



Les Inspections InspectExpert

50 crois Raspberry, Beaconsfield, QC, H9W 6C9
info@inspectexpert.ca
514.908.7613

Inspection Report



Property Address:

Street
City , QC
Postal Code

Prepared for:

Client Name



Inspection d'immeubles résidentiels
Home Inspections

Les Inspections InspectExpert
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SAMPLE



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General Information

Inspection Company

Company Name	Les Inspections InspectExpert
Company Address	50 crois Raspberry Beaconsfield , QC H9W 6C9
Telephone No	(514) 908-7613
Fax No	(514) 908-7614
E-Mail	info@inspectexpert.ca
Amount Received	Sample .00
File Number	Sample
Type of Inspection	Pre-purchase
Inspector Name	Michel Wilson

Contact Information

Client Name	Name
Client Address	address City , Province Postal Code
Telephone No	Tel No
E-Mail	e-mail
Referred By	Referred by
Telephone No	Tel No
Alternate Contact Name	Alternate Contact
Telephone No	Tel No

Property Information

MLS Number	MLS no
Property Address	Property Address Property City , QC Postal code
Inspection Date	Inspection Date
Start Time	Start Time
End Time	End Time
Buyer Present	Yes/No
Others Present	Others Present
Sellers Agent	Name
Buyers Agent	Name
Property Occupied	Yes/No
Temperature	Temperature
Weather	Weather
Soil Conditions	Soil Conditions



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General Information (Continued)

Estimated Age	Age
For the purposes of this inspection, Entrance Faces	Orientation
Landscaped	Yes/No
Building Type	Building Type
Space below Grade	Basement, Crawl Space, Parking Garage
Garage	Yes/No
Closest Fire Hydrant	Distance
Water On	Yes
Electricity On	Yes
Gas/Oil On	Not Applicable
Sewage Disposal	Description
Water Source	Description
Additions/Modifications	Description
Permits Obtained	Yes/No
Vendors Declaration	
Description	
Building Summary Description	
Description	
General Condition	
Description	

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Foreword

All buildings contain defects that may not be listed in an inspection report. The inspection is performed according to recognized national standards' and is intended to provide the client with the necessary information required for a better understanding of the condition of the systems and components of the home or unit, as observed at the time of the inspection. We will evaluate conditions, systems and/or components as being acceptable or not acceptable, which does not mean that they are perfect but that they are functional and met the standard of the time they were installed. Similarly, we take into consideration when a house or building was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and may not identify them, particularly those that would be apparent to the average person. If you encounter such a defect and you feel that your inspector should have noted same, or given 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 can advise you how to respond to contractors' proposals.

It is important to know what your professional inspector can do for you, and to be aware of his limits with respect to the inspection and report. This inspection covers all easily accessible systems and components of the home or unit, and is limited to what can be visually observed. The inspector is not authorized to move furniture, lift carpets, remove panels or dismantle 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 through destructive testing, or through 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. Visible indicators may not always reveal the full extent and gravity of defects or non-visible defects..

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

The inspection report has not been written for the purpose of renegotiating the price of the property, nor should it be interpreted as an opinion of the market value thereof. The owner may decide to correct or not 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.

Please note that many component or product finishes/descriptions/identifications are provided as a service to the customer but are not part of the scope of this inspection and may sometimes be inexact. (eg arborite vs melamine, PVC vs CPVC, hardwood vs floating etc)

This is a confidential report prepared for the exclusive use of the Client. Use by any unauthorized persons prohibited.

Definitions

NOTE: All definitions listed below refer to the property or component listed as inspected on this report at the time of inspection.

Not Present	The component described is not present or not found.
Not Inspected	The component described was not inspected due to lack of power, or for safety reasons, or was inaccessible, or was disconnected at time of inspection.
Marginal	The component described is performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires corrective action in the near term to prevent further problems.
Defective	The component described is unable to perform its intended function and/or is a safety hazard and needs immediate repair or replacement.

Color Scheme

Black	Item and Description
Blue	Description of Marginal Item
Red	Description of Defective Item
Green	Complementary information relating to Item
Brown	Category Commentaries



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Lots and Grounds

Our visual inspection of the site conforms to the standards of the industry. It includes reviewing the grading, drainage, driveways and walkways, but does not include retaining walls unless they are likely to adversely affect the building. We do not evaluate any detached structures, such as storage sheds, and we do not water test or evaluate subterranean drainage systems or any fences or components such as driveway gates. We do not evaluate landscape components such as trees, shrubs, fountains or ponds, and decorative or low-voltage lighting. Pools and Spas are not evaluated as inspection requires specialized equipment. In addition, we do not comment on the wear and tear associated with the passage of time, which would be apparent to the average person.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Driveway:	Description
Walks:	Description
Patio:	Description
Deck:	Description

Issues and Recommendations

Marginal	<p>Grading: <i>General</i></p> <p>Some normal settlement of ground around the foundations, If possible, the addition of fill dirt to improve grade may be a solution. A landscaping professional or drainage contractor should be consulted to discuss options and cost.</p> <p>Note: The yard around a home should optimally be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to prevent water from infiltrating basements and crawlspaces by ensuring that runoff drains well clear of the foundation before seeping into the ground</p> <p>Photo</p>
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Lots and Grounds (Continued)

Marginal

Vegetation:

North Side

Vines are growing on the house walls, recommend you carefully maintain their spread, or consider having them removed.

Note: Although they may be seen as attractive vines can introduce pests and rodents and accelerate deterioration. They have even been known to result in damage if shooters grow up and behind the siding

Photo



Other Maintenance and General Advice

Asphalt driveways typically need maintenance service such as crack filling and surface sealing to protect them from moisture and sunlight. They are expected to last approximately fifteen to twenty years

If the slope of the landscaping or future landscaping requires the finished grade to be higher than 6 inches below the underside of the window casing, window wells should be installed. You should check with the municipality about their acceptance (Fire Code). Inside the wells, finished grade should to be no closer than 6" below the window casing to prevent water infiltration or the bottom of the window rotting because of contact with ground water/humidity. They should also be configured to drain well. Caution must be exercised with window wells as they are potential fall-in injury hazards. Covers are available to prevent this and certain covers help to keep water out, therefore reducing leakage potential.

Comments: [Category Comments](#)



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Building Exterior

Our evaluation of the building exterior is done according to industry standards. It is a visual inspection made from ground level and based on our experience and understanding of common building methods and materials. The inspector will not examine high surfaces with the help of a ladder unless he has detected some indication of poor construction or a defect in the upper part of the exterior walls that are visible at the time of the inspection. In addition, we do not comment on the wear and tear associated with the passage of time, which would be apparent to the average person.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Surfaces

Facing Material: Description

Trim: Description

Components

Entry Door: Description

Back Door: Description

Garage Door: Description

Patio Door: Description

Glazing: Description

Windows: Description

Glazing: Description

Basement Windows: Description

Glazing: Description

Storm Windows: Yes/No



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Building Exterior (Continued)

Issues and Recommendations

None Noted - The visible portions of the Building Exterior components as listed above were inspected and are in acceptable condition,

Maintenance and General Advice

Paint is what protects the wood components of a house against the weather. Painted components will require continued maintenance and occasional repairs depending on the quality of the paint or how it is applied.

Comments: [Category Comments](#)

SAMPLE



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Roof

Our evaluation of the roof is aimed at identifying missing and/or deteriorated parts that could permit water infiltration. As per industry standards, the inspector is not required to walk on the roof or to examine accessories such as solar panels, antennas, lightning rods and other similar accessories that are attached to the building. The underlying layers 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.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Method of Inspection:	Description
Type:	Description
Approx. Age	Description
Material:	Description
Gutters/Downspouts:	Description

Issues and Recommendations

None Noted - The roof of the home and its components as listed above were inspected and appear to be in acceptable condition

Maintenance and General Advice

Folded and properly nailed asphalt shingles are used as flashing at the top of the roof where roof slopes meet. They must be soundly installed to withstand the wind, Flashing used for preventing water entry where the roofing membrane or shingles meet at walls, chimneys, and/or vents is either galvanized, painted sheet metal or membrane and must also be sound to prevent water entry.

Roof Comments: *Category Comments*



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Structure

Our inspection of the building structure is of a visual nature and is not technically exhaustive. No calculations are made, nor any structural analysis performed. In accordance with industry standards, we look for visible evidence of sagging, settling, deformation, or stress in the roof and building structure. The foundations are inspected for visible evidence of cracks, differential movement or deformation. Only obvious irregularities will be noted in the report. However, much of the roof structure is hidden by insulation, and the structure of the building itself behind finished walls and as such are not visible to be inspected. Outside, below ground level, we cannot see the foundation or the nature of the soil that supports the foundation and its footing. Indoors, much of the foundation is often hidden behind finished walls. As such, there is no way we can provide any guarantee that the foundation will never develop cracks or any additional cracks, or settle or settle further. It is also impossible to detect the presence or functionality of any foundation drainage without a partial excavation. Please note then, that this visual inspection is of a limited nature. We suggest that if the client is at all uncomfortable with this, or our assessment of it, that they consult with a professional or structural engineer, or a professional foundation contractor for a more exhaustive evaluation, prior to making a final purchase decision. If any deficiency is observed, a specialist should be consulted to determine what corrective measures are needed.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Roof Structure

Method of Inspection:	Description
Attic Access	Location
Moisture Penetration:	Description
Roof Framing:	Description
Sheathing:	Description

Building Structure

Structure Type:	Wood frame
Bearing Walls:	Description, if visible
Beams:	Description, if visible
Joists/Trusses:	Description, if visible
Sub-floor:	Description, if visible
Piers/Posts:	Description, if visible



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Structure (Continued)

Foundations

Space Below Grade	Description
Construction:	Description
Floor Slab:	Description, if visible
<p>Note: Small cracks in the Concrete slab flooring that may be present or may occur result as a consequence of the curing process and common settling but are not structurally threatening. They should be sealed (painted) to prevent moisture infiltration, particularly if the residence is surcharged by downspouts discharging adjacent to the foundation. If there is a Garage, we recommend that you also paint that floor, then wash it regularly in winter in order to prevent deterioration caused by salt and calcium</p>	
Moisture Penetration	Yes/No
No of Cracks Detected:	Yes/No
Differential Movement:	Yes/No

Issues and Recommendations

None Noted - The visible portions of the Building Structure components as listed above were inspected and are in acceptable condition,

Maintenance and General Advice

The best way to prevent water infiltration is to prevent water surcharging the ground surrounding the foundation. Extend any gutter drains away from the foundation. Do not let any hoses "run on". The exterior grade should be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. Any fissures or cold joints should be also sealed. If these techniques are not effective, installation of a waterproof membrane or installation/repairs to the French drain may be required.

Building Structure Comments: *Category Comments*



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Ventilation

Our inspection of the building ventilation system and components is of a visual nature and is not technically exhaustive. Our ventilation comments are based on our experience and our knowledge of ventilation methods in a residence. The Neutral Pressure Level of the home, which is the elevation at which the pressures inside and outside the building are equal, is not determined. No other calculations are made, nor any ventilation requirement analysis performed. If need be, call a contractor specialized in the appropriate area of ventilation to determine the requirements (CFM) and the exact sizing for conduits and vents.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

House Ventilation	Description
Attic Ventilation	Description
Fresh Air Makeup	Description

Issues and Recommendations

None Noted - The Ventilation and the visible portions of its components as listed above were inspected and are in acceptable condition,

Maintenance and General Advice

Non-functioning vents reduces energy efficiency, allowing entry of cold outside air and causing drafts, Lint build-up in dryer exhaust vents reduces airflow, increasing drying time and overheating which can start a fire. Smooth metal vent pipes and properly sized exterior exhaust hoods offer the least resistance to air flow. Exhaust venting thru an unheated crawlspace or attic requires insulation. Without this insulation, the metal pipe will chill the moist air within the pipe creating condensation. The condensation can trap lint and accelerate build-up, or leak and cause mould issues. Monitor and repair any defects as part of yearly maintenance



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Insulation

Our insulation comments are based on our experience and our knowledge of insulation methods in residential dwellings. The inspection of the insulation and its installation is restricted as much of the insulation is hidden behind finished walls. Vapour barrier continuity also can not be inspected as the vapour barrier is mostly not visible after the construction of the dwelling is completed. Please note then, that the inspection of these components is of a limited nature. The inspection also does not evaluate insulation efficiency, which can only be measured by specific tests that require the use of measurement instruments. The presence of asbestos insulation cannot be detected without a more thorough inspection and laboratory tests.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Attic

Insulation:	Description
Insulation Depth:	Description
Vapor Barrier	Description, if visible

Structure

Insulation:	Description, if visible
Vapor Barrier	Description, if visible

Foundations

Insulation:	Description, if visible
Vapor Barrier	Description, if visible

Issues and Recommendations

None Noted - The visible portions of the Insulation as listed above were inspected and are in acceptable condition,

Insulation Comments: [Category Comments](#)



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Plumbing

Our inspection of the plumbing system is visual and conforms to the standards of the industry. The inspector will not verify plumbing systems that are hidden behind wall coverings, buried, closed or out of use, private or public water mains and sewers, water quality, and/or water treatment. The inspector does not evaluate the capacity and/or the adequacy of the system, nor the presence or absence of emergency valves. The water service supply valve or emergency valves of existing household appliances will not be operated because of the danger of creating leaks. We do not leak-test shower pans and/or bathtubs. We may not note common faults such as stuck stoppers or dripping faucets, etc. If considered important, you should check these items independently. The plumbing inspection therefore, is a limited inspection.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Water Heater

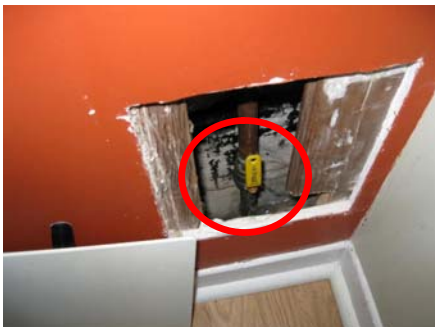
Location:	Description
Manufacturer:	Description
Model Number:	Model no
Serial Number:	Serial no
Operation:	Description
Energy Source:	Description
Capacity:	Description
Approx. Age	Age

Plumbing

Main Shutoff Description

Note: It is a good idea to locate and identify the main water (and gas, if applicable) shut-off, to have the occupants know its whereabouts, and to keep it accessible in case of emergency

Photo





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Plumbing (Continued)

Water Meter Location:	Description
Service Line	Description
Supply Piping	Description
Cross-connection:	Yes/No
Note: A cross-connection is any actual or potential connection between the water supply and a source of contamination or pollution.	
Waste Piping:	Description
Vent Piping	Description, if visible
Sump Pump:	Description
Exterior Hose Bibs	Description

Issues and Recommendations

None Noted - The Plumbing and the visible portions of its components as listed above were inspected and are in acceptable condition,

Maintenance and General Advice

Water heaters are required to be protected for both over temperature and over pressure. You should test the relief valve every six months. Manually operate the temperature and pressure relief valve, **STANDING CLEAR OF THE OUTLET AS THE WATER RELEASED WILL BE HOT.** Water should flow freely. Close the valve after a few seconds and the water should stop flowing completely. Discharge piping should end at a termination point that is readily observable - If the TPR valve leaks you will want to know this is happening. It should release any discharged water 6" from the ground and not towards any area that could scald people. If the water does not flow when the valve is open, or if the water does not stop flowing when the valve is closed, the valve may be defective. Contact a licensed plumber to have the valve replaced.

Plumbing Comments: *Category Comments*



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Electrical

The inspection of the electric system and its components 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 etc.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Service Entry	Description
Service Cables:	Description
Service Amps:	Description
Service Volts:	120 / 240 VAC
Electric Meter:	Location
Ground:	Description
Aluminum Wiring:	Yes/No
Conductor Type:	Description
Smoke Detectors:	Description
<p style="color: green; font-size: small;">Note: Smoke Detectors MUST be installed on every level in the home. Check these units when moving in and then biannually to make sure they function properly. It is a good idea to associate this with changing of the clocks in the spring and fall as a reminder</p>	
GFCI:	Description

Breaker/Distribution Panel

Location:	Description
Panel Operation:	Description
Manufacturer:	Description
Panel Capacity:	Description
Main Breaker Size:	Description



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Electrical (Continued)

Issues and Recommendations

None Noted - The Electrical System and the visible portions of its components were inspected and are in acceptable condition,

Electrical Comments: *Category Comments*

SAMPLE



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Heating System

Our inspection of the central heating system is of a visual nature and is not technically exhaustive. We look for the presence of a heat source in every room, and furnaces are inspected using normal operating controls and are recorded as being operational or non-operational. Internal components, ductwork or piping and/or system balancing and/or the uniformity or adequacy of heat supply to each room are not inspected. Only a technician equipped with appropriate instruments can perform such a thorough inspection, and as such, is beyond the scope of this inspection. Your local fuel/utility company will conduct a further inspection upon request. If a breakdown does occur after the inspection, the buyer should be notified and/or a pre-notarization inspection should be scheduled by the buyer. We always recommend that a "parts and labour" contract be maintained for the annual cleaning and for emergency service during the year. Furnaces, just like any other mechanical apparatus, can break down at any time.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Heating System	Description
Distribution:	Description
Furnace Location	Description
System Operation:	Description
Manufacturer:	Description
Model Number:	Model no
Serial Number:	Serial no
Energy Source	Description
Approx. Age	Age
Capacity:	Description
Efficiency:	Description
Thermostat:	Description
Filter:	Description



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Heating System (Continued)

Issues and Recommendations

None Noted - The Heating System and its components as listed above were inspected and are in acceptable condition,

Maintenance and General Advice

Electronic filters clean the air as it moves through a series of mechanical filters and electronically charged plates, chambers, or filters which hold dust like a magnet. Electro-static filters are not quite as efficient (but are less restrictive) in removing pollutants, but are still more efficient than conventional filters, which mostly only prevent damage to the furnace. Whichever is installed need to be cleaned or replaced regularly, according to manufacturer's directions.

Heating Comments: *Category Comments*

SAMPLE



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Interior

Our interior examination is a visual examination of visible surfaces and components. We base our evaluation on a comparison to interiors of dwellings of the same style and age. The inspection includes the testing of a representative number of windows and doors. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets. The cosmetic features of the interior are subjective and are only a concern if they are related to past or current leakage or structural issues. In addition, we do not comment on the wear and tear associated with the passage of time, which would be apparent to the average person. Curtains, blinds and window accessories are likewise excluded from the inspection. Household appliances are not evaluated. They can fail at any time due to their complexity and our evaluation only looks for visible leaks and/or excessive corrosion. Our focus in Kitchens and Bath/Powder rooms is directed at identifying visible water damage and/or problems. We do not leak-test shower pans and/or bathtubs and/or surrounds.

The items described below as well as the visible portions of the following components were inspected and verified:

Description

Inspection limited/prevented by:

Description

Living Area - Surfaces

Ceiling: Description

Walls: Description

Note: We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear even if they are correctly repaired.

Bed Room Floors Description

Living Room Floor Description

Dining Room Floor Description

Family Room Floor Description

Main Entrance Floor Description

Kitchen

Ceiling: Description

Walls: Description

Floor: Description

Cabinets: Description

Counter: Description



Inspection d'immeubles résidentiels Home Inspections

Les Inspections InspectExpert
50 crois Raspberry, Beaconsfield, QC, H9W 6C9
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Courriel / Email: info@inspectexpert.ca

Interior (Continued)

Bathroom

Ceiling:	Description
Walls:	Description
Floor:	Description
Cabinet:	Description
Counter:	Description
Tub/Surround:	Description
Shower/Surround:	Description

Other Components

Upper Stairs	Description
Basement Stairs	Description
Interior Doors	Description

Issues and Recommendations

None Noted - The visible portions of Interior Surfaces and the dwelling components as listed above were inspected and are in acceptable condition,

Living Spaces Comments: *Category Comments*



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CERTIFICATION

Report Number:	Sample
Property Address:	Property Address Property City , QC Postal Code

This report, based on our visual inspection of the accessible areas of the property on Date

- a) describes all the discernible observations noted during the limited time period of the inspection;
- b) is carried out for the benefit of the customer;
- c) contains, to the best of our knowledge, no falsified information;
- d) contains no promises or representation or assumption of any future conditions.

Moreover, the undersigned inspector certifies:

- a) having no present or future interest in the aforementioned property;
- b) that the observations were formulated without any external influence;
- c) not having omitted or voluntarily neglected any important fact concerning the present inspection.

The Customer is advised not to make any decision about the property unless he has clearly understood the observations of this report.

If you require more information, please do not hesitate to contact us

Michel Wilson

Certified NACHI Inspector



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End of Report

Thank you for taking the time to read this report. We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, as indicated in the Foreword included in this Inspection Report, as well as the Inspection Service Agreement and the Standards of Practice, limitations exist with this inspection. Unfamiliarity with the property will always impact disclosure. We suggest you read (or obtain from the seller and read) the vendors declaration regarding any conditions that may not be apparent and which only previous knowledge could disclose.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

We ask you to consider following these general safety recommendations when moving into your new home: ensure the proper functioning of smoke and carbon monoxide detectors and replace the batteries; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault protection (never service any electrical equipment without first disconnecting its power source); ensure that every elevated window and the railings of stairs, landings, balconies, and decks are safe, meaning that barriers are in place and/or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers etc. be stored where small children cannot reach them; ensure that all garage doors are well balanced and have required functioning safety devices; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the entrances of any pool and/or spa on the property.

Call us if you have any questions, comments or observations whatsoever. We adhere to the highest standards of the home inspection industry but are always trying to improve the quality of our service and of our reports.

This is a confidential report prepared for the exclusive use of the Client. Use by any unauthorized persons prohibited.