INSPECTED ADRESS

Adresse : , rue Corneille
Brossard (QC) J4Z 0K2
Dossier :
Date d'inspection : 17 avril 2026

INSPECTION REPORT

PRE-PURCHASE

PREPARED FOR

Mme
M.
Adresse : , rue des Pruniers
Saint-Hubert (QC)J3Y 0S2
Date du rapport : 21 avril 2026

PREPARED BY

Francis Ouellette, Insp. Agréé
AIBQ # 22102
RBQ #5671-8943-01
100-442, rue Saint-Gabriel
Montréal (QC) H2Y 2Z9
Téléphone : 514 250-9136
Courriel : inspection@renospect.ca
Date du mandat : 14 avril 2026

April 21, 2026

Mme
M.
, rue des Pruniers
Saint-Hubert (QC) J3Y 0S2

SUBJECT: PRE-PURCHASE INSPECTION OF CORNEILLE STREET, BROSSARD (QC) J4Z 0K2.

Please find attached the inspection report for the property covered by the mandate. This document presents the inspector's observations and recommendations.

We encourage you to read this carefully, as some recommendations may require follow-up on your part. Please do not hesitate to contact the inspector for any clarification or further information.

Thank you for your trust.

Francis Ouellette, Insp. Agréé
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1. MANDATE

As described in Service Agreement **#** , the mandate given to the inspector is to conduct a pre-purchase inspection of Corneille Street, Brossard (QC) J4Z 0K2 .

2. BUILDING IDENTIFICATION

The building targeted by this inspection is described as follows:

- Orientation: NE (front facade);
- Type: Single-family home, pitched roof, detached with garage;
- Year of construction: 2013 (according to the land registry of the City of Brossard);
- Number of floors: 2 floors
- Structure: Poured concrete foundation / Cavity timber frame;
- Exterior cladding: Bricks and aluminium siding;
- Roofing material: Asphalt shingles;
- Use: Residential.

3. SCOPE OF THE INSPECTION

The inspection is visual, non-destructive, and limited to components accessible and visible at the time of the visit. The inspector specifies that any component that is not visible or difficult to access cannot be the subject of any conclusions. Consequently, the inspector cannot confirm or deny the presence of apparent defects, signs of failure, or risks likely to compromise the safety or integrity of concealed elements. Therefore, the following elements are excluded:

- STRUCTURE :
  - Foundations (Interior);
  - Concrete slab (Interior);
  - Floors and ceilings;
  - Load-bearing walls;
  - Beams and columns;

- ROOFING
  - Roof flashings ;

- THERMAL INSULATION AND VENTILATION:
  - Foundations (Interior);
  - Walls and ceilings.

4. METHODOLOGY

The inspection was carried out using the following methods:

- Non-intrusive visual inspection of accessible components;
- Instruments used (when required):
    - Galaxy S23+ - Camera;
    - Flir E8 - Thermal camera;
    - Flir MR60 - Pro Moisture Meter;
    - Klein Tools RT250 - Socket tester (GFCI);
    - REED R6001 Thermo-hygrometer;
- Analysis of observed conditions identified by marking;
    - None - Information;
    - Green - No major anomalies;
    - Yellow - Attention required;
    - Red - Immediate risk;
- Reference to applicable standards:
    - AIBQ inspection standard;
    - Quebec Construction Code;
    - Rules of the art;
    - Manufacturer's recommendations.

5. CONDITIONS AT THE TIME OF INSPECTION

At the time of the inspection, the following conditions prevailed:

- Person(s) present:
  - Ms. (Buyer);
  - Mr. (Buyer);
  - Ms. (Collaborating Broker);
  - Mr. (father);
  - Broker (Registration).
- Time: 9:00 AM.
- Weather conditions: Cloudy / Winds N @ 9km/h;
- Approximate temperature: 9°C;
- Relative humidity: 88%;
- Accessibility of the premises: Easy (outside) / Easy (inside);
- Specific limitations: None;
- Duration: 3 hours.

These conditions may influence the observations and should be considered in the interpretation of this report.

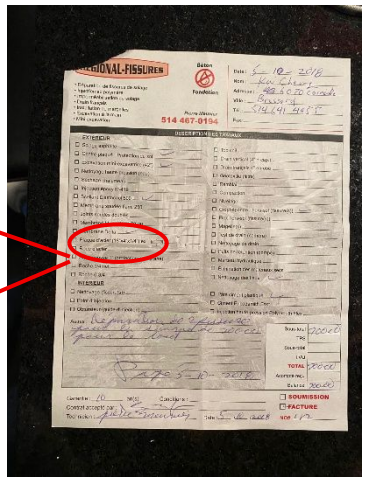
6. OBSERVATIONS

STRUCTURE

Foundations – Cracks observed (-3mm / -1/8 inch)

A careful examination of the poured concrete foundations reveals several cracks measuring less than 3 mm (1/8 inch). This condition may be stable or indicative of structural problems (e.g., loss of soil bearing capacity beneath the footings). It allows water to infiltrate the building and cause frost heave. Without **corrective measures to seal** these cracks, this situation can worsen and affect the building in the future.

Foundations
Observed crack (-3mm / 1/8 inch)
Window (top) - Left side



Invoice - Repairs carried out
Delta Membrane

Foundations
Observed crack (-3mm / 1/8 inch)
Window (bottom) - Left side

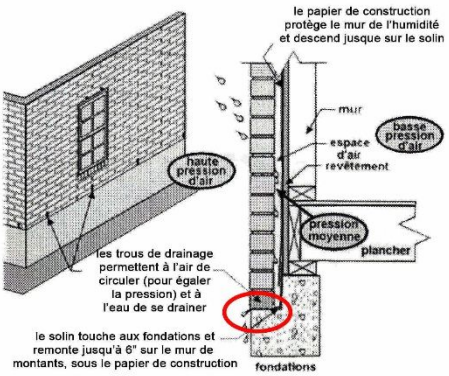
Foundations
Observed crack (-3mm / 1/8 inch)
Garage door (pedestrian) - Right side

Example - Delta MS Membrane
Typical installation

Foundations – Crack observed (+3mm / +1/8 inch)

A careful examination of the foundation reveals a crack measuring over 3 mm (1/8 inch) on the rear left side of the building's foundation. This condition allows water to seep into the building and cause frost heave. It indicates a problem with the flashing of the exterior cladding above the foundation and **requires immediate repair** .

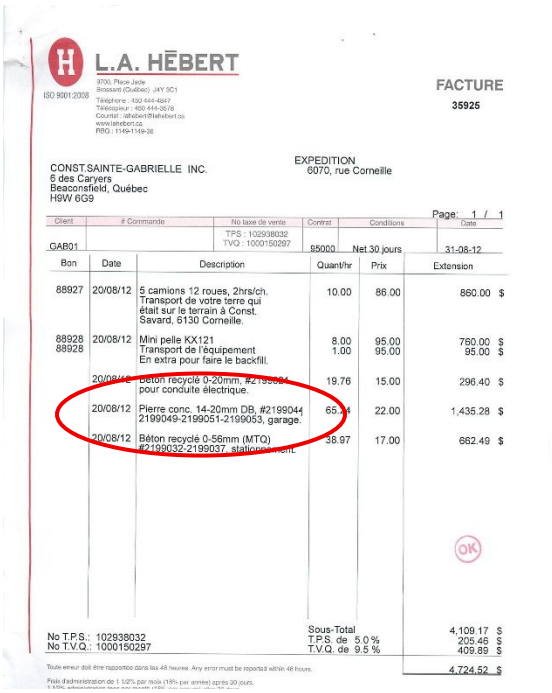
Foundations
Crack Observed (+3mm / 1/8 inch)
Back left corner



Solin
Exterior cladding
Descriptive diagram

Concrete slabs – Cracks observed

A careful examination of the concrete slabs reveals cracks in the garage slab. Cracks resulting from normal shrinkage are acceptable unless their width exceeds 1/8 in. (3 mm). This condition does not represent a pyrite-related phenomenon, which is primarily observed as slab heave in the basement and/or garage due to backfill swelling. Since 1999, the construction industry has voluntarily applied the CTQ-M100 standard. As this is not a mandatory standard, homeowners should require contractors performing construction or renovation work under the concrete slab to provide the original delivery slip confirming that the crushed stone used is certified "DB". Remedies **for repairing** these cracks may include epoxy injection, flexible injection, or the application of a suitable membrane.



L.A. HÉBERT

ISO 9001:2008

FACTURE

35925

CONST.SAINTE-GABRIELLE INC.
6 des Caryers
Beaconsfield, Québec
H9W 6G9

EXPEDITION
6070, rue Corneille

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Client	# Commande	No laxe de vente	Contrat	Conditions	Date
GAB01		TPS : 102938032 TVQ : 1000150297	95000	Net 30 jours	31-08-12

Bon	Date	Description	Quant/hr	Prix	Extension
88927	20/08/12	5 camions 12 roues, 2hrs/ch. Transport de votre terre qui était sur le terrain à Const. Savard, 6130 Corneille.	10.00	86.00	860.00 $
88928	20/08/12	Mini pelle KX121	8.00	95.00	760.00 $
88928		Transport de l'équipement	1.00	95.00	95.00 $
		En extra pour faire le backfill.			
	20/08/12	Béton recyclé 0-20mm, #2199047 pour conduite électrique.	19.76	15.00	296.40 $
	20/08/12	Pierre conc. 14-20mm DB, #2199044 2199049-2199051-2199053, garage.	65.24	22.00	1,435.28 $
	20/08/12	Béton recyclé 0-56mm (MTQ) #2199032-2199037 stationnement.	38.97	17.00	662.49 $

OK

	Sous-Total	4,109.17 $
No T.P.S.: 102938032	T.P.S. de 5.0 %	205.46 $
No T.V.Q.: 1000150297	T.V.Q. de 9.5 %	409.89 $
		4,724.52 $

Toute erreur doit être rapportée dans les 48 heures. Any error must be reported within 48 hours.

Frais d'administration de 1 1/2% par mois (18% par année) après 30 jours.

Invoice - Backfill
DB Certification

Concrete slab
Cracks observed
Garage

Trusses and decking – No major anomalies

A careful examination of the prefabricated timber trusses and particleboard decking revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Farms
No major anomalies
Attic

Decking
No major anomalies
Attic

OUTSIDE

Exterior cladding – Poorly attached aluminum siding

A careful examination of the exterior cladding revealed signs of improper installation of the aluminum siding. It is poorly secured to the starter strip. This condition **requires corrective action** to prevent problems such as:

- Movement or deformation of the panels (wind effect)
- Noises (clicking sounds)
- Risk of partial detachment
- Water or air infiltration behind the coating
- Premature wear of the fastening system

Aluminum clinker
Deformation
Right side

Aluminum clinker
Starting strip
Rear facade

Lintels and sills – Damage observed

A careful examination of the lintels and sills reveals cracks or other damage to the masonry lintel above the garage door, indicating a degree of structural failure in this component. Masonry lintels and/or sills are installed to support the exterior wall cladding around door and window openings. This condition **requires corrective action** to prevent further damage.

Masonry lintel
Damage observed (1)
Garage door

Masonry lintel
Damage observed (2)
Garage door

Flashing and sealant – No major anomalies

A careful examination of the flexible sealant reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Sealant
No major anomalies
Front facade

Sealant
No major anomalies
Front facade

Doors and windows (Exterior) – No major anomalies

A careful examination of the exterior aluminum doors and windows revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Front door
No major anomalies
Front facade

Patio door
No major anomalies
Rear facade

Garage Door – Maintenance (Air Vents)
No major anomalies
Front facade

Garage door
No major anomalies
Right side

Exterior windows
No major anomalies
Front facade

Exterior windows
No major anomalies
Front facade

Parking lots, sidewalks and garage entrances – Subsidence observed

A careful examination of the parking areas, sidewalks, and driveways reveals a subsidence in the sidewalk leading to the front staircase. This area must be designed according to current codes and regulations, allowing for easy circulation and providing a safe means of evacuation in all situations. This condition **requires corrective action** . During the design phase, incorporate positive drainage to prevent water from accumulating near the building.

Entrance sidewalk
Sagging observed
Front facade

Terraces, balconies and porches – Water accumulation/infiltration

A careful examination of the terraces, balconies, and porches reveals that the front entrance balcony lacks the slopes necessary to drain water away from adjacent walls (where applicable). This condition allows water and moisture to seep below the surface , potentially leading to delamination, oxidation, cracking, or premature rotting of the components . Repairs **are required** to restore proper water drainage.

Entrance balcony - Water accumulation/infiltration
Front facade

Entrance balcony - Damp patch
Front facade

Entrance balcony - Efflorescence observed
Front facade

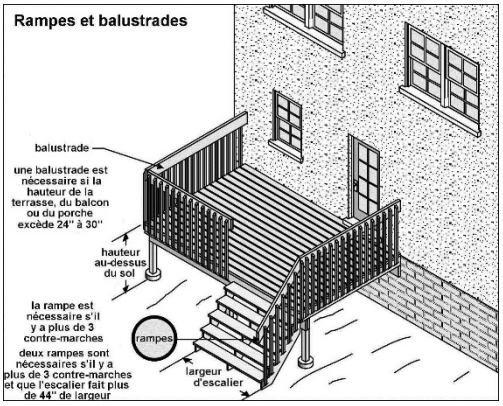
Entrance balcony - Infiltration
Front staircase

Exterior Stairs – Inadequate Anchoring

A careful examination of the exterior stairs reveals that the installation of the balcony staircase at the rear of the building does not comply with current building code standards. Regarding loads and/or lateral thrust, the staircase must be securely anchored to ensure safety. **Immediate corrective action is required** to prevent injuries.

Exterior stairs (1)
Inadequate anchoring
Rear balcony

Exterior stairs (2)
Inadequate anchoring
Rear balcony



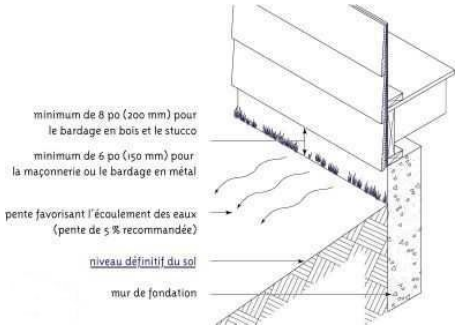
Exterior staircase
Descriptive diagram

branches near the building should be regularly pruned to prevent damage to the roof and building envelope. Tree roots too close to the foundation can block the French drain, affecting its performance and shortening its lifespan. Furthermore, by absorbing moisture from the soil, the roots exert pressure on the foundation, potentially leading to cracks. Additionally, since backfill often settles around the perimeter of the foundation, the ground surface must be leveled to prevent water from accumulating along or near the building after the soil has settled.

Earthworks and landscaping
Presence of trees
Rear facade

Earthworks and landscaping
Incomplete installation
Backyard

Earthworks and landscaping
Negative slopes
Left side



Surface water drainage
Descriptive diagram

ROOFING

Roof coverings – No major anomalies

A careful examination of the asphalt shingle roofing reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, signs of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Roofing – Asphalt shingles
No major anomalies
Front facade

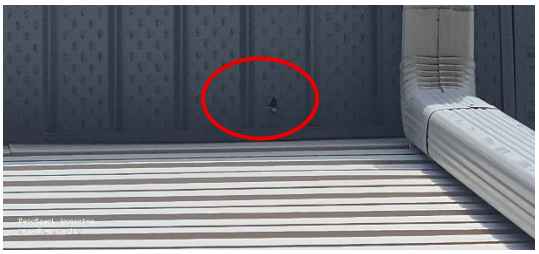
Eaves, fascias and soffits – No significant anomalies

A careful examination of the perforated aluminum fascia and soffit vents revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Soffits
No major anomalies
Front facade

Soffits
No major anomalies
Right side

Soffits
No major anomalies
Rear facade



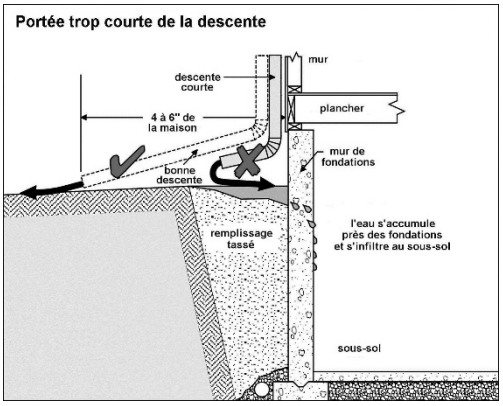
Soffits
Observed Damage
Left side

Gutters and downspouts – Drainage near foundations

A careful examination of the gutters and downspouts reveals that some downspouts discharge water close to the foundation. This condition promotes water accumulation around the building and increases the risk of foundation leaks. Corrections **are required** to ensure that downspouts direct water a minimum distance of 2 m (6.5 ft) from the building. During site preparation, it is important to ensure a positive slope away from the foundation. If necessary, install deflectors to optimize drainage.

Rainwater downpipes
Drainage near the foundations
Right side

Rainwater downpipes
Drainage near the foundations
Left side



Rainwater downpipe reach
Descriptive diagram

PLUMBING

Main inlet (valve and conduit) – No significant anomalies

A careful examination of the 20mm (¾ inch) copper main plumbing inlet and its ball valve revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Water inlet (conduit)
No major anomalies
Basement

Water inlet (valve)
No major anomalies
Basement

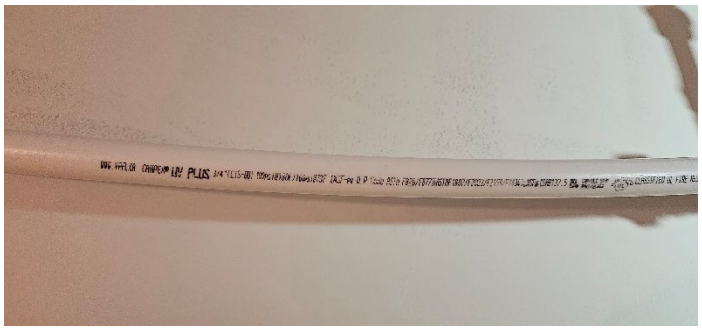
Main entrance (Water meter) – Information

Water meters are devices that continuously measure and record the volume of water used in a building. They are equipped with a real-time remote reading system. Check with your municipality to see if a water tax applies to your building.

Main entrance
Water meter
Basement

Distribution lines – No major anomalies

A careful examination of the PEX distribution pipes revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.



Distribution conduits (PEX)
No significant anomalies

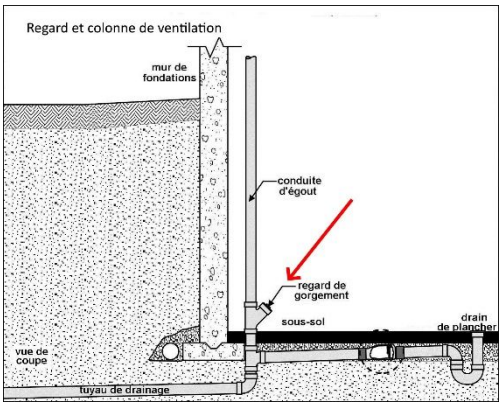
Drainage pipes – No significant anomalies

A careful examination of the ABS drainage pipes revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Drainage pipes (ABS)
No major anomalies
Sink

Drainage pipes (ABS)
No major anomalies
Cleaning inspection

Drainage pipes
Things to watch out for (Frequent blockages)
Sink

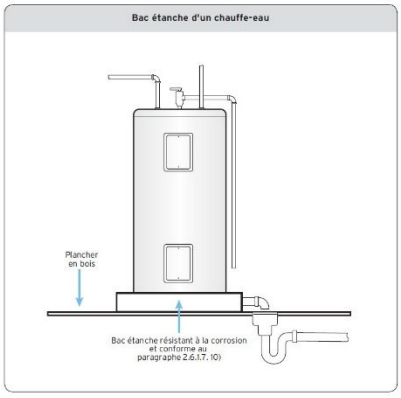


Cleaning inspection
Descriptive diagram

Water heater system - Inadequate connection to floor drain

A careful examination of the water heater system reveals the absence of a sump beneath the water heater. It must be properly connected to a floor drain. Even if the water heater is functioning normally, this condition increases the risk of damage from leaks, especially if the water heater is over 10 years old. Corrective measures **are required** to rectify the situation.

Water heating system
Inadequate connection to the floor drain
(Mechanical chamber)

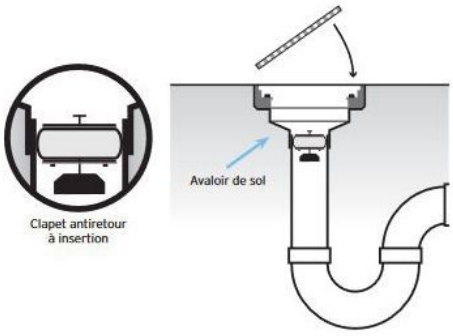


Water heater - Installation
Descriptive diagram

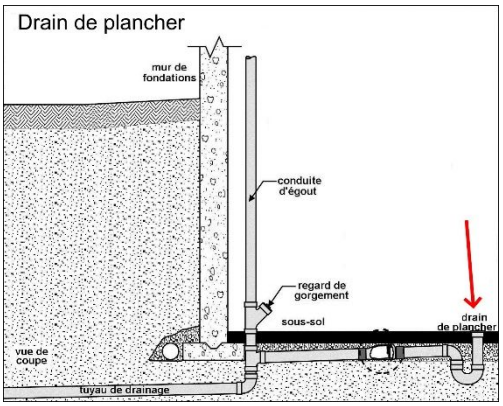
Floor drain – No major anomalies

A careful examination of the floor drain and its protective grate revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Floor drain
No major anomalies
(Mechanical chamber)



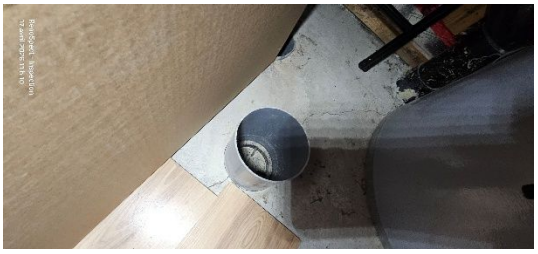
Floor drain - Insert valve
Descriptive diagram



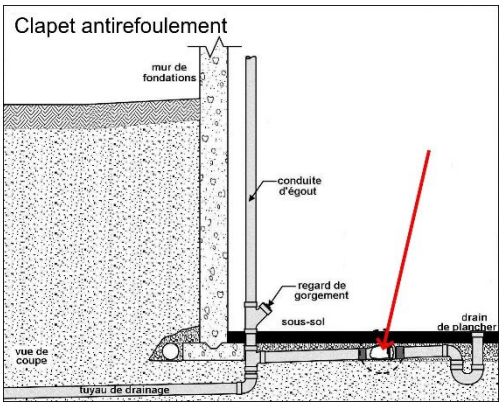
Floor drain
Descriptive diagram

Non-return valve – No significant anomalies

A careful examination of the check valves reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.



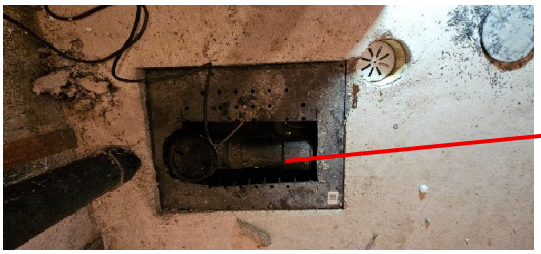
Check valve
No major anomalies
(Mechanical chamber)



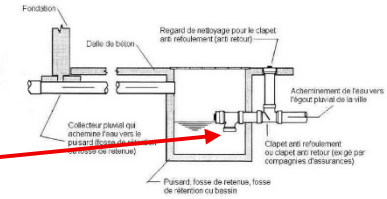
Check valve
Descriptive diagram

Sump – No significant anomalies

A careful examination of the sump, pump, and gravity drain located in the cold room revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

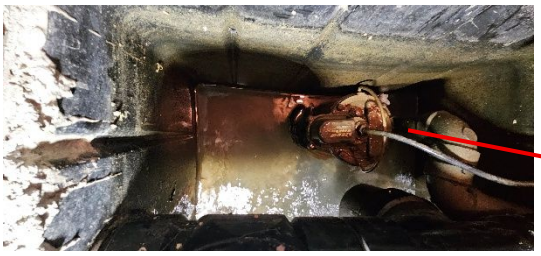


Retention pit – Gravity drain
No major anomalies
Cold room

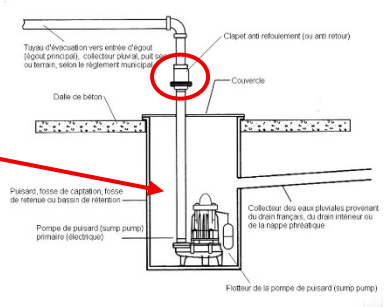


Retention pit – Gravity drain
Descriptive diagram

Check valve
No major anomalies
Cold room



Sump and pump – French drain
No major anomalies
Cold room

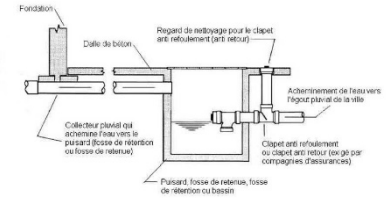


Sump and pump – French drain
Descriptive diagram

Retention pit (Garage) – No major anomalies

A careful examination of the garage's sump pit and gravity drain revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Retention pit - Gravity drain
No major anomalies
Garage



Retention pit – Gravity drain
Descriptive diagram

Appliances and taps – Sealant missing or damaged

A careful inspection of the fixtures and faucets reveals that sealant joints are missing or damaged (bathtub, shower, sink, toilet, kitchen sink). Prevent water infiltration into adjacent walls, floors, or countertops. Without proper sealing, serious damage can occur to the components (mold, rot, etc.). Repairs **are required** to rectify the situation.

Appliances and taps
Sealant missing or damaged
Shower

Appliances and taps
Sealant missing or damaged
Bathtub

Appliances and taps
Sealant missing or damaged
Shower

Appliances and taps
Sealant missing or damaged
Sink

Appliances and taps – Infiltration (1)
Shower

Appliances and taps – Infiltration (2)
Shower

ELECTRICITY

Main entrance – No major anomalies

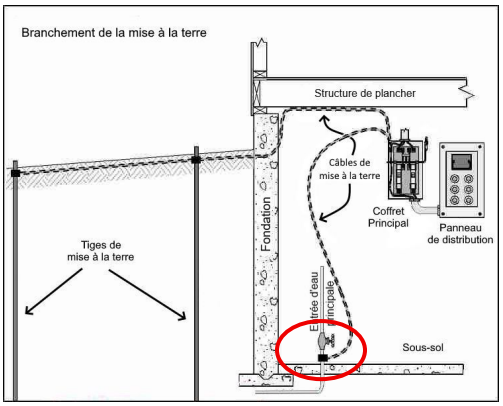
A careful examination of the above-ground portion of the underground main electrical service entrance revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Main electrical entrance - Underground
Left side (front)

Main grounding – No significant anomalies

A careful examination of the grounding system attached to the main water inlet revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

MALT main
Water inlet fixing clamp
Basement



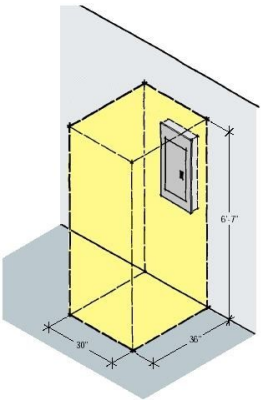
Grounding
Descriptive diagram

Distribution panel – No major anomalies

A careful examination of the 200A circuit breaker electrical distribution panel revealed no significant anomalies . Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

Distribution panel (1)
No major anomalies
Basement

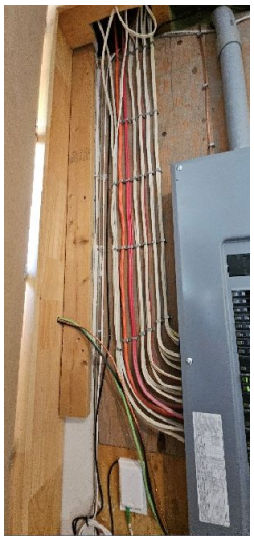
Distribution panel (2)
No major anomalies
Basement



Distribution panel – Clearance
Descriptive diagram

Cables and branch circuits – No major anomalies

A careful examination of the cables and branch circuits reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.



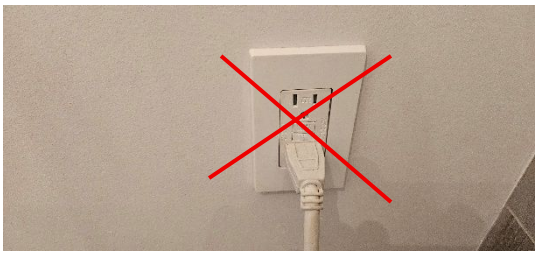
Cables and branch circuits (1)
No major anomalies
Basement

Cables and branch circuits (2)
No major anomalies
Basement

Light fixtures, sockets and switches – GFCI socket malfunction

A careful examination of the light fixtures, outlets, and switches reveals a malfunction in a ground fault circuit interrupter (GFCI) outlet. Normal operation of this type of outlet should result in the circuit being disconnected when the test button is pressed and the circuit being reconnected when the reset button is pressed. The ground fault circuit interrupter (GFCI) is a highly sensitive protective device installed to guard against electric shock, especially in damp locations (outdoors, kitchen counters, bathrooms, etc.). This condition poses a high risk of electrocution and **requires immediate corrective action** to rectify the situation.

GFCI outlet malfunction
Bathroom



Plug into a GFCI outlet - DANGER
Bathroom

Light fixture - Inadequate mounting
Rear facade

Switch - Missing plate
Basement

Charging station – No major anomalies

A careful examination of the charging station reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

Charging station
Without any anomalies
Supply conduit

Smart charging station
Without any anomalies
Pulsar Plus 48A Wallbox

Charging station
Without any anomalies
60A / 240 Volt Circuit Breaker

Amps	Circuit Breaker Rating
16A	20A
20A	25A
24A	30A
32A	40A
40A	50A
48A	60A

Charging station
Typical setting

HEATING, AIR CONDITIONING AND MECHANICAL VENTILATION

Heating appliances (electric and combustion) – No major anomalies

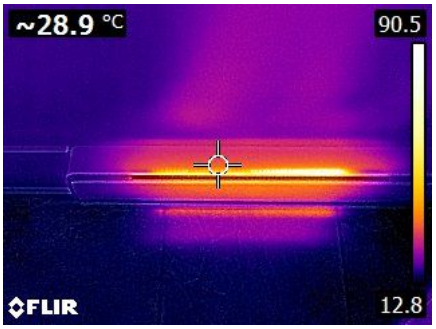
A careful examination of the forced-air central heating units revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

Central heating appliances
Basement

Heating appliances - Register
Exit - 1st floor

Heating appliances - Register
Entrance - 1st floor

Heating appliances - Electric baseboard heaters
(Num)
Basement



Heating appliances - Electric baseboard heaters (IR)
Basement

Air conditioning/heat pump units – No major anomalies

A careful examination of the air conditioning/heat pump units revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

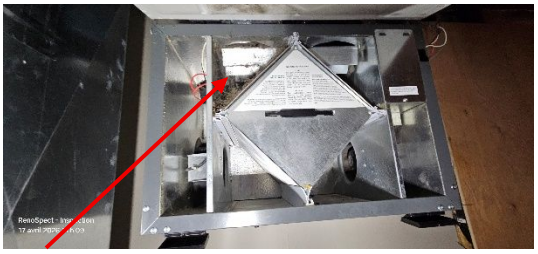
Air conditioning units / heat pumps (1)
No major anomalies
Rear facade

Air conditioning units / heat pumps (2)
No major anomalies
Rear facade

Air conditioning/heat pump units (3)
No major anomalies
Rear facade

Air exchanger and HRV – No major anomalies

A careful examination of the heat recovery air exchanger revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

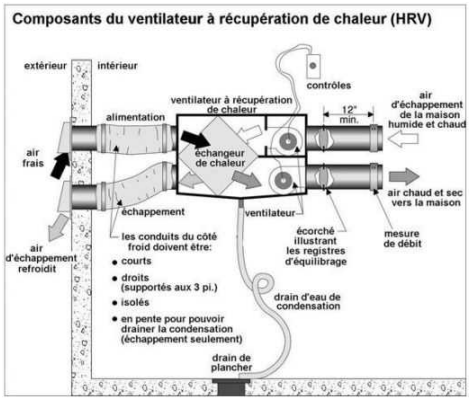


VRC – Maintenance required
No major anomalies
Mechanical chamber

VRC – External Registers
No major anomalies
Right side

VRC – Switch
No major anomalies
Bathroom

HRV – Ceiling Fan
No major anomalies
Bathroom



HRV - Installation
Descriptive diagram

Dryer vent – No major anomalies

A careful examination of the aluminum dryer vent revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection.

Dryer vent - Aluminum
No major anomalies
Basement

Cooker hood – No major anomalies

A careful examination of the range hood reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of malfunction, or risks to the safety or physical integrity of this component at the time of inspection.

Cooker hood
No major anomalies
1st floor

INTERIOR

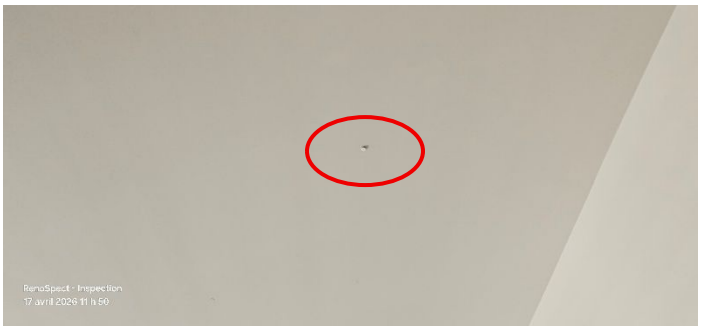
Wall finish coating – No significant anomalies

A careful examination of the wall finish reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Wall finishing coating
Repair observed
Bathroom

Ceiling finish coating – No major anomalies

A careful examination of the ceiling finish reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of inspection .



Ceiling finishing coating
Damage observed
Bathroom

Floor finish coating – No major anomalies

A careful examination of the floor finish reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Floor finishing coating
Vinyl slats
Basement

Floor finishing coating
Check slats before sandblasting
1st and 2nd floors

Floor finishing coating
Limited sandblasting

Floor finishing coating
Multiple sandblasting

Doors and windows (Interior) – Thermal break (Insulated glass)

A careful examination of the interior doors and windows reveals a broken double-glazed unit in a window above the garage door. While breakage of double-glazed units from the inside, often perceived as "spontaneous," is primarily caused by internal physical stresses that exceed the glass's strength. Although there is no single cause, the critical threshold is often reached during extreme temperature differentials (e.g., 20°C inside / -30°C outside) . This condition **requires prompt corrective action** to restore the building envelope's energy efficiency.

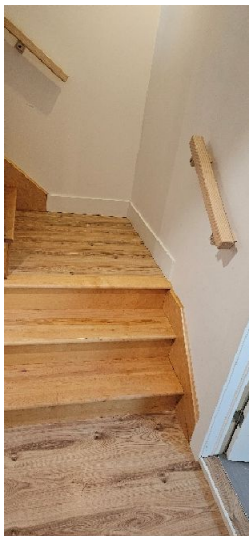
Interior windows
Broken thermos glass
Garage

Interior staircases – No major anomalies

A careful examination of the interior staircases reveals no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, indications of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Interior staircases
No major anomalies
Towards the 2nd floor

Interior staircases
No major anomalies
Towards the 1st floor



Interior staircases
No major anomalies
Basement

Cabinets and countertops – No major anomalies

A careful examination of the kitchen and bathroom cabinets and countertops revealed no significant anomalies. Therefore, the inspector can confirm the absence of any apparent defects, signs of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

Cabinets and countertops (1)
No major anomalies
Kitchen

Cabinets and countertops (2)
No major anomalies
Kitchen

Cabinets and countertops (1)
No major anomalies
Bathroom

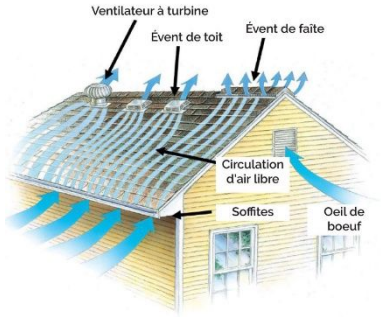
Cabinets and countertops (2)
No major anomalies
Bathroom

THERMAL INSULATION AND VENTILATION

Attic – No major anomalies

A careful examination of the cellulose insulation in the attic revealed no significant anomalies. A poorly insulated roof can cause up to 30% heat loss. Adding insulation that meets current energy efficiency standards is easy to do using cellulose. Therefore, the inspector can confirm the absence of any apparent defects, signs of deficiency, or risks to the safety or physical integrity of this component at the time of the inspection.

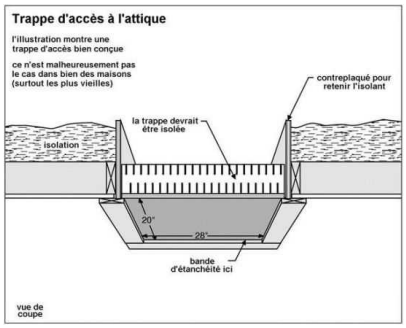
Attic - Thermal insulation and ventilation
No major anomalies



Attic - Thermal insulation and ventilation
Descriptive diagram

Attic - Thermal insulation and ventilation
No major anomalies

Attic - Access hatch
Walk-in closet, 2nd floor



Attic - Access hatch
Descriptive diagram

Basement / crawl space / cold room – High humidity

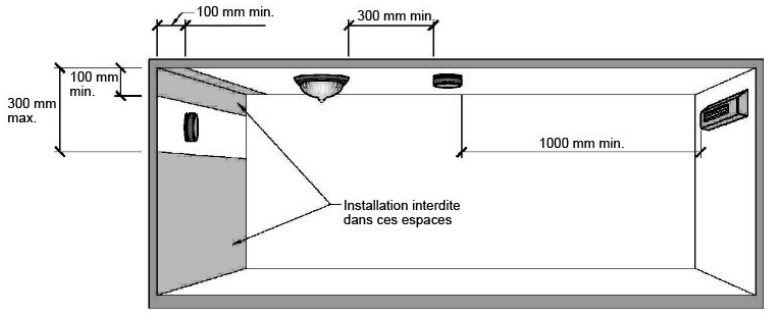
A close examination of the cold storage room reveals a noticeably high humidity level, which may be due to rising groundwater and surface runoff seeping through cracks in the top slab or via the exterior staircase. This condition can affect the foundation's ability to support the structure's weight. It can cause structural damage due to soil movement, damage organic materials (gypsum, wood, clothing, etc.), and promote the growth of microbes such as mold. Corrective measures **are required** to rectify the situation.

Cold room – Signs of leakage
Basement (front)

SECURITY SYSTEM

Fire alarms - Information

It is mandatory to have at least one smoke alarm on each floor of a building, including the basement. An alarm must be installed in each bedroom or in the hallway leading to it. If all these requirements are not met, the missing smoke alarms must be added. Since 1997, manufacturers have been required to print the expiration date on the casing of smoke alarms. The lifespan of these devices generally varies between eight and ten years. Beyond this period, the detection capability of the alarms may be reduced, regardless of their type, features, or power source, posing a risk to the safety of the occupants. If an alarm's expiration date is not printed or has passed, it must be replaced. **Be sure to comply** with your municipal regulations and thoroughly understand the manufacturer's instructions.



Smoke detectors – Installation
Descriptive diagram

Fire alarms – Missing or non-compliant

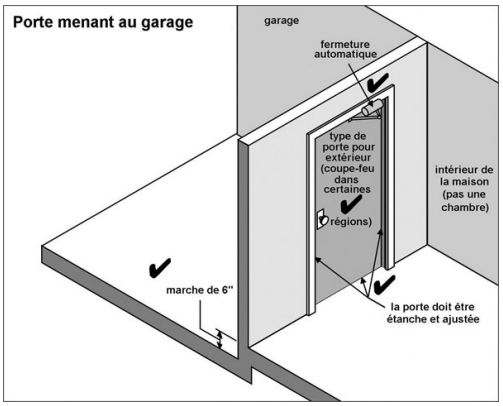
A careful examination of the fire alarms reveals the absence of several smoke detectors. This condition poses a risk to the safety of the occupants. **Corrective measures are required immediately** to rectify the situation.

Fire alarms
Absent or non-compliant

Shared wall of the garage – No significant anomalies (Door)

A careful examination of the party wall and the garage door revealed no significant anomalies. The door is equipped with a self-closing mechanism. Therefore, the inspector can confirm the absence of any apparent defects, signs of malfunction, or risks to the safety or physical integrity of this component at the time of the inspection.

Shared wall of the garage – Door
No major anomalies
Garage



Fire door (garage)
Descriptive diagram

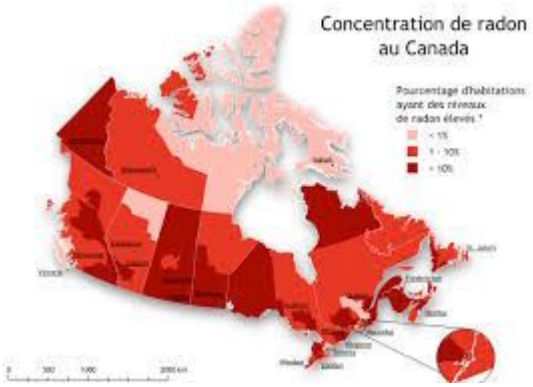
ENVIRONMENT

Implementation – Information

The soils of Brossard are predominantly sandy/silty or clayey and very sensitive. They are characterized by loose to very loose compaction. This composition necessitates precautions during construction, excavation, or compaction work due to the unstable nature of the ground.

Radon - Information

According to Health Canada, it is now established that radon-prone areas can no longer be defined as such, as this gas is present everywhere. No radon mitigation system has been installed in this building. Radon is an invisible, odorless, radioactive gas considered by some organizations to be the second leading cause of lung cancer. Consider having a radon test done. These tests must be performed by qualified personnel familiar with the protocols. Health Canada's guideline for radon is 200 becquerels per cubic metre (Bq/m^3). The federal agency recommends that when the concentration exceeds 200 Bq/m^3, corrective measures be taken to lower the level as close to zero as possible, since no radon concentration is safe for human health.



Radon concentration
Descriptive diagram

8. RECOMMENDATIONS

The inspector recommends the following:

- Engage a general contractor, holding a valid RBQ license, to assess all the corrective work to be carried out;
- Hire a licensed electrician from the RBQ to repair the faulty outlet equipped with a GFCI in the bathroom;
- Call a plumber, holding a valid RBQ license, to assess the condition of the sump pump located in the cold room;
- Consider equipping the sump pump with a self-contained system in case of power failure.

INSPECTOR'S NOTICE

April 21, 2026

Based on the observations made, I am of the opinion that some corrective work is required on the building. All work must be carried out by contractors licensed by the RBQ and must comply with the Quebec Construction Code.

I certify that I have no interest in this building and that the findings and opinions expressed in this report are made in good faith, to the best of my knowledge, experience and the applicable rules of the art.

Francis Ouellette, Certified Inspector
AIBQ # 22102
RBQ #5671-8943-01
100-442 Saint-Gabriel Street
Montreal (QC) H2Y 2Z9
Telephone: 514 250-9136
Email: inspection@renospect.ca