

DILIGENCE
INSPECTION
Expérience - Diligence - Intégrité

Laval, March 19, 2015

Mme YYY YYY
549, YYY
Chomedey, (Québec) VVV WWW

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,



Khaled Karl Maalouf
Fondateur et Inspecteur Chef

INSPECTION REPORT PREPURCHASE

PROPERTY LOCATED AT
13, Model
Lorraine, (Québec) VVV YYY

File: GIP24012015/02



CLIENT

Mme YYY YYY
549, YYY
Chomey, (Québec) VVV WWW



Diligence Inspection

1905, Place Laurence
Laval, (Quebec) H7T 1N9
Phone: 514-963-1425
Done: January 24, 2015
Printed: March 19, 2015

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SUMMARY

CLIENTS: Mme YYY YYY
DATE AND TIME: January 24, 2015, 13:00 DURATION: 3:00
INSPECTOR: Khaled Karl Maalouf
WEATHER CONDITIONS: Sunny, -1°C
PERSONS PRESENT: Mme YYY YYY

INSPECTED PROPERTY

ADDRESS: 13, Model, Lorraine (Québec) VVV YYY
TYPE OF PROPERTY: Cottage
YEAR OF CONSTRUCTION: 2009
ORIENTATION OF THE FACADE: Southeast

GENERAL CONDITION

In order to avoid major deficiencies on this property we recommend you to consult a plumber to repair the leak in the supply pipes, meanwhile keep the water main water valve closed. 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 been informed that the seller is a financial institution that is selling this building as a repossession, with no legal guarantee. The inspector, therefore, was unable to interrogate the owner/seller on your behalf concerning hidden defects that only his knowledge as owner and his past experience could reveal. In this context, we remind you that the inspector's report is not deemed to be a replacement of the guarantee generally provided by the seller under the provisions of the Québec Civil Code, as the inspector's liability is limited to an appreciation of the visual components at the time of the inspection. We append a questionnaire "Seller's disclosure" to this report and recommend that you examine it, and obtain answers from qualified professionals before closing the transaction. We assume no liability concerning the subjects examined in this seller's disclosure. It is therefore your obligation to obtain inspections of the different components of the building, as we recommended, and to obtain inspections of the elements that we did not inspect, as we disclosed in our inspection report.

NOTICE TO READER

This inspection was executed in accordance with recognized national standards 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.

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.

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.

HOW TO READ THE REPORT

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.

Description of symbols

In order to facilitate the reading of this report, symbols have been placed in the margin of the commentaries. These symbols indicate the importance of the commentaries made by the inspector. However, the evaluation of the level of importance of a commentary can vary from one person to another according to different subjective factors.

<u>Symbols</u>	<u>Description</u>
None	Note or commentary of little significance to the integrity of the building.
 Warning	Item or condition requiring a particular attention which the inspector wishes to bring up.
 Deficiency to correct	Problem to be corrected. To prevent more serious problems from arising, corrections must be done in near future.
 Information	Complementary information on a component or system meant to prevent premature failure and/or to insure proper functioning.
 Urgent repairs	Problem to be corrected immediately. A priority repair or correction.
 Expert consulting recommended	A supplementary investigation by a specialist or expert is recommended in order to better define the problem or the situation.
 Possible danger	Safety or health concern. Recommendation to reduce accidental risks or a health concern.
 Monitoring recommended	Component to be verified. A regular examination of this component or condition is necessary fo follow it's evolution.
 Limited inspection	Part of the inspection not done for a reason stated in the report. (No access, snow, etc.)

Lexicon

V (verified)	Component observed by the inspector. The component is for the large part visible.
P/V (partially verified)	The component is only partially visible. The inspector appreciation is therefor limited.
N/V (not verified)	The component is not visible. It may be hidden by interior or exterior finishes. The inspector may have searched for it but with no results.
N/A (non applicable)	Not applicable in the context of this inspection. The component is either not present or not necessary.

STRUCTURE

Limitations

During a visual inspection, it is not possible to assess the drainage around the foundation. This diagnosis requires the use of exterior excavation and a cable-mounted camera. The depth of the water table in the surrounding soil is a determinant factor in evaluating the risk of water leakage in the basement of a building. Without this information, no opinion can be made concerning the needs for a foundation drain.

Our inspection is a visual inspection. The inspector looks for evidence of sagging and settling, deformation, or stress in the building. No calculations are made. If the loads imposed on the structure of a building are modified, unforeseeable negative consequences may occur.

Foundations

V P/V N/V N/A Concrete

Limitations

Our evaluation cannot guarantee the future performance of a foundation wall unless we are very familiar with the nature of the soil that supports it and its footing. It is equally impossible for an inspector to assess the foundation drains without sounding them (partial excavation). This exceeds the scope of a visual inspection. The life expectancy of a foundation drain is limited and depends on a series of factors that are impossible to evaluate during a visual inspection. The system could gradually become clogged and inoperable. Later, water could leak into the cellar or under the crushed stone bed beneath the cellar's concrete slab. Only a thorough examination will enable us to determine the existence and condition of a blind drain around a property.

Reports



Deficiency to correct

We note minor fissures along the foundation wall. These fissures may represent water infiltration, and should be plugged to avoid water infiltration into the basement. It is suggested that repairs of these fissures be done from the outside for, if the foundation were to shift slightly, only the exterior membrane would follow the movement, while remaining waterproof. It is preferable to use urethane-based products for the injection. In contrast with epoxy, urethane retains its relative elasticity and thereby its capability to maintain waterproofness of the fissure. For these repairs, we recommend that you employ a specialist capable of providing a guarantee for his work.



right side

Concrete slabs

V P/V N/V N/A Concrete slab

Limitations

The cause and future consequences of a crack or the deformation of a concrete floor (slab on the ground) cannot be determined simply with a visual inspection. Converging cracks, which form three points of a star on one of the basement's concrete slabs, are an indication that the concrete slab is subjected to pressure from underneath. 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.

Reports



Information

During our inspection, we noticed no problem

Floors

V P/V N/V N/A Wooden structure

Limitations

No structural analysis was done of the walls or floors. Only apparent irregularities were noted in the report. To have a structural analysis done, consult with a specialized structural engineer.

Reports



Information

During our inspection, we noticed no problem

Bearing walls

V P/V N/V N/A

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.

Reports



Information

The assessment of the bearing walls structure (if present) was conducted by a verification of the finished walls.

Shared walls

V P/V N/V N/A Not any system on site

Beams and columns

V P/V N/V N/A

General statements

It is incorrect to move or remove braces or columns beneath a beam without having first consulted with a structural specialist. Likewise, it is not recommended the existing structure be forced by lifting the beam while trying to add a column.

Reports



Limited inspection

As our inspection is visual and the basement is completely finished, the beams and the columns could not be inspected.

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



Deficiency to correct

During our inspection, we noticed the weakness of one rafter, we advice you to consult a carpenter to reinforce this part in order to avoid damage in the roof structure.



signs of penetration

V P/V N/V N/A

Reports



Information

We did not detect any signs of water infiltration or abnormal condensation such as traces of mould, rings, traces of leaking or other. All the surface were in a normal state.

Other

Reports



Information

As our inspection is visual in nature and that the basement is completely finished our inspection of structural components was limited, however, faults can be hidden behind the wall covering and not related in this report.

EXTERIOR

Inspection procedures

Our inspection of exterior components was done visually, from ground level and from easily accessible areas (balconies, stairs, etc.). The inspector does not examine high surfaces with the help of a ladder unless he has, beforehand, detected an indication of poor construction or a defect in the upper section of a wall.

Masonry

V P/V N/V N/A Bricks

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



Deficiency to correct

The window sills are made of brick masonry units. The masonry joints are not designed to be installed horizontally because they absorb water and deteriorate with the freezing and thawing cycles. Afterwards, water leaks into the wall under the window and damages the internal components. The joint's watertightness also often tends to be precarious. We recommend this situation be corrected to prevent water from deteriorating the mortar. Replace the window sills with stone sills or, install an aluminium or enamelled steel sheet on the horizontal surface with a drip at the end. You can also steadily maintain the mortar joints and regularly apply a good quality silicone-based concrete waterproof treatment to the surface of the sills.





Deficiency to correct

A lintel is designed to divide a load on either side of an opening. They are made of steel. Regular maintenance is required to avoid the spreading of rust.



main entrance



Deficiency to correct

The mortar joints are deteriorated in some places. The mortar found between the masonry elements (on the facades and in the sections which are the most exposed to bad weather) is sensitive to water infiltration and, with the freezing and thawing cycles, crumbles with time. We recommend particular attention be paid to the situation and corrective measures be seen to without delay.



Flashings and seals

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

General statements

The exterior sealants around holes and openings should be in good condition. Cracking, poor adherence and/or the absence of sealant represent potential risks for water infiltration and damage. The condition of the sealant should be regularly checked and routinely maintained.

Reports



Deficiency to correct

The sealant joints are deteriorated and will need to be redone on the entire building. 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.



Exterior doors

V P/V N/V N/A

General statements

Once a year, apply a silicone-based lubricant to rubber, vinyl or neoprene weatherstripping to maintain its flexibility. Replace the weatherstripping once it has become brittle, cracked or has lost its elasticity.

Reports



Deficiency to correct

During our inspection, we noticed a door needs reparation in order to avoid energy loss and the deterioration of the door



second floor balcony



second floor balcony



Deficiency to correct

We noted that the weatherstripping around one of the house's doors is either ineffective. As such, cold air enters the house, causing discomfort and increasing the energy consumption for wintertime heating. Replace with appropriate weatherstripping.



main door

Exterior door functioning

V P/V N/V N/A

Reports



Information

During our inspection, we operated all the exterior doors by the normal operationg command and we noticed no problem

Windows and canopys

V P/V N/V N/A Wooden windows covered by vinyl

General statements

To avoid window condensation (on the inside), it is recommended that screens be removed during winter, that venetian blinds or curtain be kept open during the day to allow warm air to circulate over the window's entire surface, and that an acceptable humidity level be maintained in the house by using mechanical ventilation if required.

Reports



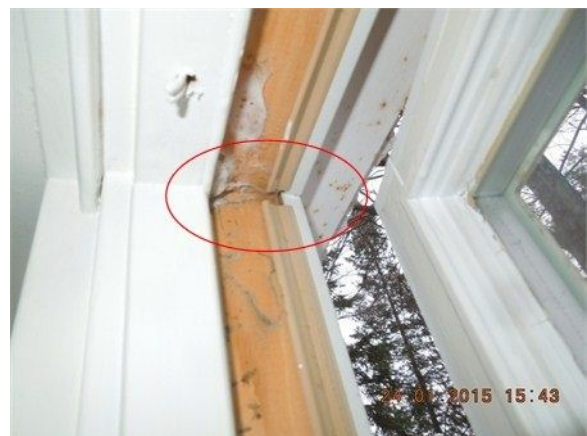
Deficiency to correct

During our inspection we noticed condensation in a thermopane window (main facade) this can be probably the result of the thermalpane joints deterioration or the saturation of the silica beads that are inside the hollow bar between the two panes. Specialist advice is appropriate, it may be necessary to proceed to change the glass.



Deficiency to correct

We note that the weather strip around one or more openings in the building is either ineffective. This allows cold air to penetrate into the interior, causing discomfort and increasing the energy consumption for wintertime heating. Appropriate weather strips should be installed.



Light wells

V P/V N/V N/A Not any system on site

Garage doors

V P/V N/V N/A Insulated steel door

Reports

*Information*

During our inspection, we noticed no problem

Garage door functioning

V P/V N/V N/A

General statements

If a vertically opening door is equipped with an electric door opener, we recommend that you ensure that the mechanism is equipped with an automatic safety reverse. This device should be well adjusted and kept in proper operating condition to avoid damage to vehicles and injury to occupants.

Reports

*Information*

We checked how the garage door was functioning. It was operating normally during our visit, as well the two automatic safety mechanism were responding correctly

Terraces, balconies and stoops

V P/V N/V N/A

Reports

*Information*

During our inspection, we noticed no problem

Balustrade

V P/V N/V N/A

General statements

For occupant safety, the minimum height of railings located more than 6 feet from the ground should be 1070 mm (i.e. 42 inches). The balusters should not be spaced more than 100 mm (4 inches) apart and should not be designed to allow a young child to climb the balustrade. Authorities may require modifications for security purposes at any time.

Reports

*Deficiency to correct*

Keep the outside metal railing in good condition without nicks and well painted with a special waterproof paint to prevent complete deterioration of the component due to corrosion.



second floor

Eaves, facias and soffits

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

Inspection procedures

We examine the condition of the soffits from ground level to verify that there is no space or opening that might give access to insects, birds or rodents. Unless he detects some sign of a defect or of poor construction on the upper part of the exterior walls, the inspector will not inspect the upper surfaces from a ladder.

Reports



Information

During our inspection, we noticed no problem

Landscaping

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

General statements

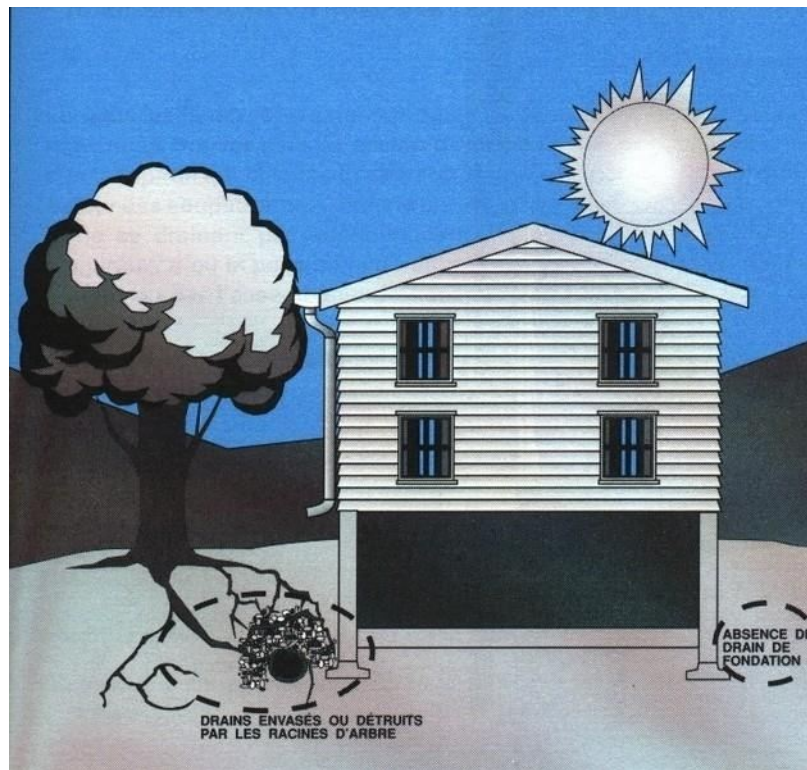
The general topography of the grounds and of the adjacent properties should provide positive surface water drainage towards the municipal storm drains, ditches or other areas of the grounds where it can be absorbed by the soil. All materials used in landscaping a property are subjected to weather conditions 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



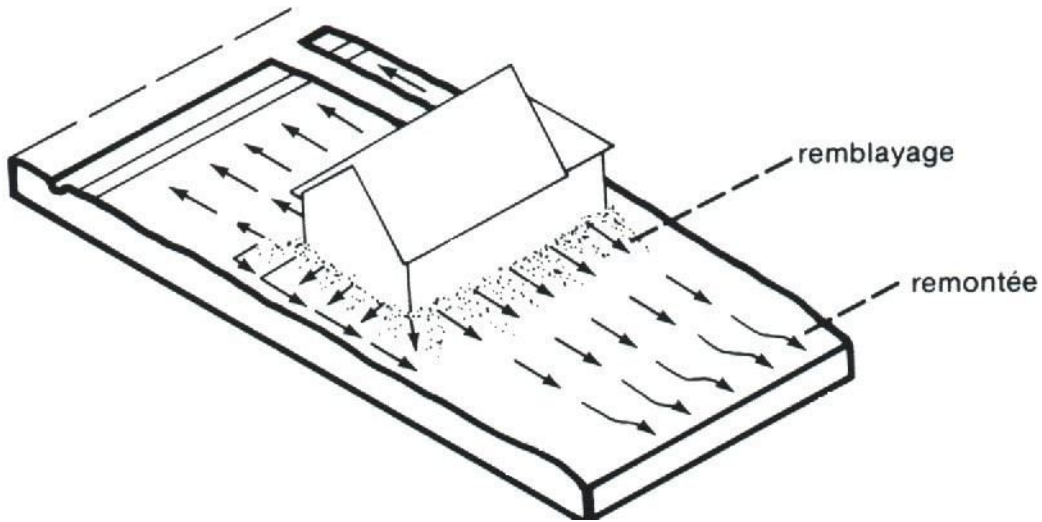
Warning

During our inspection, we noticed the presence of shrubs and vegetation within 6 feet of foundation walls. This situation could cause humidity excess in the basement, and problems for the foundation walls and drain system as well. Tree limbs touching buildings also provide easy access to the home for pests.



Limited inspection

The slope of the land around the building is a very important factor in avoiding water infiltration and humidity problems in a basement. Due to the presence of snow, it is impossible for the inspector to evaluate the slope of the land. In the spring you must verify that the land slope is running away from the building in order to properly direct rain water and melting snow away from the building.



Site drainage

V P/V N/V N/A Not any system on site

Walkways and driveway

V P/V N/V N/A

Reports



Limited inspection

The garage entrance was covered by snow and thereafter not inspected

Retaining walls

V P/V N/V N/A Not any system on site

Other

Reports



Information

A minimum free space of 300 mm (1 ft) around the outside walls is recommended to allow proper drying of wall components. Material should not be stored near the outside walls.

ROOF

Limitations

The inspector is not required to walk on the roof or to examine the accessories such as solar panels, antennas, lightning rods and other similar accessories that are attached to the building. Our evaluation of the roof is aimed at identifying missing and/or deteriorated parts that could permit water infiltration. The underlying layers and the structure are not visible and cannot be evaluated by our visual inspection. Our inspection, therefore, is neither a guarantee of waterproofing nor a certification of the roof.

Pitched roof covering

V P/V N/V N/A

Inspection procedures

The life expectancy of a roof will vary depending on a number of factors. The evaluation of the condition of the roof covering does not exclude the possibility that the roof may leak after a certain time. A roof may leak continually or its resistance to water may vary as a function of the rain's intensity, wind direction, ice formation, slope of the roof, kind of roof covering, falling objects, etc. The lower levels of the waterproofing membranes applied as sub layers may not be identifiable during a simple visual inspection. The presence or absence of these sub layers may have an overwhelming influence on the waterproofing and useful life of a roof.

Reports

**Limited inspection**

The inspection of the roof covering was limited by the presence of snow

**Warning**

Trees should be kept trimmed away from roof and wall surfaces. The abrasive action of branches rubbing against the roof can damage the roof system. Tree limbs touching buildings also provide easy access to the home for pests.



Rainwater gutter

V P/V N/V N/A

General statements

It is important to clean the eaves throughout the year and to ensure that the downspouts divert the water away from the foundation. The slope of the ground is a very important factor for avoiding water infiltration and humidity problems in the cellar. To avoid water saturation and the accumulation of water against the foundation, we recommend that you extend the downspout outlets to more than four feet from the foundation.

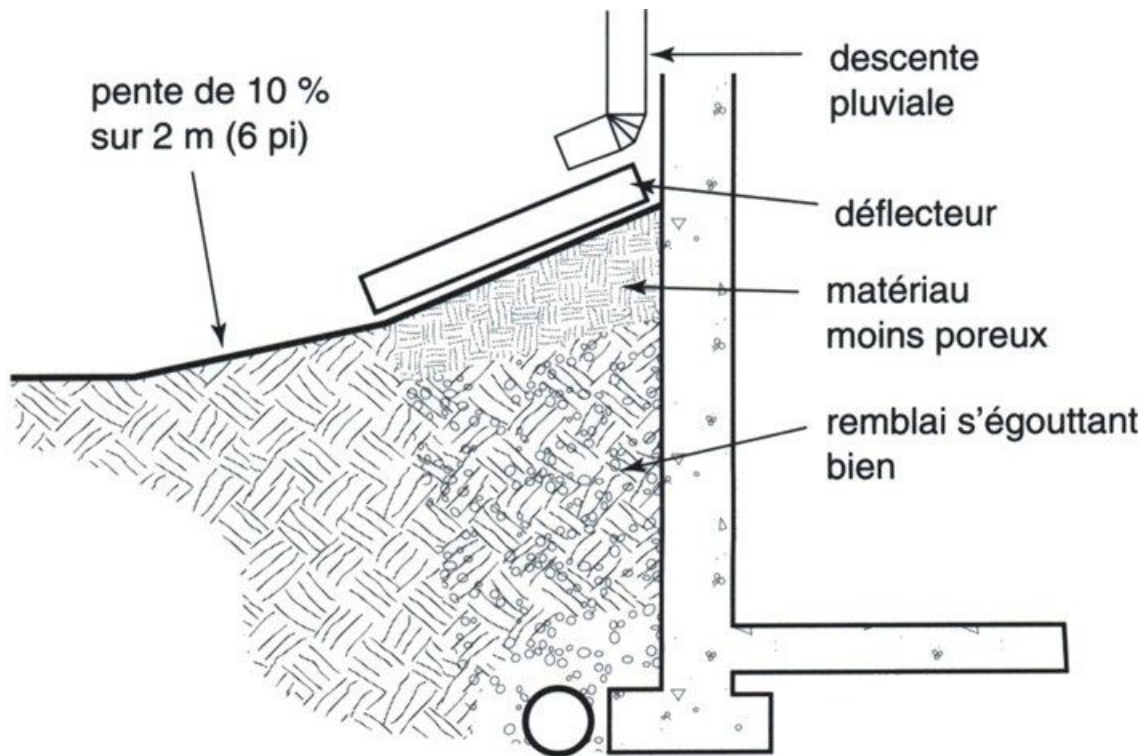
Reports



Deficiency to correct

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.





Deficiency to correct

We note that the slope of the eaves troughs is reversed in some places. Water accumulates in these places, leading to plant growth and an accelerated deterioration of the component. We recommend that you consider correcting the slope or replacing the eaves troughs.



Flashings and parapets

V P/V N/V N/A

Inspection procedures

Most of the flashings are not visible because a large portion of them are covered by the roof covering. Our inspection of flashings, therefore, is limited to the inspection of the visible parts.

Reports



Deficiency to correct

We note that the flashings between the vertical wall and the roof covering were not installed in accordance with established norms. The seal should be checked regularly to avoid damage from water infiltration. Consult a building contractor to correct the situation, if required. When the roof will be reshingled, flashings should be installed in accordance with established norms. See illustration.



Main facade

Roof penetrations

V P/V N/V N/A

Reports



Limited inspection

As the roof was viewed from the ground the roof penetration were not inspected

Skylights

V P/V N/V N/A Not any system on site

Other

Reports



Information

During our inspection, we noticed no signs of water infiltration in the attic space.

PLUMBING

Inspection procedures

The inspector will not verify systems that are hidden behind wall coverings, buried, closed or out of use, private or public water mains and sewers, water quality, water treatment or the possibility of leaking bath tubs and or showers. The inspector does not evaluate the capacity or the adequacy of systems nor the presence or absence of emergency valves. The water service supply valve and the emergency valves of household appliances, toilets, sinks and washstands will not be operated because of the danger of creating leaks. No valve or cock of existing household appliances will be tested during the inspection. The plumbing inspection therefore is a limited inspection.

Flush lever

V P/V N/V N/A

Reports

*Information*

We operated all the flush lever located inside the building by the normal operating command. During this verification we did not notice any deficiencies that may result in immediate repairs and expenses.

Hose faucet

V P/V N/V N/A

Reports

*Deficiency to correct*

During our inspection, we noticed the absence of a vacuum breaker. We recommend you to install a vacuum breaker on the hose faucet to avoid siphoning in the main water system as well an anti-freeze faucet.

Supply piping

V P/V N/V N/A Copper

Main water valve

V P/V N/V N/A 3/4 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

*Information*

During our inspection, we noticed no problem.

Main water valve localisation

V P/V N/V N/A

Reports

*Information*

The main water valve is located in the washing room at the basement level. Always keep a free access to the main water valve to operate it in case of emergency.

Functional flow

V P/V N/V N/A

Reports

*Information*

During our inspection, the water flow was satisfactory.

faulty connection

V P/V N/V N/A

Reports

*Information*

During our inspection, we noticed no faulty connection.

Faucets and appliances

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

*Information*

During our inspection, we have operated all the faucets and appliances located inside the building by the normal operating command and we noticed no problem.

*Deficiency to correct*

The seal around the bath tub (and/or shower) and the sink should be kept in good condition to prevent water leaks into the adjacent wall. The absence of a waterproof seal could lead to serious damage to the wall, formation of moulds, and deterioration of the gyproc and/or wooden components.



kitchen



basement's shower

Water pipes

V P/V N/V N/A Copper 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



Urgent repairs

We detected a leak in the water supply system. In time, this leak could become worse and cause serious damage. The leak should be repaired by a professional. Clean, disinfect, and dry the material affected by the leak, and remove any signs of moulds and any spoiled material.





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



Information

During our inspection we notice the "P" trap installation on the evacuation system, aswell the vent exit on the roof



Information

During our inspection, the evacuation of the evacuation system was satisfactory



Information

During our inspection, we noticed no leaks in the eacuation system.



Deficiency to correct

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.



sump pump



sump pump



Deficiency to correct

During our inspection we noticed that the installation of the "P" trap under the kitchen sink will prevent you from cleaning the trap. Consult a plumber to make the necessary correction.



not enough space

Cleanout

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

Reports



Information

During our inspection we noticed the installation of the cleanouts on the main drain system

Floor drains

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

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



Deficiency to correct

During our visit, we have noted that the floor drain was clogged and non-functional. Consult a competent plumber in order to unclog this component and ensure its proper drainage.



Back flow valves

V P/V N/V N/A

General statements

The plumbing of the evacuation system that services the cellar of a building must be protected by an ant reflux device. If there is no bathroom in the cellar, it would be appropriate to have a check valve at the junction point of each of the accessories to avoid the possibility of the reflux of waste water. There should be no check valve on the conduit of the main drain (This is forbidden in most municipalities).

Reports



Information

During our inspection, we noticed the installation of a back-flow prevention device in the basement plumbing

Domestic water heating

V P/V N/V N/A

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



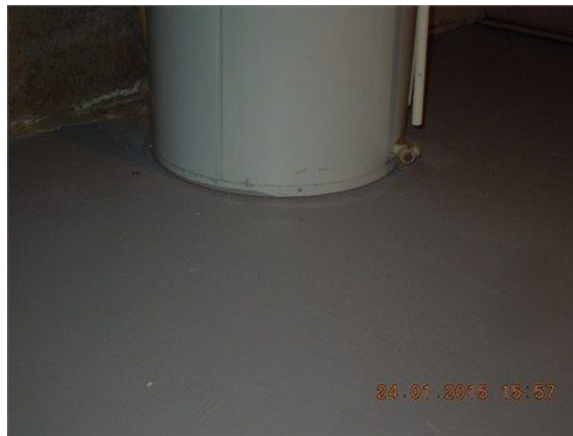
Information

The material safety data sheet (MSDS) of the domestic water heater indicates that it was manufactured by the company GIANT in 2011 and is for up to 60 Gallons. This equipment works on electricity. The control valve stop is installed as well as the safety valve.



Deficiency to correct

During our inspection we noted that the Domestic water heater is in direct contact with the ground. This can cause corrosion of the equipment's base and energy losses due to the freshness of the slab. We recommend that you install the equipment on blocks of wood.



Sumps and intercepting ditches

V P/V N/V N/A

General statements

**Clean the pit each year after freeze-up. Weeping tile drainage may carry small amounts of soil, sand and debris into the pit from around your basement foundation.*

**Some water may remain in the pit and cause a musty smell if it sits for a long time. If so, you can flush the pit by adding fresh water until the pump removes the stale water.*

CMHC

Reports



Information

During our inspection we noticed no yellowish or reddish water in the sump pumps and drainage pits.

Sump Pump

V P/V N/V N/A

General statements

**Check and test your pump each spring before the rainy season begins, and before you leave your house for a long time. Pour water into the pit to trigger the pump to operate.*

**Remove and thoroughly clean the pump at least once a year. Disconnect the pump from the power source before you handle or clean it.*

**Check the pit every so often to ensure it is free of debris. Most pumps have a screen that covers the water intake. You must keep this screen clean.*

CMHC

Reports



Information

The sump pump operated normally during our visit. 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.

ELECTRICAL

Inspection procedures

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.

Service entrance

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

Grounding equipment

V P/V N/V N/A

General statements

The ground used to divert the electric current in case of failure of electrical equipment.

It should have only one earth connection on the same site, all links of land must be interconnected to remain equipotential

Reports

*Information*

We noted a copper wire being used as a grounding system. It is fastened on the water intake.

Main switch

V P/V N/V N/A 200 Amperes (120-240 volts)

Reports

*Information*

During our inspection we noticed no problem.

Main service box

V P/V N/V N/A

Reports

*Information*

The main service box is integrated in the principal control panel. It's located at the basement

Principal control panel

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

Reports



Possible danger

We observed water and/or rust spots inside the distribution panel. The panel is installed in a closet and temperature difference could cause condensation. Verify regularly the panel and if the problem persist an intervention would be needed



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



Deficiency to correct

We detected the presence of unconcealed electric wiring on the exterior of the building. This is not a recommended practice. We recommend that these circuits be rerouted inside the building or through exterior conduits that can provide adequate protection from water and humidity.



right side

Switches and outlets

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

General statements

The installation of differential CGFI-type (ground fault circuit interrupter) sockets is recommended outside buildings and in damp areas such as bathrooms, above kitchen counters (within 1 meter of the sink), and in garages and crawl spaces. CGFI sockets should be checked regularly to ensure that they operate correctly.

Reports



Information

During our inspection we observed a representative number of interruptor, so we did operate a representative number of lighting fixtures, and we did not notice any problem.



Information

During our inspection, we tested the operation of installed ground faulty circuit interrupters (GFCI) and they were fonctionnal



Possible danger

We have noted an electrical outlet located less than 1 meter away from a plumbing or water source (kitchen). This situation represents a highly dangerous and unsafe situation. Consult a master electrician to perform the necessary corrections. (Relocate the outlet or have it connected on a GFCI – ground fault circuit interrupter).

HEATING

Inspection procedures

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.

Energy sources

V P/V N/V N/A

Reports



Information

During our inspection, we noticed the presence of at least one energy source in each habitable unit

Main system

V P/V N/V N/A gaz furnace forced air

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.

Reports



Information

During our inspection we noticed no problem.

Operating controls

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

Automatic safety controls

V P/V N/V N/A

Reports



Warning

We noted an absence of emergency switch in proximity of the heating unit. This switch is important and allows to rapidly stop the unit in case of malfunction. Contact a heating specialist in order to add this switch.

Heat distribution

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

Inspection procedures

The uniformity and adequacy of the heat supply in each room is not analyzed by the inspector during a prepurchase inspection. Only a specialist can execute an analysis of the kind and institute the corrective measures required by adjusting the applicable regulating registers or valves. The inspector will not verify proper operation of zone control valves or hot water radiators. These valves often break down after a certain length of time.

Reports

*Information*

To improve air quality in the residence and to maximize the function of the ventilation system, we recommend that the ventilator be activated in a continuous operation mode. It would be wise to add an efficient filtration system to the existing system. You should consult an air quality specialist to determine the system that best responds to your needs.

*Information*

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.

*Possible danger*

We note that dirt and dust have accumulated in the ventilation unit and forced air distribution system. Dirt and dust are transported by the air circulating through the system and may be dangerous to the health. All air ducts should be thoroughly cleaned. You should plan on inspecting and cleaning the system every five years. The air filter should be replaced regularly as recommended by the manufacturer.



Air filter

N/V N/A V P/V

General statements

We recommend that you obtain a good quality air filter. As indoor air quality is becoming an important issue, efficient filters have been developed to reduce exposure to particles that harm human health. To be effective, the

ventilation system must operate continuously. Consult a ventilation system specialist for modifications to the system.

Reports



Information

In order to profit from a good air quality please follow manufacturer's instructions on the frequency of the filter changing

Combustion gas exhaust system and damper

V P/V N/V N/A

Reports



Information

During our inspection, we noticed no problem

system functioning

V P/V N/V N/A

Reports



Information

During our inspection, we operated the heating system by the normal operating control and it was responding correctly.

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 system

V P/V N/V N/A

Reports



Limited inspection

Because of the outside cold temperature the operation of the heat pump was not verified

Distribution system

V P/V N/V N/A

General statements

We noted cool-air sources in every room of the building.

Reports



Limited inspection

We did not inspect the coils at the furnace plenum, these not being visible. Unit efficiency is reduced if coils are dirty. We recommend to have these coils cleaned on a regular basis.

Temperature controls

V P/V N/V N/A

Reports



Information

We recommend that you obtain all of the documents concerning the equipment, maintenance, start-up and shutdown of the heat pump. You should always check that the electric circuit for the air conditioning unit and the heat pump is energized before start-up. The compressor of the air conditioner can be seriously damaged if power is applied when the outside temperature is below 15 degrees Celsius (59 degrees Fahrenheit). A heat pump should not be operated when the outside temperature is above 18 C (65 F) or below -10 C (+15 F).

INTERIOR

Inspection procedures

Questions of acoustics and soundproofing are excluded from this inspection because they require the use of exhaustive analytical methods and sophisticated instrumentation. Only a specialist can provide this evaluation.

Our interior examination is a visual examination and we base our evaluation on a comparison to similar houses of the same age. Storage of personal objects could impede verification of some elements and could hide the signs of an apparent defect. Lighting, curtains and atmospheric conditions during the inspection can also keep us from detecting defects. The inspector is not required to inspect imperfections in the paint, wallpaper, or other products used to finish the walls and ceilings. Household appliances, recreational installations, curtains, blinds and other window accessories are likewise excluded from the inspection. The presence of asbestos and urea-formaldehyde foam insulation (UFFI) cannot be detected without a more thorough inspection and laboratory tests.

Floor coverings

V P/V N/V N/A

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



Information

During our inspection, we noticed that the kitchen's ceramic is cracked the problem is cosmetic, if you are planning to remodel the kitchen it will be necessary to change the floor covering as well.



Wall and ceiling coverings

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

General statements

We have inspected all visible wall surfaces to detect signs of mould formation, water damage, warping or fissures. Mould formations on the surface of walls and/or ceilings are hazardous for the health of the occupants. It is

important to clean away all traces of mould and, if the mould returns, replace all materials in the affected area.

Reports



Information

During our inspection we notice no problem nor mould spots. If the plumbing system is not fixed very fast we could have mold development and the deterioration of the interior component

Staircases and railings

V P/V N/V N/A

Inspection procedures

For the safety of all persons, stairways should be equipped with a continuous handrail. The compliance of fire escapes exceeds the scope of a prepurchase inspection. To obtain more information on this subject, we invite you to consult current municipal regulations.

General statements

There must be a handrail at least on one side of the stairs of three or more risers with a width less than 43po (1100 mm) on both sides of stairs over 43po (1100)

Reports



Possible danger

We observed a staircase with opened counter steps. This may represent a dangerous situation for young children. It would be preferable to install counter steps or partial counter steps.



Cupboards and counters

V P/V N/V N/A

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



Information

During our inspection we noticed no problem

Interior doors

V P/V N/V N/A

Reports



Possible danger

We note that the door-closing mechanism between the house and the garage is missing. This could allow carbon monoxide gas to enter the house. This gas could be harmful to the health of the occupants of the house. An appropriate automatic closing device should be installed.



Possible danger

We note that the weather strip is ineffective on the door between the house and the garage. This could allow carbon monoxide gas to enter the house. This gas could be harmful to the health of the occupants of the house. An effective weather strip should be installed.



Doors functioning

V P/V N/V N/A

Inspection procedures

The inspection of interior doors is based on a representative sampling. We do not evaluate esthetics considerations and imperfections. Each door must be equipped with an adequate door stop in order to prevent damage to the adjacent wall.

Reports



Information

During our inspection, we operated a representative number of doors and we noticed no problem

Windows functioning

V P/V N/V N/A

Inspection procedures

L'inspecteur n'est pas tenu d'inspecter la présence ou l'état des moustiquaires, des portes et des fenêtres non permanentes. Il n'est pas toujours possible pour l'inspecteur d'opérer chaque fenêtre, notre appréciation de la fenestration peut être faite par échantillonnage.

Reports

*Deficiency to correct*

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



Garage

V P/V N/V N/A Interior garage

Walls and ceiling separating the garage

V P/V N/V N/A

General statements

The walls and ceiling separating the garage from the rest of the building must have an air barrier system efficient against fuel vapours and exhaust gas. Our visual inspection is limited, we are therefore not able to check if all is compliant with these requirements.

Reports

*Warning*

During our inspection, we noted the deficiency of the air barrier between the garage and the house this can cause leakage of carbon monoxide (CO), a colorless and odorless gas that can accumulate to lethal levels in confined spaces, without the knowledge of the occupants.



Other

Reports



Possible danger

To improve the air quality and to eliminate, as much as possible, the amount of dust in suspension in the air, a central vacuum cleaner should vent its exhaust air outdoors. Ensure that the air is vented directly outdoors through a sealed conduit.



Information

During our inspection, we noticed the presence of a cold room at the basement level. We advise you the water proof this room from the outside and to install an insulated door between the room and the home in order to avoid the condensation and mold development in this room

INSULATION AND VENTILATION

Limitations

Our comments concerning ventilation are based on our experience and understanding of the means available to ventilate a residence. If required, you should call on a specialized ventilation contractor to determine the calculated needs in cubic feet per minute (CFM) of ventilation, the duct sizes required and the ventilation equipment.

Inspection procedures

Our comments concerning the insulation and ventilation of unfinished attic space can only be preliminary. If any deficiency is observed, a specialist should be consulted to determine what corrective measures are needed. The prepurchase inspection does not evaluate energy efficiency, which can be measured by specific tests that require the use of precise measurement instruments.

Attic insulation

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

Inspection procedures

The type and amount of insulation cannot be evaluated when it is covered by wall coverings, ceilings, or floors. We do not open ceilings, walls or floors to verify insulation and the condition of the structure.

Reports



Deficiency to correct

The attic space's access hatch would need a gasket (neoprene) on its perimeter and would benefit from being heavier so that the contact with the gasket be efficient.



Vapor barrier

V P/V N/V N/A

General statements

The vapour barrier is an important component of the house envelope; it provides some protection from moisture damage to the structure and the insulation materials.

To be effective, the vapour barrier must be:

resistant to the flow of water vapour

durable

It must be installed on the warm side of insulation.

(Natural Resources Canada)

Reports



Information

During our inspection, we noticed the vapor barrier installation under the insulation

Attic ventilation

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

General statements

If there is an accumulation of ice at the base of the roof's slope during cold periods, the water retained behind the ice dam is a potential source of water seepage through the asphalt roofing shingles. We recommend that the ice be removed and that the ventilation be verified to determine whether poor ventilation might be the probable cause of ice formation along the base of the roof slopes.

Reports



Information

During our inspection we noticed no problem

Basement ventilation

V P/V N/V N/A Opening windows

General statements

During the hot season, particularly during heat waves, it is preferable to reduce the ventilation in the cellar and crawl spaces. Hot and humid air brought into the building may condense on the cool surfaces and cause condensation and mould formation.

 Reports

*Information*

Keep the relative humidity in the basement at 45 to avoid the deterioration of structural components and mold development. Don't use the air exchanger during summer time, use a dehumidifier when needed

*Information*

During our inspection we noticed no problem

 Air exchanger

V P/V N/V N/A

 Limitations

The air changes needed in a residence cannot be evaluated during a visual inspection. To establish these needs and the kind of ventilator required, an assessment must be done, requiring a depressurization test and the use of an infiltrometer.

 Reports

*Information*

It is important for the maintenance of the air exchanger to be regular because it can easily cause condensation or even fungi due to the temperature difference between the exhaust air and incoming air.

*Information*

During our inspection, we operated the air exchanger by the normal operating command, and it was responding correctly

 Foundation insulation

V P/V N/V N/A

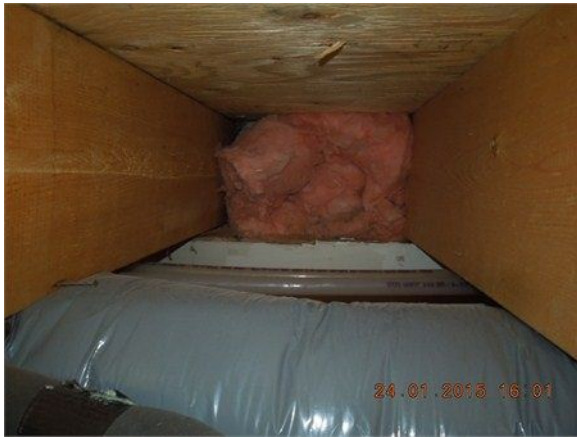
 Inspection procedures

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.

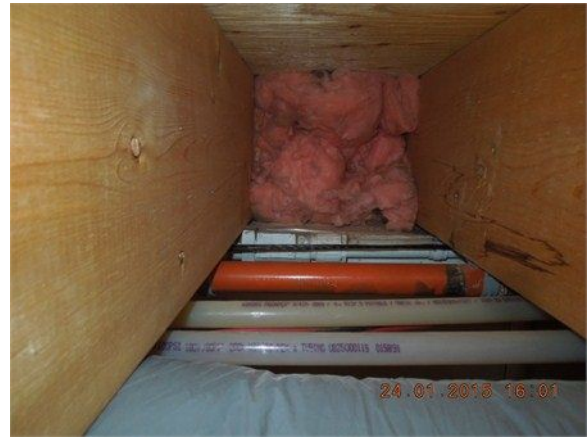
 Reports

*Deficiency to correct*

We noted the installation of wool batt insulation without a vapor barrier on the building's rim joist. This situation causes air infiltration in the house. Furthermore, interior humidity may cause condensation in the wool insulation, causing odors of mold and a deterioration of the rim joist, and of the wooden structured wall. To avoid this problem, a vapor barrier must be installed on the warm side of the insulation. (Polyethylene sealed all around).



mechanical room



mechanical room

Ceilings fans

V P/V N/V N/A

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



Deficiency to correct

We noted that the exterior dryer exhaust register was defective and possessed a cold air flow penetration. We recommend the installation of an anti-gust type exhaust register in order to properly evacuate the dryer's exhausting air.



right side



Warning

During our inspection we noticed the absence of ceiling fan in the washroom at the basement level. This situation could exceed humidity and thereafter the mold development.

Kitchen fan

V P/V N/V N/A Combined with the stove

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

*Information*

During our inspection, we operated the kitchen fan by the normal operating command and it was functional.

Clothes dryer outlet

V P/V N/V N/A Flexible plastic duct

Reports

*Deficiency to correct*

We noticed a combustible (plastic) duct on the dryer exhaust. We recommend replacing it with a galvanized duct. Rigid ducts offer less air resistance and do not accumulate as much debris. As much as possible, limit the number of elbows and the total length of the duct.



Laundry room venting system

V P/V N/V N/A

Reports

*Deficiency to correct*

We noticed the absence of ventilation in the laundry room. We believe the humidity created by use of this room should be exhausted to the outside in order to preserve the quality of the air in the rest of the house. Consult a ventilation specialist to determine the best way to ventilate the room.

Security of the persons

Inspection procedures

Our inspection should in no way be considered certification of the installation's compliance with standards. Fireplaces, woodstoves and their chimneys are specialized units that fall beyond our field of expertise. It is not possible to detect a defective installation, damage or deterioration by a simple visual examination. We recommend that you ask your local fire department or an installer who is a member of the Canadian Wood Energy Institute to verify the specific requirements of your units before using them. You should also ask your insurer to certify your installation. Some municipalities and insurance companies may have special requirements. Conversely, some insurance companies appear to tolerate installations that do not comply with the standards proposed by the Canadian Wood Energy Institute, specifically A-405, Fireplaces and Masonry Chimneys, and B-365, Installation of Solid Fuel Heating Units.

Smoke detector

V P/V N/V N/A

General statements

The smoke detector is the best way to save lives. Verify its operation regularly, whether battery-operated or electric.

1- Periodically replace the battery or use, if possible, a long-lasting battery, like lithium.

2- Never remove the battery from the detector and do not unplug even if it goes off. Instead, use the mute button of the device.

3- Replace the detectors according to the recommendations of the manufacturer, generally every ten years. The manufacturing or expiry date is indicated on the housing. If the date is missing, do not take any chances, replace the device immediately.

(sécurité publique Québec)

Reports



Information

During our inspection we noticed the smoke detector's installation on each floor. Make sure to have them always functional.

Carbon monoxide detector

V P/V N/V N/A

General statements

Carbon monoxide detectors are small devices designed to continually monitor the carbon monoxide concentration in the surrounding air. They emit an alarm signal when the level of carbon monoxide is high enough to pose a major

health risk and poison human beings.

Even if you have a carbon monoxide detector in your home, fuel-burning appliances in your home must still be properly maintained and used. Carbon monoxide detectors must be considered extra protection tools used to avoid carbon monoxide poisoning and death.

Carbon monoxide detectors are currently the only existing means of detecting the presence of carbon monoxide in a home.

(santé et service sociaux Québec)

Reports



Possible danger

Install a carbon monoxide detector. We did not find a carbon monoxide detector. Carbon monoxide is odourless and colourless gas which can cause serious health problems and even death. Wood, oil and coal combustion, as well as running fuel engines, produce CO. As an interior garage and/or fireplace exists we recommend you the installation as soon as possible

CERTIFICATE**CIVIC ADDRESS OF THE PROPERTY**

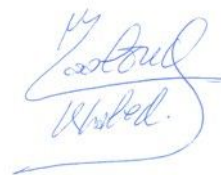
13, Model

Lorraine (Québec) VVV YYY

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.



Khaled Karl Maalouf
Fondateur et Inspecteur Chef

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



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