



Brossard, January 14, 2016

Julia Robert, Wayne Newton  
315, Jean-Charles  
Dieppe, (New-Brunswick) E1A 0C3

Enclosed is our report on the property that we recently inspected at your request. This report contains information concerning the inspection conditions, the observations recorded by the inspector and a number of notes and recommendations pertaining specifically to the property.

This report also defines the limits of our visual inspection and of our liability. We trust you will find everything in order.

We would like to take this opportunity to thank you for choosing our firm. If you need any further information, please do not hesitate to contact us and tell your family and friends about our services.

Yours truly,

---

Celina Lapello  
Inspectrice et Thermographe en bâtiment



# INSPECTION REPORT PREPURCHASE

PROPERTY LOCATED AT

134, du Barrage  
Terrebonne, (Québec) J2H 2M3

File: 2015000000



## CLIENTS

Julia Robert, Wayne Newton  
315, Jean-Charles  
Dieppe, (New-Brunswick) E1A 0C3



## Les Inspections en Bâtiment Lapello inc.

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Done: July 29, 2015

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**SUMMARY**

CLIENTS: Julia Robert, Wayne Newton  
DATE AND TIME: July 29, 2015, 10:00 DURATION: 2:30  
INSPECTOR: Celina Lapello  
WEATHER CONDITIONS: Sunny, 31°C  
PERSONS PRESENT: Julia Robert, Wayne Newton, Selling Agent, Hugo Huard, Certified Inspector

**INSPECTED PROPERTY**

ADDRESS: 134, du Barrage, Terrebonne (Québec) J2H 2M3  
TYPE OF PROPERTY: Single detached house  
YEAR OF CONSTRUCTION: 2008

**GENERAL CONDITION****Reports**

For orientations given in this report, please consider yourself standing in the street facing the building in question. This face of the building is the FRONT, the opposite wall, of the building or an interior room, parallel to the front is designated as the BACK. The RIGHT SIDE is to your right when facing the building and similarly the LEFT SIDE is to your left when facing the building. If you are inside the building or a room the RIGHT SIDE is to your right when you place yourself with your back to the street.

**How to read the report**

V = Visualized

P/V = Partially Visualized

N/V = Not Visualized

N/A = Non applicable

This house compares favourably with other houses of the same age and type. No major defects were noted, only minor maintenance and repairs were observed.

We found no major deficiencies on this property. We did note some repairs, maintenance work, and improvements that should be made, however, all of these elements are more fully presented in this report.

**VENDOR'S DECLARATION**

We have received a copy of the document, completed by the selling owner, pertaining to the hidden conditions that only his knowledge of the property and his past experience could reveal. It is a regular OACIQ document. The seller's declaration bears the report number 00000.

## NOTICE TO READER

This inspection was executed in accordance to the Quebec Association of Building Inspector (AIBQ) for the purpose of detecting and disclosing major visible defects, as noted at the time of the inspection, that could have influence your decision to purchase (if applicable). Although some minor defects may also be mentioned, this report will not necessarily identify them all.

**Standard of Practice** of the Quebec Association of Building Inspector (AIBQ) Consult the web site:  
<http://aibq.qc.ca/eng>.

It is important to know what your professional inspector can do for you, and to be aware of his limits concerning the inspection and analysis. This inspection covers all parts of the building that are easily accessible, and is limited to what can be visually observed. The inspector is not authorized to move furniture, lift carpets, remove panels or disassemble components of any equipment.

A visual inspection cannot detect hidden defects. Hidden defects are defects that cannot be detected or suspected by the inspector without moving furniture, objects, or any other obstacle during his visual inspection of the primary components of the building. For example, a defect that could be detected only after execution of destructive tests, or requiring exploration, sampling, or calculation of the building components is a hidden defect. Likewise, any defect discovered following damage that occurs after the inspection, or following the displacement or removal of furniture, objects, snow, or any other obstacle, is also a hidden defect. Some indications do not always reveal the full extent and gravity of defects or non-visible defects.

Identifying or testing for the Presence of Asbestos, Radon, Lead Based Products, or other Potentially Hazardous Materials is NOT within the scope of this report.

All buildings contain defects that will not be listed in the inspection report. If you encounter any such defect and you feel that your inspector failed to give you adequate warning, contact him. A telephone conversation may be all that is required to help you decide what measures to take to correct the defect, and your inspector will be able to advise and counsel you in response to the proposals set forth by contractors.

The inspection report is neither a guarantee nor insurance policy of any kind. The inspection report is a compendium of comments and observations concerning the property, noted at the date and time of the inspection. It is not an exhaustive enumeration of repairs to be undertaken.

The inspection report is not primarily intended to provide a guide to the renegotiation of the price of the property nor should it be interpreted as an opinion of the market value thereof. The owner may or may not decide to correct any shortcomings listed in the report.

The inspector has neither checked nor double-checked information provided by any person during the inspection. The inspector assumes that this information was correct and that it was provided in good faith by the person from whom it was received.

## STRUCTURE

### Limitations

*Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.*

### Foundations

V     P/V     N/V     N/A    Poured Concrete

### Limitations

*The French drain is a drain pipe that runs around a building to evacuate excess water and prevent accumulations. Water collected by the drain is directed to a catchment area. A French drain, that is well installed and in good condition, will protect your home from humidity and infiltrations.*

*The installation of French drains has been mandatory since 1955. A French drain lasts approximately 30 years, but its lifespan may be shortened in the following cases: the drain is poorly positioned, poorly installed, clogged or even non-existent. Your basement may become humid or emit an odour, or mould may start to develop.*

*WE DO NOT INSPECT - French drain: We did not perform any verification in order to determine if there is a French drain or to assess its condition. It is the responsibility of the purchaser to ensure that these verifications are done (camera or other methods of inspection). The purchaser should contact a firm specialized in that field.*

### Reports

Cracks noted on the foundation walls. These cracks may represent water infiltration, and should be repaired to avoid water infiltration into the basement. Consult a licensed contractor to further evaluate and correct as needed.



Concrete - Minor fissures to be repaired ( less than1 mm )

The cement parging is damaged in certain areas. We recommend it be repaired in order to protect the foundation's concrete. For a better adherence, you may use concrete glue on the foundation, before applying the cement parging. Maintenance is required as soon as any damage is visible. This is to prevent water infiltration during the freezing and thawing periods.

## Concrete slab

V     P/V     N/V     N/A    Floating concrete slab

### Limitations

*The cause and future consequences of a crack or deformation of a concrete floor (slab poured over soil) cannot be determined by a general visual inspection. Cracks (forming three points of a star in a concrete slab basement floor) are an indication that the concrete slab is subjected to pressure from underneath or other. If signs of this nature are observed, consult a specialist who will be able to identify the source of the problem and suggest corrective measures to be taken.*

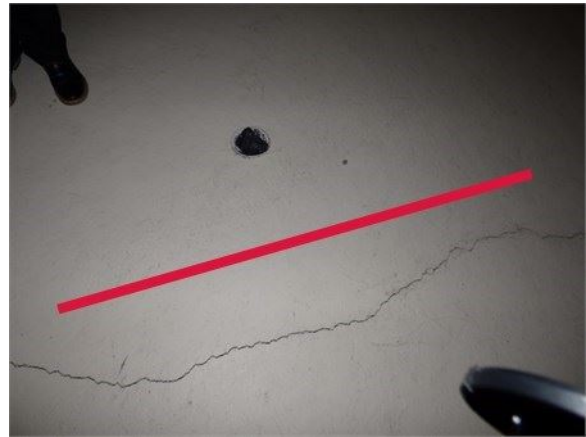
### Reports

The Quebec Comity developed a means of standardizing laboratory techniques for evaluating swelling potential. The construction industry adopted the CTQ M-100 method voluntarily to ensure that the stone sold by quarries as backfill would henceforth be certified as non-swelling. Since April 1999, most aggregate producers have been applying this method. The certification is designated "DB" which stands for dalle de béton (concrete slab). It is, however, to be understood that the we are not talking about a compulsory standard and consumers should remain vigilant. They should demand "DB" certified stone for work under concrete slabs and check to make sure that the delivery slip bears the "DB" certification. The delivery slip must contain: the abbreviations of the laboratory having issued the certificate; the dates starting and ending the attestation's validity; the address of the backfills destination; the delivery date; the letters DB; and a declaration signed by the truck driver. For a new house or for renovations, consumers should always demand that the contractor give them the original delivery slip certifying that the backfill is "DB" quality. Request this certification prior to closure.

We noted some cracks in the basement's concrete slab. In our opinion, these were caused because control joints were not installed when the slab was poured. These cracks could be shrinkage cracks (which appeared while the concrete was drying) or they could have been caused by a slight settling of the soil beneath the slab. We recommend sealing the cracks.







Floors

V     P/V     N/V     N/A    Open web floor trusses

Limitations

*The inspector is not qualified to do a compliance analysis on the installation of floor structures made of open or composite joists. Only a qualified engineer with the manufacturer's installation norms can provide an opinion on the compliance of the installation.*

Reports

Usable, in general (where visible).

Bearing walls

V     P/V     N/V     N/A    Bearing walls (not visible)

Limitations

*Any opening in a load-bearing wall requires the installation of beams and columns to redistribute the load. These columns must be properly braced and supported. Consult a qualified structural specialist before modifying a load-bearing wall's structure. Exterior walls are generally load-bearing walls that support part of the load from the upper-level floors and roof. Inside, it is harder to identify these walls. To do so, it may be necessary to take down some of the interior wall covering in order to see the structural elements.*

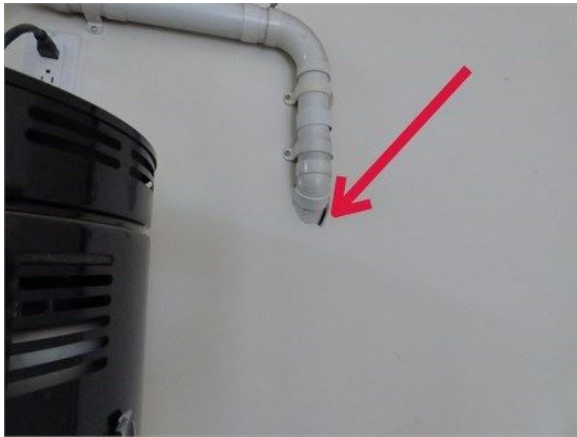
Shared walls

V     P/V     N/V     N/A    Wooden wall covered with drywall

Reports

Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.





### Beams and columns

V    P/V    N/V    N/A   Steel Columns and Beams

#### General statements

*It is not appropriate to move or remove braces or columns beneath a beam without consulting a structural specialist  
Likewise, when adding a column, the existing structure should not be uplifted when installing the beam.*

#### Reports

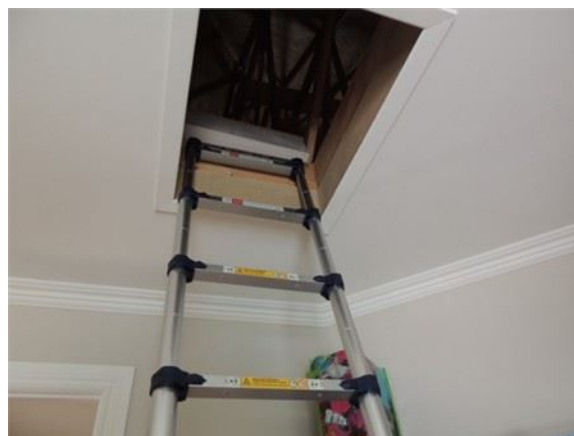
Usable, in general (where visible).

### Attic Access location and inspection method

V    P/V    N/V    N/A   Attic trap located in the garage, inspected with a flashlight

#### Reports

Viewed by entering attic through hatch.



### Roof structures

V    P/V    N/V    N/A   Prefabricated roof structure

## Limitations

*No structural analysis of the roof has been made. Only obvious irregularities have been noted in the report. To have a structural analysis done, consult with a qualified structural engineer. It is recommended snow be removed regularly from all flat and low-pitched roofs. Some older buildings or buildings not built in compliance with current building codes may suffer serious damage if there are important snow accumulations on the roof during winter.*

## Reports

Usable, in general at time of inspection.







## EXTERIOR

### Limitations

*Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.*

### Exterior walls coverings

V     P/V     N/V     N/A    Acrylic covering

### Reports

A polymeric coating is a siding that requires a particular attention to openings. Caulk joints must be in good condition at all times to prevent water infiltration. This kind of siding often causes problems to the building envelope (deterioration of internal components due to water infiltration and/or condensation) because, in most cases, there is no air chamber behind the siding Regularly check the coating's condition and repair as soon as any damage is visible.

### Masonry

V     P/V     N/V     N/A    Natural stone

### General statements

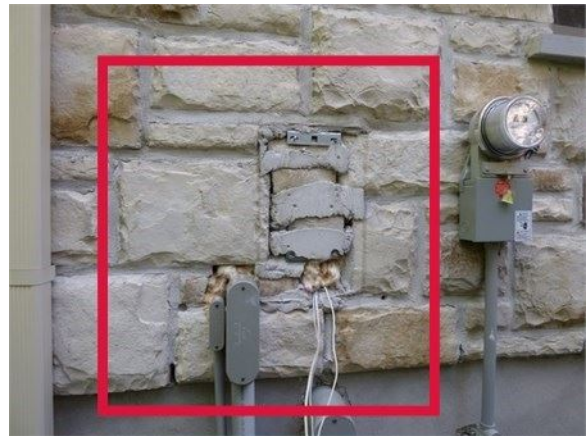
*Generally, masonry requires little maintenance. The mortar which joins the elements tends to disintegrate over time and must be replaced every 25 years (or more). That being said, mortar joints near the window aprons are more exposed to bad weather and, as such, should be regularly checked and, if need be, repaired.*

### Reports

Damaged walls noted. Correct this condition as soon as possible. Consult a licensed masonry contractor to correct this condition.



Monitor small cracks.



Repair damaged wall as soon as possible.



Flashings and seals

V     P/V     N/V     N/A    Polymeric sealant (flexible)

Reports

The sealant joints have deteriorated in some places and need to be redone. We recommend you check the condition of the seals every year to prevent water infiltration within the building's envelope and the deterioration of internal components.





Water leak noted



Water leak noted

We do not see any flashings. We do not know if there are any.





Eaves, facias and soffits

V    P/V    N/V    N/A   Ventiled aluminium soffits

Reports

Usable, in general.

Garage doors

V    P/V    N/V    N/A   Double steel garage door

Reports

Acceptable, in general.

Presence of electric garage doors openers and safe

V    P/V    N/V    N/A   Garage door opener Present

Reports

The garage door-opener is equipped with a safety reverse device which operated when tested at the time of our inspection. It is recommended that these devices be checked regularly.

We note that the mechanism for opening the garage door is defective. Correct this condition.



## Exterior doors

V     P/V     N/V     N/A    Steel doors

## Reports

Acceptable, in general.

Door hardware requires frequent inspection, adjustment, and lubrication.

Doors have a typical service life of 20 to 25 years.

We noted that the caulking between the doorjamb and the threshold is deteriorated. Some of the doorjamb has started to deteriorate (rot). Repairs must be started as soon as possible.



## Functionality of Permanent Exterior doors

V     P/V     N/V     N/A

## Reports

Operation of door is difficult. Adjustment required.



## Windows and canopys

V     P/V     N/V     N/A    Casement wood windows and PVC

### Reports

Wood casement windows noted. This type of window requires specific maintenance as water and/or condensation can seriously affect their operation, their efficiency and reduce their durability.

Acceptable, in general.

### Functionality of the windows

V  P/V  N/V  N/A

### Reports

We have noted that the opening mechanism of certain windows was defective. Inspect each window, adjust the opening and replace the worn or damaged parts.

### Terraces, balconies, guardrails, steps and stoops

V  P/V  N/V  N/A Concrete balcony covered with pavers

### Reports

Acceptable, in general.

### Terraces, balconies, guardrails, steps and

V  P/V  N/V  N/A Concrete balcony

### Reports

A cold room (or other room) is located beneath this balcony. In order to prevent humidity problems in this room, we recommend applying a waterproofing substance to the deck of the balcony.

### Landscaping

V  P/V  N/V  N/A Nominally flat site

### Limitations

*The general topography of the grounds and of the adjacent properties should provide positive surface water drainage towards the municipal storm drains, ditches or other areas of the grounds where it can be absorbed by the soil. All materials used in landscaping a property are subjected to weather conditions and will experience damage from ice and snow. The general quality of the property's drainage will have an impact on the useful life of these items and will have a positive effect on reducing potential damage caused by freezing and erosion.*

### Reports

General Slope of the ground is acceptable.

### Sidewalks and Driveway

V  P/V  N/V  N/A Pavers

### Reports

Acceptable, in general at time of inspection.

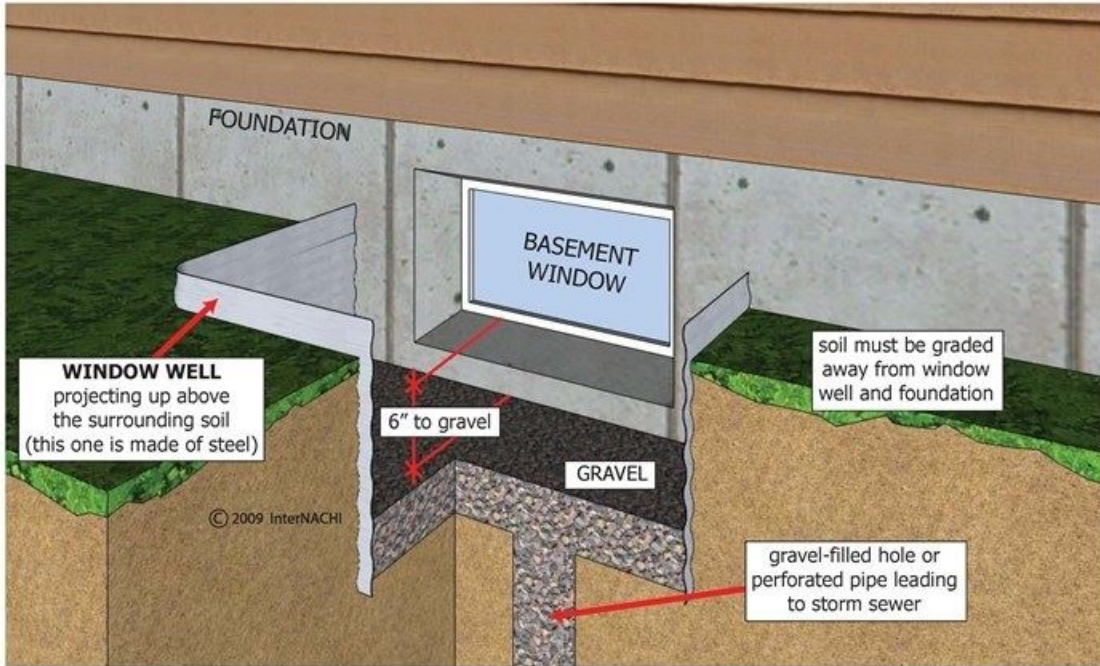
Light wells

V  P/V  N/V  N/A Missing window wells

Reports

We recommend installing window wells at basement windows to allow adequate drainage, to protect the window frames and prevent water infiltration as well as to prevent damage/deterioration to frames.

Window Wells



Site drainage

V  P/V  N/V  N/A Standard drain

Reports

Acceptable, in general.



The outside drains should be cleaned and maintained to prevent serious problems of water infiltration within the building at times of heavy rains. Use a standard garden hose to verify normal water drainage. If needed, have a specialist clear the conduits.



**ROOF**

Inspection procedures

*The roof was not mounted.*

Pitched roof covering

V     P/V     N/V     N/A    Asphalt shingles

Reports

Roof shows normal wear for its age and type; serviceable at time of inspection.

We recommend obtaining from the seller disclosure/invoice/guaranty concerning this condition.

Note: Typical life expectancy for roofing products can vary widely as a function of the material composition, type, installation details, and other factors discussed in depth at this website. Typical shingle life expectancies range from about 15 years to 40 years.





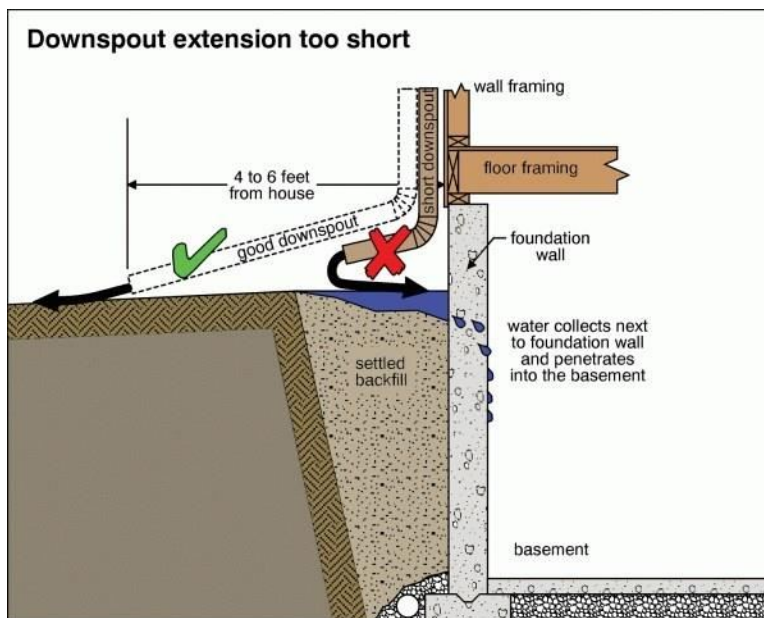


#### Rainwater gutter

V     P/V     N/V     N/A    Aluminium gutters

#### Reports

To avoid overloading the foundation drainage system, and to reduce the risk of water infiltration and excessive humidity in the basement, we recommend that downspouts direct water away from the house through the use of extensions or deflection slabs as needed. Leave 7 to 8 inches of space to avoid damage caused by winter ice and freezing. Eaves troughs should be inspected regularly (use a garden hose) and cleaned at least once each year (in the fall). If there are many trees in the area, it may be necessary to clean them more often.



Replace damaged downspout

Structure roof penetrations

- V
- P/V
- N/V
- N/A

Reports

Chimney noted.

Maximum ventilator noted.

Plumbing vent stack noted.

Flashings and parapets

- V
  - P/V
  - N/V
  - N/A
- Flashing not visible

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### Limitations

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*Leaking observed at the chimney flue. Amateur patch job done with roof cement. Flashing at faux chimney cover is flush over shingles and needs replaced. Consult a licensed roofer to further evaluate and correct this condition as soon as possible.*

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### Reports

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Caulk and seal as part of routine maintenance to prevent water/humidity infiltration damages.

**PLUMBING**

## Limitations

*Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.*

## Main water valve

V     P/V     N/V     N/A    1 in. copper standard valve

## General statements

*The main valve from the water main was not operated because of the risk of causing a leak. The occupants of the house should know the location of the main valve and be able to shut it off rapidly in case of an emergency.*

## Reports

Main water shut-off valve is located in the basement.  
spliced into 1/2" .  
Acceptable in general.

## Water pipes

V     P/V     N/V     N/A    PEX supply lines

## Limitations

*It is normal to experience a slight drop in pressure when several plumbing accessories are operated at the same time. A pressure variation in the municipal service will cause a variation in the pressure especially if the diameter of the water line is smaller than 3/4 inches. Since municipal water pressure can exceed 75 psi, it is necessary to install a pressure reducer at the water main connection. An evaluation of the adequacy of the water supply exceeds the scope of our inspection. Neither water quality nor the gradual deterioration of the components of the plumbing and the water overflows, caused by products or minerals contained in the water, shall be evaluated in the course of this inspection, nor is there a verification of the presence of lead in the soldered joints of water lines.*

## Reports

We note that the waste water drainage system is secured with inadequate clamps and supports. Appropriate clamps and supports should be installed to avoid damage and/or obstruction due to a collapsed water line.

Missing Air compression chambers . Knocking pipes occur because the water supply pipes in your home are under pressure. This is required so your plumbing system can function. In addition to the pipes that carry the water, there are air chambers built into the pipes that cushion the pressure when you turn on the faucet. The knocking occurs when the air in the pipes naturally depletes. When you turn on the faucet without the normal amount of air in the pockets, the water slams into the air or the end of the pipe, producing the dreaded knocking sound.

Consult your municipality for further information on this subject.



No leakage was visible at the exposed and accessible portions of the main water supply piping.

#### Domestic water heating

V     P/V     N/V     N/A    Gas Hot water heater 50 gallons

#### General statements

*As a general rule, the life expectancy of a hot water heater is 10-15 years, but, depending on the quality of the water supply, it may leak or cease functioning without warning. Manufacturers recommend that water heaters be installed on wood pads so that the cool concrete slab is not in direct contact with the base of the heater. This results in energy savings and a reduction in rust and condensation at the base of the water heater. Manufacturers also recommend that the hot water heater be drained once per year to eliminate the deposits that collect in the base of the reservoir. For occupant safety, it is recommended that the thermostat be set at a minimum of 140 F to prevent formation of bacteria in the unit.*

#### Reports

We note that the hot water heater is showing evident signs of aging. To avoid serious water damage, we suggest that you plan to replace it without delay.



### Waste and ventilation pipes

V     P/V     N/V     N/A    ABS plastic waste pipes

#### General statements

*An insufficient number of plumbing vents, an insufficient diameter of drains or plumbing stacks, and an inadequate disposition of the plumbing stacks could cause evacuation problems for the plumbing. The absence of a siphon on a connection could cause a reflux of sewer smells. The inspection of the underground conduits of the sewer system is excluded from this inspection. The underground pipes of the sewer system can be inspected only by a qualified person with the help of a camera.*

#### Reports

No leakage was visible at the exposed and accessible portions of the waste supply piping.

Roughing-in present for future plumbing installation.

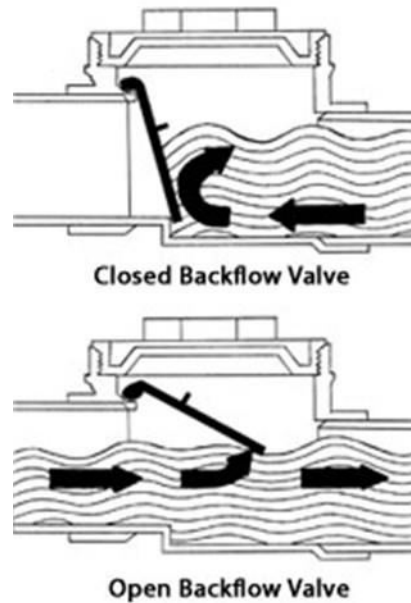
### Back water valves

V     P/V     N/V     N/A    ABS check valve

#### Reports

Backwater valve Present. This valve essentially prevents water from returning due to a back up of water in the sewers. As well, to avoid sewage backups it is important to ensure that there is a valve on the branches of the sinks, floor drains, toilettes and showers in the basement. These must be easily accessible to allow for maintenance (1 or 2 times each year).





### Floor drains

V     P/V     N/V     N/A    Floor drain with "P" trap

#### General statements

*It would be appropriate to have a check valve on the floor drain to avoid possible backflow from the sewer system. Ensure that the water level will be maintained in the siphon trap of the floor drain to keep the gasses and odours of the sewer system from entering into the house.*

#### Reports

It would be appropriate to have a check valve on the floor drain to avoid possible backflow from the sewer system. Ensure that the water level will be maintained in the siphon trap of the floor drain to keep the gasses and odours of the sewer system from entering into the house.

### Sumps and intercepting ditches

V     P/V     N/V     N/A    Conventional sump pump bassin, with a submersible sump pump

#### Reports

We recommend that you verify the operation of this pump periodically. To avoid problems of humidity in the basement, the water level in the sump should be maintained below the level of the lowest foundation drain. We recommend the installation of a battery backup auxiliary sump pump in case of electrical failure. The sump pump float should be adjusted so that the water level stabilizes below the French drain pipe.

### Main clean-outs

V     P/V     N/V     N/A    ABS

#### Reports

Main clean-out noted.

**Bathrooms**

V     P/V     N/V     N/A    Bathroom in satisfactory condition

**Faucets and appliances interior**

V     P/V     N/V     N/A    Standard residential installation

**Inspection procedures**

*We examine each of the faucets of all plumbing fixtures, but some conditions may not be detected by simple activation of the faucets or flushing mechanism. A fixture may become defective or leak after a certain period of use. The emergency valves of household appliances, toilets and sinks are not tested, because of the risk of causing leaks. No valve or faucet of household appliances on site will be verified during the inspection.*

**Reports**

Water pressure and drainage: adequate in general.

The toilets were flushed and all functioned properly.

We note that some of the faucets leak. In time, leaky faucets waste a great amount of water. The washers of leaky faucets should be replaced.

**Exterior Faucets**

V     P/V     N/V     N/A    Standard residential installation

**Reports**

Exterior valve is not functioning properly . Recommend review by a licensed plumber.



**ELECTRICAL**

## Inspection procedures

*The Electrical panel was opened.*

*The inspection of the components of the electric system is limited. The inspector shall record all conditions that, in his opinion, are substandard. The inspector shall examine the interior of the electrical panel and distribution panels only if access to them is easy and not dangerous. A random sampling of accessible light fixtures and wall sockets will be made. The component parts of the electric system that are hidden behind furniture or other objects, enclosed within the structure and finishes of the building, or buried underground will not be verified. We will not verify low-voltage systems, telephone wiring, intercoms, alarm systems, television cables, or outdoor electrical systems for pools and sheds.*

## Electrical Metal Box

V     P/V     N/V     N/A

## Reports

NOTICE - We did not open the Main Service panel due to safety reasons.

Main service box protective with circuit-breaker and location of box is at basement.

SAFETY WARNING: For safety reasons, we recommend locking the Main Service Panels.



## Service entrance

V     P/V     N/V     N/A    Underground supply line

## Grounding Installation

V     P/V     N/V     N/A    Copper

## Reports

Grounding is present.

## Main switch

V     P/V     N/V     N/A    400 Amperes (120-240 volts)

## Reports

Located in the basement.

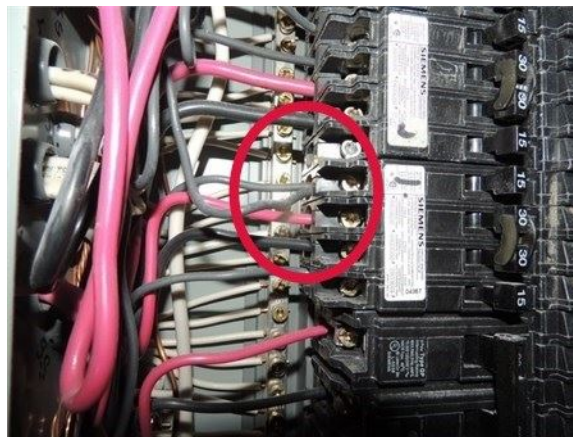
### Principal control panel

V     P/V     N/V     N/A    Circuit breaker panel

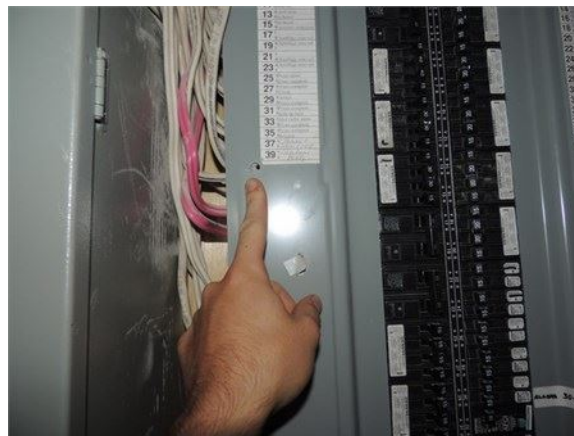
## Reports

The protection device is installed and the panel's capacity is indicated.

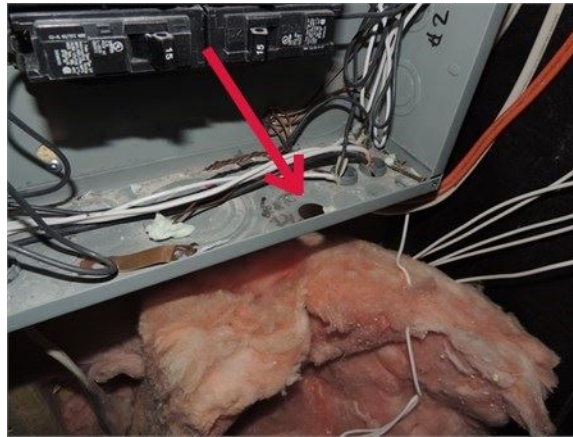
Doubled-up circuitry noted. This condition can add to the load of the affected electrical circuits, causing possible overload and tripping of the breakers. Ideally, each circuit should be independently fused. We recommend this condition be corrected.



Missing electrical screws. Correct this situation.



We note that there are a number of unsealed openings in the distribution panel. This may be a high-risk situation for occupant safety. This situation should be corrected by sealing all openings in the panel.



### Secondary control panels

V     P/V     N/V     N/A    Circuit breaker panel 60 Amperes (120-240 volts)

#### Reports

Location: outside.

### Branch circuits

V     P/V     N/V     N/A    Copper wiring

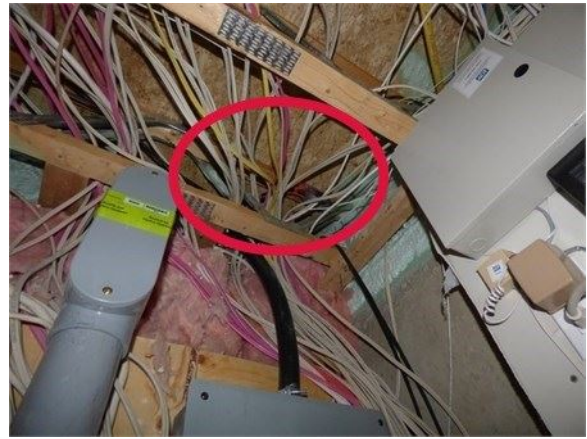
#### Inspection procedures

*A visual inspection cannot identify circuits that might be overloaded. It is not normal for fuses and circuit breakers to constantly need to be replaced or reset. This generally indicates that a circuit is overloaded. Appliances that consume high amounts of electricity (refrigerators, freezers, air conditioners, dishwashers, etc.) should be connected to separate, dedicated circuits.*

#### Reports

We note that some electric connections are not covered, which may be a high-risk situation for the safety of the building and its occupants. Electrical connections should be made with appropriate connectors based on the number and size of wires, and they should be located in an enclosed hexagonal box (as required). An electrical connection should not be concealed within a finished wall or ceiling and should be accessible.





Switches and outlets

V  P/V  N/V  N/A Standard residential installation

Reports

All of the electrical switches and receptacles, which were accessible and which were checked, were properly installed and operational.

All of the electrical light switches, which were accessible and which were checked, were properly installed and operational.

Ground fault circuit interrupters (GFCI)

V  P/V  N/V  N/A GFIC present at bathroom

Reports

Outlets without Ground Fault Interrupters (GFIC) noted. It is recommended that outlets near water sources, such as exterior outlets, garage, kitchen and bathrooms, be equipped with GFIs. We recommend, for safety reasons, this be corrected.





Exterior GFCI (ground fault circuit interrupter) function properly at time of inspection.

Bathrooms, GFCI (ground fault circuit interrupter) function properly at time of inspection.

The outlet should be tested monthly by pressing the TEST button, if the outlet clicks and the RESET button pops out, the GFCI function is operating correctly. If you press TEST and it fails, the outlet needs to be replaced.

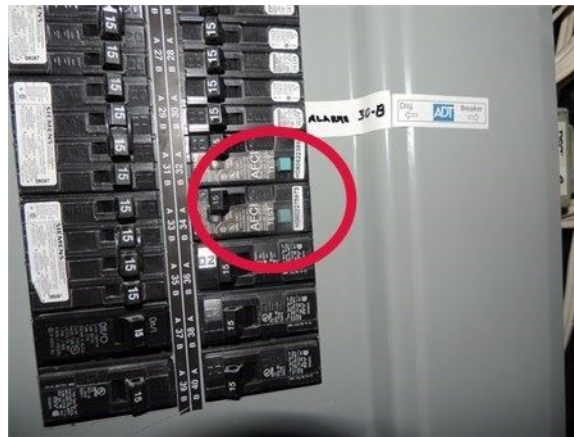
#### Arc fault interrupter

V     P/V     N/V     N/A    Arc Fault Circuit Interrupters

#### Reports

ARC FAULT present. AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.

A test button is located on the front of the device. The user should follow the instructions accompanying the device. If the device does not trip when tested, the AFCI is defective and should be replaced.



### Heating units

V     P/V     N/V     N/A    Radiant heating (ceiling and/or floors) and baseboards

### Reports

We note that one or more electric heaters are inadequately attached to the wall. This is a high-risk situation for electrocution. It is recommended that every heating unit be firmly attached to the adjacent wall.

Property is equipped with radiant heating. Due to the complex and inaccessible nature of these systems, and for safety reasons, we recommend consulting a licensed electrician for verification of performance.

## HEATING

### Inspection procedures

*The heat exchanger and the combustion chamber are the most important components of a central heating unit. These components are located within the unit and cannot be seen during a visual inspection. Their inspection requires the use of instruments and detailed procedures. Only a specialist can execute a proper inspection of these components.*

### Main system

V     P/V     N/V     N/A    Gas furnace

### Reports

The furnace was not tested because the air conditioning was in operation at the time of the inspection and the outside temperature was too high. Prior to operating the heating system, we recommend the complete system be fully reviewed by a heating specialist to ensure proper and safe operation of the system.



The gas supply piping installation included a 90-degree shut off valve in the vicinity of the heating unit for emergency use.

### Heat distribution

V     P/V     N/V     N/A    Duct system

### Reports

Air ducts may contain dust and allergenic contaminants. Dirt and dust can be transported through the air circulation system and may be dangerous to the health of the occupants. The entire air distribution system should be periodically cleaned in depth by a specialist.



Air filter

V  P/V  N/V  N/A Disposable Air filter

Reports

Air filter in good condition.



Electronic air filter not functioning at time of inspection. Repair or replace, as needed.

Permanently installed heat source

V  P/V  N/V  N/A

Reports

Presence of a permanently installed heat source in each habitable room.

Combustion gas exhaust system and damper

V  P/V  N/V  N/A Mechanical mounted evacuator

Reports

The Natural Gas and Propane Installation Code focuses on special installation requirements for the safe operation of the gas appliance. The vent termination must be installed in accordance to the manufacturer's installation instructions. When sidewall venting is must be used, vent terminations should be placed so the vent gases can be dispersed quickly into open areas, away from operable windows and other openings, less than 1 foot (300 mm) above grade level, etc.... We recommend you contact a Certified Installer to ensure that the installation is done in accordance with CSA B149.1 and the manufacturer's installation instructions.

Temperature controls

V  P/V  N/V  N/A Electronic thermostat

Other

V  P/V  N/V  N/A

Reports

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Gas meter located on the right side of the building at rear.

**AUXILIARY HEATING**

Other

 V     P/V     N/V     N/A

Reports

Damaged hot vent. Replacement required.



## AIR CONDITIONING

### Inspection procedures

*Air conditioning systems and heat pumps are checked and operated under the weather conditions existing at the time of the inspection and are recorded as being operational or not operational. There is no in-depth inspection of the system components. A detailed inspection can be done only by a specialized air conditioning technician. If a breakdown occurs after the inspection, the buyer should be notified or a pre-notarization inspection could be scheduled by the buyer. We always recommend that a service contract be taken for the annual servicing and for emergency service during the year. Air conditioning units and heat pumps, just like any other mechanical apparatus, can break down at any time.*

### Cooling and ventilation material

V     P/V     N/V     N/A    Air conditioner

### Reports

Energy source: Electric

Located: condenser located at left side.

The air conditioning unit was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. A detailed review of the cooling capacity of this unit is beyond the scope of this inspection. We recommend consulting a specialist for a complete review of the system.



### Distribution system

V     P/V     N/V     N/A    Forced air wall unit

### Operating commands

V     P/V     N/V     N/A    Digital Thermostat



**INTERIOR****Floor coverings**

V  P/V  N/V  N/A Wood, Laminated, ceramic and/or other flooring

**Inspection procedures**

*The inspector is not required to comment on the normal use of linoleum, carpets, and floor rugs associated with the use of the premises.*

**Reports**

Usable, in general.

**Wall and ceiling coverings**

V  P/V  N/V  N/A Interior finished in sheetrock

**Reports**

Usable, in general.

On the whole, the interior finishes of the home are in above average condition, relative to other homes of this age and construction. We observed typical minor flaws in some areas.

**Interior doors**

V  P/V  N/V  N/A Solid wood door

**Reports**

Door and hardware are usable, in general.



Frame is damaged. Repairs are needed.

**Staircases and railings**

V  P/V  N/V  N/A Ceramic stairs

## Reports

We note that there is a very steep interior stairway, which could be dangerous for the safety of the occupants. If the situation cannot be corrected by a carpenter, we advise you to ensure that an antiskid surface be provided for the treads, that the stairwell lighting be adequate, and that the stairway be equipped with a safe and solid handrail.



## Cupboards and counters

V  P/V  N/V  N/A Wooden cupboards and moulded countertops

## General statements

*If the kitchen stove is adjacent to a wall or cabinet module, the inherent potential risk of fire is increased. There should be a free space of 450 mm on each side of the kitchen stove. If the space is less than 450 mm, the adjacent surface should be protected. Install a protective screen with an airspace of at least 7/8 inch with fireproof spacers.*

## Reports

Usable, in general.

## Garage

V  P/V  N/V  N/A Integrated garage

## Reports

Walls: Gypsum boards

Ceilings: Gypsum boards

Slab on grade: concrete slab

Cracks are visible and should be repaired with epoxy.

For your protection, a fire door and/or self-recloser should be installed.

Clean the catch basin and ensure that it is properly sealed.

Install ground fault circuit interrupter (G.F.C.I.) electrical outlets in the garage and exterior outlets where necessary.

Heat the garage for better comfort. Turn thermostats to 10 °C approx.



Cracks noted



Bump in the garage door noted



The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Smoke Detector

V     P/V     N/V     N/A    Smoke detector

Reports

Present. For safety reasons, it is recommended to verify its performance regularly.

Carbon monoxide detector

V     P/V     N/V     N/A    Carbon monoxide detector

Reports

It is recommended, for safety reasons, to have a properly operational carbon monoxide detector in the home so the occupants will be warned of the presence of toxic gas which may originate from, among

other things, the heating system, the fireplace, workshop or even the garage. This added safety feature must not, under any circumstances, replace annual verification of appliances by a qualified specialist. It is also recommended to periodically verify the proper operation of the carbon monoxide detector and the state of the battery.

Signs of what appears to be mold

V     P/V     N/V     N/A    Extra Notes

Limitations

*Any traces or risk of condensation, humidity or water infiltration identified in this report could cause the appearance of mould behind the visible finishes of the building as well as in the air. Some of the symptoms related to the presence of mould in the air are a persistent cough, chronic fatigue, headaches, asthma, dizziness and intoxication. In the presence of mould, one must first identify the source of the excessive humidity in order to correct the condensation or water infiltration problem. The porous materials such as cardboard, carpets and sometimes even wood, must be replaced. The other materials must be decontaminated.*

Reports

We detected a slight odour of mould and humidity in the cold room and garage. Mould is a health hazard and must therefore be decontamination or removed. We recommend the area be well inspected in order to detect all traces of excessive mould and humidity. Make sure the area is properly ventilated and repair water infiltrations. If the problem persists, an expert analysis should be done.



Signs of water infiltration

V     P/V     N/V     N/A    Extra Notes

Reports

We observed signs of water infiltration in the garage (beneath window). You should determine the exact origin of these infiltrations and take appropriate corrective action to avoid rapid deterioration of the internal components.





Signs of repeated water damage noted located at the basement windows. We recommend repairs.

Traces of water infiltration noted in the attic. During our visit, attic space was dry. The inspector cannot determine when, in the past, the roof leaked. The attic space should be inspected regularly. If water infiltration was noted the origin of the leak should be determined and corrective action should be taken to fix the leaks, in order to avoid deterioration of the internal components.



Possibly caused by snow and wind





Cold room - Signs of previous water damage noted. Dry at time of inspection. We recommend repairs be performed.



Extra notes

V     P/V     N/V     N/A    Extra Notes

Reports

A cold room (or other room) is located beneath this balcony. In order to prevent humidity problems in this room, we recommend applying a waterproofing substance to the deck of the balcony. Please note,

that ideally, two ventilation openings, equipped with protection screens, are required in a cold room. In order to optimize air circulation, it is recommended that one of the openings be connected to a duct ending 12" to 18" from the ground. Cold room is not impervious to water infiltration. It is normal to have water seepage.

## INSULATION AND VENTILATION

### Attic insulation

V     P/V     N/V     N/A    Loose-fill insulation (cellulose)

#### Reports

Uninsulated vent stack noted. It is recommended that the vent stack be insulated to prevent possible condensation. We recommend correcting this situation.



We recommend upgrading the insulation in the attic to a minimum of R-41 (the higher, the better); the existing insulation is equivalent to R-23. This will result in increased comfort, during both winter and summer, and in the reduction of ice dams during winter.

### Attic ventilation

V     P/V     N/V     N/A    Entry air by soffit exit by roof vents

#### Reports

Adequate in general.

### Foundation insulation

V     P/V     N/V     N/A    Batt insulation visible

#### Inspection procedures

*Our inspection of the cellar and/or crawl space is limited to the parts that are readily accessible, without moving personal articles and/or furniture that restrict access and impede visibility. If the wall is covered or if there is not enough space to move around, it becomes impossible to access the area, The inspection, therefore, is limited to the sections that are visible and readily accessible at the time of our inspection.*

#### Reports

Cold room and Header Joist- Exposed plastic type insulation (polystyrene or polyurethane) noted. While this type of insulation has good insulating characteristics, left uncovered it does pose a fire hazard. It should be covered with a fire-resistant material.

## Ceilings fans

V     P/V     N/V     N/A    Standart ceiling fans

## General statements

*A bathroom exhaust fan is indispensable to control excess humidity and evacuate odours. It is suggested that the bathroom or shower exhaust fan be vented to the outdoors.*

## Reports

Appeared functional, at time of inspection.

## Kitchen fan

V     P/V     N/V     N/A    Kitchen fan (high cfm)

## General statements

*The presence and proper operation of a stove hood that exhausts air into the outdoors is indispensable to maintain good indoor air quality. If a burner unit is in use within the lodging, the operation of the stove hood might cause depressurization and a backdraft of combustion gasses. To avoid this situation, always open a window in the dwelling during operation of the burner unit.*

## Reports

Appeared functional, at time of inspection.

## Dryer outlet

V     P/V     N/V     N/A    Galvanized steel duct

## General statements

*The dryer exhaust duct must always be kept clear to ensure optimum performance of the dryer.*

*Note on cleaning: Lint buildup reduces dryer efficiency, which means clothes take longer to dry. Check the vent cap frequently and brush out lint. At least once a year, snake a vacuum hose into the duct to clean it. Tapping on the duct while you do this will help knock off lint that's stuck to the sides and joints. To avoid fires, vacuum lint from around dryer drums, burners and motors at the bottom of the cabinet.*

## Reports

Dryer exterior exhaust noted.

## Air exchanger

V     P/V     N/V     N/A    Air exchanger with heat recovery

## Reports

Located: in the basement

The air exchanger was activated to check the operation of the unit, which appears to be in serviceable condition.

Access Panel was opened. A detailed review of the exchanging capacity of this unit is beyond the scope

of this inspection. We recommend consulting a specialist for a complete review of the system.



#### Other

V     P/V     N/V     N/A

#### Reports

Sign of insects noted in the attic. Seal or install screens in all suspect areas. Consult an expert as necessary.



Unable to determine quality of insulation in the basement. The condition of the walls leads us to believe that insulation is inadequate. We recommend consulting a licensed contractor to further evaluate/correct this situation.



## GENERAL

### General statements

#### *ASSUMPTIONS AND LIMITING CONDITIONS*

*The findings in this report were made pursuant to the following limiting conditions and/or any other conditions which may be mentioned within this report.*

*We did not check for titles of the inspected property nor have we checked for any servitudes, liens or other encumbrances on the property.*

*The descriptions and opinions provided by others, although we believe them to be correct and obtained from reliable sources, have not been verified and, therefore, we cannot assume any liability as to their accuracy or legal implications which they may entail.*

*We do not assume liability with respect to the definition of what may constitute a partial or total loss in the case of a fire or other damage to the property.*

*We do not assume any liability as to the verification methods or engineering methods which may be required to determine the extent of a latent or inherent defects to the inspected property.*

*Sketches, drawings, photographs or other supporting documents, as necessary, included in this report have simply been added for illustration purposes.*

*This inspection does not include any legal study, engineering report, soil analysis, geological study, or verification for toxic waste, radon, asbestos, pyrite or insects, nor were these requested.*

*Therefore, we do not assume any liability with respect to these matters, nor do we assume liability as to the engineering methods which may be requested in order to determine inherent or latent defects of the inspected property.*

*This is a visual, non-exhaustive inspection only and excludes any excavation and demolition work or removal of articles.*

*This inspection does not guarantee that the property meets city by-laws, or provincial regulations, codes and, furthermore, is not intended as a guarantee on the general condition of the inspected property.*

*This report is for your personal use only and we assume no liability as to any interpretation which may be given by any other person or bodies.*

## CONCLUSION

### General statements

#### *ARTICLES OF LAW CONCERNING THE LATENT DEFECTS*

*1726. The seller is bound to warrant the buyer that the property and its accessories are, at the time of the sale, free of latent defects which render it unfit for the use for which it was intended or which so diminish its usefulness that*

*the buyer would not have bought it or paid so high a price if he had been aware of them.*

*The seller is not bound, however, to warrant against any latent defect known to the buyer or any apparent defect; an apparent defect is a defect that can be perceived by a prudent and diligent buyer without any need of expert assistance.*

*1728. If the seller was aware or could not have been unaware of the latent defect, he is bound not only to restore the price, but to pay all damages suffered by the buyer.*

*1739. A buyer who ascertains that the property is defective may give notice in writing of the defect to the seller only within a reasonable time after discovering it. The time begins to run, where the defect appears gradually, on the day that the buyer could have suspected the seriousness and extent of the defect.*

*The seller may not invoke tardy notice from the buyer if he was aware of the defect or could not have been unaware of it.*

**CERTIFICATE****CIVIC ADDRESS OF THE PROPERTY**

134, du Barrage  
Terrebonne (Québec) J2H 2M3

The undersigned inspector certifies:

- Has no interest present or future in this property;
- All recommendations have been formulated with no third party influence;
- No important facts or observations have been voluntarily excluded from the present report;

You are advised not to make a decision unless you clearly understand the observations contained in this report.



Celina Lapello  
Inspectrice et Thermographe en bâtiment



If you need more information, do not hesitate to contact us:



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