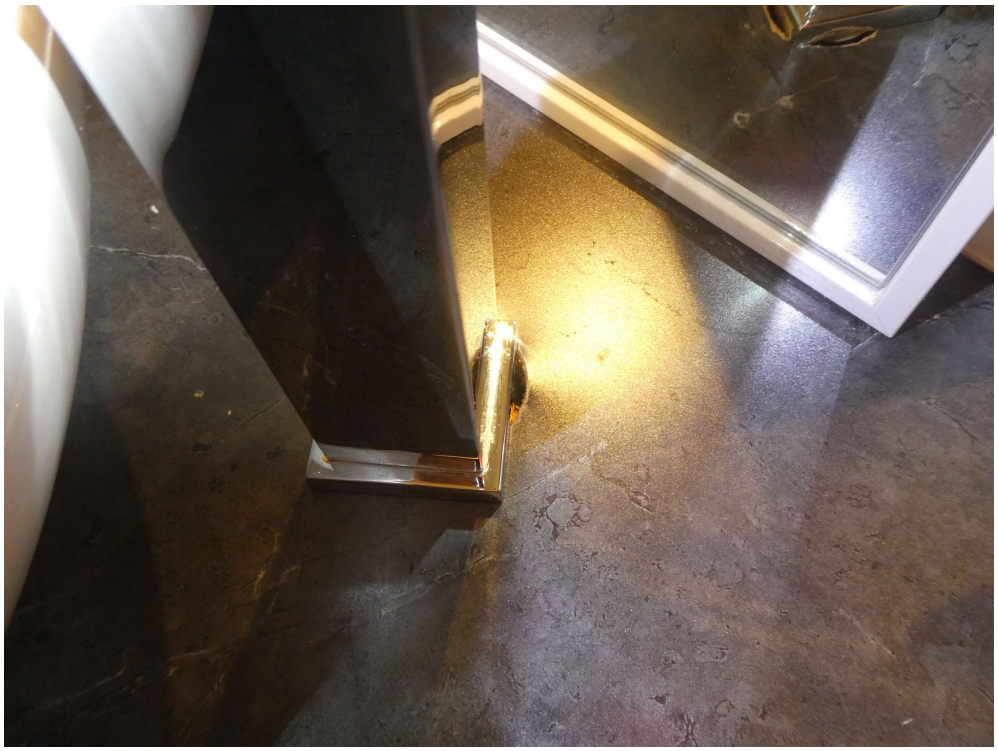


powder room

We noted one or more damaged or loose faucets.

When faucets are not securely fastened, this can eventually create leaks in cabinets and on the floor.

We recommend replacing or repairing the faucet(s) in question to ensure proper function, as well as to prevent possible water damages.



powder room

powder room

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

basement playroom

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

sump pit room

FUNCTIONAL FLOW

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

IMPROPER FOUNDATION DRAIN CLEANOUT CAP

left facade

left facade

We noted that the cleanouts providing access to the property's foundation drain were covered with a geotextile membrane.

Over time, the geotextile membrane may wear or be torn, creating an opening that risks blocking the drain.

It is recommended that rigid cap be installed to cover the access points.

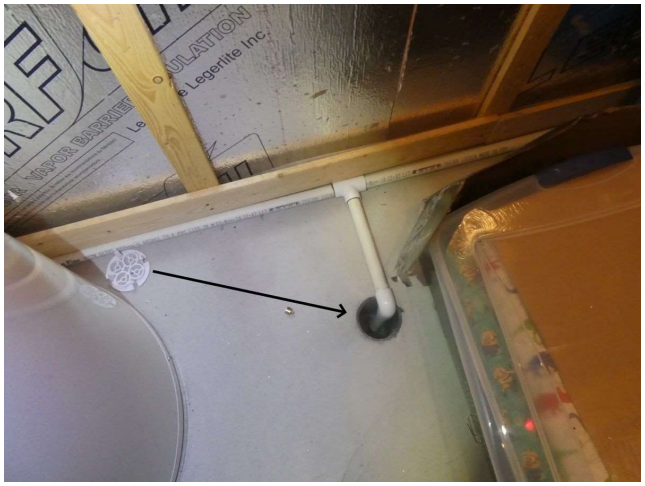
left facade

Example

Floor drain

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

MISSING STRAINER



mechanical room

We noted that one or more floor drains were not equipped with a strainer.

The strainer should cover the top of the drain opening but still allow water into the drain.

We recommend a strainer be installed to prevent objects from falling into the drain and causing hard to unclog obstructions.

Backflow valve

The property is equipped with one ABS backflow preventer.

Sump and containment pits

The property has a retention pit in the garage. The pit is covered by a perforated cover which is not sealed and which is not fixed.

The property also has a catch basin in the basement.

The basin is covered by a fixed and sealed lid.

SCREWED CATCH BASIN LID

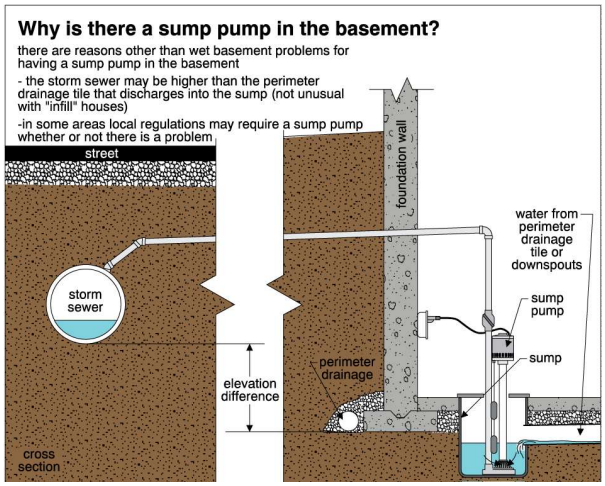
Basis

We were unable to open the catch basin because its cover was fastened using screws.

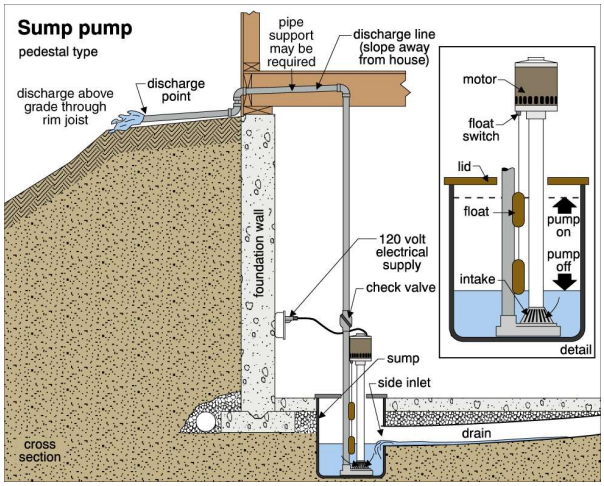
Our inspection of the catch basin was therefore limited.

We recommend that you obtain a completed copy of the vendor's declaration form in order to be aware of the statements that relate to these non-inspected items. We recommend that you obtain any documents deemed relevant that pertain to these plumbing elements.

SUMP PUMP



Illustration

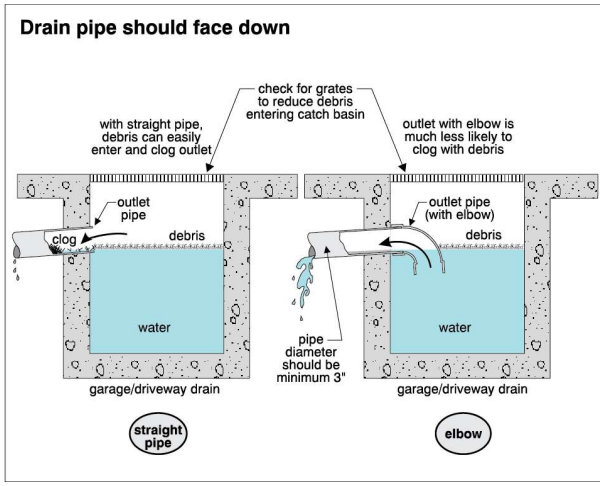


Illustration

A sump pump is used to lift storm water from a low spot into a storm sewer or other discharge point, well away from the house. This electric pump is located in a sump (pit) below the basement floor level. Sumps are typically plastic or concrete tubs. Foundation drainage tiles and/or downspouts may discharge into the sump. A float switch activates the pump as the water level in the sump rises.

Pedestal type sump pumps are more common, less expensive and less reliable than submersible pumps.

ADDITION OF AN ELBOW TO THE CATCH BASIN



Illustration

Garage

To prevent sewer gasses and odors from entering the building through the exit pipe in a basin, we recommend adding a 90° elbow. This will assure that the opening of the pipe will always be submerged under water preventing the gasses and odors from entering. Have a plumber verify and correct the situation.

Garage

Water heater system

The property is equipped with a 60 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.

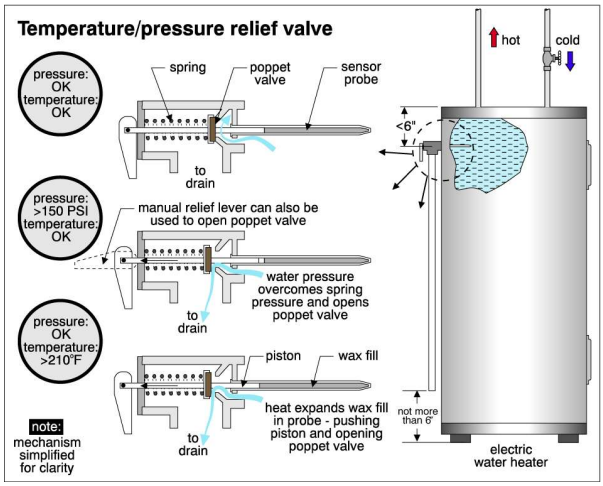
The system includes a Temperature and Pressure relief valve (TP) but no plastic dischargee pipe directed to the floor drain located near its base.

According to its nameplate, the water heater was manufactured in 2019.

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 accesible.

NO DISCHARGE PIPE



Illustration

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.

ELECTRICITY

Main power supply

The property has an overhead service entrance.

NO DEFECTS WITH ELECTRICAL SERVICE ENTRANCE

We observed no defects with the property's electrical service entrance.

Main connection box

The service box 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 mechanical room.

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 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 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.

COVER FASTENED USING WRONG SCREWS

Illustration

Electrical panel

We noted that the cover of the electrical panel was fastened with pointy screws.

The panel cover must be fixed with screws specially designed for this purpose.

This situation poses a risk of electrocution and electrification for the occupants.

We recommend contacting a master electrician to replace the screws.

Electrical 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.

UNPROTECTED LIGHT BULB

mechanical 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.

OUTLET IN POOR LOCATION

Kitchen

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

It is not recommended to install an outlet in a cabinet. If an outlet is to be installed in a cabinet or enclosure, the outlet must be de-energized unless the door of the cabinet or enclosure remains fully open.

We recommend refer to licensed electrician for further evaluation and correction.

HEATING

Heat generator

The property is equipped with a forced air electric central heating system. The system is equipped with a filter and a safety and emergency shutdown device located on the furnace.

We opened the filter maintenance panel and removed and checked its condition.

The property is also heated by an electric baseboard system in certain rooms.

Temperature control

The central heating's electrical control system is located on the ground floor. During our inspection, the control system was running.

The baseboard heating's control system is mechanical and is located in the room it serves. During our inspection, the control system was started to confirm its proper functioning.

Heat distribution system

The property is equipped with steel ductwork. We noted the presence of metal ventilation registers in each room and air intake grills on the ground floor.

AIR CONDITIONING AND HEAT PUMP

Air conditioning system

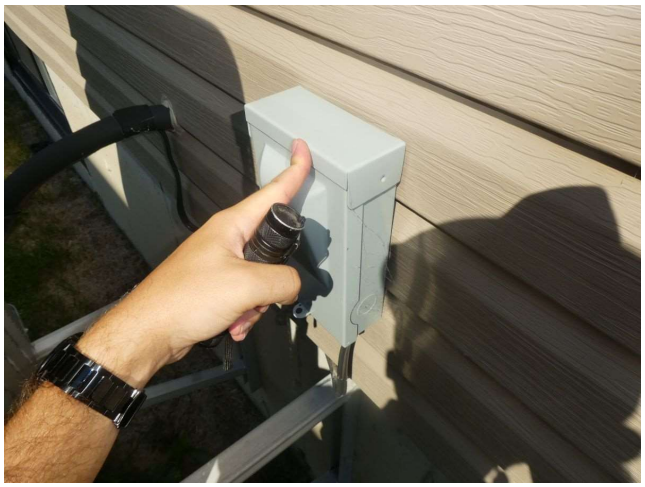
The property is equipped with a forced-air central electric air conditioning system. The outdoor unit is installed on the left side of the property and rests on a steel support base. The system is equipped with a safety disconnect located near the unit.

According to tits nameplate, the system was manufactured in 2019.

The system shares the distribution ducts with the heating system described in the HEATING section of this report.

The cooling coil is equipped with a plastic drain duct directed to the floor drain located in the mechanical room.

IMPROPERLY FASTENED ELECTRICAL SHUT-OFF



left facade

left facade

We noted that the safety disconnect switch for the air conditioner exterior condensing unit was not properly fastened to the building.

We recommend consulting a licensed technician to have the switch securely fastened.

SAFETY DISCONNECT WITHOUT LOCK

left facade

left facade

We noted that the safety disconnect for one or more air conditioners (or heat pumps) was not locked.

All electrical boxes should be locked to prevent an object or person from accidentally introducing a tool inside of it. If a person comes into contact with the terminals inside the box, there is a risk of electric shock.

We recommend that you lock the safety disconnect with a lock immediately.

Distribution system

The air distribution ducts of the air conditioning system are shared with those of the furnace.

Temperature control system

The air conditioning system is equipped with a wall-mounted thermostat.

We recommend that you consult a qualified technician to have the entire air conditioning system inspected to ensure its proper functioning.

INTERIOR

Wall finishes

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 difects 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 finishes

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 finishes

The flooring is made of wood, ceramic tiles and floating floor (laminate).

NO DEFECT ON THE MAJORITY OF THE FLOORS

We observed no defects on the majority of the floors.

Stairs and railings

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

NO DEFECT WITH THE STAIRS, STEPS OR BALUSTERS

We observed no defects on the stairs, steps or balusters.

Cabinets and counters

The cabinets are made of wood. The countertops are made of stone.

NO DEFECTS WITH CABINETS AND COUNTERTOPS

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

Doors and windows

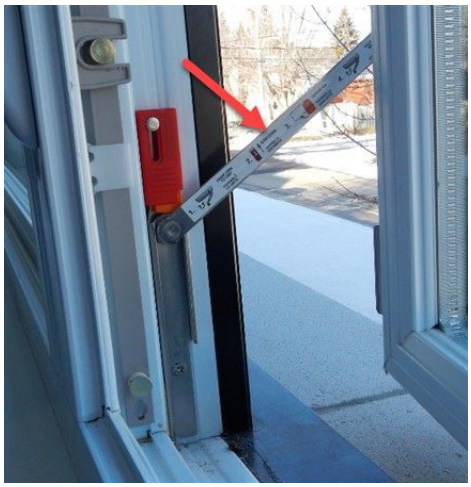
The property's windows are made of vinyl (PVC). The property's interior doors are made of wood.

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.

UNSAFE WINDOW OPENING



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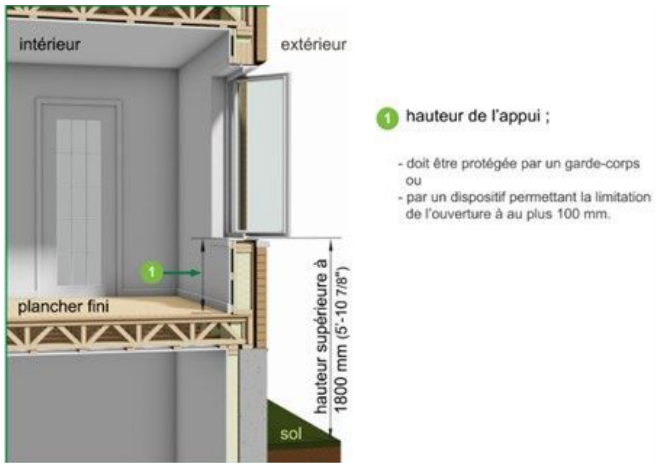
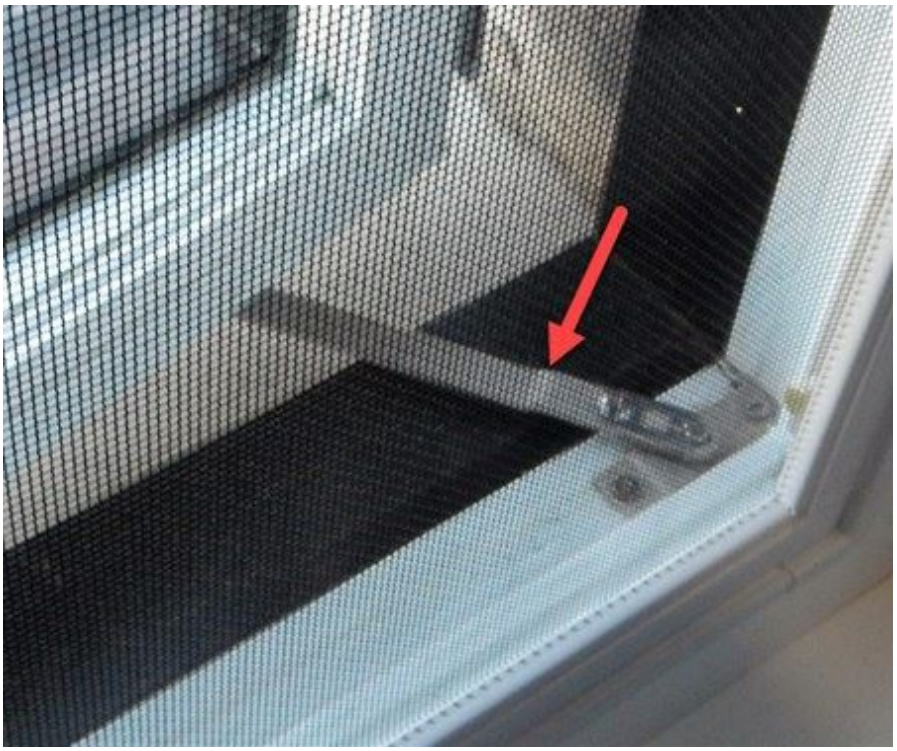


Illustration

We noted certain unsafe window openings.

To prevent an accident, we recommend that the windows in question be protected by a guardrail or by a limiting device.



Illustration

front bedroom

Walls adjoining the garage

The garage's wall and ceiling is drywall.

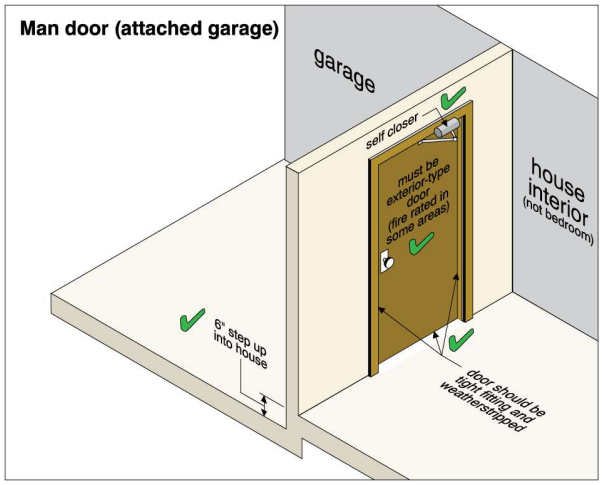
SEPARATION OF A GARAGE FROM THE LIVING AREAS

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

Garage door (man's door)

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.

INSULATION AND VENTILATION

Attic insulation

The property's attic is insulated with blown cellulose and fiberglass batting.

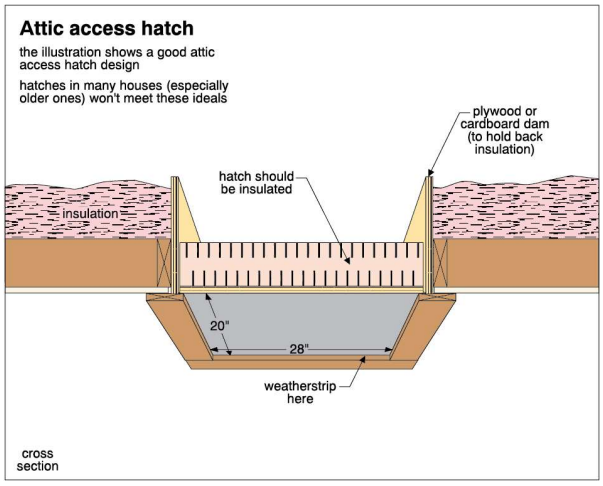
INSPECTION METHOD

We proceeded to the inspection of the attic using the access hatch located in the front bedroom. We went inside the attic and walked on the roof trusses to conduct our inspection.

We checked the condition of the roof structure, looking for signs of infiltration on the insulation, the trusses or other structures of the roof.

Wherever possible and observable, we verify that the insulation, the presence of a vapor barrier and its integrity and the ventilation of the roof and soffits.

INADEQUATELY SEALED ATTIC ACCESS HATCH



Illustration

attic hatch

We noted that, at the attic hatch, the finishing nails for the trim work were too long and driven into the access door.

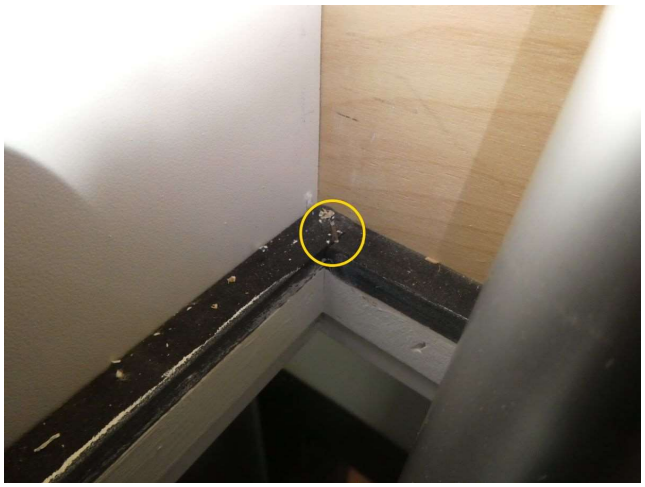
As a result, the access door was damaged when we opened it.

Properly sealing an attic access hatch is not only necessary to reduce drafting expensive heated air into an attic and sucking cold air in and around your windows and doors, but it's also imperative to reduce the migration of warm air into an unconditioned space, like an attic, to reduce condensation.

An attic access hatch should be treated like an exterior door.

We recommend contacting a qualified contractor to carry out the necessary corrections to the attic access hatch.

attic hatch



attic hatch

attic hatch

DISPLACED INSULATION

attic

attic

We noticed some displaced insulation in the attic, which can allow for heat loss.

Insulation may be displaced by activities in the attic or by wind entering through roof vents. Low spots can be filled in relatively easily, given proper access.

We recommend equlaizing the insulation in areas where required in order to obtain an even thermal resistance for the ceiling.

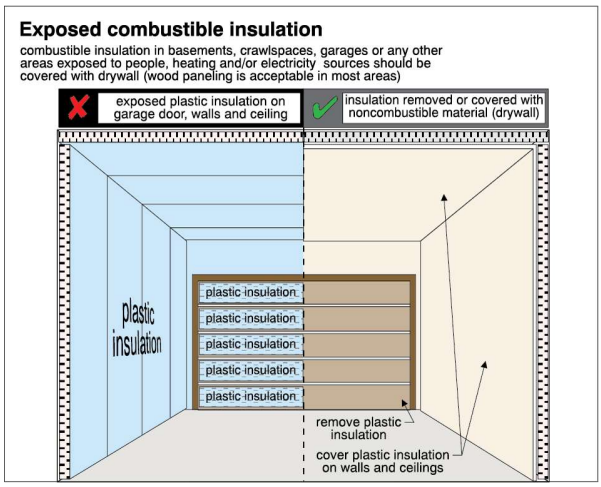
Ventilation of the roof

The property's attic is ventilated using at least one vertical fan.

Insulation of foundations

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

EXPOSED COMBUSTIBLE INSULATION



Illustration

mechanical room

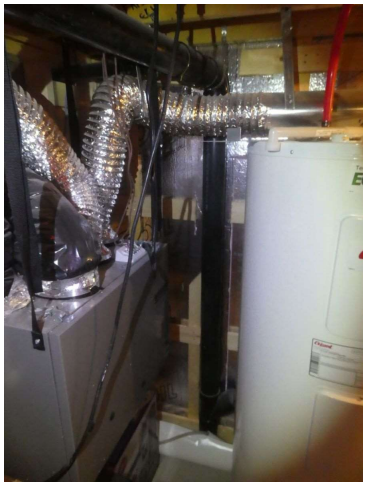
We noted one or more areas in which there was exposed combustible insulation.

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.

mechanical room



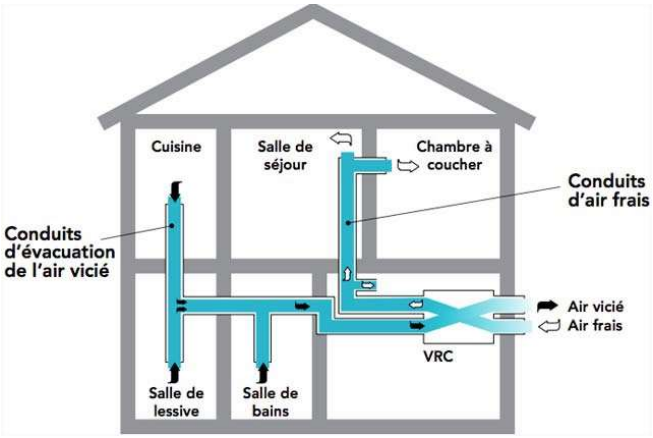
mechanical room

mechanical room

Ceiling fans

The bathroom ventilators are of the built-in variety and also relayed to the property's HRV.

WASHROOM VENTILATION CONNECTED TO HRV



Illustration

One or more of the property's bathrooms are ventilated using an air exchanger. An extraction register is present in said bathroom and a control device allows its operation when necessary.

The use of the Heat Recovery Ventilator (HRV) as an alternative for traditional ceiling-mounted bathroom fans is an effective strategy for ventilating rooms at a reasonable cost. Instead of installing individual fans that waste energy (by expelling hot air) and require separate ducts to the outside, it is more advantageous to install airflow regulators in each zone that direct the air to be evacuated to the HRV in the right place, at the right time, while recovering most of the heat from the air to be evacuated.

And there are many other benefits:

- the building envelope will be more watertight and the exterior of the house will be more aesthetically pleasing (less penetrations);
- better balanced ventilation, avoiding negative pressure in the house;
- a quieter living environment;
- prevents the user from letting a fan run by mistake for extended periods.

Kitchen exhaust fans

The kitchen exhaust fan is of the *chimney* variety and is located above the stove.

Dryers exhaust vents

The dryer exhaust duct is made of a flexible aluminum duct.

CLOGGED


Right facade

One or more dryer registers appeared to be clogged.

A dryer vent is used to extract lint and moisture produced by the dryer and vent it out through its extraction register. It must have a waterproof register and not allow moisture to enter the building, the crawlspace or the attic.

A clogged dryer duct presents a risk of fire due to lint build-up.

We recommend having the dryer duct professionally cleaned, and to repeat this cleaning annually to help ensure that the unit is operating efficiently, and as a safety precaution against fires.

CRUSHED EXTRACTION DUCT

Laundry closet (behind dryer)

We noted that one or more dryer exhaust ducts appeared to be crushed.

A dryer vent is used to extract lint and moisture produced by the dryer and vent it out through its extraction register. It must have a waterproof register and not allow moisture to enter the building, the crawlspace or the attic.

A clogged dryer duct presents a risk of fire due to lint build-up. We recommend having the dryer duct liberated to help ensure that the unit is operating efficiently, and as a safety precaution against fires.

Air exchanger system

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

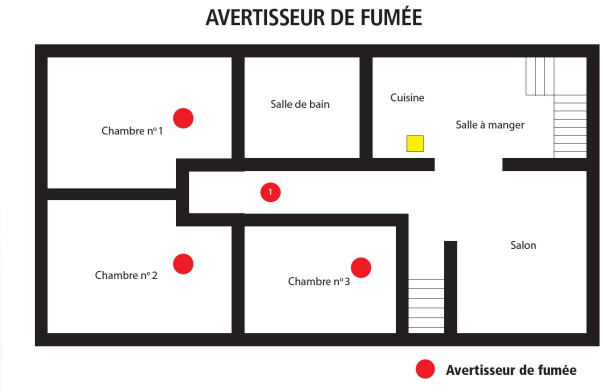
We recommend replacing or cleaning the filters by a technician.

OCCUPANT'S SAFETY

Alarms (Fire - Monoxide)

We noted the presence of one or more smoke detectors.

SMOKE DETECTOR



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.

Evacuation exits

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

OTHER ELEMENTS

Annexes et dépendances

The property has a detached shed and a pool located in the backyard. Note that detached sheds and pools are not included as part of the inspection.

CERTIFICATE

July 24, 2022

Property address: [redacted]

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:

[redacted]

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
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