



Inspections Rodrigues Inc

INSPECTIONS  
**RODRIGUES**

## Building Inspection Report

Prepared exclusively for:  
Client Name



1234 Main Street

Prepared by: Inspections Rodrigues Inc.  
Suite 291, 3551 Boul. St-Charles , Kirkland, QC  
514-630-6352 [info@inspectionsrodrigues.com](mailto:info@inspectionsrodrigues.com)  
Your Inspector: Joe Rodrigues

**This report is the sole property of Client Name whose name appears in this report.  
Use of this report by a third party is prohibited**

## Table of Content

<b>SUMMARY</b>	<b>3</b>
<b>GENERAL INFORMATION</b>	<b>9</b>
<b>EXTERIOR</b>	<b>12</b>
<b>WINDOWS &amp; DOORS</b>	<b>20</b>
<b>AIR CONDITIONING</b>	<b>25</b>
<b>ROOF</b>	<b>26</b>
<b>ATTIC</b>	<b>30</b>
<b>CHIMNEYS</b>	<b>32</b>
<b>FOUNDATION</b>	<b>34</b>
<b>BASEMENT</b>	<b>36</b>
<b>FIREPLACES</b>	<b>40</b>
<b>ELECTRICAL</b>	<b>42</b>
<b>HEATING</b>	<b>46</b>
<b>PLUMBING</b>	<b>49</b>
<b>INTERIOR</b>	<b>51</b>
<b>BATHROOMS &amp; KITCHENS</b>	<b>53</b>

## **SUMMARY**

The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### **ITEMS NEEDING IMMEDIATE REPAIR**

(Refers to text in **RED** in report)

#### **ROOF**

##### ROOF 2

##### 5.13 ROOF 2 DRAINAGE

1. Eaves troughs are missing at all sides of the building. This condition adds to the risk of water infiltration and splash back onto the building.

#### **FIREPLACES**

##### FIREPLACE (S)

10.2 FIREPLACE 1 OBSERVATIONS: Consult a chimney sweeper or specialist to inspect the fireplace in order to determine the cost and extent of repairs since we found:

2. It would be best to convert the fireplace to a sealed gas/propane type of fireplace. These are safer, easier to maintain, can heat the building, and are more environmentally friendly.

The combustion chamber or firebox needs some mortar pointing repair.

The smoke chamber and flue are dirty and/or not visible.

This fireplace should not be used until it is repaired. Hazardous.

This type of fireplace may not be compatible with the chimney provided.

#### **HEATING**

##### HEATING SYSTEM DESCRIPTION

##### 12.6 OBSERVATIONS 1:

3. Asbestos looking material seen on heating pipes in the basement. Encapsulation or removal is recommended. Consult a specialist.

## **ITEMS REQUIRING IMPROVEMENT OR MAINTENANCE**

(Refers to text in **BLUE** in report)

### **EXTERIOR**

#### EXTERIOR

##### 2.2 Masonry Wall Observations

1. Consult a mason to inspect and determine the extent of work and cost of repairs for the following observations:

Weep holes are missing.

The ground is too close to the masonry wall. We recommend the installation of a drainage ditch, similar to that of a window well, to prevent water damage to the masonry walls and the structure behind the walls.

The lintels above the living room windows at the front have sagged, this is typical for a building of this age.

##### 2.4 DRIVEWAY

2. The driveway is made of asphalt. The driveway sheds water towards a drain at the base of the driveway.

The driveway is functional but cracks, depressions/settlement, et oil stains were seen.

Consult a Specialist to determine the extent and cost of work for the following observations: A new concrete silt trap is recommended for the drain. Improper water control could allow water seepage under the home and the driveway.

##### 2.6 ELECTRICAL PLUG

3. Plugs are ungrounded, recommend grounding all exterior plugs and wires.

##### 2.7 GRADING OF LAND AROUND THE BUILDING

4. Repair the grading of the land in order to shed water away from the foundation (6"/15cm above grade gradually sloped over 6'/2m). This is important to reduce the risk of water infiltration in the basement and to prevent structural problems.

##### 2.8 BALCONY 1

5. The balcony is located at the front 1st floor of the building.

The railings are steel.

Balcony platform material is concrete et the platform was functional at the inspection.

The railings are installed too low, falling hazard.

#### 2.9 BALCONY 2

6. The balcony is located at the front 2nd floor of the building.

The railings are steel.

Balcony platform material is fiberglass.

Consult a specialist to determine the extent and cost of work of the following observations:

The railings are installed too low, falling hazard.

#### 2.12 EXTERIOR STAIRWELL

7. The exterior stairwell is located at the left hand side of the building.

The stairwell steps are constructed of concrete.

The stairwell walls are constructed of concrete.

Railings are missing at the basement stairwell.

#### 2.13 GARAGE

8. Recommend heating the garage to >60 degrees F (15 degrees C).

Updating of the garage door opener is recommended due to that fact that the present model does not have electronic eyes.

#### 2.14 EXTERIOR LIGHTING

9. A missing light fixture was seen at the rear 1st floor door of the building.

### **WINDOWS & DOORS**

#### WINDOWS AND DOORS

##### 3.1 WINDOWS

10. Windows are a newer installation. Windows have thermal panes.

Consult a window repair company to inspect and determine the cost and extent of work required for the following items:

Basement window need better drainage we recommend the installation of window wells.

### **ROOF**

#### ROOF 2

##### 5.15 ROOF 2 OBSERVATIONS

11. Obtains receipts for the roof. There may exist warranties for the materials and/or labour.

Trim tree branches that risk touching the roof. Tree branches move with the wind and can rub and damage the roof coverings. These branches can be weighted down by snow and ice thereby increasing the damage they can

cause. These branches can be used by vermin to get onto the roof and possibly, the attic.

## **CHIMNEYS**

### CHIMNEYS

#### 7.2 CHIMNEY 1 CONDITION

12. Some mortar repair visible; inspect and repair as required all joints annually.

Missing a rain cap. Exposed flue to rain could have caused damage to the liner or other sections of the chimney not visible during an inspection.

## **ELECTRICAL**

### ELECTRICAL SYSTEM

11.9 OBSERVATIONS 2: Consult an electrician to inspect the electrical system to determine the extent and cost of repairs since we found the following shock or fire hazards:

13. Reversed polarity found on some plugs. This is usually an indication of non-professional work. Defective plugs found at the master bedroom bathroom.

Ungrounded plugs found where grounded plugs should be provided for appliances that need grounding. New wires and plugs needed for any plug where a computer, tread mill, TV, fridge, etc., will be used.

The kitchen stove vent is installed on an extension cord.

14. Junction boxes missing cover plates at the furnace room.

A missing cover plate leaves energized electrical components exposed to touch. Install cover plates.

15. Recessed plugs at the kitchen counters. The electrical junction boxes were not moved forward nor extended thereby creating a space where sparks can escape. The electrician should check the switches as well.

## **BATHROOMS & KITCHENS**

### BATHROOMS AND KITCHENS

#### 15.2 Bathroom 1 Observations

16. Bathroom fan is noisy.

Seal shower at the joint between the shower wall and shower base. Use an appropriate caulking.

Seal shower walls at corners to prevent leaking. Use an appropriate caulking.

#### 15.4 Bathroom 2 Observations

17. Recommend sealing the corners of the bathwall with silicone.

## **OTHER ITEMS NEEDING ATTENTION AND/OR SUGGESTIONS**

(Refers to text in **GREEN** in report)

### **EXTERIOR**

#### EXTERIOR

##### 2.5 HOSE BIB

1. An exterior hose bib was located at the left hand side of the building.

The hose bib was not operated due to the weather being too cold to operate the hose bib safely.

### **WINDOWS & DOORS**

#### WINDOWS AND DOORS

##### 3.5 GARAGE DOOR(S)

2. Minor damage on weather stripping.

### **ROOF**

#### MAIN ROOF

##### 5.6 SKYLIGHTS

3. There are cracked panes. Temporarily seal them with silicone to prevent leakage. Replacement of panes is recommended.

### **BASEMENT**

#### BASEMENT & STRUCTURE

##### 9.2 PROBABILITY OF INFILTRATIONS

4. Our opinion on the probability of getting water infiltrations is: High. To reduce the risk of water infiltrations, repair the drainage around the building (grading of the land to ensure positive drainage, extending down spouts, etc.).

### **PLUMBING**

#### PLUMBING

##### 13.1 MAIN WATER ENTRY

5. The main entry from the public water supply system could not be located due to lack of access to the front of the basement at the time of inspection (Bachelor apartment was locked). This impedes our inspection of the plumbing system.

### **INTERIOR**

#### INTERIOR

#### 14.2 WINDOWS / PATIO DOORS / SKYLIGHTS

6. Condensation stains seen, could promote mould growth, keep window coverings open or 4" away from walls.

Consult a window repair company to inspect and determine the cost and extent of work for the following items:

Basement windows are too small or not designed for a fire exit. This is especially important for basement bedrooms. The unobstructed opening of the window should be 0.35 sq. m. with no dimension less than 380mm (15") (i.e. 15"x36" or 23"x23").

#### 14.6 KITCHEN FLOOR

7. Kitchen floor is in ceramic. The kitchen floors are chipped and cracked.





## CONTRACT & NOTICE TO READER

### 1.1 INSPECTION CONTRACT

This mandate confirms the engagement of Inspections Rodrigues Inc. by the undersigned to perform a **visual** inspection of the above referenced building and provide a written report. This inspection follows the norms and practices established by the Quebec Association of Home Inspectors. These standards are available on the internet at: [www.aibq.qc.ca](http://www.aibq.qc.ca). If there is any discrepancy between the verbal and written reports, the written report shall prevail.

**The purpose of this inspection is to make a best effort attempt to identify as many apparent major defects as possible but we do not guarantee that all apparent major defects will be identified.**

**The following important conditions and limitations apply:**

1. **This inspection is an opinion. This inspection is not a warranty, guarantee nor insurance.** The opinions expressed in this report are based on our knowledge and experience. These opinions may differ from other inspectors and specialists. Any item mentioned for repair or maintenance needs to be further evaluated by the appropriate trade or expert.
2. The undersigned understands that this inspection is not a technically exhaustive inspection requiring the hiring of plumbers, electricians, engineers, specialists, etc.
3. The inspection and the report are based on observations on the date of the inspection. The weather may affect these observations. The inspector is not responsible for any major defects, hidden defects, or problems visible after today's date.
4. Septic tanks, buried drain pipes, chimney interiors, oil tanks, soil composition (including the presence of pyrite), landscaping (including retaining walls of any kind), appliances, alarms, intercoms, pools, fences, irrigation systems, storage sheds, radon, indoor air quality, moulds, asbestos, water quality, environmental issues, smells, vermin, insects, and urea formaldehyde insulation are not inspected.
5. Common areas of condominiums are not inspected. If mentioned in the report, they are of a simple courtesy.
6. Cost estimates, if provided in this report, are budgetary only; the actual costs will vary; please obtain quotes from contractors in order to obtain an accurate assessment of expenditures.
7. This inspection does not guarantee compliance with municipal and national building codes or zoning laws.
8. Windows, doors, door hardware, electrical plugs, and lights are inspected randomly (where possible, one per room).
9. Inspections Rodrigues Inc. will not remove snow, bushes, furniture, personal effects, or curtains to inspect the building. These should be removed and then the undersigned can hire Inspections Rodrigues Inc. to perform a further inspection before signing at the notary/lawyer.

10. All other work by Inspections Rodrigues Inc. following this inspection, including call-backs or when subpoenaed as a witness, will be charged at \$200.00 per hour, plus expenses and taxes, with the minimum charge being \$200.00.

11. This report is for the sole and exclusive use of the undersigned.

12. If any part of this mandate is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties.

13. A major defect is a defect that would significantly affect the value of the home. Since this is subjective, a major defect is a problem that would cost 1.0% of the value of the home. (i.e., this would be \$2000 on a \$200,000 home.) Minor defects are discussed in the report as a courtesy.

Any defect or condition mentioned should be further evaluated by a specialist.

**Any disputes, differences or claims arising of or in connection with the present contract shall be referred to and finally settled by arbitration according to the Quebec Civil Code of Procedure, to the exclusion of judiciary courts, and the arbitration decision will be executory, final and without appeal.**

**The Client read, understood, agreed with the contents of this mandate. The client signed and received a copy of this mandate at the inspection.**

## 1.2 NOTICE TO READER

Our inspections are carried out according to recognized standards and are designed to detect and disclose the apparent major defects observed at the time of the inspection. Even if some minor defects are mentioned, this report will not identify all of them.

It is very important that you know what your professional inspector can do for you and what his limitations are from the point of view inspection and analysis. The inspection covers items that are easily accessible in the building and is limited to what can be observed **visually**. The inspector shall not move furniture, lift carpet, remove panels or remove parts or pieces of equipment.

**All buildings will have defects that are not identified in the report of the inspection.** If such a defect appears and you believe that your inspector did not adequately warn you, call your inspector. A phone call can help you to decide what steps to take to correct this defect and your Inspector will be able to advise you in the evaluation of corrections or means offered by contractors.

**The inspection report does not constitute a guarantee or insurance of any kind whatsoever.** The inspection report reflects an observation of certain items listed from the property at the date and time of the inspection and is not an exhaustive listing of the repairs to be done.

The Inspector does not check or verify the information given and indicated by any person during the inspection. The Inspector assumes the accuracy of this information and does not question the good faith of the person which gives this information.

**To obtain the actual costs and extent of the work, consult a contractor licensed by the Régie du bâtiment du Québec, immediately.**

## GENERAL INFORMATION

1.3 REPORT NUMBER

0000293.

1.4 DATE OF INSPECTION

02/06/2013,

1.5 WEATHER CONDITION

It was -8 celsius, sunny and there was snow on the ground.

1.6 CLIENT NAME

Client Name.

1.7 PRESENT AT INSPECTION

Present at inspection: Client and Client's agent .

1.8 INSPECTOR'S NAME

Joe Rodrigues.

## INSPECTED PROPERTY

1.9 SITE ADDRESS

1234 Main Street.

## VENDOR DISCLOSURE

1.9

A vendor disclosure questionnaire supplied by the listing agent was filled and signed by the vendor. A copy was shown to the inspector.

## EXTERIOR

### 2.1 MASONRY WALLS

Masonry wall material is stone. Weep holes are not provided.

Weep holes are holes or gaps left open along the bottom row of bricks spaced about every 3-4 bricks. These holes allow for the drainage of water which may accumulate behind the bricks or stones. A lack of or blockage of these holes on homes built after 1960 could have caused damage to the wood structure on or above the foundation.

### 2.2 Masonry Wall Observations

Consult a mason to inspect and determine the extent of work and cost of repairs for the following observations:

Weep holes are missing.

The ground is too close to the masonry wall. We recommend the installation of a drainage ditch, similar to that of a window well, to prevent water damage to the masonry walls and the structure behind the walls.

The lintels above the living room windows at the front have sagged, this is typical for a building of this age.



### 2.3 WALKWAY

Walkway is made up of stone.

The walkway is not visible due to snow and ice. This impedes our visual inspection.



#### 2.4 DRIVEWAY

The driveway is made of asphalt. The driveway sheds water towards a drain at the base of the driveway.

The driveway is functional but cracks, depressions/settlement, et oil stains were seen.

Consult a Specialist to determine the extent and cost of work for the following observations: A new concrete silt trap is recommended for the drain. Improper water control could allow water seepage under the home and the driveway.



#### 2.5 HOSE BIB

An exterior hose bib was located at the left hand side of the building.

The hose bib was not operated due to the weather being too cold to operate the hose bib safely.





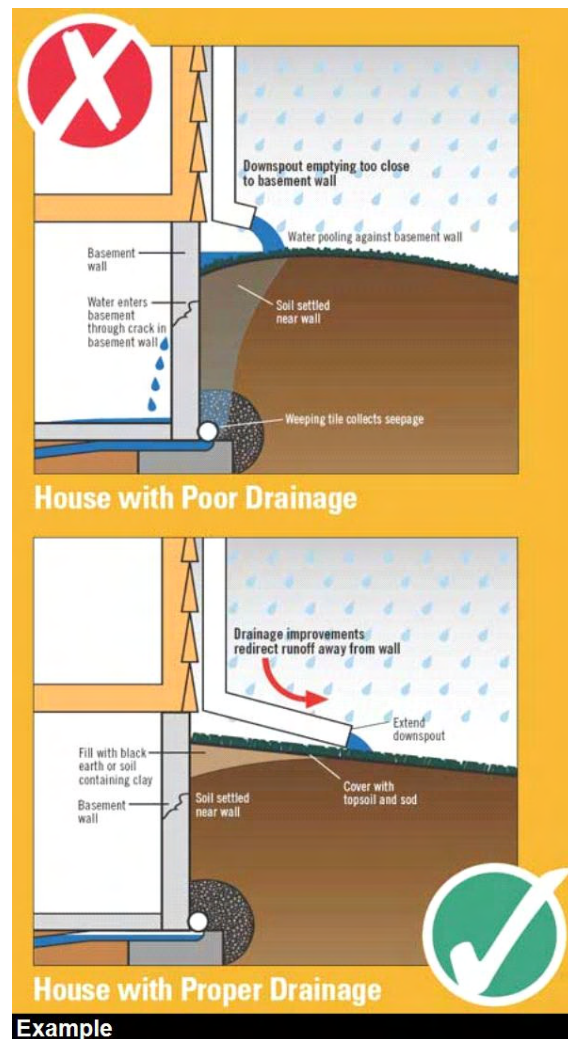
2.6 ELECTRICAL PLUG

Plugs are ungrounded,  
recommend grounding all  
exterior plugs and wires.



## 2.7 GRADING OF LAND AROUND THE BUILDING

Repair the grading of the land in order to shed water away from the foundation (6"/15cm above grade gradually sloped over 6'/2m). This is important to reduce the risk of water infiltration in the basement and to prevent structural problems.





### 2.8 BALCONY 1

The balcony is located at the front 1st floor of the building.

The railings are steel.

Balcony platform material is concrete et the platform was functional at the inspection.

Consult a specialist to determine the extent and cost of work of the following observations: The railings are installed too low, falling hazard.



### 2.9 BALCONY 2

The balcony is located at the front 2nd floor of the building.

The railings are steel.

Balcony platform material is fiberglass.

Consult a specialist to determine the extent and cost of work of the following observations:

The railings are installed too low, falling hazard.

### 2.10 BALCONY 3

The balcony is located at the rear 1st floor of the building.

The railings are steel et The railings were functional at the inspection..

Balcony platform material is fiberglass et the platform was functional at the inspection.



#### 2.11 BALCONY 4

The balcony is located at the rear 2nd floor of the building.

The railings are steel.

Balcony platform material is fiberglass et the platform was functional at the inspection.



#### 2.12 EXTERIOR STAIRWELL

The exterior stairwell is located at the left hand side of the building.

The stairwell steps are constructed of concrete.

The stairwell walls are constructed of concrete.

Railings are missing at the basement stairwell.



2.13 GARAGE

Recommend heating the garage to >60 degrees F (15 degrees C).

Updating of the garage door opener is recommended due to that fact that the present model does not have electronic eyes.



2.14 EXTERIOR LIGHTING

A missing light fixture was seen at the rear 1st floor door of the building.

## WINDOWS AND DOORS

### 3.1 WINDOWS

Windows are a newer installation. Windows have thermal panes.



Windows are a newer installation. Windows have thermal panes.

Consult a window repair company to inspect and determine the cost and extent of work required for the following items:

Basement window need better drainage we recommend the installation of window wells.



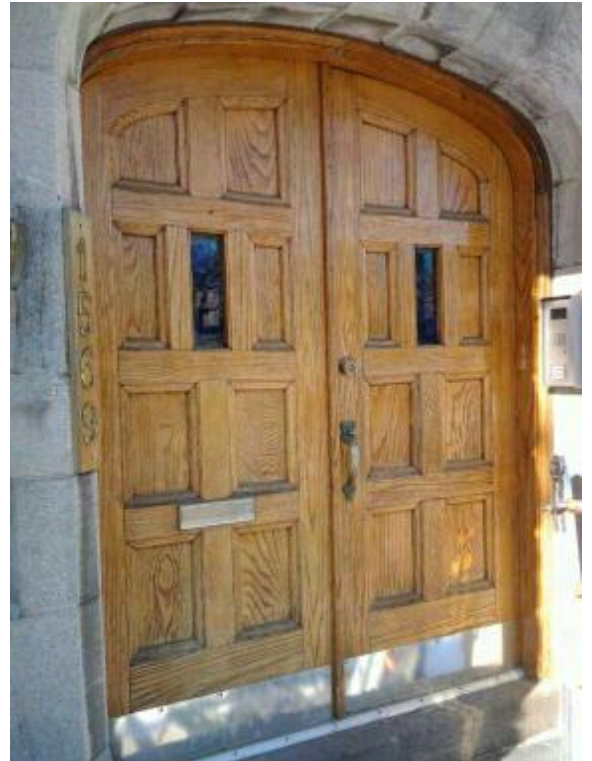
Example of a window well



### 3.2 ENTRANCE DOOR

The door seems to be an original installation.

The door is functional.





### 3.3 EXTERIOR DOOR 1

The door is located at the rear 1st floor, The door is metallic. The door seems to be a newer installation. The door is functional.

This door is very narrow.



#### 3.4 EXTERIOR DOOR 2

The door is located at the left hand side basement level, The door is metallic.  
The door seems to be a newer installation.  
The door is functional.



#### 3.5 GARAGE DOOR(S)

There are 2 garage door(s),  
The door(s) is/are metal. The door(s) is/are a newer installation.

The door(s) is/are functional.



Minor damage on weather  
stripping.





This inspection excludes wall and portable units. This inspection does not determine the capacity nor adequacy of the system to cool or heat the building.

## AIR CONDITIONING

### 4.1 AIR CONDITIONING 1

A/C mural split system, The condenser is air cooled.

The size of the system is 1.5 tons.

The date of the unit is 2003.

The probability of replacement of the unit within the next 5 years is: High

Outside temperature prevented the testing of the system. We will not turn air conditioning systems when it is below 15 degrees celsius.





## MAIN ROOF

### 5.1 MAIN ROOF MATERIAL

The roof is covered with an elastomeric membrane. The normal life span of this type of roof varies with the quality of installation, quality of materials, weather, etc. It is our experience that this type of roof normally lasts 15 to 25 years.



### 5.2 MAIN ROOF APPARENT AGE

The roof appears to be less than 5 years old. The roof's apparent age was determined according to the declaration provided at the inspection by the vendor or their representative. Obtain receipts to back up the declaration.

### 5.3 PROBABILITY OF REPLACEMENT

The probability of replacement within 5 years is Low.

### 5.4 FLASHINGS

OK.

Flashings are the metal joints between the roof & chimneys, valleys, demising walls, skylights, vents, etc.

#### 5.5 MAIN ROOF DRAINAGE

The flat roof has a central drain.



#### 5.6 SKYLIGHTS

There are two (2) skylights on the roof.

**Water stains:** Normal water stains on the interior are usually due to condensation on the inside of the skylight. In the winter, skylights get very cold thereby allowing moisture in the air to condense on the skylight surface.



There are cracked panes. Temporarily seal them with silicone to prevent leakage. Replacement of panes is recommended.



#### 5.7 MAIN ROOF INSPECTION LIMITATIONS

Roof inspected by walking on it.

The visual inspection was limited by the following conditions: Snow and/or ice covered the roof covering by approximately 75%.

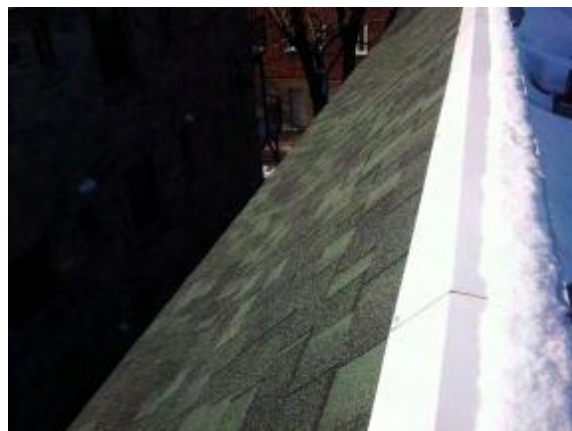
#### 5.8 MAIN ROOF OBSERVATIONS

Obtains receipts for the roof. There may exist warranties for the materials and/or labour.

## ROOF 2

#### 5.9 ROOF 2 MATERIAL

The roof is covered with asphalt shingles. The normal life span of this type of roof varies with the quality of installation, quality of materials, weather, etc. It is our experience that this type of roof normally lasts 15 to 20 years.



#### 5.10 ROOF 2 APPARENT AGE

The roof appears to be less than 5 years old.  
The roof's apparent age was determined according to the declaration provided at the inspection by the vendor or their representative. Obtain receipts to back up the declaration.

#### 5.11 PROBABILITY OF REPLACEMENT

The probability of replacement within 5 years is Low.

#### 5.12 FLASHINGS

OK

#### 5.13 ROOF 2 DRAINAGE

Eaves troughs are missing at all sides of the building. This condition adds to the risk of water infiltration and splash back onto the building.

5.14 ROOF 2 INSPECTION  
LIMITATIONS

Roof inspected by walking around the building et walking on it.

The visual inspection was limited by the following conditions: Snow and/or ice covered the roof covering by approximately 50%.

5.15 ROOF 2 OBSERVATIONS

Obtains receipts for the roof.  
There may exist warranties for  
the materials and/or labour.

Trim tree branches that risk  
touching the roof. Tree  
branches move with the wind  
and can rub and damage the  
roof coverings. These  
branches can be weighted  
down by snow and ice thereby  
increasing the damage they  
can cause. These branches  
can be used by vermin to get  
onto the roof and possibly, the  
attic.

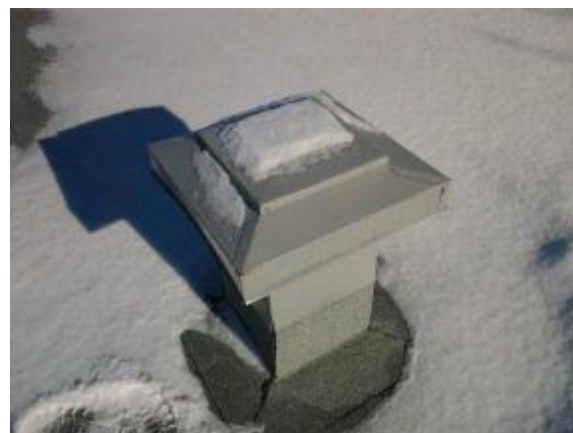




## MAIN ROOF ATTIC

### 6.1 MAIN ROOF VENTILATION

The roof is vented with  
Maximum\Venmare vents.



### 6.2 MAIN ROOF VENTILATION OBSERVATIONS

Improper ventilation leads to: High levels of humidity in the attic causing reduced efficiency of insulation; increased risk of leakages through condensation and ice damming; wood decay, mould, and deformation of the wood structure; significantly reduces the life expectancy of a roof.

### 6.3 ICE DAMMING

Ice damming is a build up of ice at the eaves and valleys of a roof which forces an accumulation of water to seep under the roof tiles thereby leaking onto the soffits, interior ceilings, or through the exterior walls causing damage to the walls, roof structure and insulation. Causes of ice damming are air leaks into the attic, lack of ventilation or lack of insulation.

### 6.4 MAIN ROOF INSULATION TYPE AND LEVEL

The level of insulation is determined with an "R" value. R-0 would be 0" inches of insulation (no insulation). R-40 is about 12" of insulation. R-31 is about 10" of insulation and is today's construction norm.

## ROOF 2 ATTIC

### 6.5 ROOF 2 VENTILATION

The roof is vented with static  
or low profile vents.





The flues should be inspected by a chimney specialist before buying the building. The chimneys are inspected from the ground or roof (slope, height, and weather permitting). We never lean a ladder against a chimney for safety reasons..

## CHIMNEYS

### 7.1 CHIMNEY 1

The chimney is a masonry type of chimney.

The chimney is located at the left hand side of the building.



### 7.2 CHIMNEY 1 CONDITION

Some mortar repair visible; inspect and repair as required all joints annually.

Consult a chimney specialist (mason, chimney sweep, etc.) to inspect and determine the extent and cost of work:

Missing a rain cap. Exposed flue to rain could have caused damage to the liner or other sections of the chimney not visible during an inspection.



7.3 CHIMNEY 2

The chimney is a masonry type of chimney.

The chimney is located at the right hand side of the building.



7.4 CHIMNEY 2 CONDITION

Some mortar repair visible; inspect and repair as required all joints annually.



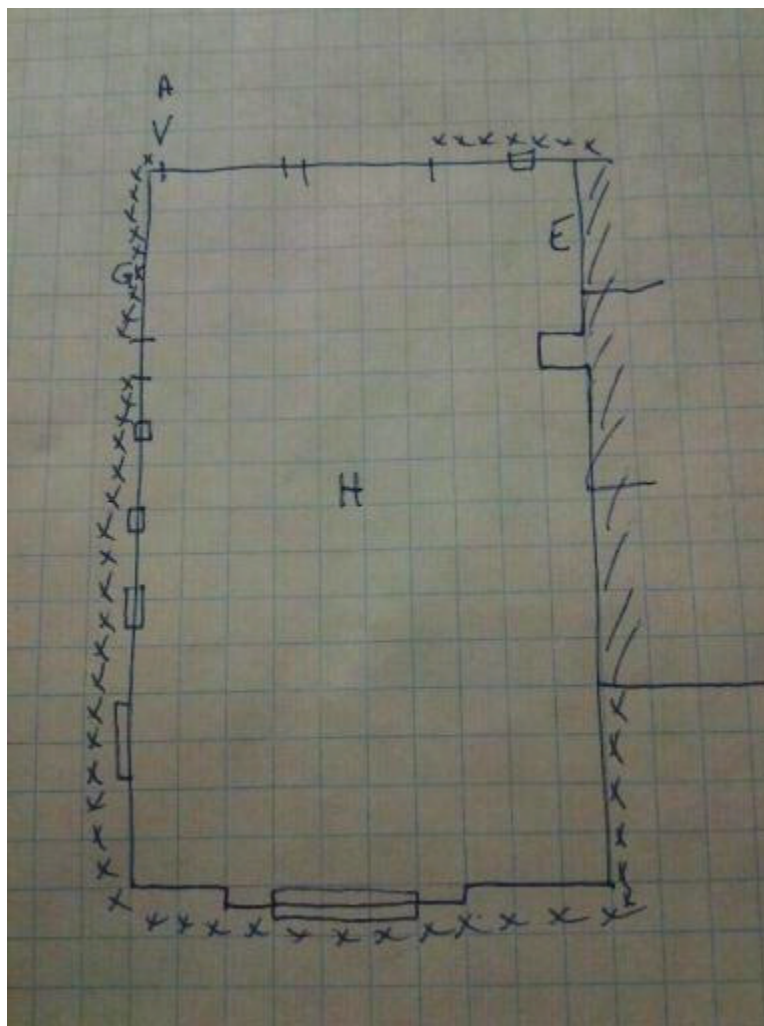
## Foundation Material

### 8.1 FOUNDATION

Foundation constructed of poured concrete.

## Foundation Diagram

### 8.2 FOUNDATION



Please note that the legend below indicates the meaning of the letters and codes used in the diagram or schematic above. If a letter or code is not used in the diagram or schematic, the letter or code does not apply to this

**inspection.**

**Legend:**

**P** = Water main  
**E** = Electrical main  
**G** = Gas Main  
**V** = Crack  
----|--|---- = Door  
---[----]--- = Window  
**xxxxx** = Not visible  
**////** = Not visible

**Crack and foundation codes:**

- (A)** Small, shrinkage and/or settlement crack. This is the type of crack often seen on most buildings of similar age. Although no leaks were detected at the time of inspection, repairs are advisable. To be sure there are no structural implications would require further evaluation by a foundation specialist.
- (B)** Repair Recommended. Consult a foundation specialist to inspect the whole foundation and determine the extent, best method, and cost of repair,
- (D)** Significant movement in this area: we recommend an engineering or geotechnical investigation.
- (F)** Crack seems to have been repaired. We cannot determine the adequacy of this repair. Obtain receipts for possible warranties. If receipts and warranties are not provided, consult a foundation specialist.
- (H)** The building seems level with no visually significant movement.
- (J)** Crumbling and degradation noted, consult a foundation specialist to determine the extent and cost of repairs.
- (K)** Corner crack, not structurally significant, this is usually due to brick expansion.

## BASEMENT

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

There is always a risk of water infiltration from sewer back-ups, cracks, ground water, windows, ice damming, etc.

## STRUCTURE

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## BASEMENT & STRUCTURE

### 9.1 BASEMENT WATER INFILTRATION

The evidence of prior water leakages is slight.

### 9.2 PROBABILITY OF INFILTRATIONS

Our opinion on the probability of getting water infiltrations is: High. To reduce the risk of water infiltrations, repair the drainage around the building (grading of the land to ensure positive drainage, extending down spouts, etc.).

### 9.3 WATER INFILTRATION OBSERVATIONS

The basement is finished or filled with personal effects about 90%. This impedes our visual inspection for water infiltrations.

Efflorescence staining seen along the bases of the foundation walls. This may be an indication of blocked or non-existent french drains. Water is being absorbed by the foundation.



### 9.4 WATER INFILTRATION NOTES

We cannot ensure that your basement will be dry. If a dry basement is a necessity, consult a specialist immediately.

Most buildings built before 1980 will not have french drains or they are usually no longer functional. This fact makes having the proper drainage around the building even more important.

Installation of new french drains should be considered only if the repair of the grading of the land around the building and, if applicable, extending down spouts have not resolved the problem. These repairs are much cheaper and, based on our experience, have always resolved the problem unless the water table is high in the area.

When the probability of water infiltration is high or medium as indicated above, the finished parts of the basement may have decayed wood and fungus/mould growth. Moulds can be a health hazard and can require expensive repairs. If you have respiratory sensitivities, then it is advisable to have the building checked by an air quality specialist.

#### 9.5 BASEMENT FLOOR

The basement floor is a concrete slab where visible.

The basement floor is not visible about 90%.

A floor drain is provided.



#### 9.6 CHECKFLOW VALVE

A check flow (back flow) valve is not confirmed due to finishings and personal effects in the building. One is required to reduce the risk of sewer back-up. Obtain sewer back-up insurance.

#### 9.7 TYPE OF SPACE UNDER BUILDING

This property has a full basement which was finished as living space.

#### 9.8 STRUCTURAL LIMITATIONS

About 90% of the interior foundation walls were not visible due to furnishings, wall coverings, debris, etc. This impedes our visual inspection of the foundation.

The basement is finished about 90%. This impedes our visual inspection of the structure and foundation.

Settlement is noticeable as sloped floors, wall cracks, sagging joists, etc. This level of settlement is typical for buildings of this era and area. To be sure that there are no problems, an engineering investigation is required.

Humped floors were noted. This is often due to different shrinkage rates between the main beams and the wood floor joists, partition walls not resting on a main beam, buckling of floor boards, or a



warped floor joist. Sometimes it can be from slippage at a column or the joist connections at a beam. An engineering investigation would be needed to know for sure.

#### 9.9 STRUCTURAL OBSERVATIONS

No visual indications outside the norm for a building of this age and type of construction in this geographical area were seen that would indicate a problem at the time of inspection.

#### 9.10 BASEMENT FOUNDATION WALL INSULATION

We recommend insulating the interior sides of foundation walls to reduce heat loss. Consult an insulation contractor.



This inspection cannot determine whether or not these installations meet codes, laws, or your insurance company's requirements. Consult a specialist to make a thorough inspection.

## **FIREPLACE (S)**

### 10.1 FIREPLACE 1

The fireplace is located at the living room.

The fireplace is a masonry fireplace.



### 10.2 FIREPLACE 1 OBSERVATIONS:

Consult a chimney sweeper or specialist to inspect the fireplace in order to determine the cost and extent of repairs since we found:




It would be best to convert the fireplace to a sealed gas/propane type of fireplace. These are safer, easier to maintain, can heat the building, and are more environmentally friendly.

The combustion chamber or firebox needs some mortar pointing repair.

The smoke chamber and flue are dirty and/or not visible.

This fireplace should not be used until it is repaired. Hazardous.

This type of fireplace may not be compatible with the chimney provided.



IL EST TEMPS  
DE CHANGER  
VOS VIEUX  
APPAREILS  
DE CHAUFFAGE  
AU BOIS  
POËLE+FOYER


OBTENEZ  
RECEIVE  
JUSQU'À / UP TO  
**900\$\***

IT'S TIME TO  
CHANGE YOUR OLD  
WOOD-HEATING  
APPLIANCES  
STOVE+FIREPLACE

WWW.FEUVERT.ORG  
514 871-8378

CE PROGRAMME EST FINANCÉ PAR LE MINISTÈRE DU DÉVELOPPEMENT DURABLE, DE L'ENVIRONNEMENT ET DES PARCS ET GÉRÉ PAR L'ORGANISME SANS BUT LUCRATIF ÉQUITERRE. // THIS PROGRAM IS FUNDED BY THE MINISTRY OF SUSTAINABLE DEVELOPMENT, ENVIRONMENT AND PARKS, AND ADMINISTERED BY NONPROFIT ÉQUITERRE.

\* Jusqu'à 900\$ par foyer. 0\$ de frais d'installation.

Fondsvert Québec  équiterrre

[www.feuvvert.org](http://www.feuvvert.org) 514.871.8378



We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. An electrician could reveal additional deficiencies or recommend additional upgrades. Any electrical repairs or upgrades should be made by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

## ELECTRICAL SYSTEM

### 11.1 HYDRO HOOKUP

The electrical service supply was overhead.



### 11.2 SYSTEM AMPERAGE

The main electrical service entry is 200 amps.

### 11.3 MAIN DISCONNECT

The main power disconnect is a breaker.

### 11.4 MAIN ENTRY LOCATION

The main electrical service panel was located in the electrical room of the building.

#### 11.5 GROUND

Ground wire is connected to the main water line pipe. The connection is well secured.

#### 11.6 MAIN CIRCUIT PANEL

The branch disconnects are breakers.

The main circuit panel capacity is full. This means that any additional circuits will require the upgrading of this panel or the installation of a sub-panel.



#### 11.7 PLUG GROUNDING

The plugs tested in the building were a mix of ungrounded and grounded plugs. This was found using a tester used by most inspectors. This is usually found on older buildings built before 1962 that have had renovations done which used the newer wiring with their ground wires connected. On newer buildings or renovations, an ungrounded plug is a defect.

#### 11.8 WIRING

The visible branch circuit wiring was copper wire.

11.9 OBSERVATIONS 2: Consult an electrician to inspect the electrical system to determine the extent and cost of repairs since we found the following shock or fire hazards:

Reversed polarity found on some plugs. This is usually an indication of non-professional work. Defective plugs found at the master bedroom bathroom.

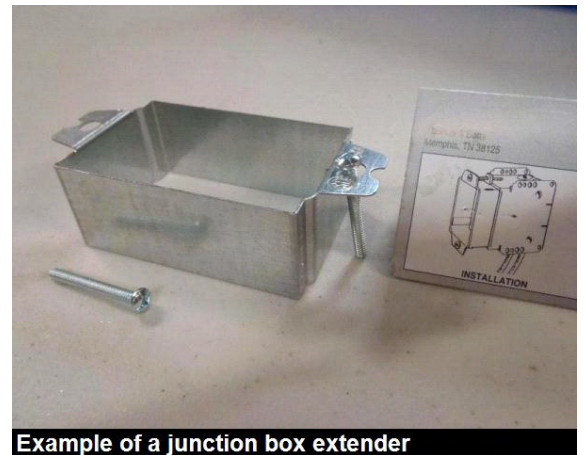
Ungrounded plugs found where grounded plugs should be provided for appliances that need grounding. New wires and plugs needed for any plug where a computer, tread mill, TV, fridge, etc., will be used.

The kitchen stove vent is installed on an extension cord.

Junction boxes missing cover plates at the furnace room. A missing cover plate leaves energized electrical components exposed to touch. Install cover plates.



Recessed plugs at the kitchen counters. The electrical junction boxes were not moved forward nor extended thereby creating a space where sparks can escape. The electrician should check the switches as well.



Example of a junction box extender



#### 11.10 LIMITATIONS

Low voltage systems, alarm systems, telephone, television, alarm wiring, and breakers (except GFCIs) are not inspected.

Circuit panels are not opened due to the possible shock hazard and damage to the building or equipment. When removing a panel, a breaker may accidentally be tripped.



The inspector can only readily open access panels provided by the manufacturer or installer for routine building maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

The general building inspection does not include any form of heating system warranty or guarantee. Its purpose is to reflect the condition of the visible portions of the heating system at the time of the inspection.

## HEATING SYSTEM DESCRIPTION

### 12.1 PRIMARY HEATING FUEL

The primary heating fuel is electricity. Gas is provided for other parts of the building.



### 12.2 HEAT DISTRIBUTION SYSTEM



The primary source of heat for this property is electric baseboard heaters and convect-air heaters.



#### 12.3 TYPE OF THERMOSTAT

The heating system was controlled by in room wall mounted thermostats.



#### 12.4 AGE OF HEATING SYSTEM

We believe the heating system to be recently installed heating system.

#### 12.5 PROBABILITY OF REPLACEMENT

The probability of replacement of the heating system over the next 5 years is: Low. This is a subjective evaluation on our part. A better evaluation could be made by a HVAC specialist.



12.6 OBSERVATIONS 1:

Asbestos looking material  
seen on heating pipes in the  
basement. Encapsulation or  
removal is recommended.  
Consult a specialist.





The main water shut-off was not operated due to leaks and breakage that can occur causing water damage. Emergency water shut-off valves under sinks and toilets are tested due to potential leaks causing water damage.

Sink and tub overflows are not inspected for leakage. Tub and sink overflow spillage can cause damage.

Cast iron and steel drain pipes, if present, will be a source of repair until updated to ABS/PVC plastic or copper.

Buildings built before 1976 usually have cast iron drain pipes between the building and the sewer system. This pipe may be broken or cracked thereby allowing debris or roots to block this pipe. This pipe is expensive to replace requiring the excavation of the front lawn. It is recommended to consult a plumber with a scoping camera to inspect these pipes.

The water temperature of the hot water system should follow the manufacturers recommendations to avoid a scalding hazard.

## PLUMBING

### 13.1 MAIN WATER ENTRY

The main entry from the public water supply system could not be located due to lack of access to the front of the basement at the time of inspection (Bachelor apartment was locked). This impedes our inspection of the plumbing system.

### 13.2 PIPE MATERIALS VISIBLE

The visible water pipes are in copper et plastic/pex (plastic/pex piping is not as reliable as copper piping. Cracking and leaking has occurred in the industry.) .

The visible drain pipes are in cast iron et ABS/PVC plastic.

The visible vent pipes/stacks are in cast iron.

The visible p-traps are in cast iron et ABS/PVC plastic.

### 13.3 WATER PRESSURE

The water flow was found to be good at the time the inspection was conducted. Note that the water flow will be usually less early in the morning and around early evening.

### 13.4 HOT WATER 1

The hot water tank is fueled by electricity.

The hot water tank has a holding capacity of about 60/272 gallons/liters.

The date of the hot water tank was 2008.

The probability of replacement of the hot water tank within the next 5 years is: Medium



Most windows last 20-25 years. It is our experience that replacing windows does not save much money on the heating bill. Replace the windows if you want them to be more functional, easier to maintain and for cosmetic reasons. Old windows can always be refurbished although the work can be expensive.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected.

Testing, identifying, or identifying the source of environmental pollutants or odours (including but not limited to lead, mould, allergens, odours from pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the end of your inspection deadline.

## INTERIOR

### 14.1 WALLS AND CEILINGS

Minor cracks are repairable with gyproc tape and plaster.

### 14.2 WINDOWS / PATIO DOORS / SKYLIGHTS

Condensation stains seen, could promote mould growth, keep window coverings open or 4" away from walls.

Consult a window repair company to inspect and determine the cost and extent of work for the following items:

Basement windows are too small or not designed for a fire exit. This is especially important for basement bedrooms. The unobstructed opening of the window should be 0.35 sq. m. with no dimension less than 380mm (15") (i.e. 15"x36" or 23"x23").

### 14.3 DOORS

Minor cosmetic door veneer damage was seen.

14.4 SMOKE DETECTORS

Smoke detectors were seen on every floor.

14.5 LAUNDRY FACILITIES

Dryer has a 240v connection.  
Dryer has a metal duct.

Dryer vents to the exterior.

Washer has a dedicated drain.



14.6 KITCHEN FLOOR

Kitchen floor is in ceramic. The kitchen floors are chipped and cracked.

14.7 BEDROOM FLOORS

Bedroom floors are parquet. Bedroom floors are functional at the inspection.

14.8 LIVING ROOM AND DINING  
ROOM FLOORS

Living room and Dining room floors are parquet.

Living room and Dining rooms floors were functional at the inspection.

All toilets and faucets are operated and are deemed to be working unless otherwise mentioned.

## BATHROOMS AND KITCHENS

### 15.1 BATHROOM 1

Located at master bedroom

Ventilation provided by a fan.

The bathroom plug is a GFCI.

The bathroom fixtures are all newer installations.



### 15.2 Bathroom 1 Observations

Bathroom fan is noisy.

Seal shower at the joint between the shower wall and shower base. Use an appropriate caulking.

Seal shower walls at corners to prevent leaking. Use an appropriate caulking.

### 15.3 BATHROOM 2

Located at corridor

Ventilation provided by a fan.

The bathroom plug is a GFCI.

The bathroom fixtures are all newer installations.



15.4 Bathroom 2 Observations

Recommend sealing the corners of the bathwall with silicone.

15.5 KITCHEN 1

The kitchen is a newer installation.

The stove is electric.

The stove vent vents to the exterior.

Kitchen counter plugs are grounded.

The kitchen counters are functional.

The kitchen cabinets are functional.

The kitchen sink was functional at the time of inspection.

