

INSPECTION REPORT



For the Property at:
SAMPLE PROPERTY
GATINEAU, QC XXX XXX

Prepared for: SAMPLE CLIENT
Inspection Date: Saturday, July 18, 2026
Prepared by: Shaun Botes



Inspec-Pro Home Inspection
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Inspect with Confidence, Invest with Clarity.



July 19, 2026

Dear Sample Client,

RE: Report No. 1230
Sample Property
Gatineau, QC
XXX XXX

Thank you for choosing Inspec-Pro Home Inspection to support you through this important stage of your property journey. We trust the inspection process met your expectations and provided the clarity you needed.

This report has been prepared in accordance with the Standards of Practice established by our national professional association. Our objective is to give you a clear, objective understanding of the property's condition. Through a careful visual review of the accessible components and systems, we've outlined our findings to help guide your decision-making with greater confidence.

The report is designed for ease of use. Major home systems are organized into sections, each marked with clearly labeled colored tabs. Interactive features such as blue, underlined text allow you to quickly access additional information about specific components or conditions. You'll also find a Home Reference Book under the REFERENCE tab, which provides helpful insights on home systems and general maintenance practices to support the long-term health of the property.

Please keep in mind that this report reflects the condition of the property on the date of inspection. It is not a prediction of future performance, and we cannot be held liable for any changes or issues that may arise afterward. The report is also protected by copyright and may not be shared or reproduced without our written consent.

It was a pleasure working with you. We value your trust and hope you'll consider Inspec-Pro Home Inspection again in the future or refer us to others who could benefit from our services.

Sincerely,

Shaun Botes
on behalf of
Inspec-Pro Home Inspection

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Sample Property, Gatineau, QC July 18, 2026

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INSPECTION INTRODUCTION

This inspection is a non-invasive, visual assessment of the accessible property components performed in accordance with the Canadian Association of Home & Property Inspectors (CAPI) Standard of Practice (Attached in the Appendix). It identifies visible defects and conditions at the time of inspection but does not include warranties, cost estimates, or invasive testing.

The inspection excludes hidden, inaccessible, or unsafe areas, and the inspector will not move furniture, remove coverings, or operate non-functional systems. Functional components typically receive no recommendations, while observed defects will include suggested actions.

Further specialist evaluation may be recommended where significant issues are suspected. Clients are encouraged to review the full report carefully and seek contractor advice before making decisions.

A summary of key findings is provided for convenience but does not replace a thorough review of the entire report.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

The asphalt shingle roofing system was observed to be at or nearing the end of its expected service life. Widespread signs of age-related deterioration were noted, including granular loss, tab separation, and exposed fibreglass matting at various locations. In addition, localized soft spots were identified adjacent to the main plumbing vent stacks at the front, suggesting deterioration of the underlying roof sheathing in this area.

It is recommended that a qualified roofing contractor perform a comprehensive evaluation of the roof. Localized repairs to the deteriorated sheathing around the plumbing vent stacks are required; however, due to the overall age and condition of the roofing material, budgeting for a complete roof replacement in the near future is strongly recommended.

Replacement should include inspection and repair of any damaged roof decking, installation of new underlayment, flashing, and plumbing vent flashings, as required.

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

Location: Throughout

Task: Monitor for Replacement

Time: Less than 5 years

Electrical

RECOMMENDATIONS \ General

Condition: • Distribution system | Smoke alarms (detectors) / Carbon monoxide (detectors)

Smoke and carbon monoxide (CO) detectors provide critical life safety by offering early warning of fire and the presence of carbon monoxide produced by fuel-burning appliances.

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No smoke or carbon monoxide detectors were observed within the mechanical room containing the gas-fired furnace, in the vicinity of the gas fireplace located in the living room, or near the kitchen containing the gas range. Although detector placement requirements vary, the absence of detectors in these areas reduces the level of occupant protection in the event of fire or a carbon monoxide incident.

It is recommended that smoke and carbon monoxide detectors be installed and maintained in accordance with the manufacturer's instructions and the applicable requirements of the Quebec Construction Code. At a minimum, smoke alarms should be installed on every storey and outside sleeping areas, while carbon monoxide alarms should be installed outside sleeping areas and in locations serving fuel-burning appliances. Test all alarms regularly and replace units at the end of their service life, typically every 7 to 10 years, depending on the manufacturer's recommendations.

Implication(s): Life safety

Location: Various Basement Main Level

Task: Provide

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Box location poor](#)

Electrical panels require a clear, stable, and unobstructed working space to permit safe operation, inspection, and servicing. In Quebec, a minimum clearance of 1 m is required around electrical equipment requiring maintenance or operation.

The main electrical panel was obstructed by the washer and dryer. The workshop subpanel was installed above the utility sink, not recommended near a water source and surrounded by shelving and stored materials. These conditions restrict access and do not provide a suitable working position in front of the panels.

Remove appliances, shelving, and stored materials from the required working areas and maintain at least 1 m of clear, stable access in front of each panel. Have a licensed electrician evaluate the installations and relocate the panels or surrounding obstructions where the required clearance cannot be maintained.

Implication(s): Difficult access | Difficult to service

Location: Various

Task: Improve

Time: Immediate

Condition: • [Rust](#)

The electrical service disconnect provides a means of isolating power to the building and should remain dry and free from corrosion. Evidence of moisture within electrical equipment can lead to deterioration of components and compromised electrical connections over time.

Surface corrosion and rust staining were observed within the electrical service disconnect enclosure, including around the lower portion of the cabinet and one service lug. The corrosion pattern suggests previous or ongoing moisture intrusion into the enclosure. No overheating, arcing, or damaged conductors were observed at the time of the inspection; however, the source of the moisture could not be determined during this visual inspection.

Have a licensed electrician evaluate the service disconnect to determine the source of the moisture intrusion, verify the integrity of the electrical connections and lugs, and clean or replace affected components as required. Any openings or

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entry points allowing water to enter the enclosure should be properly sealed to prevent further corrosion.

Implication(s): Electric shock | Increased fire hazard

Location: Basement Utility Room

Task: Further Evaluation

Time: As soon as practical

Condition: • Aging

Electrical service panels have a finite service life and should be periodically evaluated as they age. While there is no mandatory replacement interval, most residential panels have an expected service life of approximately 40 to 60 years, depending on environmental conditions, maintenance, and the quality of the installation.

The residence was constructed in approximately 1949, and the installed CEB electrical service panel appears to be an older unit that is approaching or has exceeded its typical expected service life. Although no immediate operational deficiencies affecting the panel were identified beyond those noted elsewhere in this report, the age of the equipment should be considered when planning future upgrades.

Due to the age of the electrical service equipment, it is recommended that the panel be evaluated by a licensed electrician as part of future maintenance planning. Consider budgeting for the replacement or modernization of the electrical service panel to improve long-term reliability, safety, and compatibility with modern electrical demands.

Implication(s): An aging electrical system, therefore, increases the risk of electrical malfunctions or fire outbreak in your house.

Location: Basement Panel

Task: Further evaluation

Time: When improving other defects related to

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Fuses or breakers too big](#)

The manufacturer's data plate specifies a maximum fuse or circuit-breaker rating of 15 amps.

The air-conditioning condenser was supplied by a double-pole 20-ampere breaker, exceeding the manufacturer's maximum permitted overcurrent protection. This may reduce protection against excessive current and equipment damage.

Have a licensed electrician replace the breaker with the manufacturer-specified rating and verify the circuit conductors, disconnect, and equipment connections.

Implication(s): Equipment overheating | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

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Heating

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [Cracked](#)

The masonry chimney exhibited signs of age-related deterioration at the crown and upper chimney structure. Separation and displacement of the stone cap were observed, along with open mortar joints beneath the capstones. These conditions can permit water infiltration into the chimney structure, accelerating deterioration through freeze-thaw cycles and potentially causing damage to the masonry, chimney liner, and adjacent building components. No evidence of significant movement was observed at the time of the inspection; however, the noted deficiencies require corrective action.

It was also observed that the chimney appears to contain an original clay tile flue liner. While clay tile liners were commonly installed at the time of construction and may continue to function if in good condition, they are more susceptible to cracking and deterioration from age, thermal expansion, and previous chimney fires. Many insurance providers now prefer or require older masonry chimneys serving wood-burning appliances to be upgraded with a listed stainless steel liner system before coverage is provided or renewed.

It is recommended that a qualified masonry contractor repair the chimney by reconstructing or replacing the damaged chimney crown, resetting and securing the displaced capstones, repointing deteriorated mortar joints, and sealing the masonry as required. The chimney flashing and overall chimney structure should also be evaluated to ensure a watertight installation.

Before operating the fireplace, the chimney should be inspected by a qualified WETT-certified technician. If the original clay tile liner is found to be cracked, deteriorated, or unsuitable for continued service, it should be upgraded with a code-compliant stainless steel chimney liner in accordance with the Quebec Construction Code and applicable CSA B365 requirements. This upgrade improves fire safety, reduces the risk of heat transfer to combustible materials, and helps minimize the potential for chimney fires while satisfying many insurance carrier requirements.

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Roof

Task: Repair or replace

Time: Less than 1 year

FIREPLACE \ Gas fireplace or gas logs

Condition: • Direct vent clearance

Direct-vent fireplace terminations discharge combustion gases to the exterior and draw combustion air into the appliance. They should be installed with the manufacturer's required clearances from combustible materials and pedestrian walkways. Where vent temperatures may affect adjacent combustible finishes, an approved heat shield or protective flashing may be required.

The direct-vent fireplace termination is located adjacent to a pedestrian walkway. No additional heat shield or protective shielding was observed to protect the adjacent vinyl siding from prolonged heat exposure.

Have a qualified gas appliance contractor verify that the vent termination complies with the manufacturer's installation requirements, including clearances to combustible materials and walkways. Install an approved heat shield or other manufacturer-approved protection where required.

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Implication(s): Life safety | Gas exposure | Exhaust safety issue

Location: Exterior Wall

Task: Further evaluation

Time: Immediate

Insulation and Ventilation

FOUNDATION | CRAWLSPACE | Interior insulation

Condition: • [Exposed combustible insulation](#)

Rigid foam insulation provides thermal resistance and improves energy efficiency. Most rigid polystyrene insulation products are combustible and require protection by an approved thermal barrier when installed in accessible interior spaces to reduce the risk of fire spread.

Exposed rigid polystyrene insulation was observed at various locations within the basement utility room and crawl space. The insulation is fully exposed and does not have a protective thermal barrier. In addition to being susceptible to physical damage, exposed foam insulation may contribute to flame spread and smoke development in the event of a fire.

It is recommended that a qualified contractor install a code-compliant thermal barrier, such as a minimum 12.7 mm (½-inch) gypsum board or other approved equivalent, over all exposed rigid foam insulation, as appropriate for the location and intended use of the space. This will improve fire safety and help protect the insulation from damage.

Implication(s): Fire hazard

Location: Throughout

Task: Improve

Time: Immediate

Plumbing

WATER HEATER | General notes

Condition: • Water too hot

Thermal imaging confirmed that hot water was being delivered to the fixture at the time of the inspection. The maximum apparent surface temperature recorded was approximately 62°C, indicating that the hot water system was operating and supplying heated water to the fixture.

A water temperature of approximately 62°C at the fixture is higher than the maximum delivery temperature generally recommended for residential plumbing fixtures. It is typically recommended to be limited to approximately 49°C (120°F) by means of an approved temperature-limiting device to reduce the risk of scalding, particularly for children, the elderly, and individuals with reduced mobility.

Appropriate adjustments or repairs should be completed to improve occupant safety.

Implication(s): Scalding

Location: Throughout

Task: Improve

Time: Immediate

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WASTE PLUMBING \ Sump pump

Condition: • [Discharge pipe problems](#)

A sump pump removes accumulated groundwater from the sump basin and discharges it away from the building. The discharge should terminate at a clearly identifiable location where water cannot flow back toward the foundation.

A sump pump was installed in the crawl space at the front of the property. The discharge piping extends below the asphalt driveway toward the front; however, the final discharge location could not be confirmed. It appears to terminate near the front driveway in an area where a drainage ditch was reportedly previously located.

Have a qualified drainage contractor verify the routing and termination of the sump pump discharge. Provide a clear, unobstructed outlet away from the foundation. Where site conditions and local requirements permit, consider installing a properly sized dry well to collect the discharged water and allow it to disperse gradually into the surrounding soil.

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

Location: Front Exterior

Task: Improve

Time: As soon as practical

WASTE PLUMBING \ Backwater valve

Condition: • Inoperative

A backwater valve is designed to protect the building against sewage backup by allowing wastewater to flow out of the home while preventing reverse flow from the municipal sewer system during periods of surcharge.

At the time of the inspection, the access cap to the backwater valve was removed for inspection. Water was observed beneath the inspection cap. Further examination determined that the rubber O-ring gasket (seal) installed within the threaded access cap was damaged or improperly seated, allowing minor seepage to enter around the cap.

It is recommended that the damaged O-ring gasket (inspection cap seal) be replaced with a manufacturer-approved replacement gasket and that the access cap be reinstalled and tightened in accordance with the manufacturer's specifications to provide a watertight seal. Following replacement, the valve should be periodically inspected and maintained to ensure it remains clean, accessible, and capable of operating as intended during a sewer backup event.

Implication(s): Sewage entering the building

Location: Basement Family Room

Task: Repair or replace

Time: Immediate

Interior

WINDOWS \ General notes

Condition: • Old

Single-glazed windows provide limited thermal resistance and are more prone to air leakage, condensation, and heat loss. Insulated glazing units consist of two or more panes sealed together to improve energy efficiency.

The basement windows appeared older and likely original to the property and consisted of single-glazed sliding units. Fogging was also observed between the panes of one window at the front living room addition, indicating failure of the

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insulated glazing unit seal.

Consider replacing the older basement windows with modern energy-efficient units. Have a qualified window contractor replace the failed insulated glazing unit at the front living room window; where the frame remains serviceable, the sealed glass unit can typically be replaced without replacing the entire window assembly.

Location: Various

Task: Repair or replace

Time: Less than 5 years

CLOSING REMARKS

Buildings are designed for durability, but many components such as roofs, HVAC systems, and water heaters have limited lifespans and will require replacement over time. Older features like kitchens, bathrooms, and windows often reflect planned upgrades rather than poor quality.

Unexpected repairs are part of property ownership, making regular maintenance essential to protect your investment, reduce costs, and extend the life of key systems.

This report provides an overview of the property's systems, inspection methods, and any limitations encountered. The Findings and Recommendations section highlights identified defects and suggested actions.

We have applied professional judgment in this inspection, consistent with industry standards, but cannot guarantee future conditions. For a full understanding, please review the complete report and referenced sections carefully.

[Home Improvement - ballpark costs](#)

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Findings & Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Granule loss](#)

The asphalt shingle roofing system was observed to be at or nearing the end of its expected service life. Widespread signs of age-related deterioration were noted, including granular loss, tab separation, and exposed fibreglass matting at various locations. In addition, localized soft spots were identified adjacent to the main plumbing vent stacks at the front, suggesting deterioration of the underlying roof sheathing in this area.

It is recommended that a qualified roofing contractor perform a comprehensive evaluation of the roof. Localized repairs to the deteriorated sheathing around the plumbing vent stacks are required; however, due to the overall age and condition of the roofing material, budgeting for a complete roof replacement in the near future is strongly recommended.

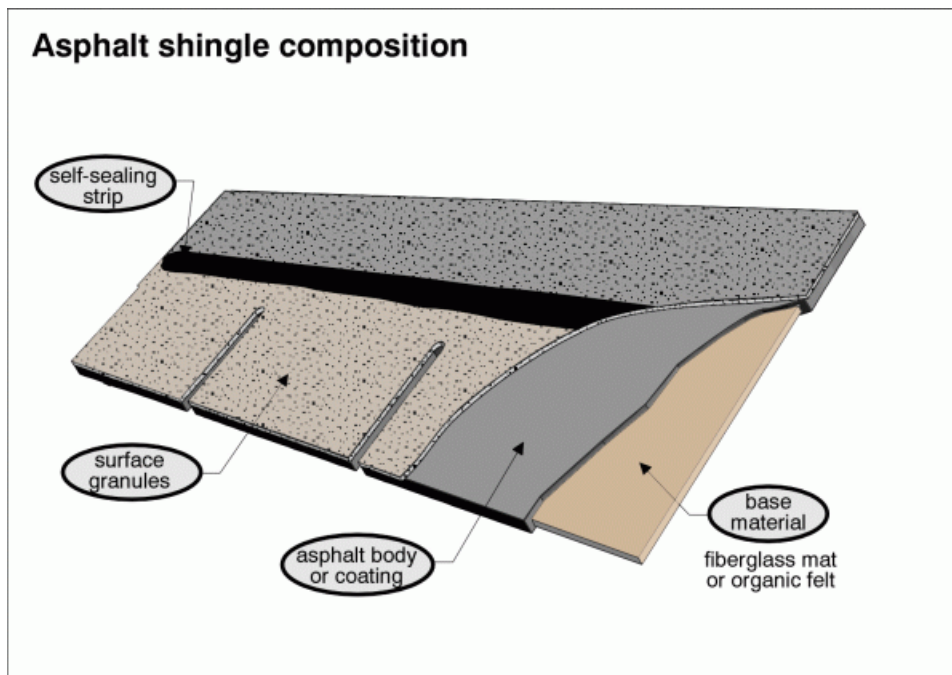
Replacement should include inspection and repair of any damaged roof decking, installation of new underlayment, flashing, and plumbing vent flashings, as required.

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

Location: Throughout

Task: Monitor for Replacement

Time: Less than 5 years



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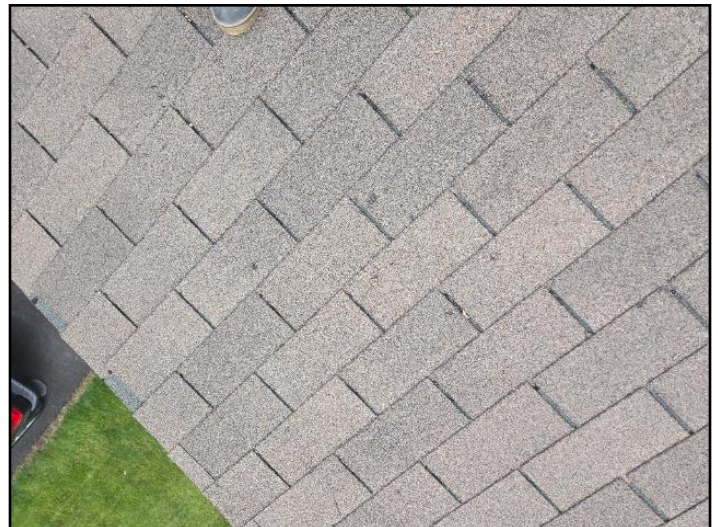
Granule loss



Granule loss



Soft spot



Granule loss

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Granule loss



Granule loss



Granule loss



Granule loss

General Information

General: • The primary purpose of a roof system is to protect the building's structure and interior from weather elements. Given its critical role, the roof should be regularly assessed and maintained to preserve its integrity and extend its service life. Neglected maintenance can lead to premature deterioration and leaking.

Particularly vulnerable are roof flashings-around chimneys, plumbing stacks, valleys, and skylights-which are often the first areas to fail. These metal components are subject to expansion, contraction, and wind-related damage. While they may appear sound at the time of inspection, regular monitoring (at least semi-annually) is recommended to identify any developing issues.

Unaddressed leaks can result in costly damage to other building systems and materials. Proactive maintenance is

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essential to prevent more serious and expensive problems over time.

The home is considered to face: • East

Sloped roofing material: • [Asphalt shingles](#)

Inspection Methods & Limitations

General: • [CAHPI Standards of Practice](#)

This is a visual inspection only, conducted in accordance with the CAHPI Standards of Practice. The anticipated life expectancy of a roofing system is influenced by numerous variables, including the quality of materials, roof slope, colour, exposure to sunlight and weather, attic ventilation, installation quality, and routine maintenance. Any estimate of remaining service life provided during this inspection is a general approximation and should not be interpreted as a warranty or guarantee.

This evaluation does not eliminate the potential for future leaks, which can develop under varying conditions such as heavy rainfall, wind-driven moisture, or ice accumulation. It is strongly recommended that the client inquire with the seller about any known history of roof leakage, including when it occurred, where it was located, and what repairs, if any, were carried out.

The inspection is inherently limited by its visual nature. Concealed damage that may exist behind finished surfaces as a result of prior or ongoing leakage cannot be assessed. At the time of inspection, not all areas beneath the roof or portions of the roof sheathing were accessible or visible. Additionally, gutters and any below-grade drainage systems were not water-tested as part of this assessment. These components require regular inspection and maintenance to help prevent moisture-related issues at both the roof and the building foundation.

For a full description of the inspection's scope, limitations, and exclusions, please refer to the pre-inspection agreement and the applicable CAHPI Standard of Practice.

Inspection performed: • By walking on roof

Age determined by: • Reported by seller

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

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RECOMMENDATIONS \ General

2. Condition: • Sealant issues in general

Exterior sealants help prevent water and air infiltration at window perimeters and wall penetrations, including exterior light fixtures.

Sealant was missing or incomplete around several exterior window perimeters and at the front and side exterior light fixtures.

Apply a compatible exterior-grade sealant at all affected locations to reduce the risk of moisture intrusion and deterioration.

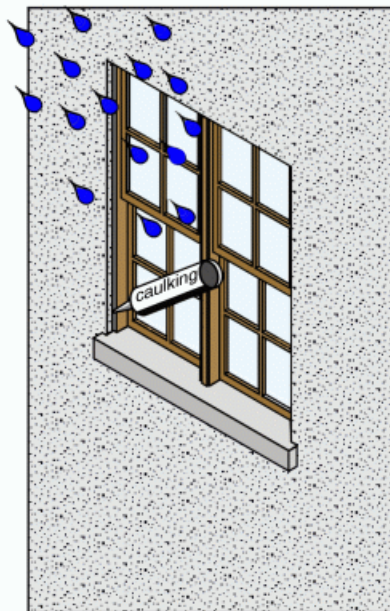
Implication(s): Moisture infiltration / Damage to structure or interior finishes / More energy consumption

Location: Various Exterior

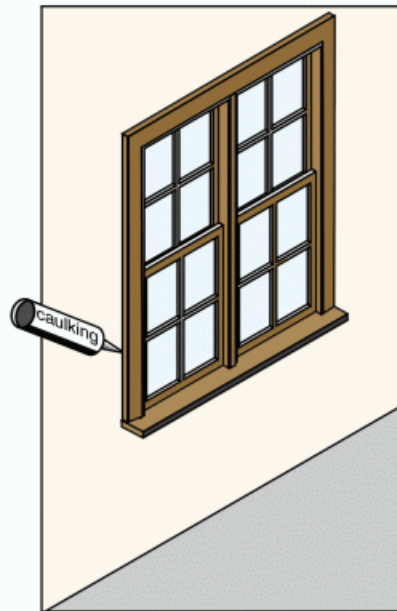
Task: Improve

Time: As soon as practical

Caulking - indoors or out?



exterior caulking is done to keep rain out of wall systems



interior caulking is intended to prevent air leakage into the wall system

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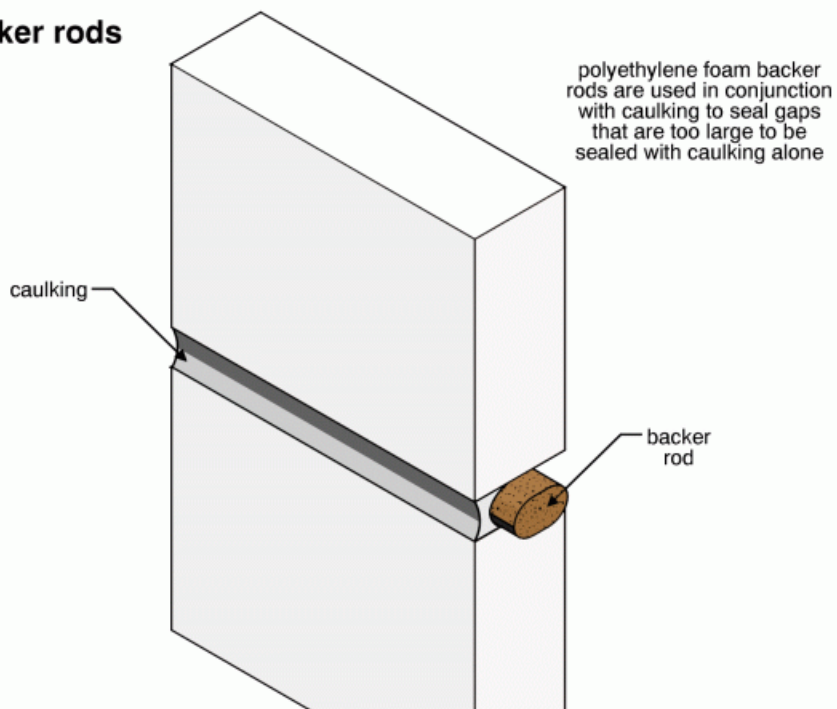
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Backer rods



Sealant missing



Sealant missing

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Sealant missing



Sealant missing



Sealant missing



Sealant missing

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Sealant missing

ROOF DRAINAGE \ Gutters and Downspouts

3. Condition: • Missing

Gutters and downspouts collect roof runoff and direct water away from the building and lower roof surfaces.

Concentrated discharge can contribute to soil erosion, moisture accumulation, and premature deterioration of roofing materials.

Roof drainage components were missing or incomplete at various locations. At the side where the chimney is located, runoff was discharging onto the grading below, contributing to the ponding at the foundation. At the rear, the upper roof discharged directly onto the lower patio roof, resulting in concentrated water flow across the roofing surface.

Install gutters and downspouts to direct roof runoff away from the foundation and prevent uncontrolled discharge onto lower roof surfaces. Have a qualified roofing contractor assess and complete the drainage system as required.

Location: Various

Task: Provide

Time: As soon as practical

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Missing



Missing

ROOF DRAINAGE \ Downspouts

4. Condition: • [Discharge too close to building](#)

Downspouts collect roof drainage and direct water away from the building. Proper discharge helps reduce soil saturation and moisture accumulation near the foundation.

At various exterior locations, downspouts were observed discharging too close to the foundation or into below-grade connections. The condition, routing, and final discharge location of the underground connections could not be confirmed.

Redirect surface discharge away from the foundation approximately 4 to 6 feet where possible. Where downspouts connect to a below-grade drainage system, confirm that the piping is properly installed, unobstructed, and discharging to an appropriate location.

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

Location: Throughout Exterior

Task: Improve

Time: Less than 1 year

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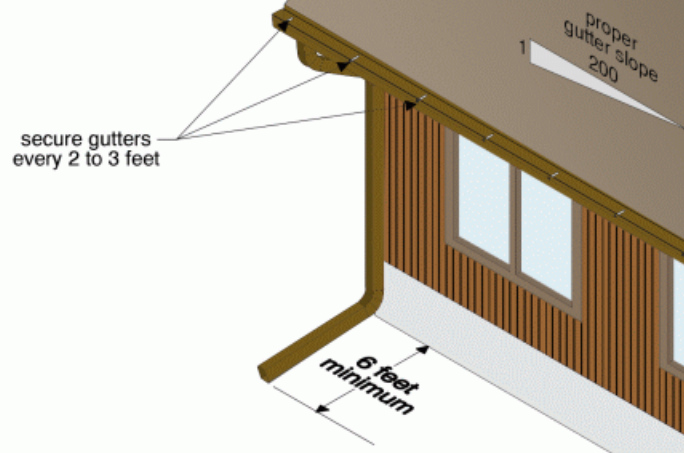
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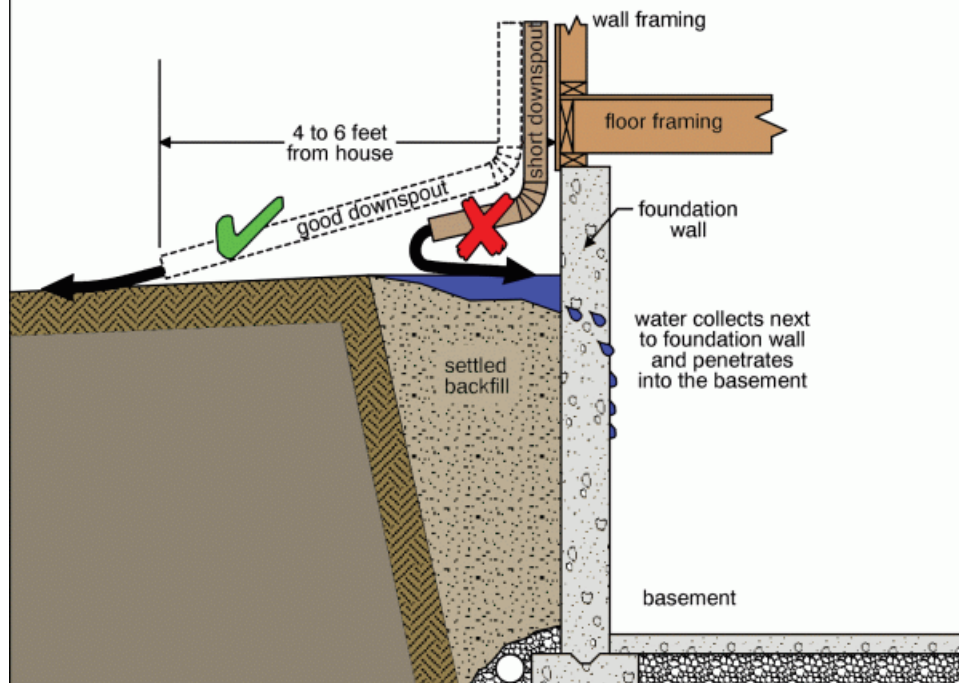
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Gutter and downspout installation



Downspout extension too short



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Discharge below grade



Discharge too close to building



Discharge below grade

WALLS \ Metal siding

5. Condition: • Exterior siding incomplete

At the rear exterior siding were incomplete or missing, leaving portions of the wall sheathing exposed. Open gaps were also visible around the window perimeter, increasing the risk of water and air infiltration.

Have a qualified contractor verify the installation and provide proper flashing, weather-resistant membrane, trim, siding, and compatible exterior sealant. Replace any moisture-damaged materials discovered during the repair.

Location: Rear Exterior Wall

Task: Improve

Time: As needed

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Exterior siding incomplete

WALLS \ Vinyl siding

6. Condition: • [Buckled or wavy](#)

Vinyl siding is designed to expand and contract with temperature changes. It should be installed with adequate clearance and fastened to allow for normal movement without buckling or distortion.

At the rear gable wall, several sections of the vinyl siding exhibited localized buckling and distortion. This condition is commonly associated with restricted thermal movement, improper fastening, or installation deficiencies.

Have a qualified siding contractor evaluate the affected areas and reinstall or replace the distorted siding as required. Confirm that the siding is fastened in accordance with the manufacturer's installation requirements to allow for normal thermal expansion and contraction.

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

Location: Exterior Wall

Task: Repair

Time: As needed

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Joint separation



Joint separation



Joint separation

WALLS \ Masonry (brick, stone) and concrete

7. Condition: • [Cracked](#)

Cracks in exterior masonry can allow moisture penetration and may worsen through freeze-thaw cycles if left unsealed.

A minor localized crack was observed in the masonry below the front entrance door.

Seal the crack with a suitable exterior masonry sealant or repair mortar and monitor for further movement or deterioration.

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Front below door

Task: Improve and Monitor

Time: Ongoing

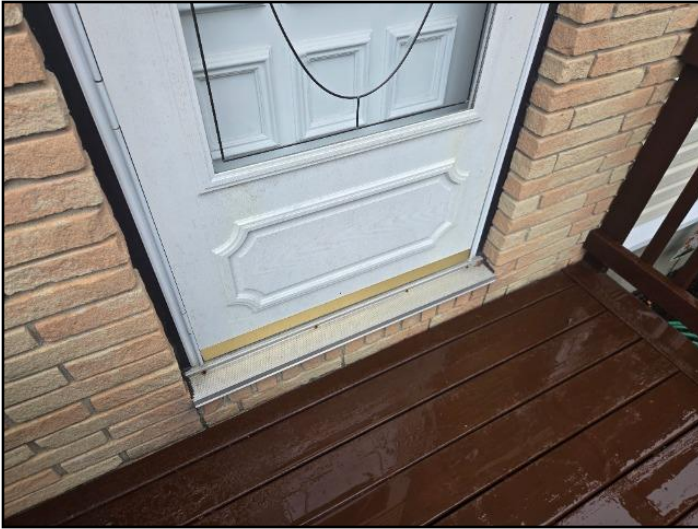
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Cracked



Cracked

DOORS \ Doors and frames

8. Condition: • [Rust](#)

Exterior door thresholds should be secured with corrosion-resistant fasteners and properly sealed to limit water entry into the door assembly and adjoining structure.

Localized corrosion was observed at fasteners securing the exterior door threshold adjacent to the deck. Continued corrosion may weaken the fasteners and allow moisture to enter through the penetrations.

Replace the affected fasteners with compatible exterior-grade, corrosion-resistant fasteners and seal the penetrations. Monitor the threshold and surrounding finishes for signs of moisture intrusion or deterioration.

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

Location: Front Exterior

Task: Improve

Time: Regular maintenance

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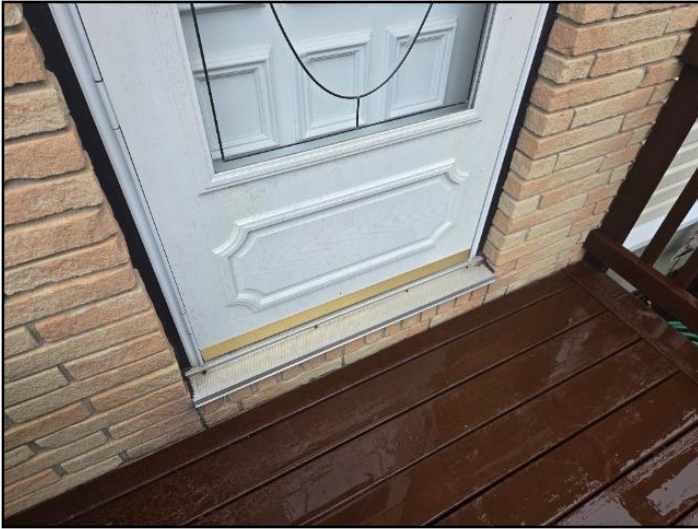
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Rust



Rust

LANDSCAPING \ Lot grading

9. Condition: • [Improper slope or drainage](#)

Exterior grading should direct surface water away from the foundation to reduce soil saturation and the risk of moisture intrusion.

Localized standing water and saturated soil were observed on the exterior, including areas adjacent to the foundation. The grading appears insufficient to provide effective drainage away from the building.

Have a qualified landscaping or drainage contractor improve the grading to establish positive drainage away from the foundation. Where regrading alone is insufficient, consider installing a drainage swale or suitable subsurface drainage system.

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

Location: Side yard

Task: Improve

Time: Ongoing

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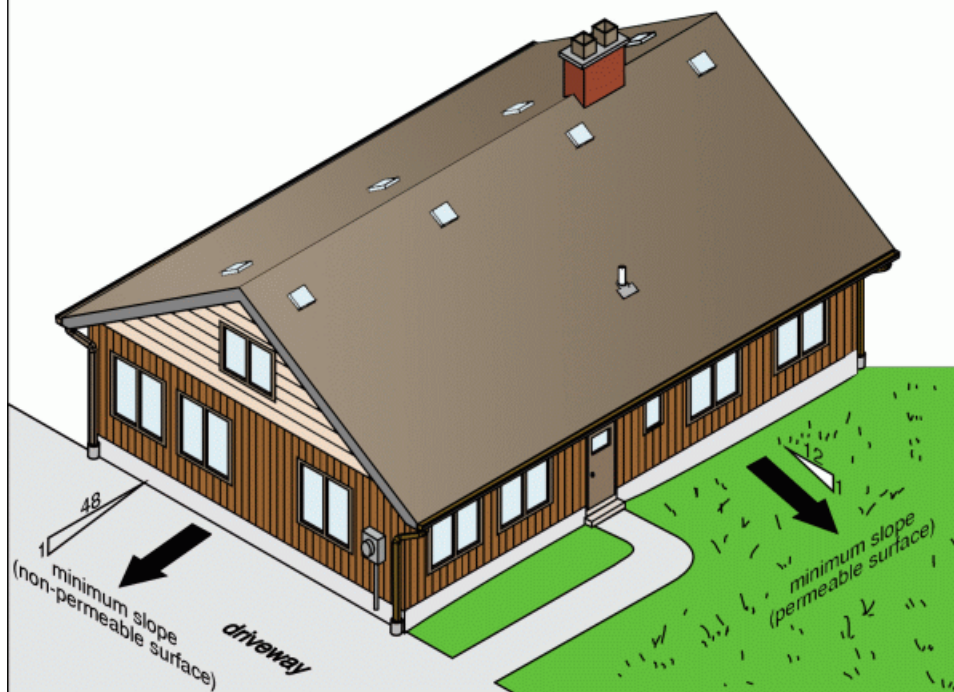
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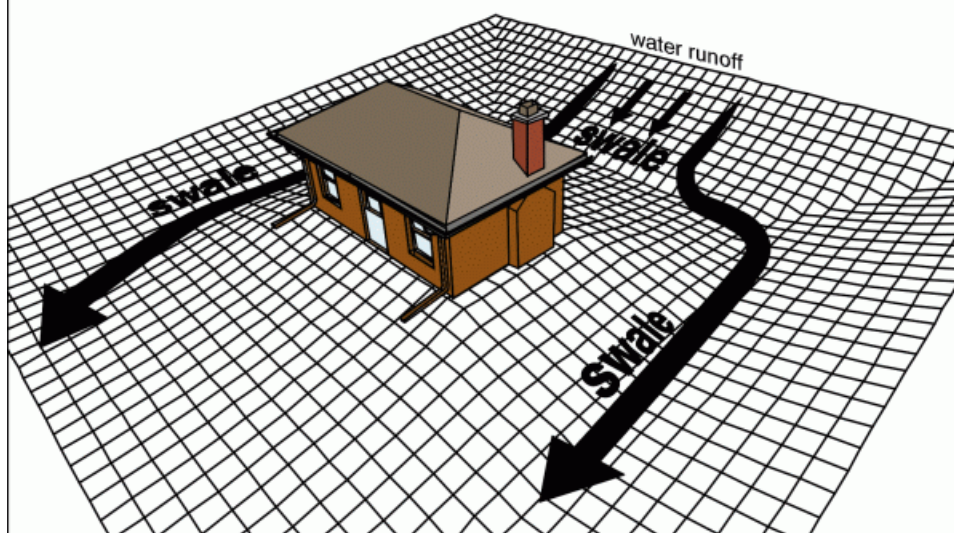
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Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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Improper slope or drainage



Improper slope or drainage

General Information

General: • The exterior systems of a home are its first line of defence against the elements. They are designed to protect the structure from moisture intrusion, physical damage, and unwanted entry by people or animals. These components-such as cladding, soffits, fascia, trim, exterior doors and windows, decks, porches, railings, steps, walkways, and other related features-must work together to maintain the integrity and performance of the building envelope.

As exterior systems are constantly exposed to varying weather conditions, deterioration over time is expected. Regular maintenance, such as reapplying sealant, repairing damaged trim or cladding, clearing debris from drainage paths, and addressing rot or rust, is essential to prevent premature failure. A lack of routine upkeep can lead to moisture penetration and other issues that may compromise structural or interior systems.

Gutter & downspout type: • [Eave mounted](#)

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Towards building](#) • [Flat](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Metal siding](#) • [Brick](#)

Driveway: • Asphalt

Deck: • Wood

Porch: • Wood

Fence: • Wood

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Inspection Methods & Limitations

General: • [CAHPI Standards of Practice](#)

This inspection of the exterior was conducted visually and in accordance with the CAHPI Standards of Practice. The evaluation is based on what was accessible and observable at the time of the inspection. As many exterior components are subject to seasonal conditions and varying degrees of wear, only a representative sample of materials and assemblies-such as siding, windows, doors, decks, railings, walkways, and steps-was examined.

Unless otherwise specified, all observations were made from ground level. Elevated areas, roof attachments, and components obscured by vegetation, furnishings, or finishes may not have been visible or accessible during the inspection. As a result, this assessment does not include those areas and cannot offer any opinion as to their condition. Additionally, the inspection does not cover elements such as fences, retaining walls, outbuildings, recreational facilities, seawalls, breakwalls, docks, or erosion control features unless otherwise agreed upon and documented in this report.

Environmental factors such as geological, hydrological, or soil-related conditions were not assessed. Likewise, no testing of sub-surface drainage systems was performed. Exterior elements that are hidden, covered, or inaccessible should be considered excluded from the scope of this inspection.

Please refer to the applicable CAPHI Standard of Practice for a complete explanation of the inspection's scope, limitations, and exclusions.

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Findings & Recommendations

FOUNDATIONS \ General notes

10. Condition: • [Cracked](#)

Foundation walls transfer structural loads safely to the footing. Where a foundation wall has been modified to accommodate an addition or crawl space, adequate structural support is essential, and any signs of movement should be monitored.

Within the basement, a section of the original foundation wall had been removed to provide access to the crawl space beneath the addition. The opening was supported by a wood header. A minor crack was observed at the upper bearing area of the modified opening. In addition, the header had been notched to accommodate HVAC ductwork, reducing its effective cross-section. No significant movement or distress was observed at the time of the inspection; however, these conditions should be monitored over time.

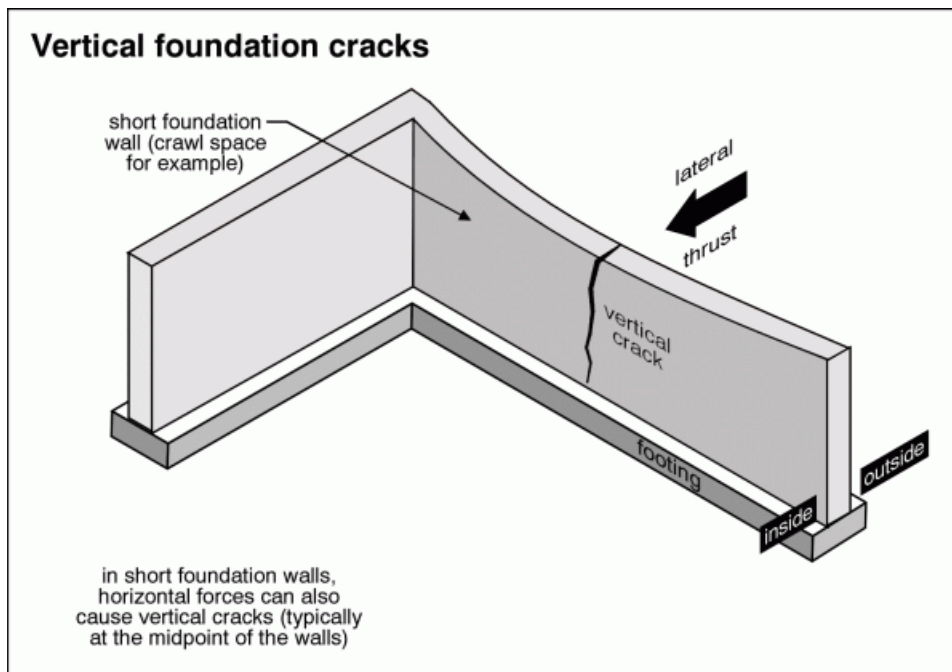
Monitor the modified opening for signs of additional cracking, settlement, deflection, or movement. Should these conditions develop or worsen, have the assembly evaluated by a qualified structural engineer or framing contractor, who can determine whether additional reinforcement or repair is required.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Crawl Space Basement

Task: Monitor

Time: Ongoing



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Entrance to crawl space



Location of minor crack



Cracked



Cracked

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Wood header compromised

11. Condition: • [Parging damaged or missing](#)

The exterior foundation wall is coated with parging, a layer of cement-based mortar applied to improve appearance and provide a degree of protection against weathering. Parging serves as a surface coating only and does not contribute to the structural integrity of the foundation.

During inspection, a minor crack/delamination was observed in the parging. This is a common condition and generally not a structural concern, as the underlying foundation remains sound. However, cracks in the parging can allow water to penetrate, and during freeze-thaw cycles, trapped moisture may expand and cause the parging to spall or detach over time.

It is recommended that any damaged or missing sections be repaired by a qualified contractor to preserve the protective function of the parging. Routine visual monitoring is also advised to identify new cracks or signs of deterioration early, allowing for timely maintenance and prevention of further surface damage.

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Various Exterior Wall

Task: Improve

Time: Discretionary

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Parging damaged



Parging damaged

WALLS \ Masonry veneer walls

12. Condition: • Weep holes - obstructed

Brick and stone veneer wall systems require small drainage openings, known as weep holes, at the base of the wall and above window and door lintels. These openings allow moisture trapped behind the veneer to drain and provide limited ventilation to the wall cavity.

Several weep holes at the front brick veneer wall were observed to be obstructed. At one location, the accessible openings were cleared during the inspection. Blocked weep holes may restrict drainage and contribute to moisture accumulation and deterioration within the wall assembly.

Keep all weep holes clear of mortar, debris, soil, and insect nesting, and monitor them periodically. Where openings remain blocked or are missing, have a qualified masonry contractor create or restore the required drainage openings.

Location: Front Exterior Wall

Task: Clean

Time: Regular maintenance

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Weep holes - obstructed



Weep holes - obstructed

General Information

General: • The structure of a residential house forms the essential framework that supports and defines the building. It consists of key elements such as the foundation, footings, floors, walls, and roof system. These components work together to provide stability and ensure the home can safely bear the weight of its materials, occupants, and environmental loads like snow, wind, and rain.

A well-constructed structure resists movement and settlement, preserving the building's integrity over time. The foundation transfers the load to the ground, while the framing systems (walls, floors, and roof) distribute those loads evenly throughout the structure. These elements must also be capable of withstanding additional stress from natural forces such as seismic activity or extreme weather conditions.

Structural issues may arise from factors such as unstable soil, material deterioration, poor construction practices, or excessive loading. Early indicators of potential problems can include foundation or wall cracks, sloping floors, or difficulty operating doors and windows.

Routine inspection and timely maintenance of structural components are essential to maintaining the safety, performance, and long-term value of a residential property.

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material (Only determined where visible): • [Poured concrete](#)

Floor construction (Only determined where visible): • [Joists](#) • Steel columns • Steel beams (girders) • Subfloor - plywood

Exterior wall construction (Only determined where visible): • [Wood frame / Brick veneer](#)

Roof and ceiling framing (Only determined where visible): • [Trusses](#) • [Plywood sheathing](#)

Inspection Methods & Limitations

General: • [CAPHI Standard of Practice](#)

The structural system of a residential property includes the foundation, wall and floor framing, and roof framing-most of which are concealed by interior and exterior finishes. As this is a visual inspection, we are limited to assessing only what is readily accessible and visible at the time of inspection. Our evaluation is based on indirect indicators of structural performance, such as sagging, settlement, deformation, or other visible signs of stress.

It is important to recognize that, in the absence of visible symptoms, underlying structural issues may remain undetected. Alterations to load paths-whether due to renovations, deterioration, or other factors-can also result in unforeseen consequences affecting the building's stability.

Structural deficiencies, if present, may require significant repairs, the cost and complexity of which depend on the nature and extent of the issue. Where concerns are observed or suspected, consultation with a qualified structural engineer is strongly advised for further investigation and recommendations.

Please refer to the applicable CAPHI Standard of Practice for a complete explanation of the inspection's scope, limitations, and exclusions.

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation

Not included as part of a building inspection: • An opinion about the adequacy of structural components • Attic load bearing components concealed by insulation cannot be traversed

Findings & Recommendations

RECOMMENDATIONS \ General

13. Condition: • Distribution system | Smoke alarms (detectors) / Carbon monoxide (detectors)

Smoke and carbon monoxide (CO) detectors provide critical life safety by offering early warning of fire and the presence of carbon monoxide produced by fuel-burning appliances.

No smoke or carbon monoxide detectors were observed within the mechanical room containing the gas-fired furnace, in the vicinity of the gas fireplace located in the living room, or near the kitchen containing the gas range. Although detector placement requirements vary, the absence of detectors in these areas reduces the level of occupant protection in the event of fire or a carbon monoxide incident.

It is recommended that smoke and carbon monoxide detectors be installed and maintained in accordance with the manufacturer's instructions and the applicable requirements of the Quebec Construction Code. At a minimum, smoke alarms should be installed on every storey and outside sleeping areas, while carbon monoxide alarms should be installed outside sleeping areas and in locations serving fuel-burning appliances. Test all alarms regularly and replace units at the end of their service life, typically every 7 to 10 years, depending on the manufacturer's recommendations.

Implication(s): Life safety

Location: Various Basement Main Level

Task: Provide

Time: Immediate



Detectors missing



Detectors missing

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

14. Condition: • [Branches / vines interfering with wires](#)

The electrical service to the property enters at the rear (service drop) and was observed running through nearby tree branches. The service wires are in contact with vegetation, which presents a potential safety hazard and may compromise the reliability of the electrical supply.

It is recommended that Hydro-Québec be contacted to inspect the service entrance and ensure the wires are properly cleared of vegetation. Hydro is responsible for maintaining safe clearances for overhead service wires and can perform

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orm the necessary trimming, removal of interfering branches, or adjustments to the service drop to meet safety standards.

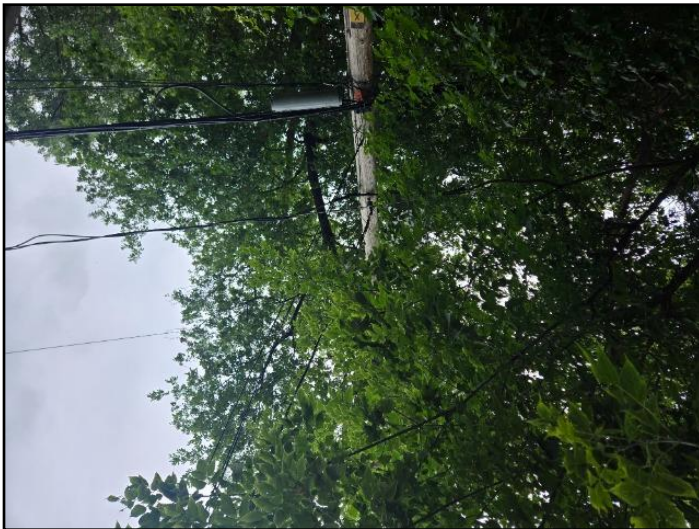
Regular monitoring of nearby vegetation should be performed to maintain proper clearance over time.

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

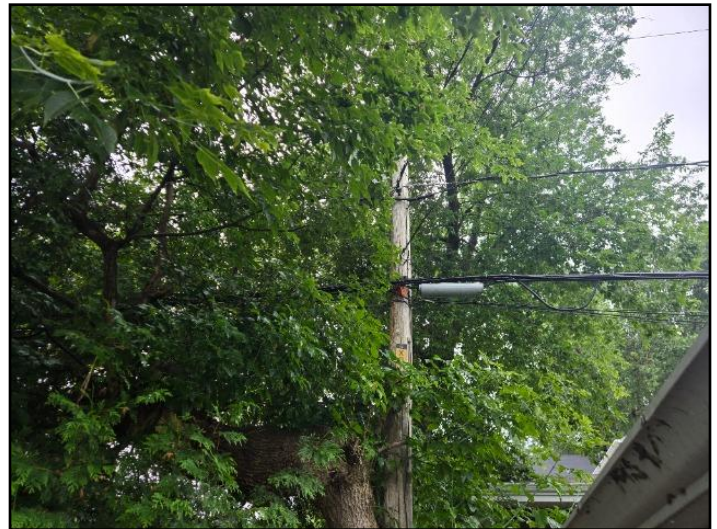
Location: Rear Yard

Task: Monitor

Time: Regular maintenance



Branches interfering with wires



Branches interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Service box

15. Condition: • [Box location poor](#)

Electrical panels require a clear, stable, and unobstructed working space to permit safe operation, inspection, and servicing. In Quebec, a minimum clearance of 1 m is required around electrical equipment requiring maintenance or operation.

The main electrical panel was obstructed by the washer and dryer. The workshop subpanel was installed above the utility sink, not recommended near a water source and surrounded by shelving and stored materials. These conditions restrict access and do not provide a suitable working position in front of the panels.

Remove appliances, shelving, and stored materials from the required working areas and maintain at least 1 m of clear, stable access in front of each panel. Have a licensed electrician evaluate the installations and relocate the panels or surrounding obstructions where the required clearance cannot be maintained.

Implication(s): Difficult access | Difficult to service

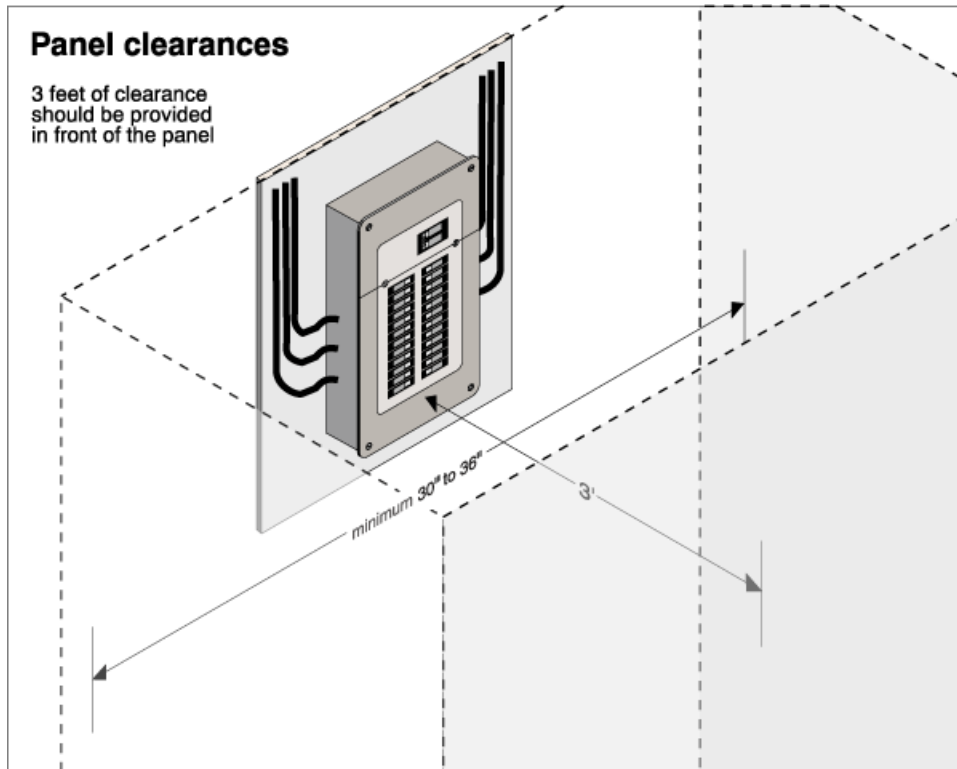
Location: Various

Task: Improve

Time: Immediate

Panel clearances

3 feet of clearance
should be provided
in front of the panel



Box location poor

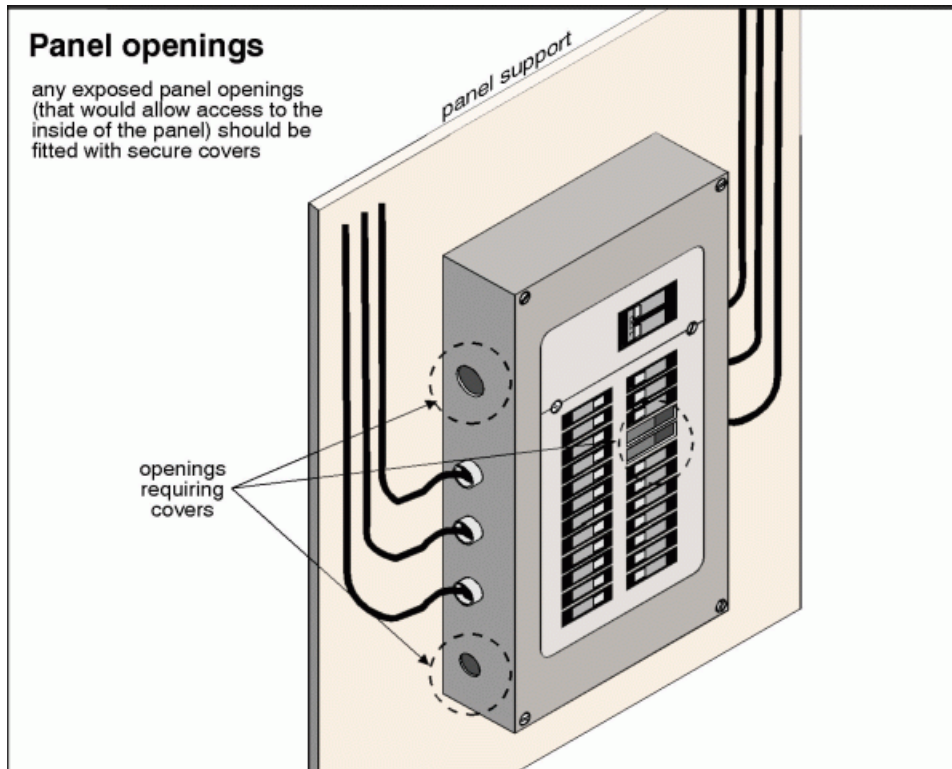


Box location poor

16. Condition: • [Unprotected openings](#)

Unused knockout openings were observed in the electrical panel enclosure. Open knockouts compromise the integrity of the panel by allowing accidental contact with energized components and providing entry points for dust, moisture, insects, and rodents, all of which can adversely affect the safe operation of the electrical system.

It is recommended that a licensed electrician install approved knockout seals in all unused panel openings and verify that all cable entries are properly secured and protected to maintain the safety and integrity of the electrical enclosure.

Implication(s): Electric shock**Location:** Basement Panel**Task:** Repair**Time:** Immediate

Unprotected openings



Unprotected openings

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Unprotected openings



Unprotected openings

17. Condition: • [Rust](#)

The electrical service disconnect provides a means of isolating power to the building and should remain dry and free from corrosion. Evidence of moisture within electrical equipment can lead to deterioration of components and compromised electrical connections over time.

Surface corrosion and rust staining were observed within the electrical service disconnect enclosure, including around the lower portion of the cabinet and one service lug. The corrosion pattern suggests previous or ongoing moisture intrusion into the enclosure. No overheating, arcing, or damaged conductors were observed at the time of the inspection; however, the source of the moisture could not be determined during this visual inspection.

Have a licensed electrician evaluate the service disconnect to determine the source of the moisture intrusion, verify the integrity of the electrical connections and lugs, and clean or replace affected components as required. Any openings or entry points allowing water to enter the enclosure should be properly sealed to prevent further corrosion.

Implication(s): Electric shock | Increased fire hazard

Location: Basement Utility Room

Task: Further Evaluation

Time: As soon as practical



Rust



Rust



Rust

18. Condition: • Aging

Electrical service panels have a finite service life and should be periodically evaluated as they age. While there is no mandatory replacement interval, most residential panels have an expected service life of approximately 40 to 60 years, depending on environmental conditions, maintenance, and the quality of the installation.

The residence was constructed in approximately 1949, and the installed CEB electrical service panel appears to be an older unit that is approaching or has exceeded its typical expected service life. Although no immediate operational deficiencies affecting the panel were identified beyond those noted elsewhere in this report, the age of the equipment should be considered when planning future upgrades.

Due to the age of the electrical service equipment, it is recommended that the panel be evaluated by a licensed electrician as part of future maintenance planning. Consider budgeting for the replacement or modernization of the electrical service panel to improve long-term reliability, safety, and compatibility with modern electrical demands.

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Implication(s): An aging electrical system, therefore, increases the risk of electrical malfunctions or fire outbreak in your house.

Location: Basement Panel

Task: Further evaluation

Time: When improving other defects related to



Aging

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

19. Condition: • [Fuses or breakers too big](#)

The manufacturer's data plate specifies a maximum fuse or circuit-breaker rating of 15 amps.

The air-conditioning condenser was supplied by a double-pole 20-ampere breaker, exceeding the manufacturer's maximum permitted overcurrent protection. This may reduce protection against excessive current and equipment damage.

Have a licensed electrician replace the breaker with the manufacturer-specified rating and verify the circuit conductors, disconnect, and equipment connections.

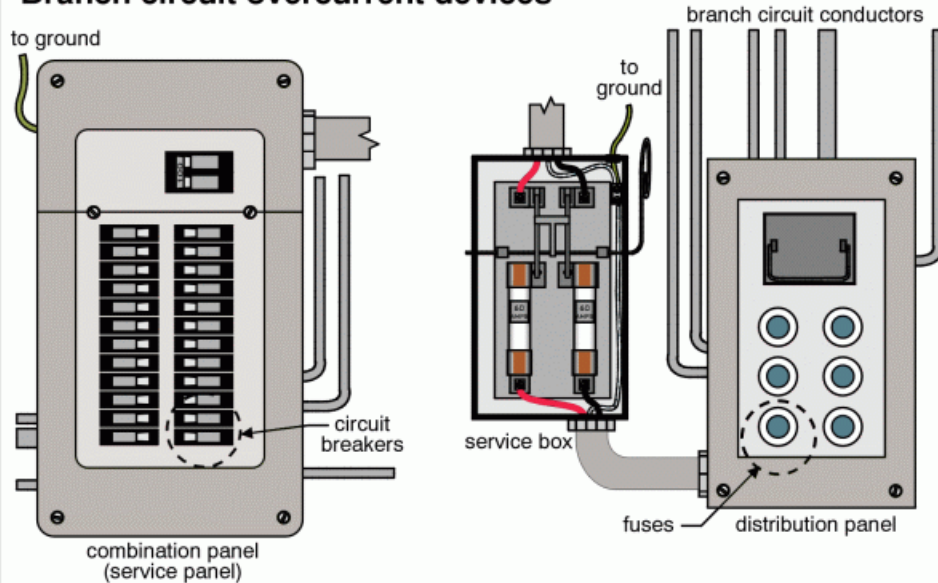
Implication(s): Equipment overheating | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

Branch circuit overcurrent devices



overcurrent devices can be circuit breakers or fuses
check that the overcurrent devices are compatible with
the branch circuit conductors

Common household wire and fuse sizes

14 AWG copper wire



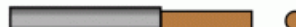
common uses:

most circuits for lighting and
receptacles, electric baseboard
heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air
conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



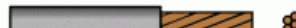
common uses:

some receptacles, electric
baseboard heaters, small air
conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire



common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps

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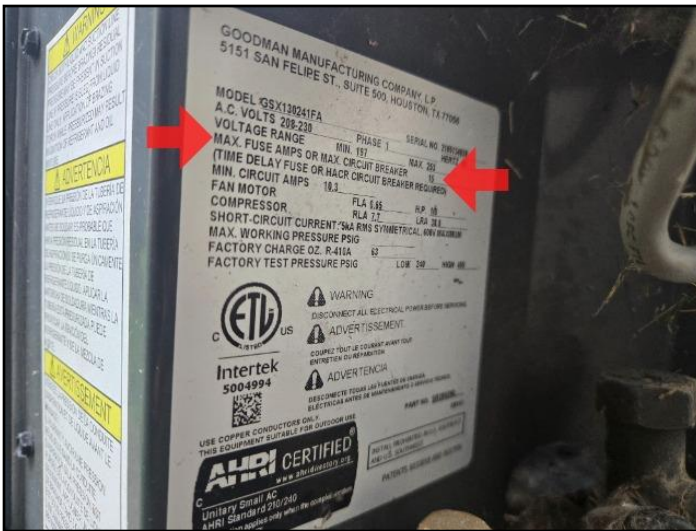
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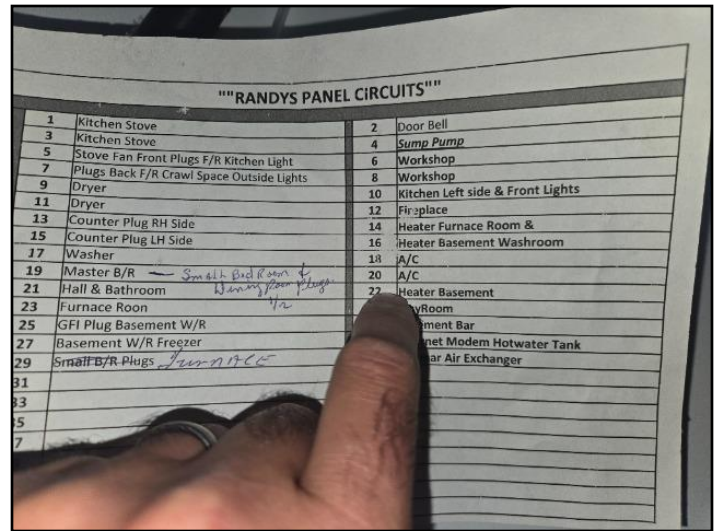
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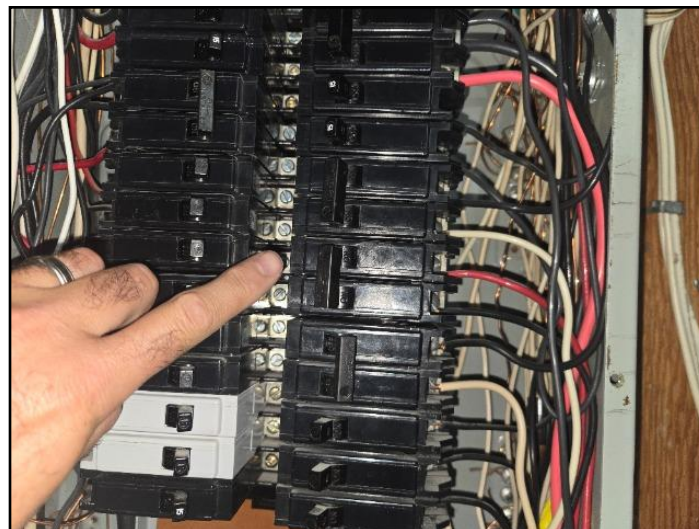
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Max Breaker 15 Amp



AC Breaker location



20 Amp breaker

20. Condition: • [Double taps](#)

Circuit breakers are generally designed to accept a single conductor under each terminal unless they are specifically listed and identified for multiple conductors. Double-tapping a breaker that is not approved for two conductors may result in a loose connection, overheating, nuisance tripping, or arcing.

A double-tapped breaker was observed within the electrical panel, with two conductors terminated under a single breaker lug. The breaker listing for multiple conductors could not be confirmed during the inspection.

Have a licensed electrician evaluate the double-tapped breaker and correct the installation as required. Where the breaker is not specifically rated for two conductors, install an approved breaker, a listed tandem terminal, or relocate one conductor to a separate properly sized breaker in accordance with the manufacturer's specifications.

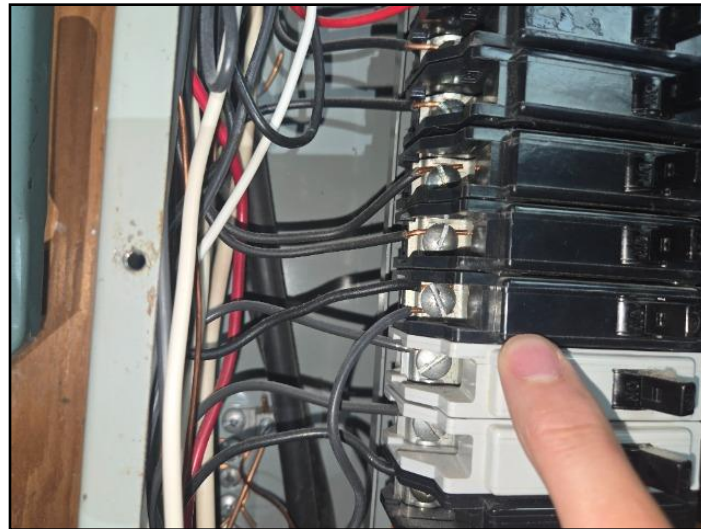
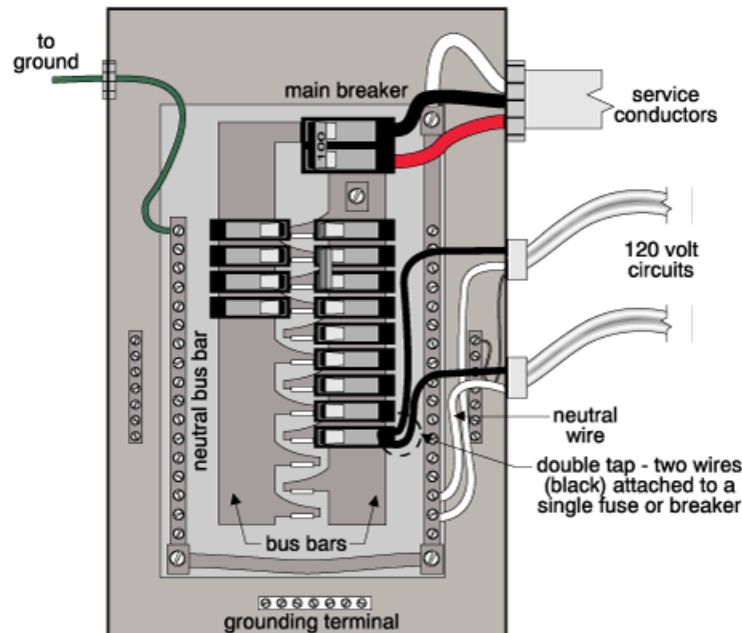
Implication(s): Fire hazard

Location: Basement Panel

Task: Improve

Time: When improving other defects related to

Double tapping (double lugging)



Double taps

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

21. Condition: • Wiring touching heating supply ductwork

Electrical distribution wires should be properly supported and routed to prevent physical damage and avoid unnecessary contact with sharp metal edges or HVAC components.

Within the utility area, electrical wires were observed in direct contact with the sheet metal HVAC ductwork. Although no visible damage was noted at the time of the inspection, movement or vibration over time may result in abrasion of the cable insulation.

The wires should be isolated, maintaining appropriate separation from the metal ductwork and protecting it from potential physical damage. Where contact with metal components cannot be avoided, provide suitable protection in accordance with accepted installation practices.

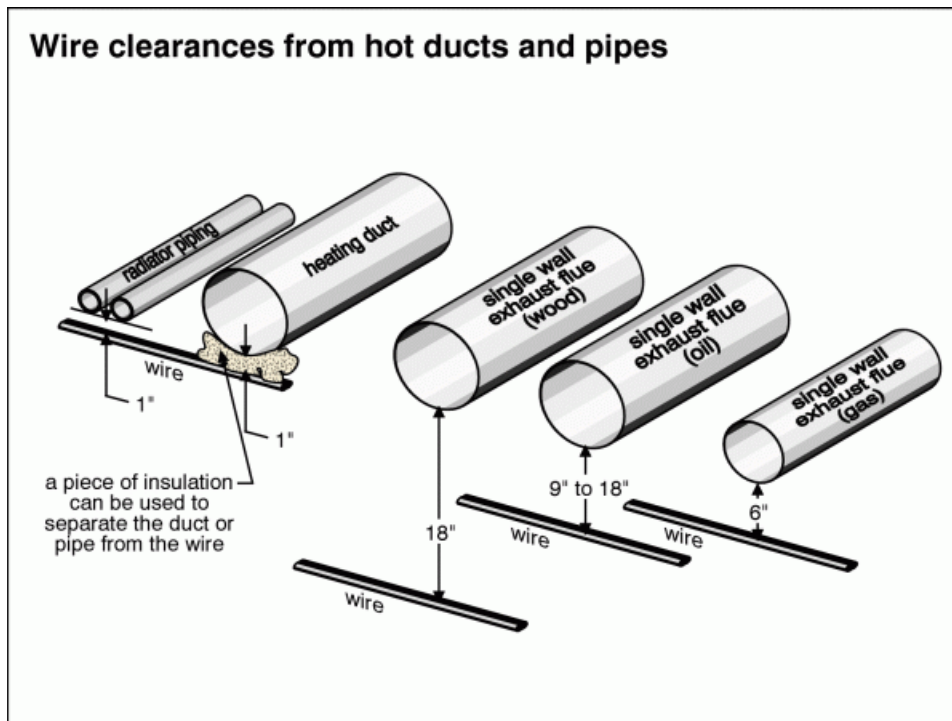
Implication(s): Fire hazard

Location: Various Basement

Task: Improve

Time: As soon as practical

Wire clearances from hot ducts and pipes





Wiring touching heating supply ductwork

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Correct electrical polarity ensures that electrical current flows through receptacles as intended, allowing connected devices to operate safely. Reversed polarity occurs when the hot and neutral conductors are connected to the wrong terminals at a receptacle. Although a receptacle with reversed polarity may appear to function normally, the condition can create a potential shock hazard and may affect the safe operation of connected appliances and electronic equipment.

During testing, reversed polarity was identified at various electrical receptacles throughout the dwelling. The affected receptacles were energized but were not wired in the correct configuration.

It is recommended that a qualified electrician evaluate the affected circuits, identify the source of the reversed polarity, and correct the wiring defects at all affected receptacles. Following repairs, all receptacles should be tested to confirm proper wiring and safe operation in accordance with the applicable requirements of the Canadian Electrical Code.

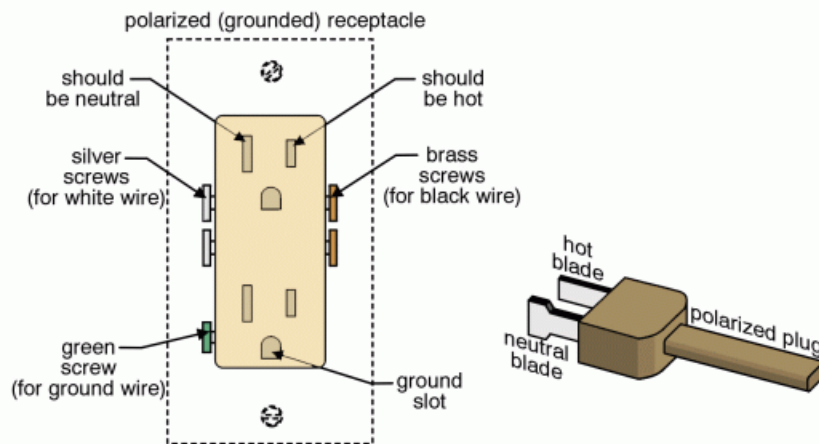
Implication(s): Electric shock

Location: Various Basement Main Level

Task: Repair

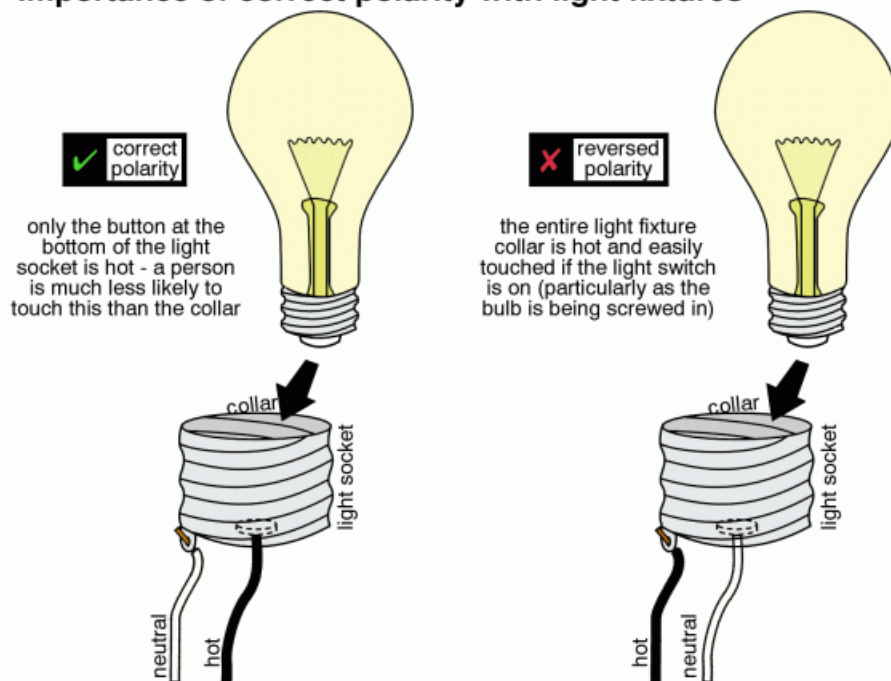
Time: As soon as practical

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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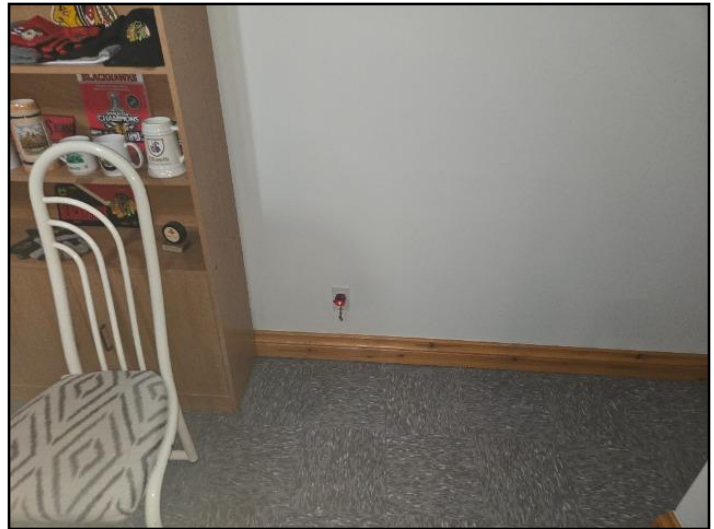
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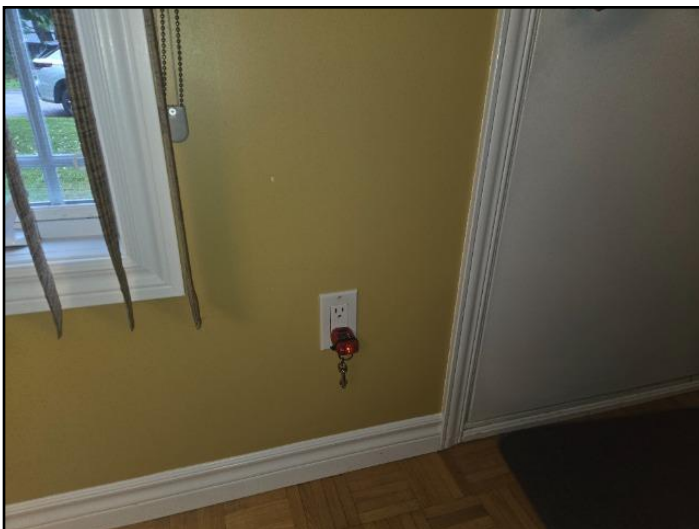
REFERENCE



Reversed polarity Basement



Reversed polarity Basement



Reversed polarity Front door



Reversed polarity Front door



Reversed polarity Study



Reversed polarity Study



Reversed polarity Study

23. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Within the kitchen, electrical receptacles were observed in close proximity to the sink/water source. These receptacles did not appear to be GFCI-protected at the time of inspection.

A Ground-Fault Circuit Interrupter, or GFCI, is a safety device designed to reduce the risk of electric shock by quickly shutting off power when a ground fault or current imbalance is detected. GFCI protection is especially important in locations where electrical outlets are located near water sources, such as kitchens, bathrooms, laundry areas, garages, exterior locations, and similar wet or damp areas.

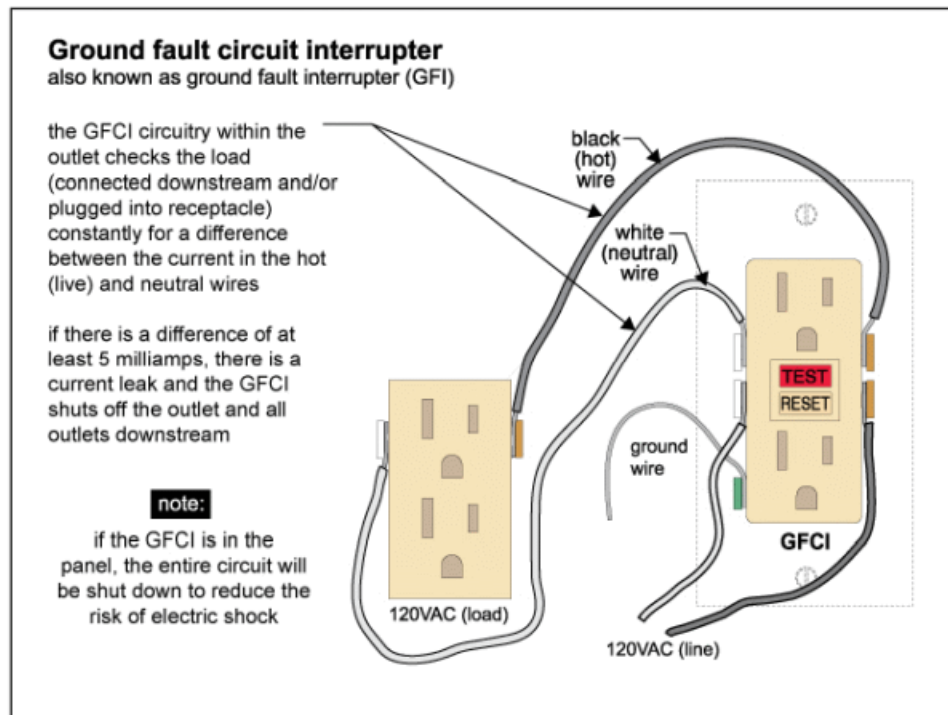
Recommend upgrading the affected kitchen receptacles to GFCI-protected outlets or providing GFCI protection at the circuit level by a qualified electrician. The electrician should verify the full kitchen circuit arrangement, confirm proper grounding and polarity, and ensure that all receptacles requiring protection are properly protected and functioning as intended.

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year



No GFCI/GFI (Ground Fault Circuit...



No GFCI/GFI (Ground Fault Circuit...

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No GFCI/GFI (Ground Fault Circuit...

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

Ground-fault circuit interrupters are safety devices designed to reduce the risk of electrical shock by interrupting power when a ground fault is detected.

Accessible GFCI receptacles were tested. The units at the front exterior, rear shed, and main-level bathroom did not trip and/or reset as intended.

Have a licensed electrician evaluate and repair or replace the affected devices and confirm that appropriate ground-fault protection is provided at all required locations.

Implication(s): Electric shock

Location: Various

Task: Replace

Time: Immediate



Test faulty on GFCI



Test faulty on GFCI



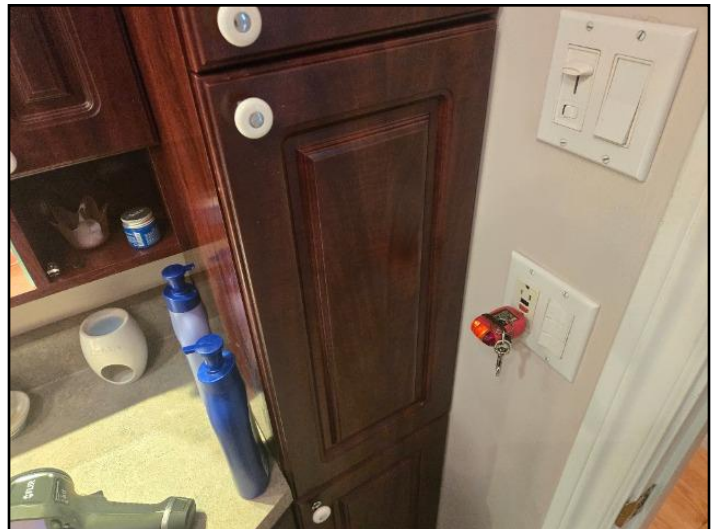
Test faulty on GFCI



Test faulty on GFCI



Test faulty on GFCI



Test faulty on GFCI

DISTRIBUTION SYSTEM \ Cover plates**25. Condition:** • [Missing](#)

Electrical switches, receptacles, and disconnects should be provided with an approved cover plate or enclosure to protect energized components from accidental contact and physical damage.

An electrical outlet located within the mechanical area was observed with the protective cover missing, leaving internal components exposed.

Have a licensed electrician install a properly fitted cover plate or replace the enclosure as required to restore protection against accidental contact and comply with accepted electrical safety practices.

Implication(s): Electric shock

Location: Basement Utility Room

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Task: Provide

Time: As soon as practical



Missing

General Information

General: • The electrical system in a residential property functions as a distribution network that delivers power from the utility provider to various points of use throughout the home. Electricity is transmitted from the generating station through a series of transformers and switches until it reaches the service entrance of the property.

At the home, power is received through a main service line and directed into a central distribution panel, commonly referred to as the breaker panel or fuse box. From there, electricity is routed across multiple dedicated circuits. Each circuit is protected by a circuit breaker (or fuse) and is designed to carry electrical current to specific areas or appliances within the house. The current flows out through the hot (live) wire and returns via the neutral wire, completing the electrical circuit.

This system allows for organized and controlled distribution of power, supporting everything from lighting and outlets to major appliances and mechanical systems. Proper operation depends on the integrity of the wiring, the correct sizing of breakers or fuses, and the overall condition of the system components.

Routine maintenance and professional assessment are essential for ensuring the system remains safe, functional, and compliant with current electrical codes. Any deficiencies, outdated components, or signs of overloading should be addressed by a licensed electrician.

Service entrance cable and location: • [Overhead](#)

Service size: • [150 Amps \(240 Volts\)](#)

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

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

Auxiliary panel (subpanel) type and location: • Breakers - Shed

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Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)**Smoke alarms (detectors):** • [Present](#)**Carbon monoxide (CO) alarms (detectors):** • Present

Inspection Methods & Limitations

General: • [CAHPI Standards of Practice](#)

As outlined in the inspection contract, this is a visual inspection only, conducted in accordance with the CAHPI Standards of Practice. A comprehensive evaluation of the entire electrical system is beyond the scope of a standard home inspection.

We are unable to inspect electrical components that are concealed behind walls, ceilings, floors, or other interior and exterior finishes. Only a representative sample of accessible electrical devices such as outlets, switches, and light fixtures was examined. Devices or systems that were not readily operable or accessible at the time of inspection were excluded from assessment.

Remote control devices were not tested unless they served as the only means of operation for essential equipment. Low-voltage systems, including but not limited to alarm systems, communication wiring, home automation systems, telephone and TV cable wiring, timers, smoke detectors, carbon monoxide detectors, and other ancillary components not part of the primary electrical distribution system, are excluded from the inspection unless specifically included in this report.

We do not conduct measurements of amperage, voltage, or impedance as part of this inspection. Inaccessible or concealed components should be considered uninspected, and further evaluation may be warranted if concerns arise.

For a full description of the scope, limitations, and exclusions, please refer to the inspection contract and the applicable CAHPI Standards of Practice.

Inspection limited/prevented by: • Restricted access • Insulation • Electrical behind wall coverings can not be assessed**System ground:** • Quality of ground not determined**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.**Not included as part of a building inspection:** • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

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FURNACE \ General notes

26. Condition: • The homeowner reported that the furnace has experienced intermittent short cycling since the central air conditioning system was installed. The furnace completed normal operation during the limited inspection; however, the reported condition could not be confirmed or fully evaluated during the inspection.

Because the reported issue began following the air conditioning installation, it is recommended that a qualified HVAC contractor evaluate the complete heating and cooling system installation, including the thermostat, control wiring, airflow, evaporator coil, blower settings, and safety controls, to determine the cause of the short cycling and perform any necessary repairs or adjustments.

Location: Basement

Task: Further evaluation

Time: As soon as possible



Further evaluate

FURNACE \ Ducts, registers and grilles

27. Condition: • [Disconnected ducts](#)

Supply ductwork distributes conditioned air throughout the home and should remain securely connected and properly sealed to maintain efficient airflow and system performance.

The supply duct located behind the furnace within the basement utility room was observed to be disconnected. A disconnected supply duct can reduce heating and cooling efficiency, decrease airflow to conditioned areas, and allow conditioned air to be discharged into the utility room instead of the intended living spaces.

It is recommended that a qualified HVAC contractor reconnect and properly seal the disconnected supply duct using approved materials. The entire duct system should also be inspected to verify that all duct connections are secure, properly supported, and free of air leakage

Implication(s): Increased heating costs | Reduced comfort

Location: Basement Utility Room

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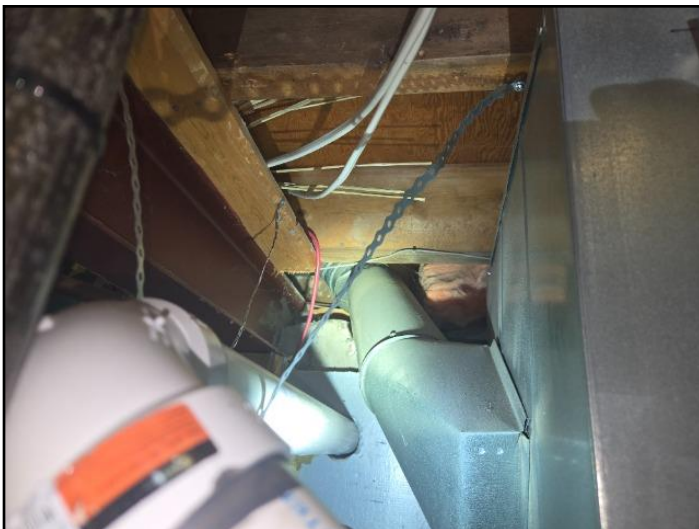
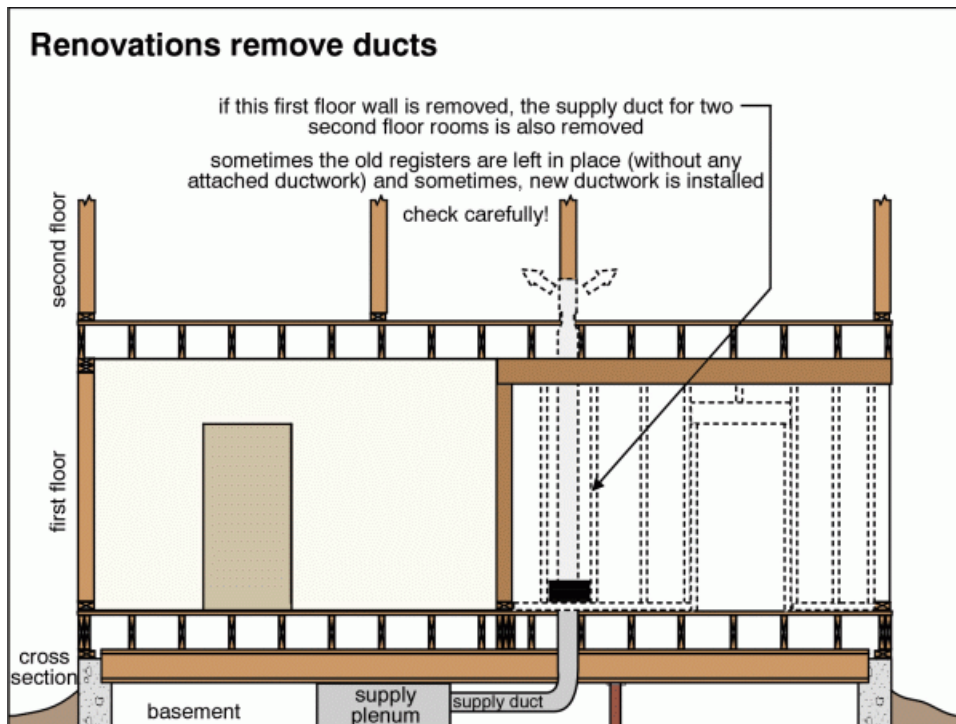
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Task: Improve

Time: As soon as practical



Disconnected ducts



Disconnected ducts

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Disconnected ducts

SPACE HEATER \ Electric baseboard heater/space heater

28. Condition: • [Electrical receptacle above heater](#)

An electrical receptacle was observed directly above the electric baseboard heater. Although this configuration may be present in some older installations, it is not considered a recommended installation, as electrical cords plugged into the receptacle may drape over the heater and be exposed to excessive heat, creating a potential fire hazard.

It is recommended that a qualified electrician evaluate the receptacle location and relocate it, if necessary, to a position away from the baseboard heater. Electrical cords should never hang over or come into contact with an operating electric baseboard heater.

Implication(s): Fire hazard

Location: Basement Family Room

Task: Monitor

Time: Ongoing

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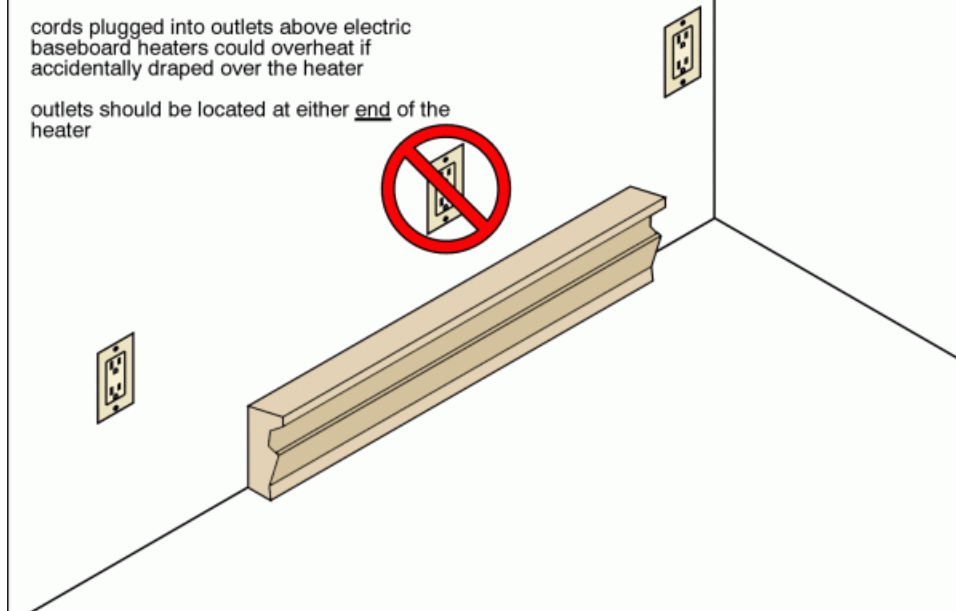
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Outlets should not be above electric baseboard heaters

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



Electrical receptacle above heater

CHIMNEY AND VENT \ Masonry chimney cap (crown)

29. Condition: • [Cracked](#)

The masonry chimney exhibited signs of age-related deterioration at the crown and upper chimney structure. Separation and displacement of the stone cap were observed, along with open mortar joints beneath the capstones. These conditions can permit water infiltration into the chimney structure, accelerating deterioration through freeze-thaw cycles and potentially causing damage to the masonry, chimney liner, and adjacent building components. No evidence of significant movement was observed at the time of the inspection; however, the noted deficiencies require corrective action.

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It was also observed that the chimney appears to contain an original clay tile flue liner. While clay tile liners were commonly installed at the time of construction and may continue to function if in good condition, they are more susceptible to cracking and deterioration from age, thermal expansion, and previous chimney fires. Many insurance providers now prefer or require older masonry chimneys serving wood-burning appliances to be upgraded with a listed stainless steel liner system before coverage is provided or renewed.

It is recommended that a qualified masonry contractor repair the chimney by reconstructing or replacing the damaged chimney crown, resetting and securing the displaced capstones, repointing deteriorated mortar joints, and sealing the masonry as required. The chimney flashing and overall chimney structure should also be evaluated to ensure a watertight installation.

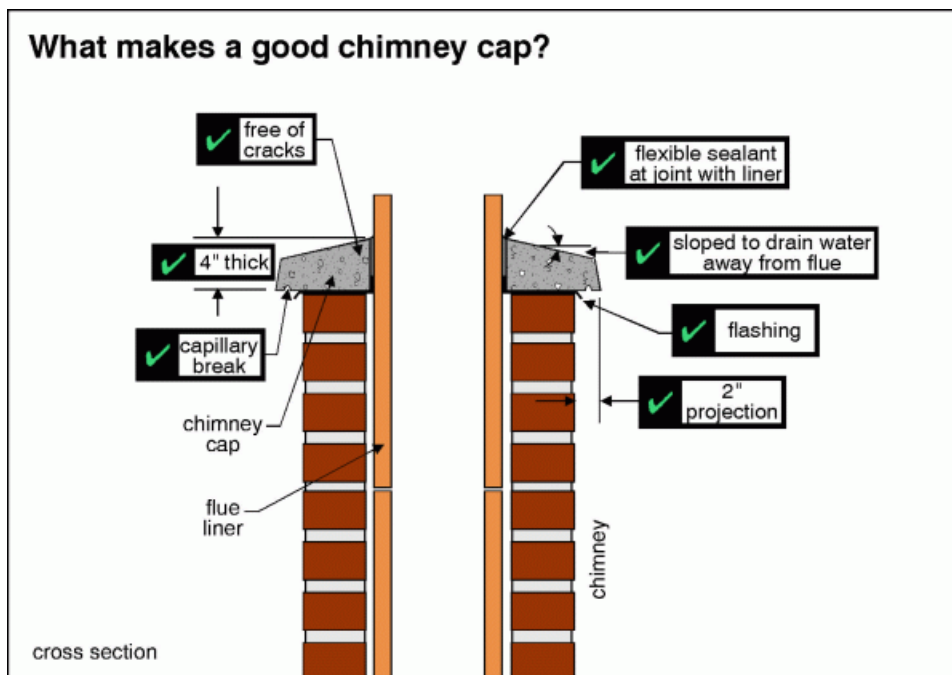
Before operating the fireplace, the chimney should be inspected by a qualified WETT-certified technician. If the original clay tile liner is found to be cracked, deteriorated, or unsuitable for continued service, it should be upgraded with a code-compliant stainless steel chimney liner in accordance with the Quebec Construction Code and applicable CSA B365 requirements. This upgrade improves fire safety, reduces the risk of heat transfer to combustible materials, and helps minimize the potential for chimney fires while satisfying many insurance carrier requirements.

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Roof

Task: Repair or replace

Time: Less than 1 year



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Cracked



Cracked



Cracked



Cracked

FIREPLACE \ Gas fireplace or gas logs

30. Condition: • Direct vent clearance

Direct-vent fireplace terminations discharge combustion gases to the exterior and draw combustion air into the appliance. They should be installed with the manufacturer's required clearances from combustible materials and pedestrian walkways. Where vent temperatures may affect adjacent combustible finishes, an approved heat shield or protective flashing may be required.

The direct-vent fireplace termination is located adjacent to a pedestrian walkway. No additional heat shield or protective shielding was observed to protect the adjacent vinyl siding from prolonged heat exposure.

Have a qualified gas appliance contractor verify that the vent termination complies with the manufacturer's installation requirements, including clearances to combustible materials and walkways. Install an approved heat shield or other manufacturer-approved protection where required.

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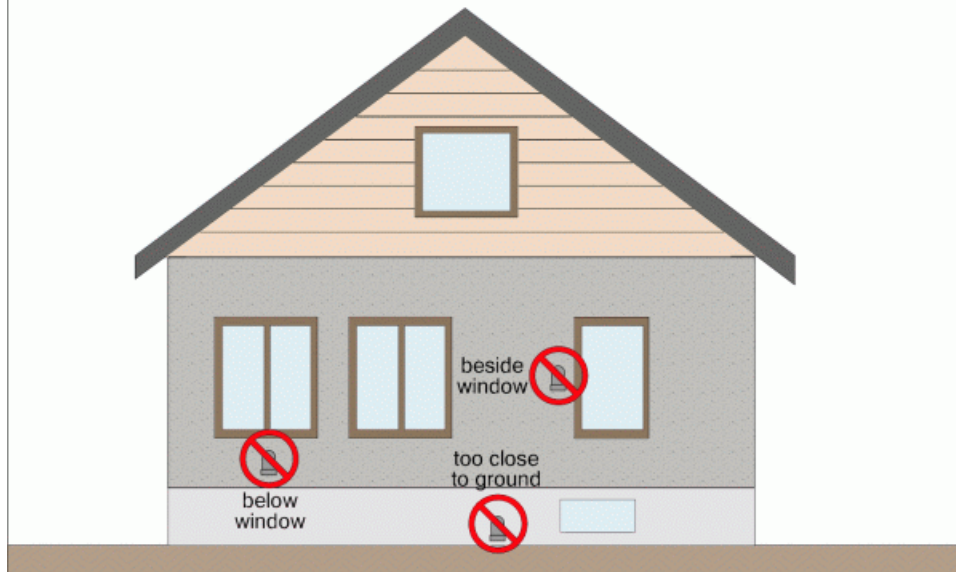
Implication(s): Life safety | Gas exposure | Exhaust safety issue

Location: Exterior Wall

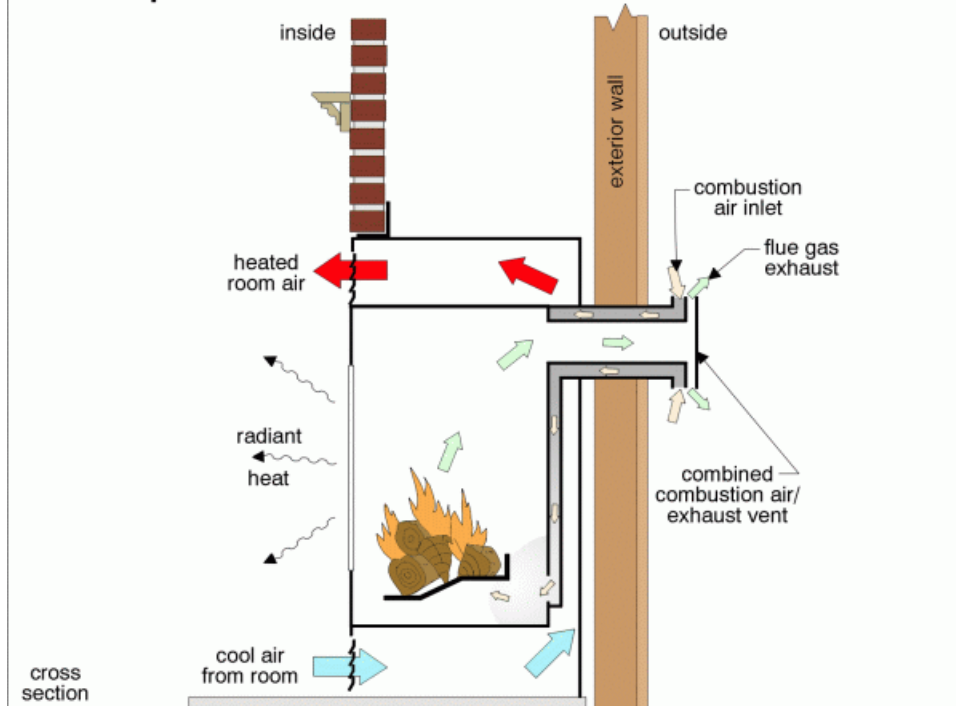
Task: Further evaluation

Time: Immediate

Improper side wall venting of gas appliances



Gas fireplace - direct vent



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Direct vent clearance



Direct vent clearance

General Information

General: • The purpose of heating systems in North American climates is straightforward: to provide sufficient warmth throughout the colder months. However, the effectiveness of a heating system is influenced by multiple factors and is not always immediately apparent. An ideal heating system is designed to deliver adequate heat even on the coldest days, operates efficiently, is safe, and remains cost-effective both to install and operate. In practice, no single system perfectly balances all these qualities, as compromises are often made-frequently with upfront cost driving the decision.

At its core, a heating system must generate heat and distribute it effectively to various parts of the building. Heat can be produced using a variety of fuel sources, including fossil fuels such as natural gas and oil, electricity, or wood. Emerging technologies, such as heat pumps and solar heating, work by capturing and redistributing existing heat rather than generating it directly.

Choosing the appropriate heating system depends on factors such as fuel availability and cost, the efficiency with which heat is delivered and utilized, and the durability and maintenance requirements of the equipment.

Routine maintenance and professional servicing are essential to ensure a heating system's reliability, efficiency, and safety. It is strongly recommended that heating systems receive annual inspections and servicing by qualified technicians or contractors.

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• York

Model number: TM9Y080C16MP11B Serial number: W2M4984779

Heat distribution: • [Ducts and registers](#)

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Exhaust venting method: • [Direct vent - sealed combustion](#) • [Induced draft](#)

Combustion air source: • Outside - sealed combustion

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • [Gas fireplace](#)

Fireplace/stove: • Wood-burning fireplace - not in service

Chimney/vent: • [Metal](#)

Chimney liner: • [Clay](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan • Air Exchanger

Inspection Methods & Limitations

General: • [CAHPI Standards of Practice](#)

This inspection of the heating system is visual and non-invasive, conducted in accordance with the CAHPI Standards of Practice. We do not disassemble equipment or perform specialized tests such as combustion analysis, heat output measurements, or safety device evaluations.

Components that are concealed, inaccessible, or disconnected at the time of inspection are excluded from the assessment. Fuel storage tanks and supply lines, as well as venting and flue systems, are inspected only as visually accessible and without pressure or leak testing.

The inspection does not include evaluation of the heating system's operation under load, thermostat calibration, or programming.

Routine servicing and a detailed evaluation by a licensed heating contractor are strongly recommended to ensure safe and efficient performance.

Please refer to the inspection agreement and the CAHPI Standards of Practice for a complete explanation of the scope, limitations, and exclusions of this inspection.

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

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevented testing in heating mode

Air conditioner or heat pump: • Operating in cooling mode prevented test of heating system

Fireplace/wood stove/Gas Fireplace: • Quality of chimney draw cannot be determined

Heat exchanger: • Only a small portion visible

Not included as part of a building inspection: • Heat loss calculations • Humidifiers and dehumidifiers

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AIR CONDITIONING \ Condenser fan

31. Condition: • Dirty

The exterior condenser requires unrestricted airflow through the coil and should be installed level on a stable, durable base. A properly supported unit reduces settlement, vibration, moisture exposure, and interference from vegetation, debris, snow, and ice.

Dirt and debris were observed on the condenser coil. The unit was also installed directly at grade on a cement paver. Goodman installation guidance indicates that a raised, stable base provides suitable support for ground-level installations.

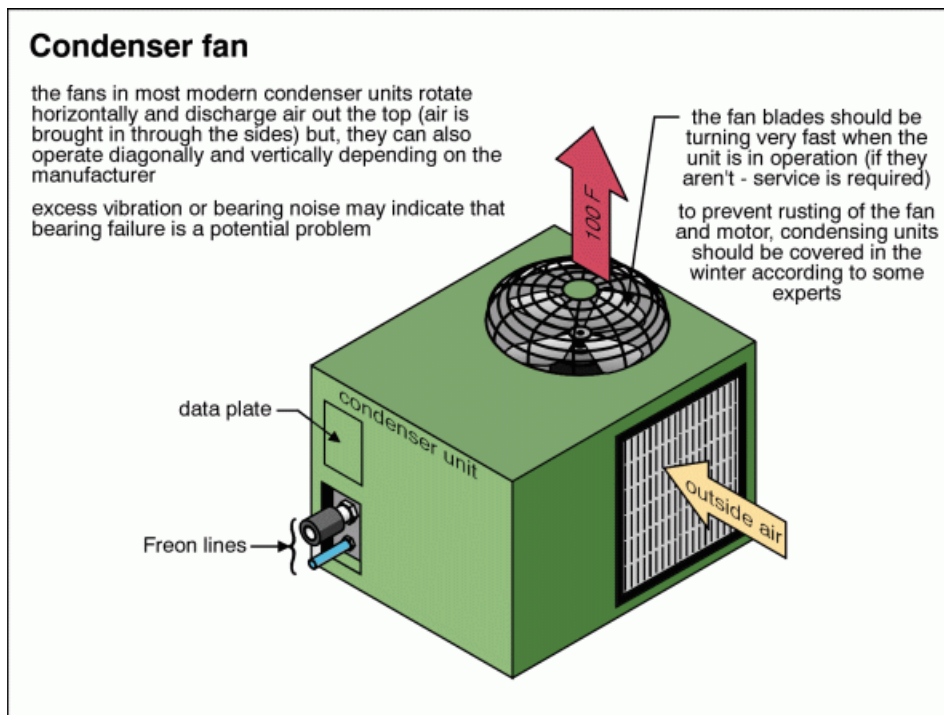
The unit should be regularly cleaned, and consideration should be made to install an approved elevated equipment stand.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Exterior

Task: Clean

Time: Regular maintenance



COOLING & HEAT PUMP

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Dirty

General Information

General: • Central air conditioning is generally regarded as a luxury rather than a necessity in most parts of North America. Despite its status, it represents one of the more costly mechanical systems within a home and typically has a relatively limited lifespan compared to other building components.

The primary purpose of a central air conditioning system is to maintain a comfortable indoor environment during hot weather by effectively cooling and dehumidifying the air. Regular upkeep and professional servicing are essential to ensure the system operates efficiently and reliably. It is recommended that annual inspections and maintenance be conducted by a qualified technician or service contractor as part of routine building care.

Air conditioning type: • [Air cooled](#)

Manufacturer:

• Goodman

Model number: GSX130241FA Serial number: 2105134039

Cooling capacity: • [24,000 BTU/hr](#) • [2 Tons](#)

Compressor type: • Electric

Compressor approximate age:

• 5 years

2021, May

Typical life expectancy: • 12 to 15 years

Location of the thermostat for the cooling system: • Hallway

COOLING & HEAT PUMP

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Inspection Methods & Limitations

General: • [CAHPI Standards of Practice](#)

This inspection is limited to a visual assessment of the air conditioning system and does not include dismantling or in-depth evaluation of internal components. Due to seasonal conditions or equipment shutdown, functional testing may not be possible, especially when outdoor temperatures are below 55 degrees Fahrenheit (12°C). We do not verify refrigerant levels, measure airflow, or assess electrical components beyond a basic visual check. Regular professional maintenance and servicing by a qualified HVAC technician are recommended to ensure optimal performance and longevity of the system.

Please refer to the CAHPI Standards of Practice for a full description of the inspection's scope and limitations.

Inspection limited/prevented by: • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

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FOUNDATION | CRAWLSPACE | Interior insulation

32. Condition: • [Exposed combustible insulation](#)

Rigid foam insulation provides thermal resistance and improves energy efficiency. Most rigid polystyrene insulation products are combustible and require protection by an approved thermal barrier when installed in accessible interior spaces to reduce the risk of fire spread.

Exposed rigid polystyrene insulation was observed at various locations within the basement utility room and crawl space. The insulation is fully exposed and does not have a protective thermal barrier. In addition to being susceptible to physical damage, exposed foam insulation may contribute to flame spread and smoke development in the event of a fire.

It is recommended that a qualified contractor install a code-compliant thermal barrier, such as a minimum 12.7 mm (½-inch) gypsum board or other approved equivalent, over all exposed rigid foam insulation, as appropriate for the location and intended use of the space. This will improve fire safety and help protect the insulation from damage.

Implication(s): Fire hazard

Location: Throughout

Task: Improve

Time: Immediate



Exposed combustible insulation



Exposed combustible insulation

INSULATION AND VENTILATION

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Exposed combustible insulation



Exposed combustible insulation

General Information

General: • As part of a home inspection, we observe and report on the presence or absence of insulation, vapour barriers, and ventilation systems, where these components are visible and accessible-typically in unfinished areas such as attics, basements, and crawl spaces. These elements play an important role in the home's energy efficiency, moisture control, and overall comfort.

We also assess and document the presence and condition of mechanical ventilation systems, including bathroom and kitchen exhaust fans, laundry venting, and whole-house systems such as Heat Recovery Ventilators (HRVs) or attic fans, where applicable.

In older homes, it is not uncommon to find insulation that is insufficient or outdated, missing vapour barriers, poor air sealing, or limited ventilation in key areas. Such conditions can contribute to moisture buildup, energy inefficiency, and reduced indoor air quality.

Where upgrades are warranted, improving insulation, sealing air leaks, repairing or installing vapour barriers, and ensuring proper ventilation can significantly improve thermal and acoustic comfort, reduce heating and cooling costs, and help protect the home's structural elements from moisture-related issues.

Attic/roof insulation material (Only determined where visible): • [Glass fiber](#) • [Cellulose](#) • Loose fill

Attic/roof insulation amount/value (Only determined where visible): • R-50

Attic/roof air/vapor barrier (Only determined where visible): • [Plastic](#)

Wall insulation material (Only determined where visible): • The condition of this component was not determined due to a lack of visual access during the inspection.

Wall air/vapor barrier (Only determined where visible): • The condition of this component was not determined due to a lack of visual access during the inspection.

INSULATION AND VENTILATION

Sample Property, Gatineau, QC July 18, 2026

Report No. 1230

www.inspec-pro.ca

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Foundation/Crawlspace wall insulation material (Only determined where visible): • [Plastic/foam board](#)

Crawlspace ventilation: • [Wall Vents](#)

Inspection Methods & Limitations

General: • [CAPHI National Standards of Practice](#)

In accordance with the CAPHI National Standards of Practice, the inspection of insulation and vapour barriers is limited to areas that are visible and accessible within unfinished spaces. At this property, wall, floor, and ceiling coverings restricted access and prevented a comprehensive inspection of the insulation and vapour barrier systems. As these components were concealed in most finished areas, a complete evaluation could not be conducted.

This inspection is visual in nature and non-destructive. No intrusive measures were taken to expose concealed components. Therefore, the review of insulation and vapour barriers was confined to what was observable at the time of the inspection.

Please refer to the pre-inspection contract and CAPHI National Standards of Practice for a more detailed explanation of the scope and limitations associated with this inspection.

Inspection limited/prevented by lack of access to: • Attic • Wall space • Walls, which were spot checked only

Attic inspection performed: • By entering attic, but access was limited

Crawlspace inspection performed: • By entering space, but access was limited

Air/vapor barrier system: • Continuity not verified

Not included as part of a building inspection: • Insulation cannot be disturbed

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Findings & Recommendations

SUPPLY PLUMBING \ Water supply piping in building

33. Condition: • Corrosion

Copper plumbing piping was observed in direct contact with metal ductwork in the open ceiling area. Green oxidation/corrosion staining was also noted at nearby copper pipe joints.

Copper piping should generally be kept separated from dissimilar metal surfaces where practical. Direct contact between copper pipe and metal ductwork can contribute to abrasion, vibration, noise, moisture retention, and possible galvanic corrosion over time, especially if condensation or minor leakage occurs in the area.

No active leakage was confirmed at the time of inspection; however, the contact point should be corrected and monitored.

The copper piping should be properly supported and isolated from the metal ductwork using suitable non-conductive separation material or pipe supports.

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy | Equipment failure

Location: Various Utility Room

Task: Improve Monitor

Time: Ongoing



Green oxidation



Isolated from the metal ductwork

WATER HEATER \ General notes

34. Condition: • Water too hot

Thermal imaging confirmed that hot water was being delivered to the fixture at the time of the inspection. The maximum apparent surface temperature recorded was approximately 62°C, indicating that the hot water system was operating and supplying heated water to the fixture.

A water temperature of approximately 62°C at the fixture is higher than the maximum delivery temperature gener

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ally recommended for residential plumbing fixtures. It is typically recommended to be limited to approximately 49°C (120°F) by means of an approved temperature-limiting device to reduce the risk of scalding, particularly for children, the elderly, and individuals with reduced mobility.

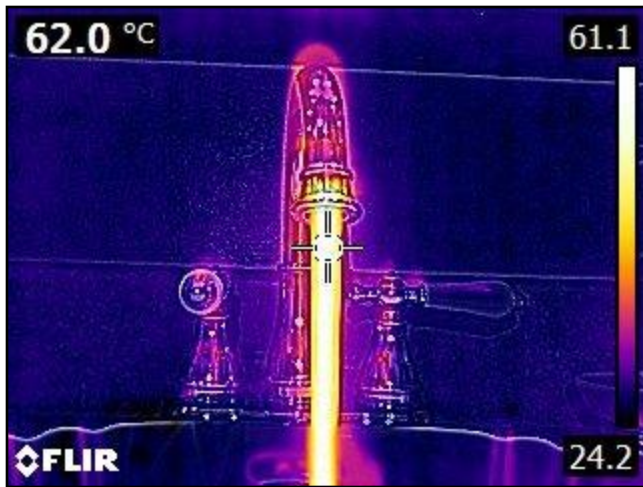
Appropriate adjustments or repairs should be completed to improve occupant safety.

Implication(s): Scalding

Location: Throughout

Task: Improve

Time: Immediate



Water too hot



Water too hot

WASTE PLUMBING \ Drain piping - performance

35. Condition: • [Dishwasher drain connections](#)

The dishwasher drain is intended to discharge into the sink drain upstream of the P-trap. This arrangement prevents sewer gases from entering the dishwasher and helps maintain proper sanitary conditions.

The dishwasher drain was observed to be connected downstream of the P-trap. This configuration creates the potential for sewer gases to enter the dishwasher and does not represent an accepted plumbing installation.

It is recommended that a qualified plumber reconnect the dishwasher drain upstream of the P-trap in accordance with accepted plumbing practices. This modification will help prevent the entry of sewer gases and ensure the dishwasher drainage system operates safely and effectively.

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

Location: Main Level Kitchen

Task: Repair

Time: Immediate

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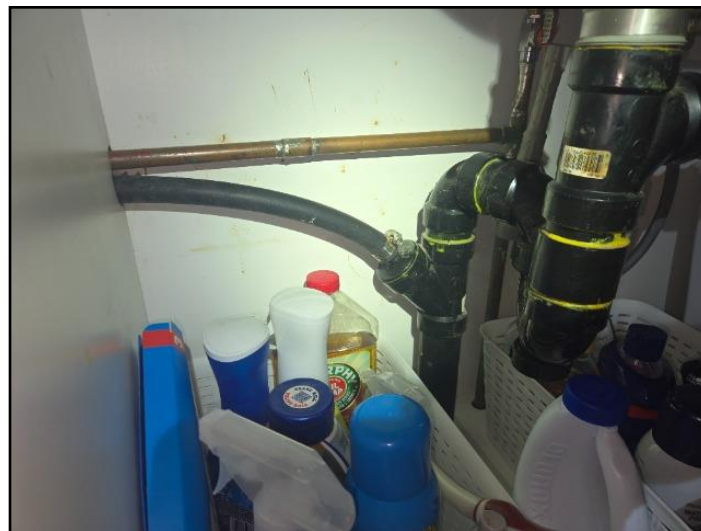
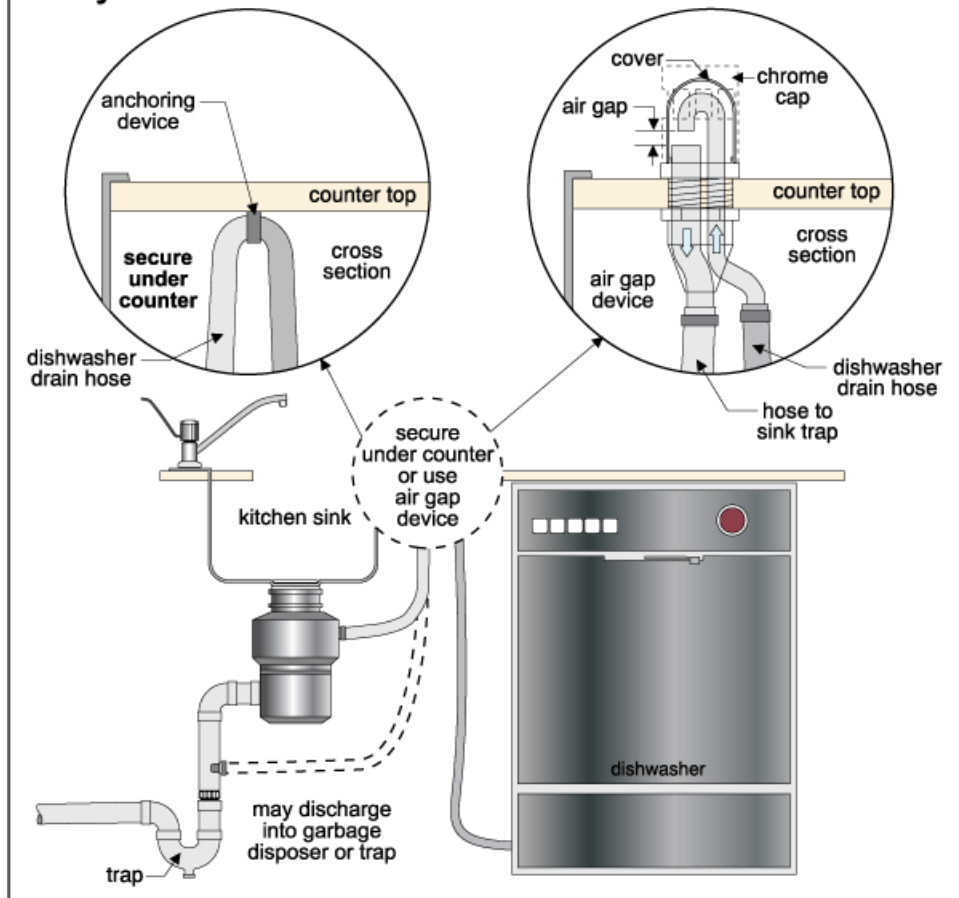
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2 ways to reduce risk of backflow into dishwasher



Dishwasher drain connections

WASTE PLUMBING \ Venting system

36. Condition: • [Missing](#)

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The kitchen sink drain was observed to be configured with an S-trap and no visible venting was present. S-traps are not considered an acceptable plumbing configuration because they can siphon the water seal from the trap during drainage. Loss of the trap seal may allow sewer gases to enter the living space and can contribute to slow drainage and gurgling.

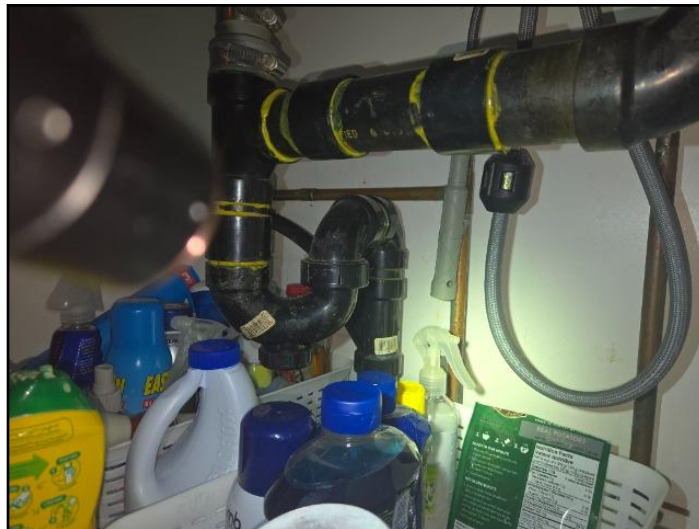
It is recommended that a qualified plumber evaluate and modify the kitchen sink drain assembly to provide proper venting in accordance with current plumbing standards. Where permitted by the Quebec Construction Code and the local authority having jurisdiction, the installation of an approved air admittance valve (AAV) may be an acceptable solution to provide adequate venting, improve drainage performance, and maintain the trap seal. Alternatively, the drain should be reconfigured to connect to a conventional vented plumbing system.

Implication(s): Sewer gases entering the building

Location: Kitchen

Task: Improve

Time: Less than 1 year



Missing

WASTE PLUMBING \ Sump pump

37. Condition: • [Discharge pipe problems](#)

A sump pump removes accumulated groundwater from the sump basin and discharges it away from the building. The discharge should terminate at a clearly identifiable location where water cannot flow back toward the foundation.

A sump pump was installed in the crawl space at the front of the property. The discharge piping extends below the asphalt driveway toward the front; however, the final discharge location could not be confirmed. It appears to terminate near the front driveway in an area where a drainage ditch was reportedly previously located.

Have a qualified drainage contractor verify the routing and termination of the sump pump discharge. Provide a clear, unobstructed outlet away from the foundation. Where site conditions and local requirements permit, consider installing a properly sized dry well to collect the discharged water and allow it to disperse gradually into the surrounding soil.

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

Location: Front Exterior

Task: Improve

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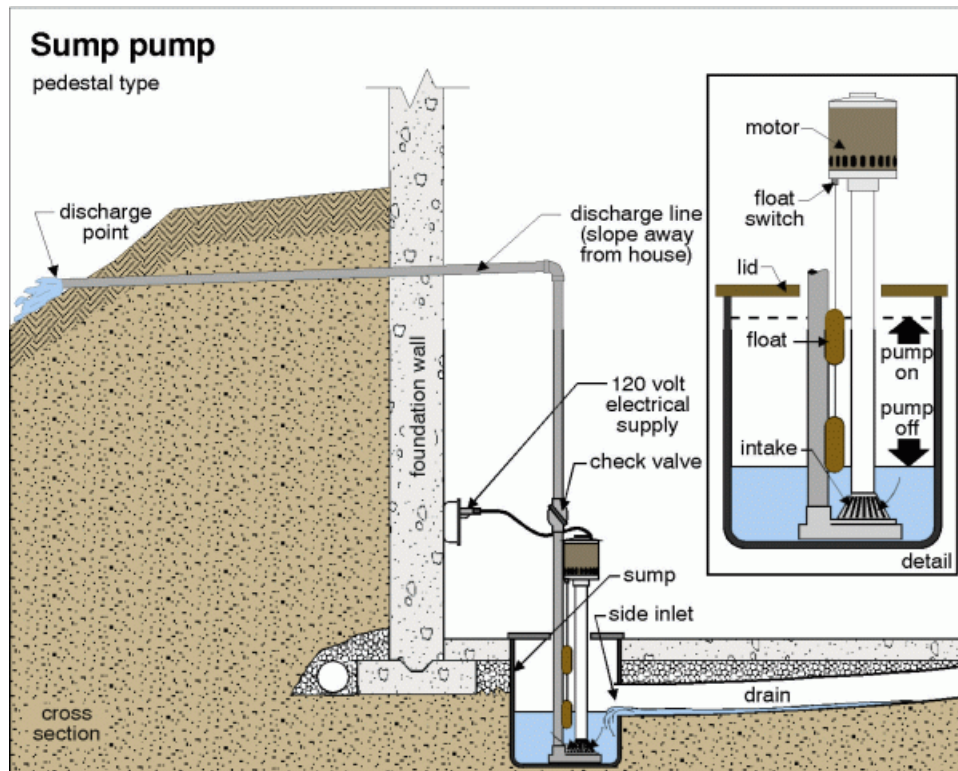
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Time: As soon as practical



Sump location interior



Discharge pipe problems

WASTE PLUMBING \ Backwater valve

38. Condition: • Inoperative

A backwater valve is designed to protect the building against sewage backup by allowing wastewater to flow out of the home while preventing reverse flow from the municipal sewer system during periods of surcharge.

PLUMBING

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At the time of the inspection, the access cap to the backwater valve was removed for inspection. Water was observed beneath the inspection cap. Further examination determined that the rubber O-ring gasket (seal) installed within the threaded access cap was damaged or improperly seated, allowing minor seepage to enter around the cap.

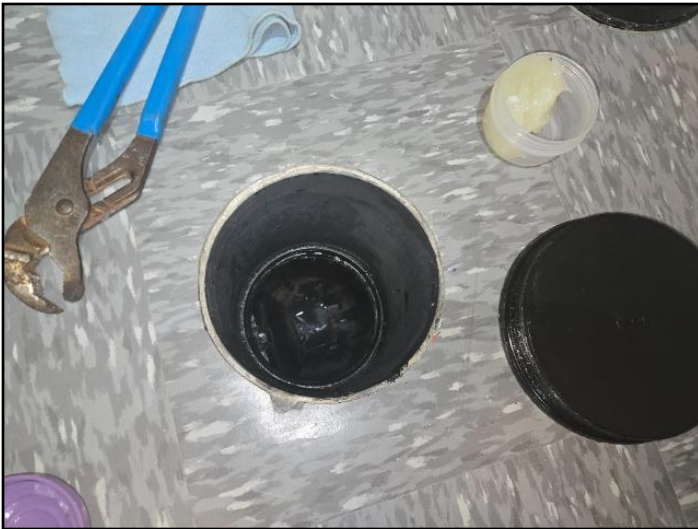
It is recommended that the damaged O-ring gasket (inspection cap seal) be replaced with a manufacturer-approved replacement gasket and that the access cap be reinstalled and tightened in accordance with the manufacturer's specifications to provide a watertight seal. Following replacement, the valve should be periodically inspected and maintained to ensure it remains clean, accessible, and capable of operating as intended during a sewer backup event.

Implication(s): Sewage entering the building

Location: Basement Family Room

Task: Repair or replace

Time: Immediate



Inoperative



Inoperative



Inoperative

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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FIXTURES AND FAUCETS \ Bathtub

39. Condition: • [Surface defects](#)

Corrosion and wear were noted around the drain flange and stopper mechanism.

It is recommended that a qualified plumber repair or replace the bathtub drain stopper assembly, including the stopper and associated drain components as required. Proper operation should be verified following repairs to ensure the bathtub is capable of retaining water and the drain assembly remains watertight.

Implication(s): Physical injury

Location: Main Level Bathroom

Task: Repair

Time: Less than 1 year



Surface defects



Surface defects

General Information

General: • The plumbing system is designed to deliver clean water from a municipal supply or private well to the home, direct a portion of that water to the water heater, and distribute both hot and cold water to fixtures throughout the residence for drinking, cooking, and sanitation. Once used, the wastewater is conveyed away through a drainage system connected to either a public sewer or a private septic system.

It is critical that this entire process functions without leaks or failures. Any breach in the plumbing system can result in damage to interior finishes, deterioration of structural components, or, in more serious cases, contamination of potable water with wastewater.

As part of a home inspection, the plumbing review includes a visual assessment of the accessible supply and drainage systems, fixtures, tub and shower enclosures, water heaters, and any fuel distribution or storage systems associated with water heating. Proper maintenance of the water heater is essential to ensuring safe and efficient operation. It is recommended that homeowners have this equipment professionally inspected and serviced on an annual basis by a qualified technician or licensed contractor.

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Service piping into building: • [Copper](#)

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

Main water shut off valve at the: • Front of the basement

Water heater type: • [Induced draft](#) • Rental

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

Water heater exhaust venting method and material: • Direct vent • Induced draft • PVC plastic

Water heater manufacturer:

• John Wood

Model number: PV50N 200 *Serial number:* 2415136603590

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

Main gas shut off valve location: • Gas meter

Backwater valve: • Present

Inspection Methods & Limitations

General: • [CAPHI National Standards of Practice](#)

In accordance with the CAPHI National Standards of Practice, this plumbing inspection is limited to a non-invasive visual assessment of readily accessible components. Many elements of the plumbing system, including supply and drainpipes, are located within walls, floors, ceilings, or underground, and are therefore concealed from view. As such, no evaluation or commentary is provided on components that are not visible at the time of inspection, such as the main underground sewer lateral or piping concealed within finished building assemblies.

This inspection does not include pressure testing, flow rate analysis, or the use of specialized equipment such as sewer cameras or leak detection tools.

Please refer to the pre-inspection contract and CAPHI documentation for a more detailed explanation of the scope and limitations associated with this inspection.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment

Findings & Recommendations

WINDOWS \ General notes

40. Condition: • Old

Single-glazed windows provide limited thermal resistance and are more prone to air leakage, condensation, and heat loss. Insulated glazing units consist of two or more panes sealed together to improve energy efficiency.

The basement windows appeared older and likely original to the property and consisted of single-glazed sliding units. Fogging was also observed between the panes of one window at the front living room addition, indicating failure of the insulated glazing unit seal.

Consider replacing the older basement windows with modern energy-efficient units. Have a qualified window contractor replace the failed insulated glazing unit at the front living room window; where the frame remains serviceable, the sealed glass unit can typically be replaced without replacing the entire window assembly.

Location: Various

Task: Repair or replace

Time: Less than 5 years



Old



Old

INTERIOR

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Failed window seal



Failed window seal

DOORS \ Doors and frames

41. Condition: • [Weatherstripping missing or ineffective](#)

Weatherstripping and door sweeps help reduce air leakage, moisture intrusion, dust, insects, and energy loss around exterior doors.

Deteriorated and damaged weatherstripping was observed at various exterior doors, including the front entry door and the exterior shed door. The door sweep beneath the shed entry door also showed signs of deterioration and no longer appeared to provide an effective seal.

Replace the deteriorated weatherstripping and door sweep with new exterior-grade materials to restore an effective weather seal and improve energy efficiency while reducing air and moisture infiltration.

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Throughout

Task: Replace

Time: Less than 1 year

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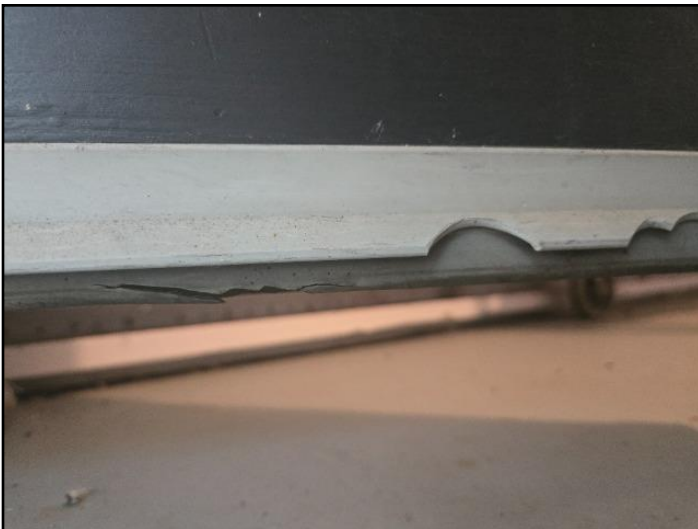
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Shed Weatherstripping ineffective



Shed Weatherstripping ineffective

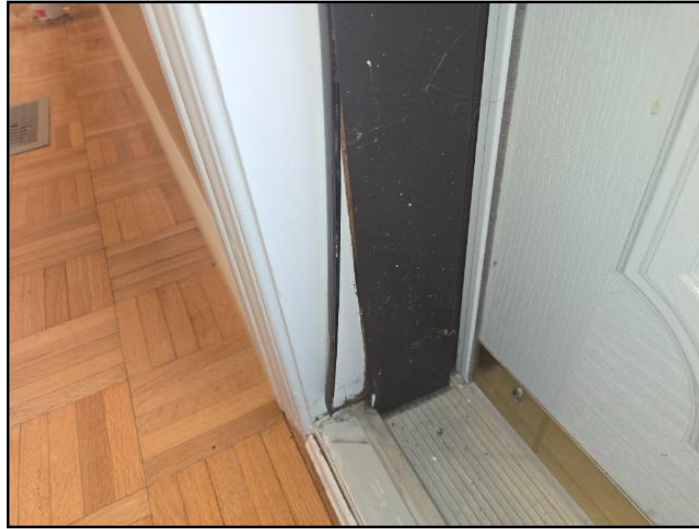


Shed Weatherstripping ineffective



Shed Weatherstripping ineffective

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Front door Weatherstripping ineffective

EXHAUST FANS \ Duct

42. Condition: • Poor connection

Bathroom exhaust systems are intended to discharge moist indoor air directly to the exterior using smooth, rigid or semi-rigid metal ducting. Flexible plastic or vinyl ducts are not recommended, as they restrict airflow, are prone to sagging, collect condensation, and deteriorate over time. In addition, clothes dryers are required to discharge independently to the exterior through a dedicated exhaust duct and must not share a common duct or exterior termination with a bathroom exhaust fan.

The bathroom exhaust fan was observed to be connected using a flexible plastic accordion-style duct. It was also noted that the bathroom exhaust vent and the clothes dryer exhaust were connected into a common duct and discharged through a single exterior termination. This installation is not considered an accepted practice and may reduce ventilation performance, promote moisture accumulation, allow lint buildup, increase the potential for backdrafting, and create a fire hazard due to the accumulation of combustible dryer lint.

It is recommended that a qualified HVAC contractor replace the flexible plastic bathroom exhaust duct with a properly supported smooth, rigid or semi-rigid metal duct and modify the venting system so that the bathroom exhaust fan and clothes dryer each discharge through their own dedicated, independent duct and exterior termination in accordance with current industry standards and the applicable requirements of the Quebec Construction Code.

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

Location: Basement Utility Room

Task: Replace

Time: As soon as practical

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Poor connection



Poor connection



Poor connection

General Information

General: • The interior inspection is conducted to evaluate the functional condition of the property's interior components. The focus is on assessing each element's ability to perform its intended function, rather than on cosmetic or decorative aspects. The inspection includes a thorough examination for indicators of potential defects or safety concerns, such as cracks exceeding one inch in walls, sagging floors or ceilings, proper operation of cabinets, doors, and windows, and the stability of guardrails and staircases. This process ensures that the interior systems meet expected performance standards and safety requirements.

Major floor finishes: • [Hardwood](#) • [Laminate](#) • [Ceramic](#) • [Concrete](#) • Floating floor

Major wall and ceiling finishes: • [Gypsum board](#)

Windows: • [Sliders](#) • [Casement](#) • Vinyl • Metal

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • Metal-clad • PVC

Doors: • Inspected

Inspection Methods & Limitations

General: • [CAPHI National Standards of Practice](#)

Although most interior components are typically visible and accessible, there are important limitations to this inspection. Interiors often undergo frequent changes through remodeling, decorating, and renovations. These modifications, including finishes such as carpeting, wallpaper, and furniture, can obscure the true condition of walls, ceilings, and floors, limiting the inspector's ability to perform a complete visual assessment of the underlying surfaces.

This inspection follows the CAPHI National Standards of Practice and is restricted to a non-invasive visual review of accessible areas. It does not involve removal of finishes or destructive testing.

For a comprehensive explanation of the inspection scope and limitations, please refer to the pre-inspection contract and CAPHI documentation.

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Restricted access to: • Crawlspace

Not included as part of a building inspection: • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Window coatings and seals between panes of glass

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 95 %

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General Information

Type of inspection: • Thermal imaging • Pre-Listing

Weather: • Cloudy • Rain

Approximate temperature: • 26°

Attendees: • Owner

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 2:30 p.m.

Approximate size of home: • 2500 ft.² to 3000 ft.²

Building type: • Detached home • Bungalow

Number of stories above grade: • One

Number of bedrooms: • Three

Number of bathrooms: • Two

Below grade area: • Basement

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General Information

General:

• Thermal imaging provides a valuable view of conditions in your home that are not visible to the naked eye. Using an infrared camera, you can identify issues such as missing insulation, water leaks, air infiltration, stud locations, electrical hotspots, and more. It is important to note that infrared cameras do not allow you to see through walls; rather, they measure surface temperatures, producing a visual map of temperature variations. Warmer areas typically appear in red or yellow tones, while cooler areas appear in blue or purple tones.

Please note that the additional photos included are provided for reference only. They do not indicate the presence of any defects or issues and are included as a courtesy. Any defects detected using the thermal camera would have been identified and documented in the report.



Thermal imaging



Thermal imaging



Thermal imaging



Thermal imaging

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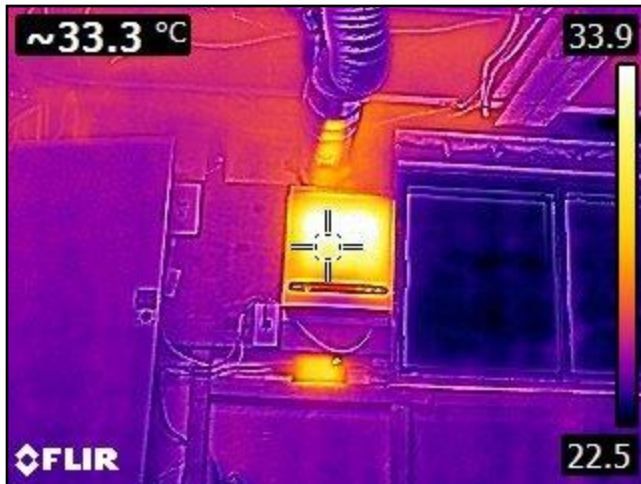
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Thermal imaging



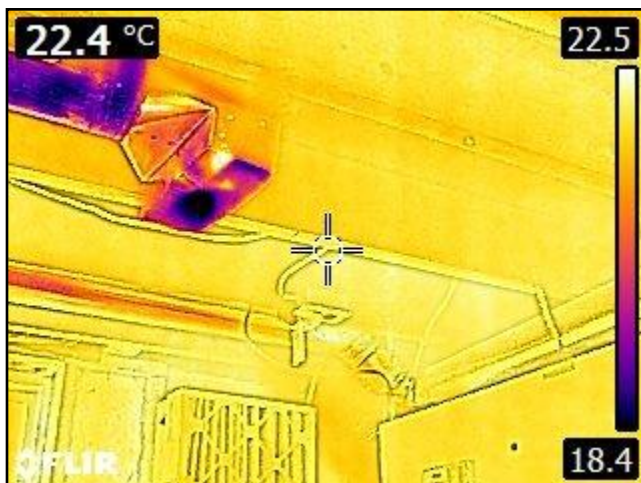
Thermal imaging



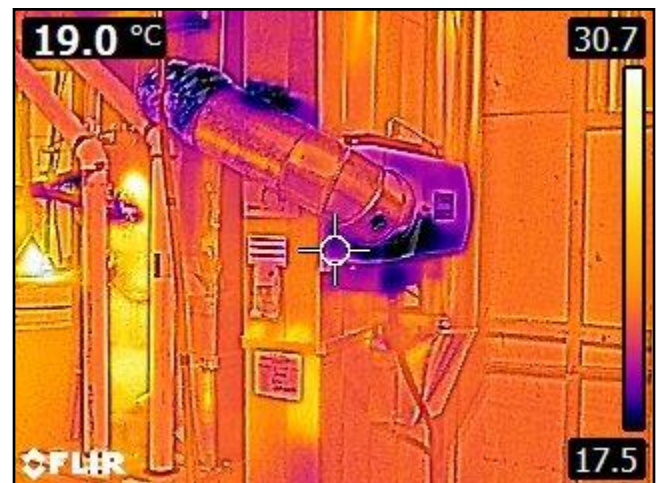
Thermal imaging



Thermal imaging



Thermal imaging



Thermal imaging

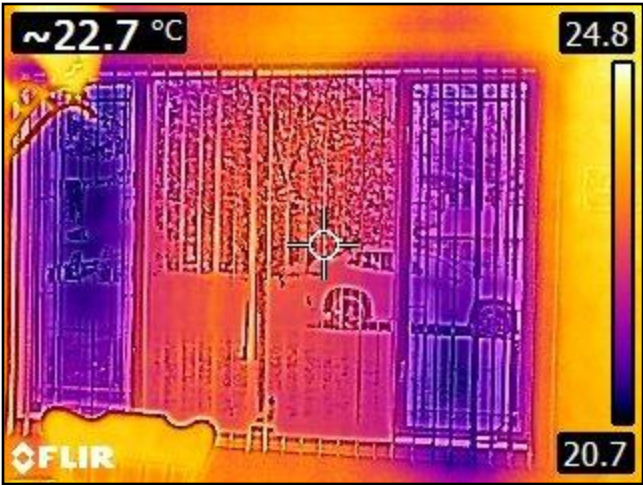
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Thermal imaging



Thermal imaging

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General Information

Home Reference e-book: • Your free Home Reference Book is included under the REFERENCE tab in this report.

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME: • The Home Set-Up and Maintenance chapter in the Home Reference Book provides essential guidance on the initial tasks to complete when moving in, along with recommendations for ongoing maintenance activities. Following these guidelines is crucial to ensuring the proper care and long-term durability of your home.

Few components within a home are entirely maintenance-free. Although routine upkeep requires time and expense, it is far more cost-effective than addressing unexpected failures that often necessitate immediate repairs. Preventive maintenance helps avoid costly breakdowns, extends the lifespan of key systems, and can even reduce energy consumption.

For those who find regular maintenance challenging, hiring a qualified handyman to conduct periodic inspections and perform minor repairs is a practical alternative. Preventive inspections are ideally conducted twice a year-typically in spring and fall-though some systems may require more or less frequent attention.

Taking a systematic approach to home care allows for effective monitoring and timely intervention, helping to prevent and resolve common issues. The following guidance applies broadly to all homes to support proactive maintenance and safeguard your investment.

END OF REPORT



Canadian Association of Home & Property Inspectors

2023 National Standards of Practice

The National Standards of Practice are for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home and property inspection Standards in use and address all the home's major systems and components as listed in this Standard. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home & Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide minimum requirements for home and property inspectors regarding both the inspection itself and the inspection report, and to define certain terms relating to the performance of home or property inspections to ensure consistent interpretation.

These standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, standards or regulations governing the construction industry or the health and safety industry, or standards and regulations governing insurability.

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Any terms not defined in the glossary of this standard will use industry standard terms.

Glossary Note: Italicized words are defined in the Glossary.

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1. INTRODUCTION

- 1.1** The Canadian Association of Home & Property Inspectors (CAHPI) is a not-for-profit association. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

- 2.1** The purpose of these National Standards of Practice is to establish professional and uniform Standards for home and property inspectors who are members of CAHPI. Home and Property Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as observed at the time of the Inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi-unit residential building
- residential building held in divided or undivided co-ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1. *readily-accessible*, visually-observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those installed *systems* and *components* that, in the professional opinion or judgement of the *inspector*, have a *significant deficiency*, or are near the end of their *service lives*.
2. the implication for the *system* or *component* that has a *significant deficiency* or is near the end of its *service life*.
3. the inspector's recommendations to correct, repair, or refer for further evaluation of the reported deficiency by a qualified specialist.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were known to be present at the time of the *Home or Property Inspection* but were not inspected and a reason they were not inspected.

2.3 These National Standards of Practice are not intended to limit inspectors from:

- A. including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified to do so.
- B. excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

- A. Inspections performed in accordance with these National Standards of Practice
 1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.

3.2 GENERAL EXCLUSIONS:

- A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

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- B. *Inspectors* are NOT required to determine:
1. condition of *systems* or *components* which are not *readily accessible*.
 2. remaining *service life* of any *system* or *component*.
 3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
 4. causes of any condition or deficiency.
 5. methods, materials, or costs of corrections.
 6. future conditions including, but not limited to, failure of *systems* and *components*.
 7. suitability of the property for any use.
 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
 9. market value of the property or its marketability.
 10. advisability of the purchase of the property.
 11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
 12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
 13. effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
 14. operating costs of *systems* or *components*.
 15. acoustical properties of any *system* or *component*.
 16. design adequacy with regards to location of the home or property, or the elements to which it is exposed.
- C. *Inspectors* are NOT required to offer or perform:
1. any act or service contrary to law, statute or regulation.
 2. *engineering, architectural* and technical services.
 3. work in any trade or any professional service other than *home or property inspection*.
 4. warranties or guarantees of any kind.
- D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
 2. any *system* or *component* which does not respond to *normal operating controls*.
 3. shut-off valves.
- E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
 2. spaces which are not *readily accessible*.
- F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to, storage tanks or other indications of their presence, whether abandoned or active.
 2. *systems* or *components* which are not *installed*.
 3. *decorative* items.
 4. *systems* or *components* located in areas that are not *readily accessible* in accordance with these National Standards of Practice.
 5. detached buildings.
 6. common elements or common areas in multi-unit housing, such as condominium/strata properties, or cooperative housing when inspecting individual units, including the roof and building envelope.
 7. test and/or operate any fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/ internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
 8. pools, *spas* and their associated safety devices.
- G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
 2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
 3. *dismantle* any *system* or *component*.

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4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

1. *structural components* including visible foundation and framing.

B. report:

1. methods used to *inspect* the *crawl space*.
2. methods used to *inspect* the attics.

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

1. exterior wall coverings, flashing and trim.
2. all exterior doors.
3. decks, balconies, stairs, porches, and their associated guards and handrails.
4. eaves, soffits, and fascia where visible from the ground level.
5. grading, and surface drainage.
6. walkways, patios, and driveways.
7. retaining walls and fences.
8. attached garages or carports including garage doors and garage door operators.

B. report:

1. the methods used to inspect the exterior walls and their related components.

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. screening, shutters, awnings, and similar accessories.
2. geological, geotechnical, or hydrological conditions.
3. *recreational facilities*.
4. detached garages and outbuildings except as required by local authority with jurisdiction.
5. mechanical lifts.
6. seawalls, breakwaters, dikes, and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:

1. roof coverings.
2. *roof drainage systems*.
3. flashings.
4. skylights, chimneys, and roof penetrations.

B. describe:

1. roof coverings.

C. report:

1. methods used to inspect the roofs.

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof systems.

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water-heating equipment and associated venting systems.
4. fuel storage and distribution *systems*.
5. drainage sumps, sump pumps, and related piping.
6. backflow preventers on supply piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and fuel shut-off valves.

7.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. clothes washing machine connections.
2. wells, well pumps, cisterns, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire sprinkler *systems*.
6. private waste disposal *systems*.
7. irrigation *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS

8.1 THE INSPECTOR SHALL:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.

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6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI).
10. arc fault circuit interrupters (AFCI).
11. smoke alarms.
12. carbon monoxide alarms.

8.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

C. operate or test:

1. smoke alarms.
2. carbon monoxide alarms.

9. HEATING SYSTEMS**9.1 THE INSPECTOR SHALL:****A. inspect:**

1. *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and distribution *systems*.

9.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. solar heating *systems*.

B. determine:

1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES**10.1 THE INSPECTOR SHALL:****A. inspect:**

1. fireplace and solid fuel burning system components.
2. vent systems and chimneys.

B. describe:

1. fireplaces and solid fuel burning appliances.

10.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. interior of flues or chimneys.

2. screens, doors and dampers.
3. seals and gaskets.
4. automatic fuel feed devices.
5. heat distribution systems whether fan-assisted or convection.
- B. ignite or extinguish fires or pilot lights.
- C. determine draft characteristics.
- D. move fireplace inserts, stoves, or firebox contents.

11. AIR CONDITIONING SYSTEMS**11.1 THE INSPECTOR SHALL:****A. inspect:**

1. permanently *installed* air conditioning equipment.

11.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. portable air conditioners.

B. determine:

1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS**12.1 THE INSPECTOR SHALL:****A. inspect:**

1. walls, ceilings, and floors.
2. stairs, guards and handrails.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. gas proofing of walls, doors and ceilings separating the habitable spaces and the garage.
6. fire separations.

12.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

13. INSULATION AND VAPOUR RETARDERS**13.1 THE INSPECTOR SHALL:****A. inspect:**

1. insulation and *vapour retarders*.

B. describe:

1. type of insulation materials and *vapour retarders* in unfinished spaces.

13.2 THE INSPECTOR IS NOT REQUIRED TO:**A. disturb:**

1. insulation.
2. *vapour retarders*

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14. MECHANICAL AND NATURAL VENTILATION SYSTEMS

14.1 THE INSPECTOR SHALL:

A. inspect:

1. ventilation of attics and foundation areas.
2. *mechanical ventilation systems*.
3. the ventilation systems in areas where moisture is generated such as kitchens, bathrooms, laundry rooms.

14.2 THE INSPECTOR IS NOT REQUIRED TO:

B. determine:

1. indoor air quality.
2. system adequacy or distribution balance.

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide alarms, flue gas and other spillage alarms, security equipment, ejector pumps and smoke alarms.

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls

Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component

A part of a *system*.

Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Decorative

Ornamental; not required for the operation of *systems* and *components* of a building.

Describe

To report a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*.

Determine

To find out, or come to a conclusion by investigation.

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance.

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesperson or service technician beyond that provided by the *home inspection*.

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Home and Property Inspection

The process by which an *inspector* visually examines the *readily accessible systems and components* of a building in accordance with these National Standards of Practice.

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect

To examine *readily accessible systems and components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed

Set up or fixed in position for current use or service.

Mechanical Ventilation Systems

An active or powered air exhaust and/or intake system installed to remove moisture or contaminants from, or introduce fresh air into, the living space.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report

To communicate in writing.

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built, and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Spa

Residential recreational or therapeutic device.

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Technical Services

Services that involve dismantling, the extensive use of advanced techniques, measurements, instruments, tools, testing, calculations, or other similar methods.

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Unsafe

A condition in a *readily accessible, installed system or component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home and Property Inspection is provided for clarity not emphasis.

Vapour Retarder

Material used in the building envelope to retard the passage of water vapour.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)

Visually Accessible

Able to be viewed by reaching or entering.

(JANUARY 25, 2023 VER.G)

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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.

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» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

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» 11. LIFE CYCLES AND COSTS

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Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

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» 14. MORE ABOUT HOME INSPECTIONS