



Habitat Consult

INSPECTIONS • EXPERTISES • PLANS ET DEVIS

Membre certifié



INSPECTION REPORT

File : 00-000000

Prepared for : Client name



Building located at : 1234, street name
City (Province)

Prepared by : Jeffrey Bibaud

Inspection date : Year/month/day

209, Latour st, Repentigny, Quebec, J6A 5T1
Phone : (514) 909-8390, Email : habitatconsult@hotmail.com
Web site : www.habitatconsult.ca

TABLE OF CONTENTS

GENERAL INFORMATION	2
INTRODUCTION	3
ASSUMPTIONS AND LIMITATIONS	4
SUMMARY	5
STRUCTURE	6
LANDSCAPING	9
EXTERIOR	12
DOORS AND WINDOWS	16
PORCHES, BALCONIES, TERRACES AND STAIRS	20
CAULKING	24
ROOF	25
INSULATION AND VENTILATION	27
PLUMBING	29
ELECTRICITY	33
HEATING AND COOLING	39
INTERIOR	41
CONCLUSION	45

GENERAL INFORMATION

File number :	00-000000
Building inspection at :	1234, street name, City (Province)
Client(s) :	Contact information
Inspection company :	Habitat Consult 209, Latour street Repentigny (Quebec) J6A 5T1 Phone : (514) 909-8390 Email : habitatconsult@hotmail.com Web site : www.habitatconsult.ca
Inspector :	Jeffrey Bibaud
Persons present at time of inspection :	The client The seller The real estate brokers
Date of the visit :	Year/month/day
Report date:	Year/month/day
Building type :	House
Year built :	2000's
Time :	9 :00 am to 12 :00 pm (3 hours)
Temperature and wheather condition:	20 C, sunny

INTRODUCTION

Dear client,

Upon your request, a visual inspection of the building has been made. **Habitat Consult** is proud to provide you with the following report. Thanks for choosing **Habitat Consult**, We have appreciated serving you.

The following report will give you the general information about the condition of the building. We have a good experience and we are using a methodology in order to perform an efficient visual building inspection where the components are visible and accessible at the time of the visit.

Taking into consideration that some usual deterioration may occur with the age of the building, we would not comment on the esthetical matter.

The following inspection report is based on a general and visual inspection made at a certain date and time. We have not moved any equipment or items stored in the building in accordance to the service contract. The inspection made was made on a general and visual basis and thus it should not be considered as an expertise made thoroughly on the building since those kinds of inspections need different specialists, need more time and are more costly.

We would like to bring up your attention to the inspection service contract. You will find the information concerning the inspection and the limits of liability of our inspection firm.

We follow the standards of practice given out by l'Ordre des technologues professionnels du Québec and the Quebec association of home Inspections.

If you have any questions about the present report, don't hesitate to contact us.

Jeffrey Bibaud, T.P. (#10551)
Building inspector
Habitat Consult

ASSUMPTIONS AND LIMITATIONS

The comments made into the present report are limited to the inspection service contract as well as any other limitations listed the sections of the report.

The present inspection has been made on a general and visual basis only.

We have not made any research regarding the titles, zoning rules or municipal building code acceptance.

We have not counterchecked the information given out by others concerning the building and we don't take the responsibility concerning any false or altered information given by others.

If any expertise or engineered technique made by another specialist is needed to check for a problem about the building at study, we will not comment since the specialists are responsible of their conclusions and reports.

Any drawings, sketches, pictures or other add-ups included within the report is given out only for better understanding of the comments listed in the sections of the report.

The inspection report has been made for the exclusive use of the client and so any interpretation or misunderstanding made by another person is not our responsibility.

SUMMARY

SCOPE :

The scope of the building inspection was to do a general and a visual inspection of the building in order to search for major issues that could affect the building. We bring to your attention that the liability of the inspector is limited exclusively to visual defects and that our inspection could not report hidden defects. Although the inspector does the best possible to inspect the building thoroughly, the inspection is limited to the visual defects and therefore is not intended to detect hidden defects. Although the inspector does the best possible to inspect the building thoroughly, the inspection is limited to the visual defects and therefore is not intended to detect hidden defects. Furthermore, the inspection was not a technical expertise of the building or on any specific element. If defects or signs of problems are reported in the report as being major issues, a further investigation should be made by specialists **before the expiry of the conditions bound in the buying offer** in order to assess exactly the cause of the problems and to determine whether more significant defects could exist in relation to the visual signs since our observations are made only on a visual basis.

GENERAL CONDITION:

We have found that, in the overall, the building is in good condition but as commonly observed on all constructions, needs some corrections, repairs, improvement and maintenance listed within the sections of the following report. Here as follows is a summary of our observations including the most significant deficiencies observed and(or) repairs needed but doesn't include explicitly all of them:

- Minor cracks to monitor and(or) repair on the foundation walls;
- Damaged component on a roof truss to repair;
- The asphalt pavement sags around the drains and the retaining walls along the driveway will need to be reinstalled and leveled;
- Some maintenance work will need to be done on the exterior facades of the building such as the restoration of the mortar on the sills and the expansion joint on the left side, repainting of the steel angles bearing the masonry above the openings and drainage slope to level under the bathroom window for opposite drainage;
- Safety cables to install in the extension springs of the garage door;
- Windows needing some adjustments in the frames to allow their opening free of obstruction due to the shrinkage of the structural components since the original construction;
- Repairs and repainting of the fiberglass decks in the meantime and replacement to be planned eventually;
- Sanding and repainting of the metal on the structure, railings and stairs outside of the building;
- Splitting of the caulking seams on the exterior of the building in some areas needing some replacement and caulking missing on the expansion joints made at the firewall wall junctions;
- Bathroom pocket door needs to be adjusted in the partition because it gets stuck under the rail;

Make sure to read all the details regarding the condition of this building explained throughout the following report as this summary doesn't include all the defects and repairs.

DÉCLARATION BY THE SELLER OF THE IMMOVABLE:

The declarations form by the seller of the immovable had been filled out prior to the inspection. The seller provided the information to the best of his knowledge.

STRUCTURE

Method used for the inspection of the structural components::	Components inspected outside and inside the building where accessible
---	---

LIMITS

Our inspection of the structural components is based on a visual inspection. Where the building is finished, our inspection of the foundations, the slab on ground, beams and columns, bearing walls, floors and other hidden components is impossible. There could be hidden defects, not reported within the report, beyond the finished walls, ceilings and floors. The building structure resistance is not calculated on a visual inspection. If a visual defect were found onto the structure, a structural engineer should be contacted to investigate the issue in further details. Our inspection is limited to the components that can be observed and limited to the finishes.

DESCRIPTION

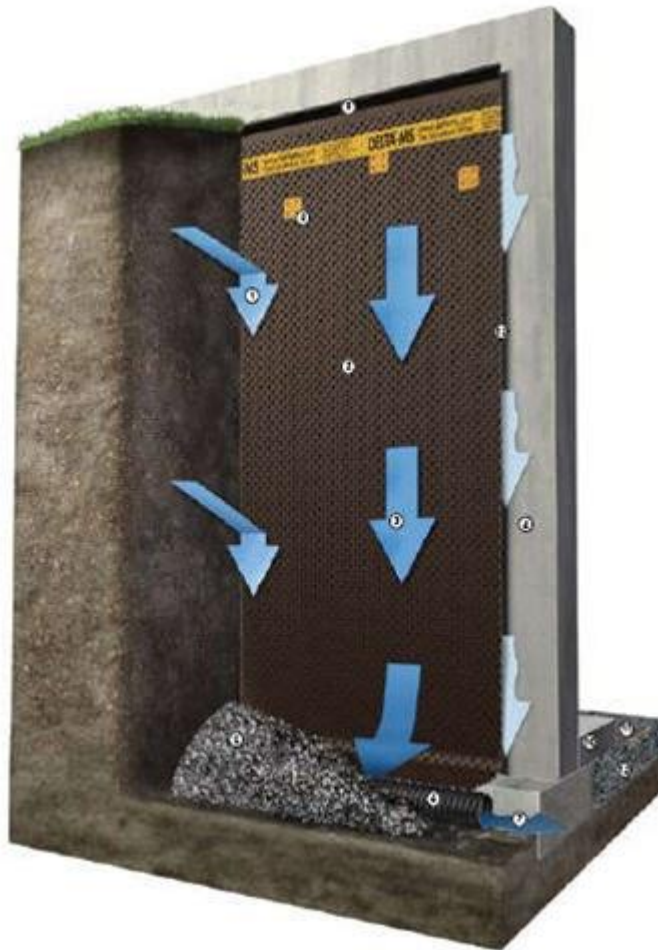
Foundation walls	Concrete
Exterior walls	Not visible
Bearing walls	Not visible
Firewalls	Concrete blocks
Beams	Not visible
Columns	Not visible
Floors	Not visible
Roof	Prebuilt wood trusses and plywood sheets

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS**FOUNDATIONS (WATERPROOFING AND DRAINAGE)**

The foundation waterproofing membrane applied at the time of construction could become less efficient and the drainage pipes (foundation drains) get clogged in time. Usually, the lifespan of the waterproofness and drainage efficiency ranges from 25 to 30 years. It could then result in some cases causing moisture or leakage issues in the basement especially during spring upon the defrosting period and heavy rain. It could be reduced by making sure to control rain water from the building's perimeter (ground drainage slope opposite the building, extended downspouts, etc.). Despite the basic recommendations related to the management of drainage of the landscaping, it could be necessary in some cases to restore the membrane by installing a waterproof membrane, a granular fill and a Delta MS membrane and a foundation drain running along the footings at the base of the wall connected to the sewer or a sump. Our inspection doesn't include the verification of such components but it could be possible to contact a specialized company to conduct a further inspection such as by using a camera.



Example of a waterproofing and drainage system for foundation walls

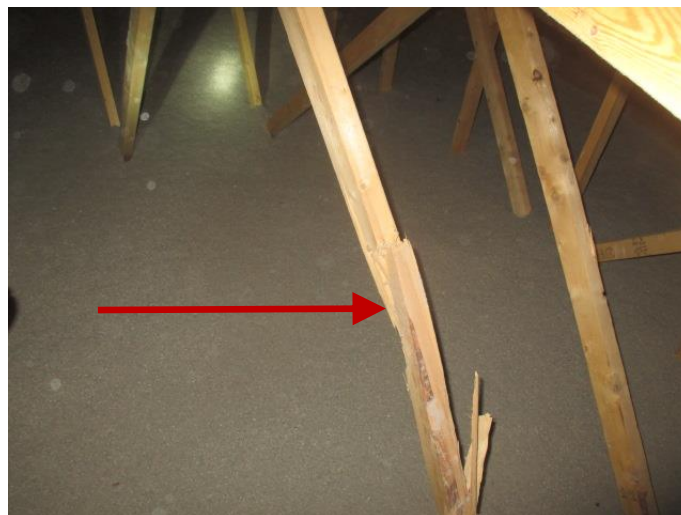
FOUNDATIONS (CRACKS)

There are some minor cracks on the foundation wall around the basement windows on the left side of the building. Furthermore, there are some steel ties to remove and seal from the concrete near the ground level in the same area. It could have occurred following the evaporation of water in the concrete and(or) the settlement of the ground, Despite the absence of problems, we recommend to monitor these cracks to assess whether they expand in time and recommend repairs eventually as prevention. The foundation walls being insulated with rigid boards makes it less likely to lead to moisture issues on the finishing. Usually, cracks could be repaired by digging out the soil in order to proceed to a urethane/epoxy injection and the installation of a membrane for an efficient drainage.



ROOF (TRUSS)

The roof truss is damaged in the upper attic at the front where some component (2x4) needs to be reinforced on the structural web to prevent sagging.



Damaged component on the roof truss

LANDSCAPING

Method used for the inspection of the components: Components inspected where accessible around the building

LIMITS

Our inspection is restricted only to the observations made onto the main building. We have not inspected the overall condition of the property (landscaping, sheds, fences, swimming pools, etc.). The inspector will only report elements subject to affect the main building if such elements are observed

The landscaping around the building should allow proper drainage away from the building where the water could not cause problems to the building itself. Also, an efficient drainage would provide better stability and reduce the risks of damages under frost and thaw cycles for the components near the building.

CONDITION

The general condition of the components is satisfactory and shows no significant defects but needs some repairs, corrections and(or) improvements.

COMMENTS

PAVEMENT (ASPHALT)

The asphalt pavement in the driveway shows signs of aging such as cracks and sagging around the drains in front of the garage doors. It is recommend to seal the cracks and seal the pavement by applying a formulated sealer to maintain and extend the lifespan of the components and to restore the pavement around the drains to prevent further deterioration. For a more durable surface, it is advisable to use concrete or stone blocks along the garage doors to provide with a more stable surface around the drains.



RETAINING WALLS (LEVEL)

The retaining walls along the driveway will need to be reinstalled and leveled because they are bent and twisted due to the expansion of the backfill. Ensure to backfill the walls with granular fill resistant to frost and drain the foundations with a drainage pipe to reduce underground water pressure.



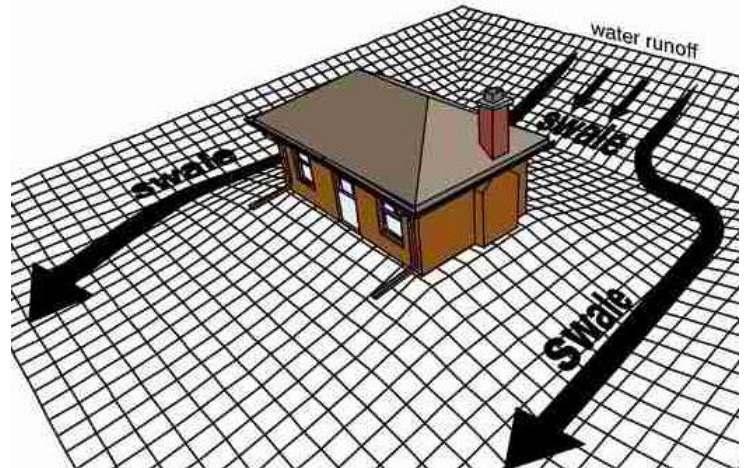
WALK (SAGGING)

The front walk shows sagging on the ground due to the shrinking of the granular fill since the construction. Plan to restore the stone blocks on granular fill properly compacted and leveled to ensure an efficient drainage and to reduce the height at the stair junction that should not exceed 8'' (200mm) for safety reasons.



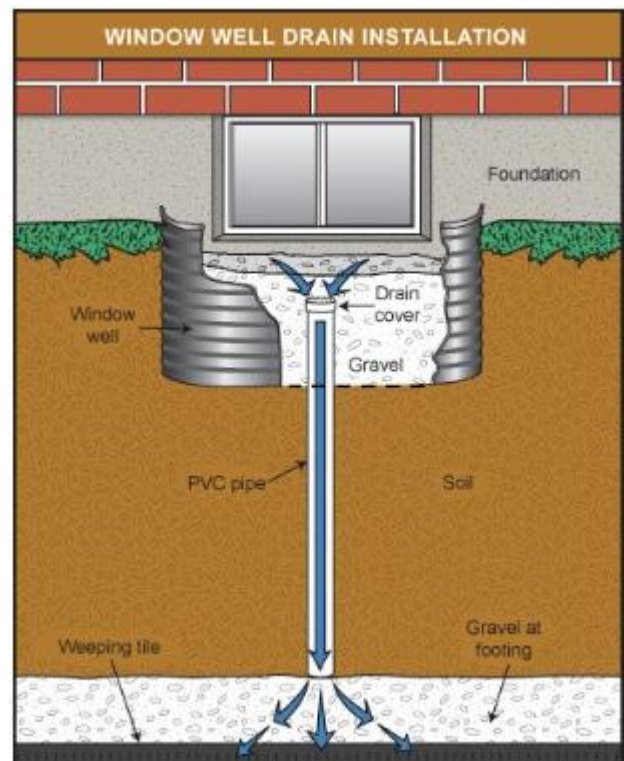
DRAINAGE (LAND SLOPE)

The landfill shrank down along the perimeter of the building since the construction resulting in the slopes not being properly leveled which could cause excessive drainage of rain water onto the foundations. For instance, this condition was observed at the front and around the drains in front of the garage doors. It occurs often due to the natural compaction of the backfill a few years following the construction and could lead to water penetration and (or) moisture into the basement. For these reasons, the land slope should be properly leveled where needed while redoing the landscaping.



LANDSCAPING (WINDOW)

We recommend installing a window wells around the basement bedroom on the left side which could be made of metal or retaining walls made of stone blocks as prevention. The clearance between the grade level and the bottom of the window frames should be of at least 8'' (200 mm) to prevent water infiltrations through the junctions.



EXTERIOR

Method used for the inspection of the exterior components: Inspection made from the ground level and the balconies

LIMITS

The inspection of the exterior sheathings is based on a visual inspection and on our understanding of the usual construction techniques commonly used. Our inspection is restricted to a visual inspection only. We cannot comment on the components that were not visible or accessible at the time of the inspection.

DESCRIPTION

Foundations	Cement parging
Exterior walls	Stones, bricks and aluminum
Fascias et soffits	Aluminum
Gutters and downspouts	Aluminum

CONDITION

The general condition of the components is satisfactory and shows no significant defects but needs some corrections, maintenance and(or) improvements.

COMMENTS

FOUNDATIONS (CEMENT PARGING)

The cement coating is likely to be damaged by frost and thaw cycles because it is a porous component. It should then be repaired or restored wherever deterioration occurs. For a longer durability, there are other products that could be applied instead of cement parging upon the future restoration of the finish such as acrylic stucco.

MASONRY (MORTAR)

The mortar joints are damaged in some scattered areas sur as between the sills under the windows and along the vertical expansion joint on the left side. Repair the mortar joints where needed to prevent water leaks, damage and moisture beneath the exterior walls. For a longer lasting result, the junctions between the sills could be filled with caulking made of urethane. It is important to maintain the caulking in good condition because water leaking problems or insect invasions result most often from damaged joints.



MASONRY (FLASHING MEMBRANE)

The flashing membrane should be trimmed off leaving at least 5mm upon the completion of the cement parging on the foundation walls.



MASONRY (EXPANSION JOINTS)

The expansion joints were grooved into the bricks most likely after the construction at the junctions probably due to an omission by the builder but they should be caulked to prevent water penetration through the components and for a better finish.



MASONRY (STEEL ANGLES)

The steel angles above the openings require maintenance to prevent deterioration due to corrosion on the components. Steel components need sanding and repainting on a regular basis approximately every 5 years to maintain them in good condition as oxidation builds up in time.



SIDING (BATHROOM WINDOW)

The frame finish made of aluminum should be adjusted along the window sill in the bathroom of the master bedroom to provide an efficient drainage and prevent risks of water infiltration through the junction.



GUTTERS (DRAINAGE NEAR OF THE BUILDING)

The downspouts connected to the gutters drain the water near the building. We recommend to extend the downspouts farther away from the building above the ground with a minimal distance of 6 feet or connect them to drainage pipes underground farther away to reduce the quantity of water to the foundations and(or) excess moisture in the basement. The use of heating cables in the downspouts could also prevent damage due to ice formation in winter during freezing and thawing cycles.



Example of an underground drainage pipe installation made of PVC designed to be connected to the gutters

DOORS AND WINDOWS

Method used for the inspection of doors and windows : Inspection made from the ground level and the balconies

LIMITS

The weather conditions or a limited access might not allow the inspector to open and close the doors and windows at the time of the inspection. In order to prevent condensation to build up onto glasses, you should remove the mosquito screens during winter and leave the blinds open during daytime to allow the warm air to move across and to maintain a sufficient temperature. You should also maintain as much as possible a low humidity level inside the building to prevent condensation onto the glass panes.

DESCRIPTION

Doors steel

CONDITION

The general condition of the components is satisfactory and shows no significant defects

DESCRIPTION

Sliding doors PVC

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

DESCRIPTION

Garage door

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

DESCRIPTION

Windows

PVC (casement)

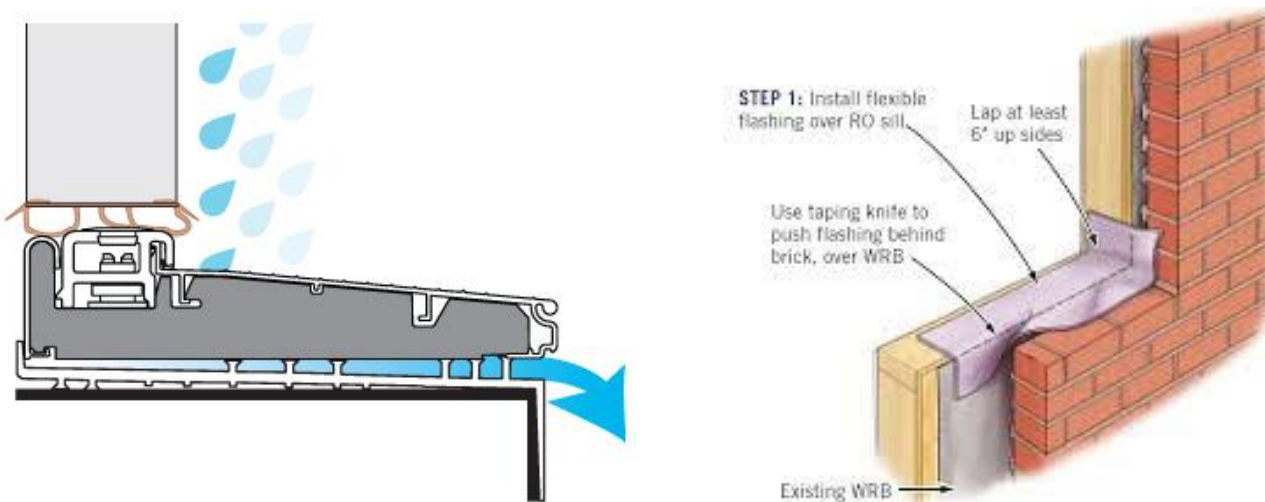
CONDITION

The general condition of the components is satisfactory and shows no significant defects but needs some corrections.

COMMENTS

DOORS AND WINDOWS (NOTE)

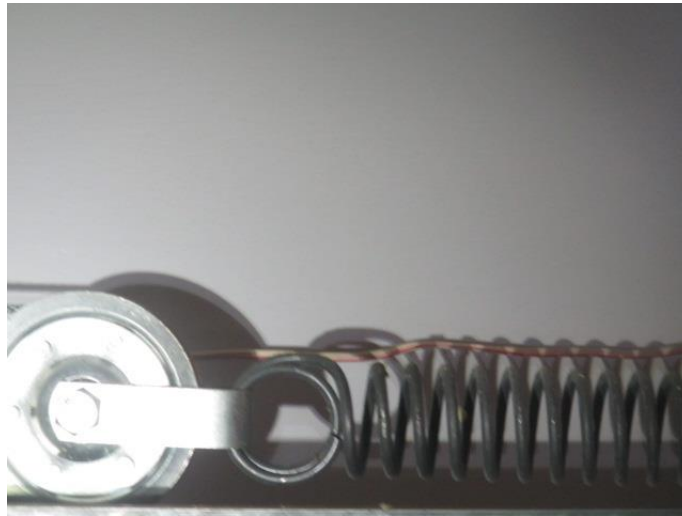
The general condition of the door and window components shows normal wear although energy efficiency is likely to reduce in time due to aging and wear of the seals. Generally, it is recommended to replace the components every 25-30 years to ensure thermal efficiency and for cosmetic aspects. However, it is possible to maintain and extend the condition of the doors when necessary by proceeding to the repainting and replacement of aluminum frames as well as the caulking and gaskets (air strips). Make sure to protect the frames of the structural components by adding flashing membranes along the sills and the junctions of the studs on at least 6'' (150 mm) to prevent their deterioration in case of leaks.



Construction assembly detail with flashing membranes recommended under the sills upon future replacements of doors and windows

GARAGE DOOR (CABLES ON EXTENSION SPRINGS)

There should be cables installed inside the extension springs and fastened to their ends to secure the garage door in case of failure.



GARAGE DOOR (HANDLES)

Replace or repaint the door handles that are affected by rust.



WINDOWS (ADJUSTMENT)

The windows need some adjustments in the frames to allow their opening free of obstruction due to the shrinkage of the structural components since the original construction. For instance, we observed this condition more particularly in the stair case of the common parts and less considerably elsewhere in the condo unit.



WINDOWS (CRANK)

We have observed that the crank is damaged and needs to be replaced on the window located in the bedroom/office room on the first level.



WINDOWS (SCREENS)

We suggest removing the screens during winter to allow air circulation and prevent excessive condensation that could cause moulds and damages to the frames.

PORCHES, BALCONIES, TERRACES AND STAIRS

Method used for the inspection of the components:	Components inspected where accessible
---	---------------------------------------

LIMITS

The weather conditions and(or) a limited access could affect our ability to inspect the components. The presence of furniture or items stored could make it sometimes impossible to check the components. The finishing components such as the decks, fascias and soffits underneath the balconies don't allow us to inspect and determine the conditions of the structural components.

DESCRIPTION

Porch	
Location	Main entrance
Deck and stair	Concrete
Support	Concrete foundation walls
Railings and handrails	Steel

CONDITION

The general condition of the components is satisfactory and shows no significant defects but needs some maintenance and improvements.

COMMENTS

DECK AND STAIR (NOTE)

The concrete surface shows wearing on the porch usually resulting from aging combined with the use of chemical ice melt products during winter. Ensure making a proper usage of chemical products to prevent deterioration and lengthen the lifespan of concrete. For a better and more durable finish, the concrete surface could be restored eventually by adding a coating made of polymeric acrylic finishing applied by a specialized contractor. The design along the side could be made more effective against water penetration by widening the edge and grooving a channel underneath which could be done upon the future restoration.



RAILINGS (STEEL)

The railings need sanding and repainting because it is somewhat affected by corrosion. The steel components require periodic maintenance and replacement of the paint approximately every 5 years to ensure their durability and staining of the other components.



DESCRIPTION

Balconies	
Location	Rear
Deck	Fiberglass
Support	Steel
Railings and handrails	Steel
Stair(s)	Steel

CONDITION

The general condition of the components is satisfactory but shows deterioration, defects and wearing which needs repairs and maintenance in the meantime.

COMMENTS

DECKS (FIBERGLASS)

The fiberglass decks show deterioration along the edges such as around the steel columns and also the sealer and the caulking seams are wearing out. We recommend to repair the damaged parts, restore the surfaces by applying polyurethane base sealers and replace the caulking seams at the junctions in the meantime until planning a replacement of the decks.





SUPPORT, RAILINGS AND STAIRS (STEEL)

The railings need sanding and repainting because it is somewhat affected by corrosion. The steel components require periodic maintenance and replacement of the paint approximately every 5 years to ensure their durability and staining of the other components.



CAULKING

Method used for the inspection of the components:	Inspection made from the ground level and the balconies
---	---

LIMITS

Our inspection of the components is made on a visual basis. It is not possible for the building inspector to determine if hidden damages had been caused as a result of deteriorated or missing caulking beads. The inspector cannot comment on what's not visible and (or) not accessible. The inspector will not climb up on ladders to inspect the caulking beads unless there are indications of potential important defects that could be observed from the ground level.

CONDITION

The general condition of the components is satisfactory but shows wearing in scattered areas which will need to plan redoing the caulking.

COMMENTS

CAULKING (NOTE)

The caulking seams need replacement around the junctions such as doors, windows, balcony junctions, vent hoods, etc. because it is wearing out. The caulking around the openings and the components should always be maintained in good condition for which the lifespan ranges usually from 5 to 10 years.



ROOF

Method used for the inspection of the roof components:	Inspection done from the ground level and the balcony
Method used for the inspection of the attic components:	Inspection done by accessing through the hatch

LIMITS

Our inspection of the roof is intended to identify the damaged components presenting risks of water leaks and condensation. The under layers of the roof and (or) its structure could not always be visible or accessible. Our inspection cannot guaranty its waterproofness and the quality of the ventilation cannot always be verified. Our inspection of the roof is limited to a visual inspection only. The inspector would note in the report any sign of water leaks or condensation whenever observed at the time of the inspection.

DESCRIPTION

Membrane	Asphalt shingles
Ventilation	Roof vents and soffits
Drainage	Gutters
Flashings	Galvanized steel and aluminum
Signs of leaks or condensation	Not observed

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS

LIMITED INSPECTION

Our inspection of the roof was done outside from the ground level and the balcony and in the attic by accessing through the hatch on the ceiling. The inspector did not climb on the roof because the pitch is too steep being a risk for the life and the safety considering the design of the building.

ROOFING (ASPHALT SHINGLES)

The roofing has been replaced recently of this year of 2010 according to the information provided. The usual life expectancy of asphalt shingles is about 20 to 25 years. The life span ranges upon several factors such as the weather and the quality of the shingles, the insulation and the ventilation of the attic. The caulking should be redone on a regular basis around the roof vents, plumbing vents, electrical main supply posts and so on.

**FLASHINGS (NOTE)**

The caulking seams around the flashings should be maintained in good condition to prevent risks of water leaks through the junctions. Ensure also to repaint when necessary the metal flashings so as to prevent deterioration and stains on the surrounding components.

INSULATION AND VENTILATION

Method used for the inspection of the components:	Observed outside and inside where accessible during the inspection
---	--

LIMITS

Our inspection of the insulation and ventilation is based on a visual inspection and was therefore limited to the finished parts of the building. There could be hidden defects, not reported within the report, beyond the finished walls and ceilings.

DESCRIPTION

Walls	Not visible
Foundations	Not visible
Floor rims	Not visible
roof	Wool batts and polyethylene (vapor barrier)
Natural ventilation	Doors and windows
Mechanical ventilation	Range hood fan, bathroom exhaust fans and humidistat mounted on the wall in the hallway linked to the bathroom fan
Vent pipes	Galvanized steel and plastic pipes
Vent hoods	Steel and plastic

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS

WALLS (NOTE)

The thermal efficiency of the exterior walls could not be verified during a visual inspection because these components are hidden. However, it could be possible to investigate more on this matter in case of doubt or related issues by proceeding to a scanning of the surfaces with a thermal infrared camera by a specialist and by making sample testing.

WALLS (FLOOR RIMS)

It could be possible to upgrade the insulation by installing polyurethane foam or rigid insulation panels with sealed joints instead of the existing wool batts at the junctions of floor joists and foundations along the perimeter (joist rims) to improve energy efficiency and resistance to air leaks. This could be done upon future renovations or if discomfort due to cold air and leaks becomes an issue.

DUCT PIPES (BATHROOM FAN)

The flexible duct connected to the bathroom fan in the attic could be adjusted somewhat more upward to prevent risk of condensation in the lower loop.

**VENT HOODS (NOTE)**

Ensure to maintain clean the air grids, dampers and air strips on the air outlets for a proper protection against air infiltration or pest invasion (birds, etc.). We recommend using the vent hoods made of plastic with some others made of steel with dampers protected by air strips for more efficiency and protection against air infiltration or pest invasion (birds, etc.).



Example of efficient vent hoods

PLUMBING

Method used for the inspection of the components:	Observed and equipment tested where accessible
---	--

LIMITS

Our inspection of the plumbing is limited to the visual components. The inspector wouldn't perform a technical analysis of the system during a visual inspection. We don't have the qualifications and the equipment to check technically the condition of the components. The client understands that the inspection is limited. The inspector couldn't comment on the components that are not visible. The water valves under the sanitary devices are not handled during the inspection as to prevent risks of leaks. If the client finds out a problem in the future or would like to have a deeper analysis of the system, a certified plumber should be contacted.

DESCRIPTION

Main water supply	<u>Type</u>	<u>Location</u>	
	Copper	Near the hot water tank	
Water pipes	Copper		
Pressure	Normal		
Exterior water faucet(s)	antifreeze faucet		
	<u>Capacity</u>	<u>Supply</u>	<u>Date of manufacture</u>
	40 gallons	electricity	2014
Hot water tank(s)	<u>Catch pan</u>		observed
	<u>Drainage pipe</u>		observed
Sewage pipes	ABS and PVC		
Floor drains	Observed (garage)		
Exterior drains	Observed		
Backflow valves	Observed (garage)		
Sanitary equipment	Observed (read the part INTERIOR)		

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS

MAIN WATER SUPPLY (NOTE)

The main water faucet is not handled during the inspection as to prevent risks of leaks.



HOT WATER TANK(S) (NOTE)

The lifespan of hot water tanks is about 12 to 15 years but most insurance companies require having it replaced upon 10 years of usage. Therefore, the replacement of hot water tanks should be planned at the frequency of 10 years to maintain the protection coverage of the insurance in case of leaks and damages to the building.



FLOOR DRAIN (GARAGE)

Cleaning and maintenance of the drain cover and inside the drain should be done on a regular basis to keep the drains functional. The water should also be replaced occasionally in the drainage pipe to prevent odours spreading in the building from the sewer.

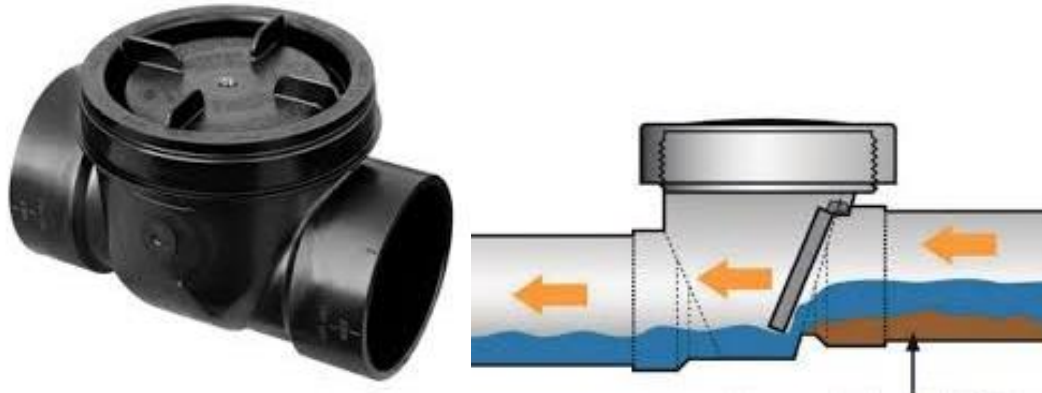
**EXTERIOR DRAINS (NOTE)**

Cleaning and maintenance of the drain covers and inside the drain should be done on a regular basis to keep the drains functional because these are likely to clog in time.



BACKFLOW VALVE (NOTE)

Cleaning and maintenance of the backflow valve located in the garage drain should be done regularly on a yearly basis to prevent risks of floods in the basement in case of a problem with the municipal facilities.



Examples of backflow valves

CLOTHES WASHER (NOTE)

We recommend the installation of a hatch on the wall next to the laundry room in the hallway or the closet of the bedroom to get access to the plumbing fittings of the clothe washer. We also recommend installing a washing machine outlet box that could be used to connect the valves and the hose upon future renovations. It could also protect the wall from water leaks where the outlet box is designed for more protection.



Washing machine outlet box

ELECTRICITY

Method used for the inspection of the components: Observed and power outlets tested randomly on a sample basis

LIMITS

Our inspection of the electricity is limited to the visual components. The inspector wouldn't perform a technical analysis of the system during a visual inspection. We don't have the qualifications and the equipment to check technically the condition of the components. The client understands that the inspection is limited since it consists of a general and visual inspection. The inspector cannot comment on the components that are not visible. The power outlets have been tested randomly on a sample basis where they were easily accessible. It could be possible that some outlets are not necessarily properly plugged (reversed polarity, no ground, and so on). If the client finds out a problem in the future or would like to have a detailed analysis of the system performed, a certified electrician should be contacted.

DESCRIPTION

Electrical supply	aerial type		
Main breaker switch	<u>Location</u>	<u>Capacity</u>	<u>Voltage</u>
	basement	125 amps	120/240 volts
Electrical panel(s)	<u>Location</u>	<u>Type</u>	
	bedroom	breakers	
Wiring	copper		
Ground fault	Ground fault connexion not accessible		
	Grounded circuits		
Power outlets	<u>Location</u>	<u>Type</u>	
	Kitchen	See interior	
	Bathrooms	See Interior	
	Washroom/laundryrooms	See Interior	
	Bedrooms(s)	regular	
	Exterior	GFCI and regular	
Electrical junctions	Observed		
Lighting	Interior and exterior light fixtures		
Door bell	observed		

Smoke detector(s)	Observed
--------------------------	----------

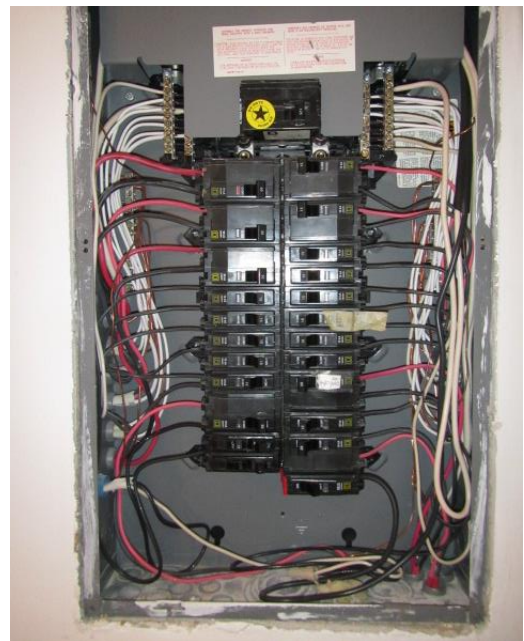
CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS

ELECTRICAL PANEL (NOTE)

Our inspection of the electrical panel includes the components such as the panel box, the circuits and the wiring so as to assure that there are no important defects that could be a potential risks of fire in the building.



WIRING (ELECTRICAL BOXES)

Install a metal junction box and cover on the unused electrical wire in the laundry room to prevent risks of shock hazards.



POWER OUTLETS (KITCHEN)

The power outlets located near by the sink are not protected by a ground fault circuit interrupter (GFCI). For safety reasons, we recommend replacing all outlets located within a range of 1.5 meter from the sinks by GFCI types in order to prevent risks for the tenants in case of hazard.



GFCI type

POWER OUTLETS (BATHROOM)

Prepare to replace the power outlet in the bathroom for the safety of the tenants. The power outlets in the bathrooms should be protected by a ground fault circuit interrupter (GFCI) and located at least 1 M (40'') from tubs or shower stalls. For safety reasons, we recommend replacing the outlet in order to prevent risks for the tenants in case of hazard.



GFCI type

POWER OUTLETS (BEDROOMS)

It is recommended to protect the power outlets in the bedrooms with arc fault circuit interrupters (AFCI) as a safety precaution for the tenants.



Types of AFCI devices for panel breakers or power outlets in bedrooms

POWER OUTLETS (EXTERIOR)

We recommend installing power outlets outside the building on the balconies for more convenience so as to prevent the tenants from using extension cords connected to the power outlets inside the units. All electrical outlets located outdoors less than 8 feet above the ground level should be protected by a ground fault circuit interrupter (GFCI) type in order to prevent injuries or death in case of hazard.



LIGHT FIXTURES (SAFETY)

The light fixture should be replaced such in the bedroom closet to protect the bulb with a cover as protection in case of contact to clothing, boxes, etc.



Example of certified light fixtures

LIGHT FIXTURES (BATHTUB)

The light fixtures in the shower stall should be replaced by models designed for wet locations and protected with the ground fault circuit interrupter (GFCI) for the safety of the tenants because the ceiling clearance is less than 8 feet.



Light fixture protection

SMOKE ALARMS (NOTE)

We recommend testing the smoke alarms every 6 months to make sure of their good working condition. It is also recommended to use models supplied by electricity and batteries to maintain the protection during power shortages and replace the equipment every 10 years.

CARBON MONOXYDE ALARMS (NOTE)

We recommend testing the CO2 alarm every 6 months to make sure of its good working condition to provide protection in case of CO2 leaks in the air of the building because there is a fireplace generating fumes that could be toxic and cause death. It could be possible also to use devices that you plug in to the power outlets.



Types of wall mounted carbon monoxide alarm devices



HEATING AND COOLING

Method used for the inspection of the components:	Observed and systems tested
---	-----------------------------

LIMITS

Our inspection of the heating system is limited to the visual components. The inspector wouldn't perform a technical analysis of the system during a visual inspection. We don't have the qualifications and the equipment to check technically the condition of the components. The inspection of the heating is limited to a general check up of the system and the use of the normal control devices. The client understands that the inspection is limited since it consists of a general and visual inspection. The inspector couldn't comment onto the components that are not visible. If the client finds out a problem in the future or would like to have a detailed analysis of the system, a specialist should be contacted. In order to prevent the risks of condensation inside the building, the temperature should be maintained around 20 C anytime with good ventilation and a low humidity level.

DESCRIPTION

Heating	Baseboard heaters	electricity
----------------	-------------------	-------------

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS

BASEBOARD HEATERS (NOTE)

The heating is provided by electric heaters in the building. Cleaning should be done occasionally to ensure efficiency and prevent odors due to overheating. Electric baseboard heaters are generally durable but must be replaced at some point in order to achieve greater efficiency.

DESCRIPTION

Cooling	Wall mounted air conditioner	electricity
----------------	------------------------------	-------------

CONDITION

The general condition of the components is satisfactory and shows no significant defects but needs to relocate the condenser.

COMMENTS

AIR CONDITIONER (NOTE)

Cooling systems need cleaning of the air filters, coil and fins every month or two for the unit to function effectively and efficiently throughout its years of service. The life expectancy of such systems ranges from about 15 to 20 years. Make sure to replace the NMD wire by an NMWU wire type designed for outside locations on a single circuit and connect the condenser to a circuit breaker switch mounted on the exterior wall upon its replacement.



Circuit breaker switch

INTERIOR

Method used for the inspection of the components:	Inspection made in the building where accessible
---	--

LIMITS

Our inspection of the interior rooms is based on a visual inspection. The presence of furniture reduces our capacity to access all the parts of the building during a general inspection. The inspector would not necessarily report all the defects that seem not to be significant since the appreciation of the finishes depends upon each individual. Therefore, our inspection is limited to a visual inspection only. We couldn't comment on what was not visible and (or) not accessible at the time of the inspection. There could be hidden defects, not mentioned within the report, where furniture and material is stored.

DESCRIPTION

Walls	Gypsum
Ceilings	Gypsum
Floors	Wood planks and tiles
Woodwork and moldings	Wood
Doors	Wood
Stairs	Wood
Railings	Wood

CONDITION

The general condition of the components is satisfactory and shows no significant defects but needs some repairs and(or) corrections.

KITCHEN

Cabinets	Melamine
Counters	Laminated
Sink	Stainless steel
Plumbing fittings	copper and ABS
Power outlets	regular type
Exhaust fan	Rangehood fan

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

BATHROOM

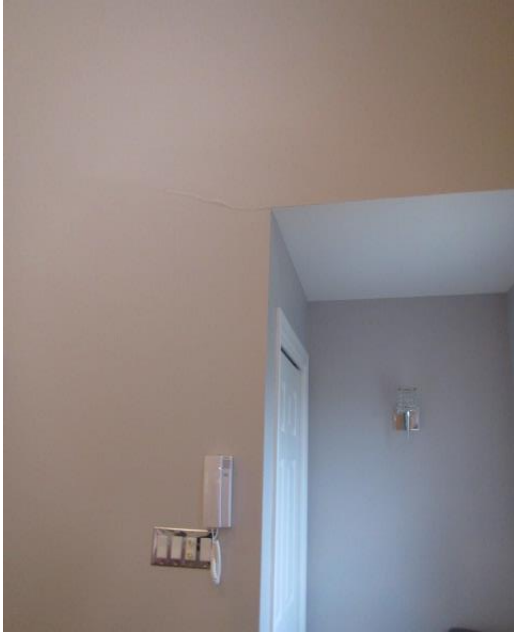
Cabinets	Melamine
Counters	Laminated
Lavatory	Porcelaine
Toilet	Porcelaine
Shower stall	Tiles
Plumbing fittings	copper and ABS
Power outlets	GFCI type
Exhaust fan	Observed
Heating	Radiator

CONDITION

The general condition of the components is satisfactory and shows no significant defects.

COMMENTS**WALLS (LIVING ROOM)**

Repair the crack on the drywall in the living room near the stair which will need retaping and replastering the surface. It could result due to some causes such as stress caused by the loads on the roof (snow and wind) and(or) expansion of the structural components with the humidity level, etc.

**WALLS (KITCHEN)**

The sewage pipe connected to the sink is sealed with plastic on the wall surface under the kitchen cabinet. It could mean that there is air leaks through the junction which could be corrected more efficiently instead by using polyurethane and caulking around the pipe fitting.



WALLS (BATHTUB AND SHOWER STALL)

Ensure to always keep in good condition the grout and caulking on the tiles to prevent water penetration through the components that could damage the backer boards. It is also recommended to protect the grout more efficiently by applying silicone sealer once in a while. Upon future renovations, make sure to install moisture resistant panels (lightweight concrete or equivalent products) for resistance against water and moisture and thus prevent molds.

FLOORING (HARDWOOD PLANKS)

The hardwood planks shows some wearing near the entry door which could be restored eventually by sanding and varnishing the flooring.

**FLOORING (CERAMIC TILES)**

We found a crack running along a straight line on the tiles in the bathroom. It usually means that the subfloor support (plywood sheet) could have moved a bit which should be fixed eventually upon the renovation.



DOOR (BATHROOM)

The bathroom pocket door needs to be adjusted in the partition because it gets stuck under the rail so as to allow its complete swing.

**CONCLUSION**

The undersigned inspector certifies hereby that he has no present or future interests in the property inspected; the comments have been made without any influence from others and that he has not forgotten or omitted any important information concerning the present inspection on a voluntary basis. If you need any additional information, contact us immediately.

Sincerely yours,

Jeffrey Bibaud, T.P. (#10551)
Building inspector
Habitat Consult