

INSPEC-PRO

PROFESSIONAL HOME INSPECTION.

"Every inspection is performed with the same attention to detail as if it were our families home"

1583 Montée Paiment
Val des monts, QC J8N 7P5

Tuesday, June 27, 2017

Shaun Botes



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report

Inspec-Pro Home Inspection
434 Michel-Parizeau
Gatineau, QC J9J-3X2

16136061901

www.inspec-pro.ca
s_botes@live.com

June 27, 2017

Dear [REDACTED]

RE: Report No. 1024
1583 Montée Paiment
Val des monts, QC
J8N 7P5

Thanks very much for choosing Inspec-Pro to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Shaun Botes
on behalf of
Inspec-Pro Home Inspection

Inspec-Pro Home Inspection
434 Michel-Parizeau
Gatineau, QC J9J-3X2
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s_botes@live.com

INVOICE

June 27, 2017

Client: [REDACTED]

Report No. 1024
For inspection at:
1583 Montée Paiment
Val des monts, QC
J8N 7P5
on: Tuesday, June 27, 2017

Single home/semi-det, OVER 2000 square feet,
(additional \$50 per 1000 sqft or portion thereof)

[REDACTED]

Total

[REDACTED]

Inspec-Pro Home Inspection
434 Michel-Parizeau
Gatineau, QC J9J-3X2
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SUMMARY

1583 Montée Paiment, Val des monts, QC June 27, 2017

Report No. 1024

www.inspec-pro.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Front Right Side Exterior Deck

Task: Improve

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Fused neutral](#)

White wires is neutral wire, once the neutral wire is used as a hot wire the white wire needs to be color coded so service people will know that this wire is live.

This can be done by marking the wire with a black marker or by wrapping black electrical tape around the wire. This must only be done by a qualified electrician.

Implication(s): Electric shock

Location: Rear Basement Bathroom Utility Room

Task: Repair

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Double taps](#)

There is double taps in the electrical panel this is when two wires is attached to one breaker this is not recommended. I recommend that a qualified electrician come out and rectify these problems.

Implication(s): Fire hazard

Location: Rear Basement Bedroom Utility Room

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Reverse polarity is when the hot and neutral connection at the receptacle are wired backwards. During the inspection I found a couple of outlets with reverse polarity I recommend that a qualified electrician come out and correct these problems and have a look at all the receptacles at the property to make sure that they are wired correctly.

Implication(s): Electric shock

Location: Throughout Second Floor Basement Bedroom Utility Room Kitchen Living Room

Task: Repair

Time: Immediate

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Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

When testing the GFI in the bathroom downstairs I noticed that it didn't have your safety shut off, it was not working.

Implication(s): Electric shock

Location: Basement Bathroom

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Above electric baseboard heaters](#)

Implication(s): Increased fire hazard

Location: Front Basement Bedroom

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke detectors is required one on every floor level near sleeping area. Smoke detector should be replaced every 10

years. I recommend that the client check to see if it is within the time range. It is often difficult to know how old the existing smoke detectors are, if it is unknown we recommend replacing them all.

Location: Throughout

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Proper placement of a CO alarm is important. The CO alarm must be located adjacent to all sleeping areas of the home

to increase the likelihood that sleeping occupants will hear the alarm if it goes off. Unlike smoke, which rises to the ceiling, CO mixes with air. Hence CO alarms may be installed at any height. However, if a combination smoke/CO alarm is used, it must be installed on or near the ceiling as per manufacturer's instructions, to ensure that it can detect smoke effectively.

Location: Throughout

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Location: Rear Basement Bedroom Utility Room

Task: Replace

Time: less than 1 Year

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Rear Basement Bedroom Utility Room

Task: Replace

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Time: Immediate

Interior

STAIRS \ Handrails and guards

Condition: • [Too low](#)

The handrails leading up to the mezzanine and the guard rails at the top of the mezzanine we're very low. This is a life safety issue and needs to be corrected immediately.

Implication(s): Fall hazard

Location: First Floor

Task: Improve

Time: Immediate

Condition: • [Loose](#)

The guardrail and handrail were loose and needs to be re-secured.

Implication(s): Fall hazard

Location: First Floor Second Floor Staircase

Task: Improve

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during the inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Sloped roofing material: • [Metal](#)

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

Location: Throughout

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Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Wood](#)

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • [Downspouts discharging below grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Improve

Time: Less than 2 years



1. Downspouts discharging below grade



2. Downspouts discharging below grade

WALLS \ Wood siding

3. Condition: • [Cracked, split or broken](#)

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Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Left Side Rear Exterior Wall

Task: Replace

Time: Less than 3 years



3. Cracked, split or broken

4. Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: Right Side Exterior Wall

Task: Improve

Time: Less than 1 year

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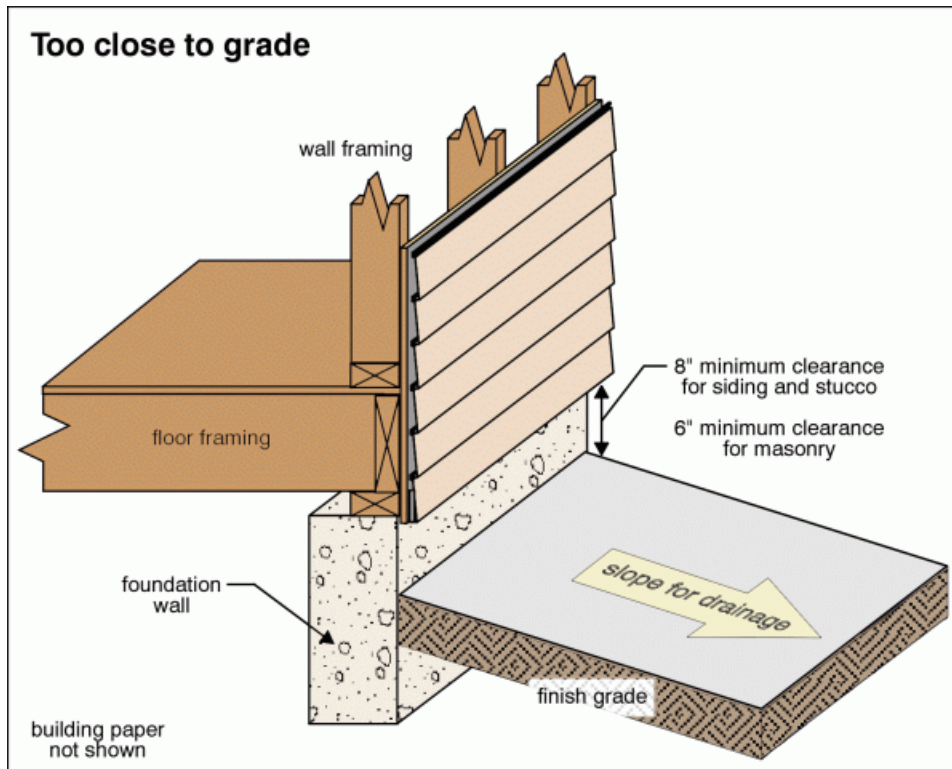
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4. Too close to grade

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • [Missing](#)

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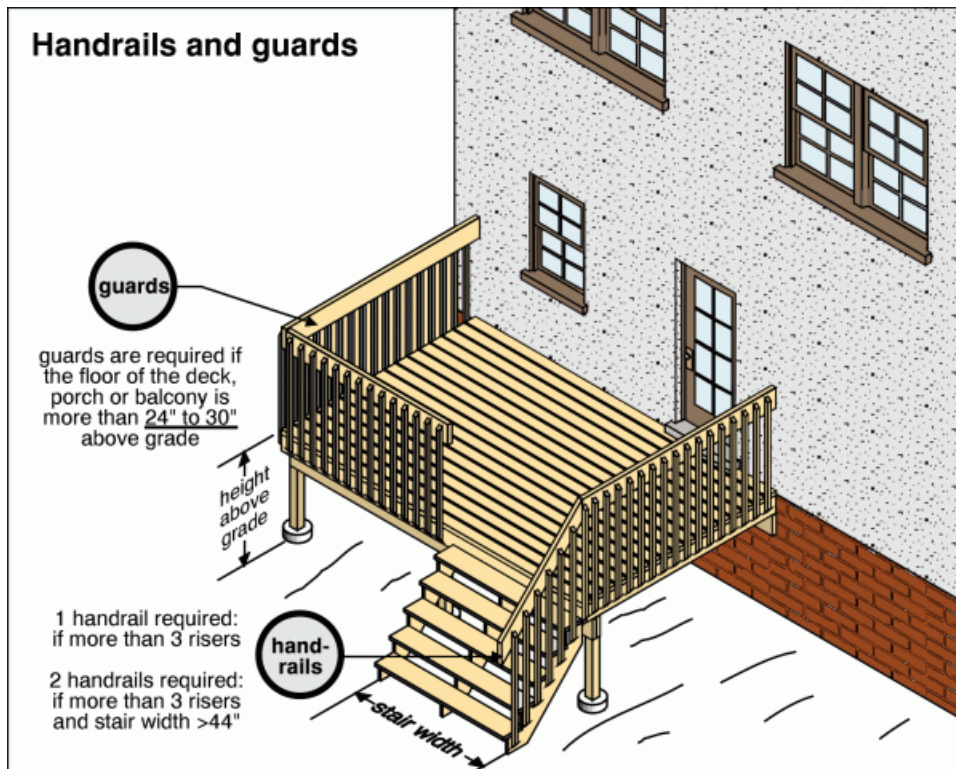
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Implication(s): Fall hazard

Location: Front Right Side Exterior Deck

Task: Improve

Time: Immediate



5. Missing

STRUCTURE

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Description

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Not visible

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Attic/roof space:

• No access

The roof framing we're not visible at the time of the inspection. This house has cathedral ceilings. The ceiling were covered in pine board, so no structure were visible.

Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • No structure recommendations are offered as a result of this inspection.

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Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

7. Condition: • [Branches, vines interfering with wires](#)

I recommend that the trees get cut back where the service wires is running from the pole to the house. This is normally done by the service provider.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Right Side Front Exterior

Task: Improve

Time: Less than 1 year Regular maintenance

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6. Branches, vines interfering with wires

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

8. Condition: • [Mast not weather-tight](#)

There is possible water entry location at the electric mast flashing.

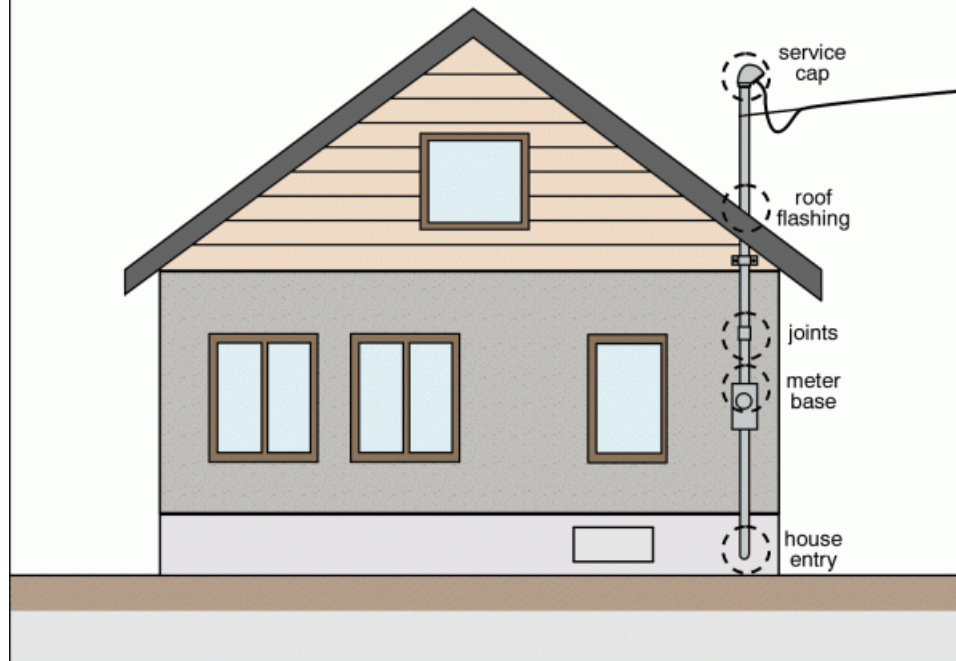
Implication(s): Electric shock

Location: Front Right Side Exterior Roof

Task: Repair

Time: Less than 1 year

Service entrance - areas of potential water entry



7. Must not weather-tight

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

9. Condition: • [Fused neutral](#)

White wires is neutral wire, once the neutral wire is used as a hot wire the white wire needs to be color coded so service people will know that this wire is live.

This can be done by marking the wire with a black marker or by wrapping black electrical tape around the wire. This must only be done by a qualified electrician.

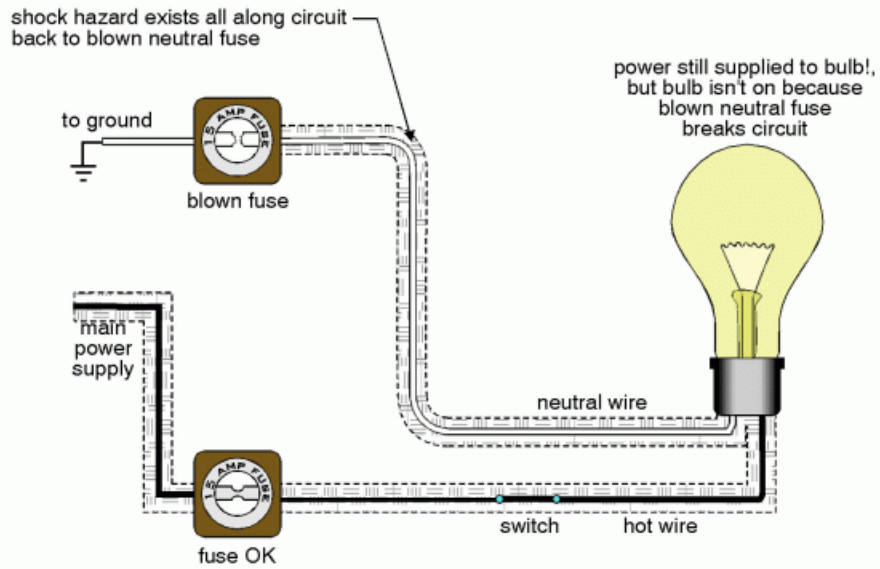
Implication(s): Electric shock

Location: Rear Basement Bathroom Utility Room

Task: Repair

Time: Immediate

Fused neutrals in old wiring systems



8. Fused neutral

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

10. Condition: • [Double taps](#)

There is double taps in the electrical panel this is when two wires is attached to one breaker this is not recommended.

I recommend that a qualified electrician come out and rectify these problems.

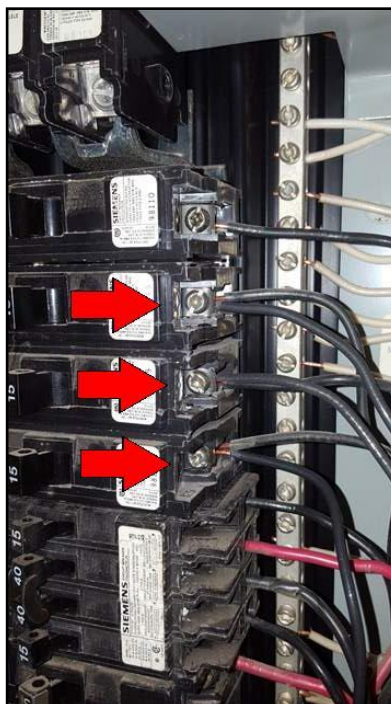
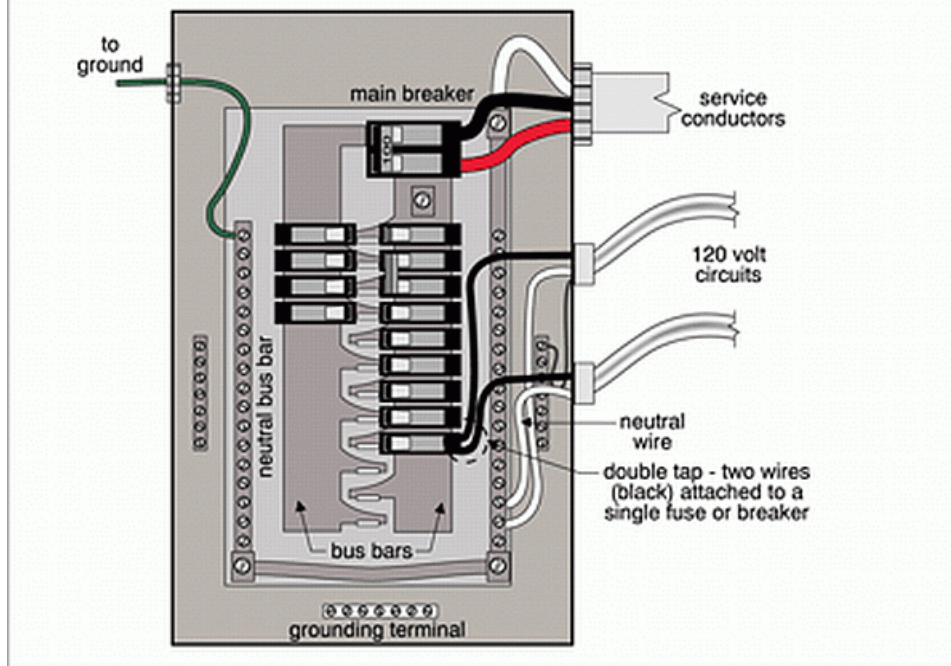
Implication(s): Fire hazard

Location: Rear Basement Bedroom Utility Room

Task: Repair

Time: Immediate

Double tapping (double lugging)



9. Double taps

DISTRIBUTION SYSTEM \ Junction boxes

11. Condition: • [Concealed boxes](#)

I found one junction box that was located behind the drywall all junction boxes should be accessible in case of emergency.

Implication(s): Electric shock | Fire hazard

Location: Rear Basement Bedroom Utility Room

Task: Improve

Time: Immediate



10. Concealed boxes

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • [Reversed polarity](#)

Reverse polarity is when the hot and neutral connection at the receptacle are wired backwards. During the inspection I found a couple of outlets with reverse polarity I recommend that a qualified electrician come out and correct these problems and have a look at all the receptacles at the property to make sure that they are wired correctly.

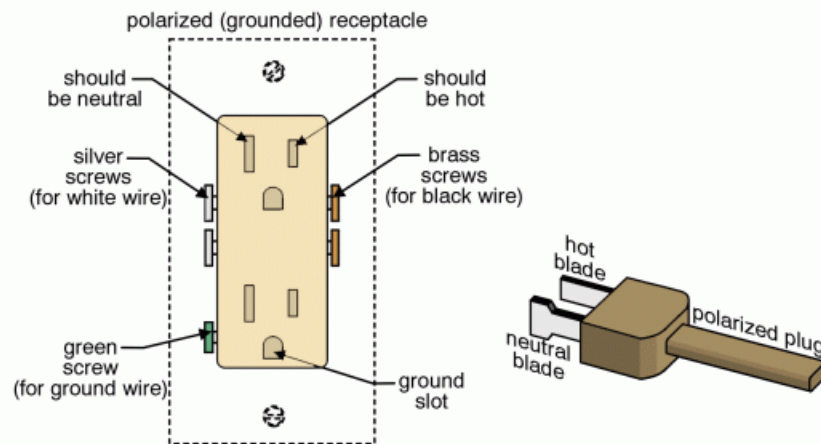
Implication(s): Electric shock

Location: Throughout Second Floor Basement Bedroom Utility Room Kitchen Living Room

Task: Repair

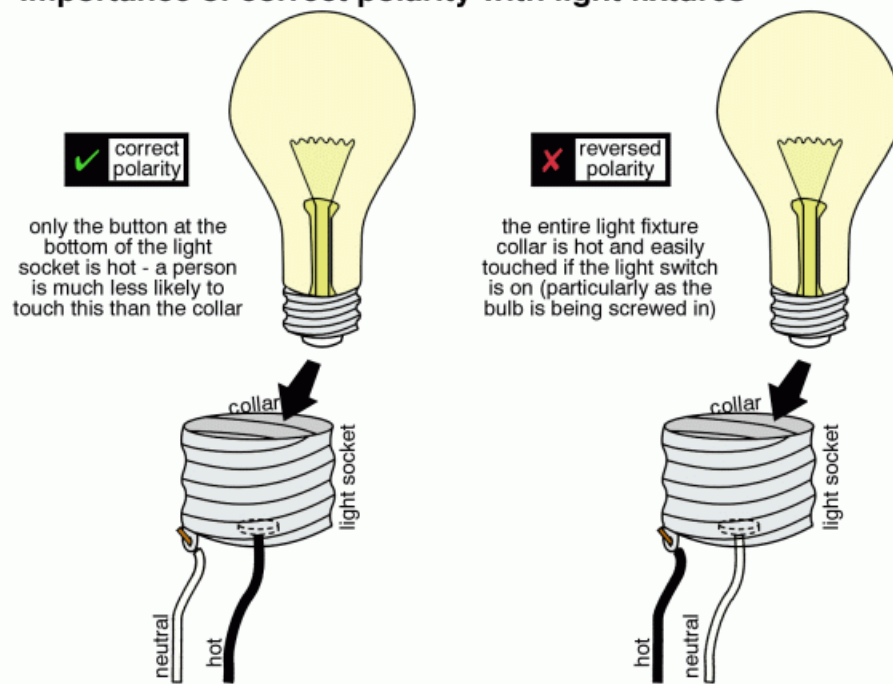
Time: Immediate

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



ELECTRICAL

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Basement utility bedroom

11. *Reversed polarity*



Living room mezzanine

12. *Reversed polarity*



Basement living room front door

13. *Reversed polarity*

13. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

When testing the GFI in the bathroom downstairs I noticed that it didn't have your safety shut off, it was not working.

Implication(s): Electric shock

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Location: Basement Bathroom

Task: Repair

Time: Immediate



14. Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

14. Condition: • [Above electric baseboard heaters](#)

Implication(s): Increased fire hazard

Location: Front Basement Bedroom

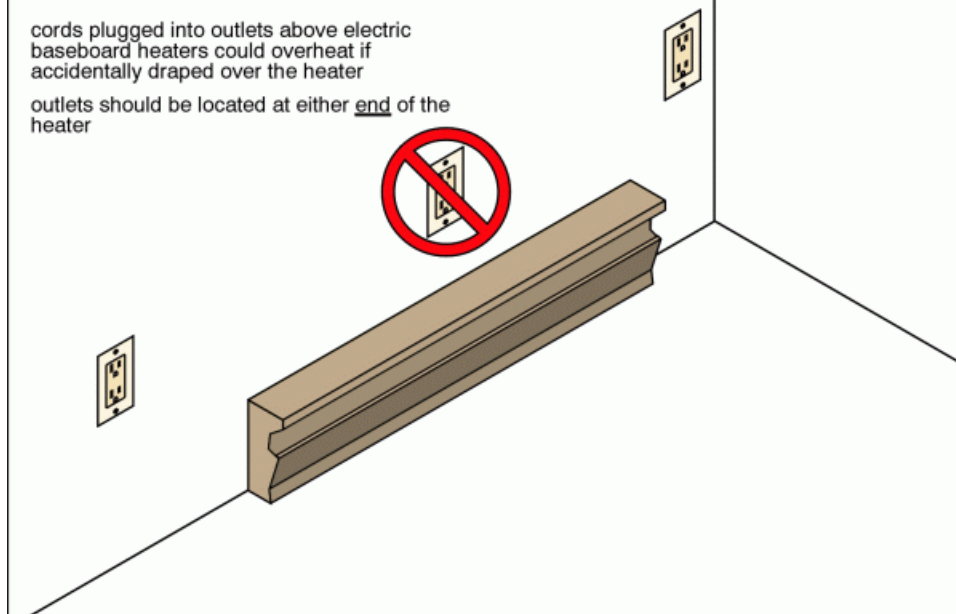
Task: Improve

Time: Immediate

Outlets should not be above electric baseboard heaters

cords plugged into outlets above electric baseboard heaters could overheat if accidentally draped over the heater

outlets should be located at either end of the heater



15. Above electric baseboard heaters

DISTRIBUTION SYSTEM \ Smoke detectors

15. Condition: • Smoke detectors is required one on every floor level near sleeping area. Smoke detector should be replaced every 10

years. I recommend that the client check to see if it is within the time range. It is often difficult to know how old the existing smoke detectors are, if it is unknown we recommend replacing them all.

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Location: Throughout

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

16. Condition: • Proper placement of a CO alarm is important. The CO alarm must be located adjacent to all sleeping areas of the home

to increase the likelihood that sleeping occupants will hear the alarm if it goes off. Unlike smoke, which rises to the ceiling, CO mixes with air. Hence CO alarms may be installed at any height. However, if a combination smoke/CO alarm is used, it must be installed on or near the ceiling as per manufacturer's instructions, to ensure that it can detect smoke effectively.

Location: Throughout

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Description

System type: • Electric baseboard heaters • [Wood stove](#)

Fuel/energy source: • [Electricity](#) • Wood

Heat distribution: • [Baseboards](#)

Main fuel shut off at: • Utility room

Fireplace/stove: • [Wood stove](#)

Chimney/vent: • [Metal](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • None

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Fireplace/wood stove: • Dataplate not found

Recommendations

RECOMMENDATIONS \ Overview

17. Condition: • There are two wood stoves on the property one in the garage and one in the living room upstairs. The stove in the garage had a data plate and the other one inside the property did not. I recommend that these fireplaces get fully inspected and cleaned by a qualified service person before first use.

Location: Various First Floor Exterior Living Room Garage

Task: Inspect annually

Time: Regular maintenance

SPACE HEATER \ Electric baseboard heater/space heater

18. Condition: • [Dirty or bent fins on heaters](#)

Some of the baseboard heaters had their fins bent. The client can purchase a baseboard heater comb to straighten out these fins.

Implication(s): Equipment not operating properly | Reduced comfort

Location: Throughout Basement First Floor Second Floor

Task: Improve

Time: Less than 1 year

HEATING

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16. *Bent fins on heaters*



17. *Bent fins on heaters*

COOLING & HEAT PUMP

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Air conditioning type: • [Ductless system](#)

Compressor type: • Electric

Limitations

Inspection limited/prevented by: • System inoperative

Recommendations

General

19. • The air conditioning unit was not tested at the time of the inspection. The owner informed us that the unit is not working.

Location: First Floor Living Room

Task: Repair

Time: Discretionary

INSULATION AND VENTILATION

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Attic/roof insulation material: • Not visible

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall air/vapor barrier: • Kraft paper

Mechanical ventilation system for home: • None

Limitations

General: • Full inspection of insulation could not be done. Wall floor and ceiling coverings prevented the full inspection of the insulation. A home inspection is a visual inspection not the destructive inspection.

National Standards of Practice:

13. INSULATION AND VAPOUR BARRIERS

13.1 The inspector shall:

A. inspect:

1. insulation and vapour barriers in UNFINISHED SPACES.

B. describe:

1. type of insulation material(s) and vapour barriers in UNFINISHED SPACES.

Inspection prevented by no access to: • Attic • Wall space

Recommendations

RECOMMENDATIONS \ Overview

20. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source: • Private

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement • Utility room

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer: • Giant

Model number: 172ETE-3F7M *Serial number:* A 4337767

Tank capacity: • [60 gallons](#)

Water heater approximate age: • 13 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • [Septic system](#)

Waste and vent piping in building: • [ABS plastic](#)

Main fuel shut off valve at the: • Basement • Utility room

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

RECOMMENDATIONS \ Overview

21. Condition: • I recommend that the pressure tank and any related equipment be lifted from the concrete floor. This will allow air movement and protect the metal from rusting.

Location: Rear Basement Bedroom Utility Room

Task: Improve

Time: Less than 1 year



18.

PLUMBING

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19.

WATER HEATER \ Life expectancy

22. Condition: • Past life expectancy

Location: Rear Basement Bedroom Utility Room

Task: Replace

Time: less than 1 Year



20. Past life expectancy

WATER HEATER \ Temperature/pressure relief valve

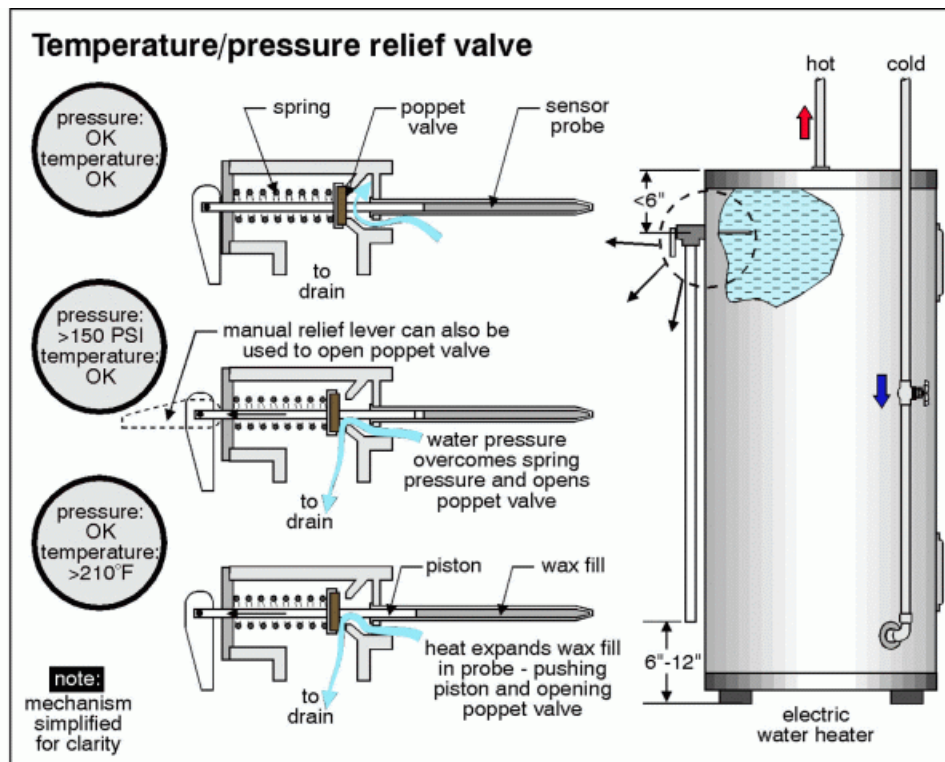
23. Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Rear Basement Bedroom Utility Room

Task: Replace

Time: Immediate



21. Discharge tube missing

WASTE PLUMBING \ Traps - installation

24. Condition: • [Nonstandard shape or material](#)

S-traps was located in the basement bathroom, the basement kitchen and the first level kitchen.

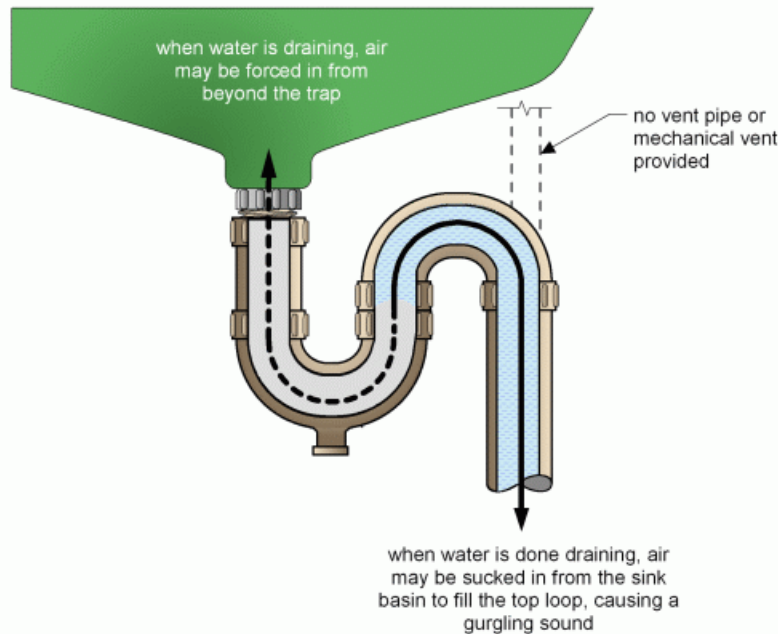
Implication(s): Reduced operability | Fixtures slow to drain

Location: Various Basement First Floor Kitchen Bathroom

Task: Repair

Time: Less than 3 years

S-traps can lead to siphoning



22. Nonstandard shape or material



23. Nonstandard shape or material

FIXTURES AND FAUCETS \ Bathtub

25. Condition: • [Caulking loose, missing or deteriorated](#)

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INSULATION

PLUMBING

INTERIOR

SITE INFO

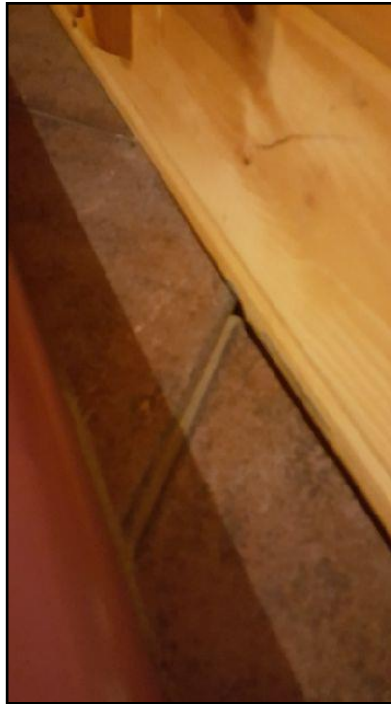
REFERENCE

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Master Bathroom

Task: Provide

Time: Less than 1 year



24. Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Bathtub enclosure

26. Condition: • [Caulking loose, missing or deteriorated](#)

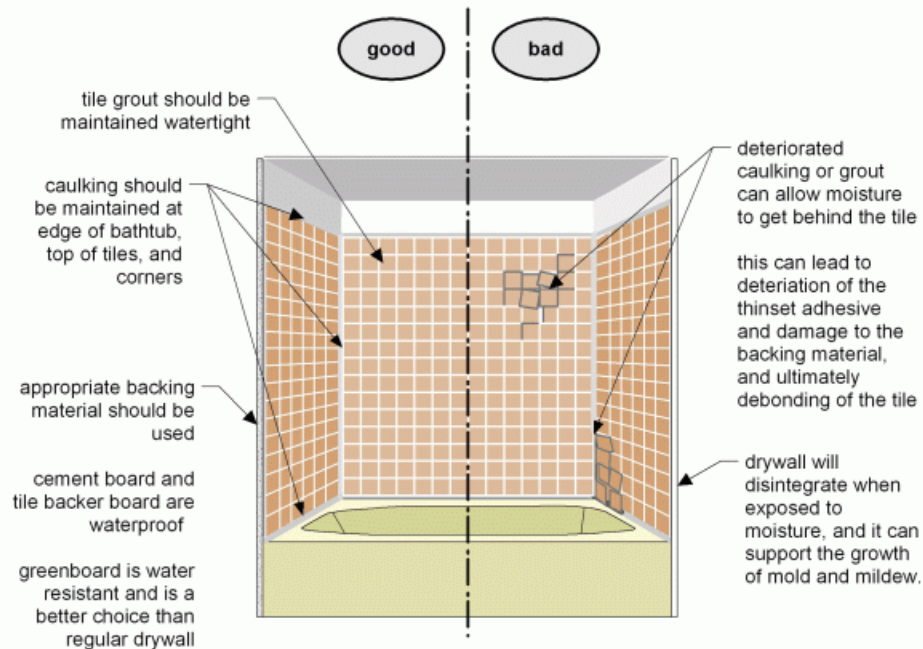
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement Bathroom

Task: Improve

Time: Less than 1 year

Expansion, debonding of tile due to moisture



25. Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

27. Condition: • [No pump access](#)

Implication(s): Increased maintenance costs | Difficult to service

Location: Second Floor Master Bathroom

Task: Provide

Time: Less than 1 year

PLUMBING

1583 Montée Paiment, Val des monts, QC June 27, 2017

Report No. 1024

www.inspec-pro.ca

SUMMARY

ROOFING

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INTERIOR

SITE INFO

REFERENCE



26. No pump access



27. No pump access

INTERIOR

1583 Montée Paiment, Val des monts, QC June 27, 2017

Report No. 1024

www.inspec-pro.ca

SUMMARY

ROOFING

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Description

Major floor finishes: • Floating floor

Major floor finishes: • [Ceramic](#)

Major wall finishes: • Wood

Major ceiling finishes: • [Wood](#)

Windows: • [Casement](#)

Exterior doors - type/material: • Hinged

Kitchen ventilation: • Range hood

Bathroom ventilation: • None

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Not included as part of a building inspection: • Security systems and intercoms • Appliances • Perimeter drainage tile around foundation, if any

Recommendations

STAIRS \ Handrails and guards

28. Condition: • [Too low](#)

The handrails leading up to the mezzanine and the guard rails at the top of the mezzanine we're very low. This is a life safety issue and needs to be corrected immediately.

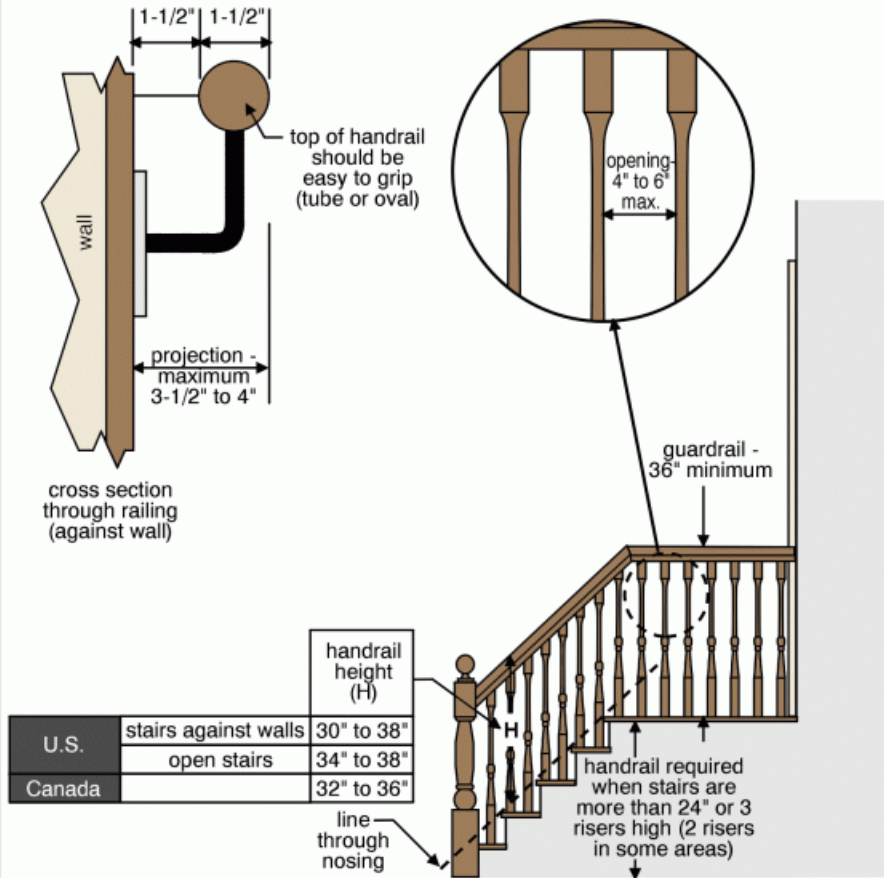
Implication(s): Fall hazard

Location: First Floor

Task: Improve

Time: Immediate

Handrails and guards



INTERIOR

1583 Montée Paiment, Val des monts, QC June 27, 2017

Report No. 1024

www.inspec-pro.ca

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28. Too low



29. Too low

29. Condition: • [Loose](#)

The guardrail and handrail were loose and needs to be re-secured.

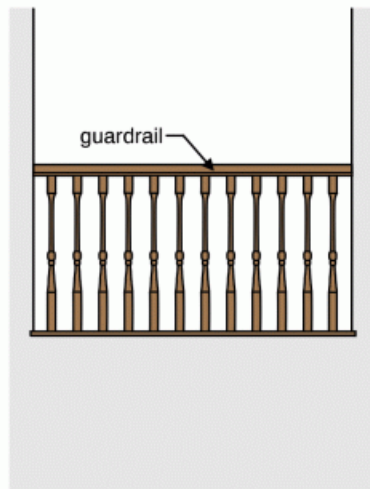
Implication(s): Fall hazard

Location: First Floor Second Floor Staircase

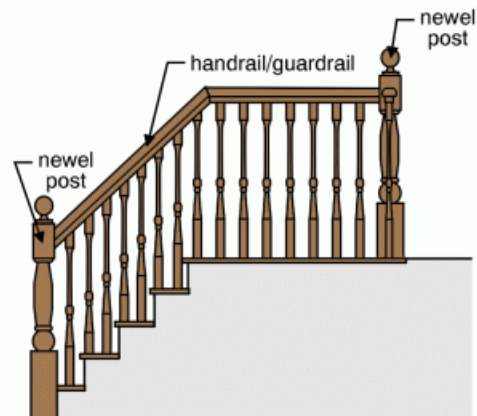
Task: Improve

Time: Immediate

Handrail support



guardrails and handrails anchored to walls are the strongest



if the handrail (or guardrail) is supported at its ends by newel posts and the posts are not well secured, the whole assembly can be loose



30. Loose

EXHAUST FANS \ Exhaust Fan

30. Condition: • [Missing](#)

INTERIOR

1583 Montée Paiment, Val des monts, QC June 27, 2017

Report No. 1024

www.inspec-pro.ca

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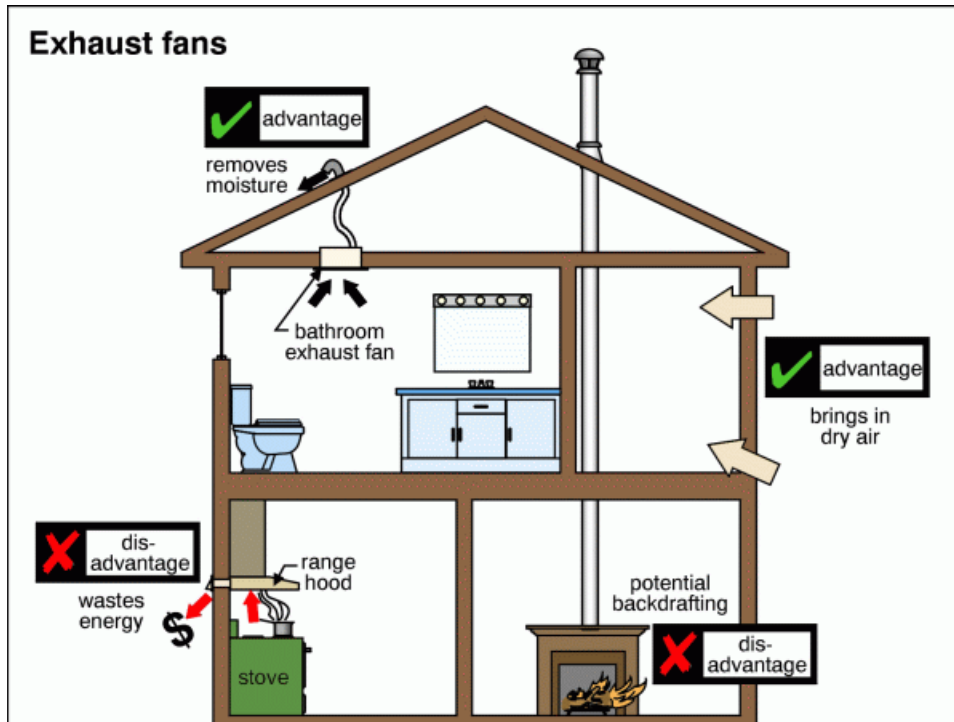
When inspecting the bathrooms I noticed that they were no mechanical ventilation (extractor fans) for these areas.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout Basement First Floor Second Floor Bathroom Master Bathroom Hallway Bathroom

Task: Improve

Time: Less than 3 years



31. Missing

31. Condition: • [Damage](#)

I recommend that all the exterior ventilation exhaust covers be repaired if they are broken and that they be cleaned so they shut when there is no air pushing through.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout

Task: Repair

Time: Less than 2 years



32. Damage

SITE INFO

1583 Montée Paiment, Val des monts, QC June 27, 2017

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www.inspec-pro.ca

SUMMARY

ROOFING

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REFERENCE

Description

Weather: • Overcast • Ground was wet • There was rain the day before the inspection.

Approximate temperature: • 18°

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 11:00 a.m.

Approximate date of construction: • 2001

Building type: • Detached home

Number of stories: • 3

Number of bedrooms: • 4

Number of bathrooms: • 3

Garage, carport and outbuildings: • Detached garage

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS