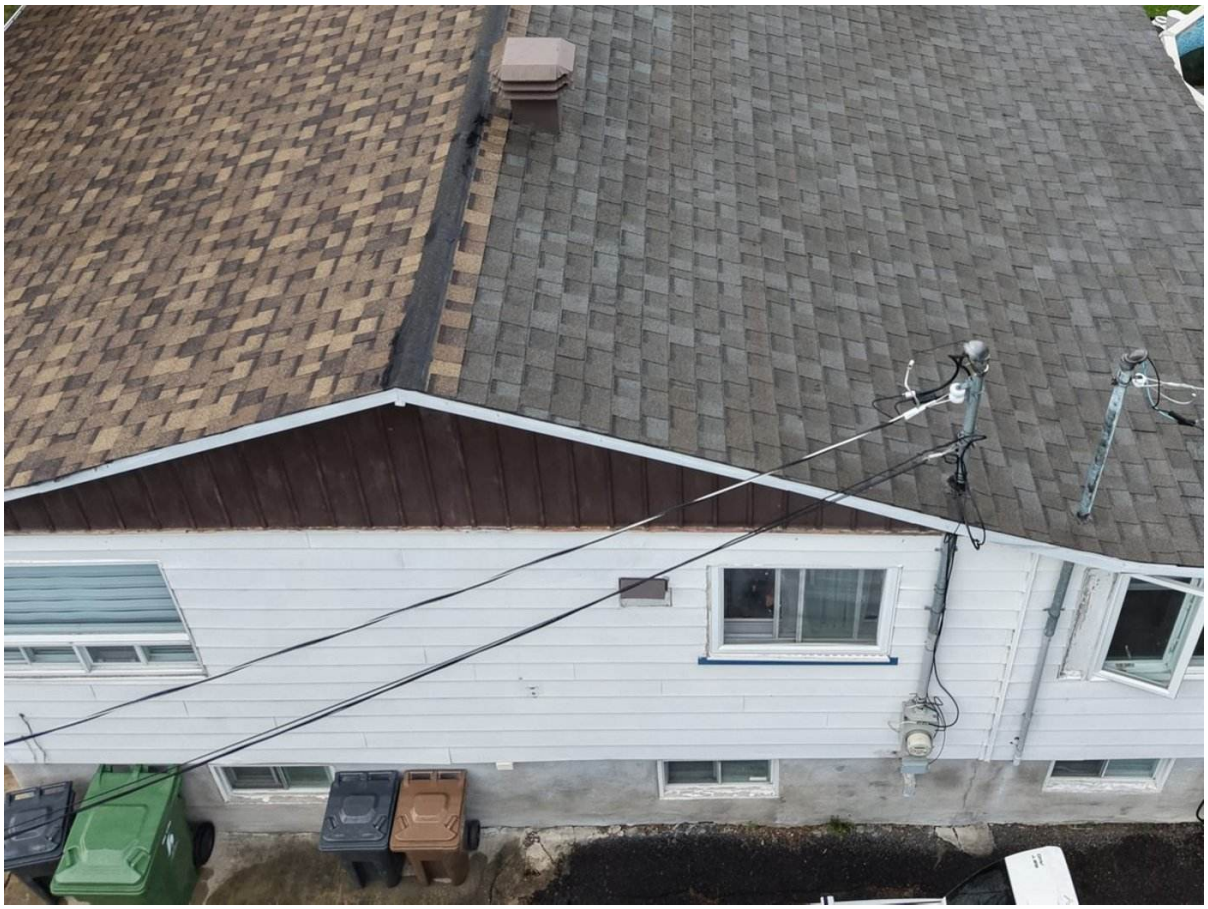
SAMPLE INSPECTION REPORT

Fictional property, for illustration only — BNQ 3009-500 standard



SAMPLE — fictional address, Montréal, Québec

Detached single-storey bungalow with finished basement

Prepared for: Sample Client (fictional)

Inspection date: October 2026 (sample)

File: SAMPLE REPORT

Pantelis Ambatzis, CMI®

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Letter to the Client

Montréal, October 2026

Hello,

This is a sample of the report you receive after an inspection with MTL Home Inspection. The house is fictional; the findings, photographs and explanations come from real inspections, with every identifying detail removed. A complete report is usually 40 to 60 pages; this sample keeps 15 representative findings.

Every finding is written the way I explain it to you on site: what the component is, what I saw, why it happens, why it matters, and what to do, by which trade and when. Each finding has a photograph with a red outline locating the condition, a drawing from Carson Dunlop's The Illustrated Home directly under it showing the principle or the correct installation, and "Learn more" links to reliable sources such as CAA-Québec, Health Canada or InterNACHI. The summary lists everything by priority, the seller's declaration is compared with what was observed in its own table, and the action plan groups the work by trade so one visit can cover several items.

For this house, the structure is sound. The items to price before a decision are the roof flashings and the attic mould they caused, and the foundation cracks with the grading and downspouts that feed them.

Feel free to call me with any questions: 514-924-8887.

Pantelis Ambatzis, CMI®
MTL Home Inspection

Report Information

Client	Sample Client (fictional)
Address	SAMPLE — fictional address, Montréal, Québec
	This sample report describes a fictional house. The findings and photographs come from real MTL Home Inspection jobs, with every identifying detail removed, so you can see exactly what a report looks like.
Property type	Detached single-storey bungalow with finished basement
Year built	1960s (fictional)
Date and time	October 2026 (sample), About 3 hours (drone survey, exterior, interior, attic, thermal imaging, mould screening)
Weather	Sunny and dry, about 12 °C (sample)
Present	Inspector; the buyers (fictional); the buyers' real estate broker
Inspector	Pantelis Ambatzis, CMI®
Standard of practice	BNQ 3009-500 — Residential buildings — Inspection practices for a real-estate transaction
Fee	See the price list at mtlhomeinspection.com
Exclusions	Radon, code compliance, asbestos and other hazardous substances excluded. An instant on-site mould screening test and thermal imaging were performed.

How to Read This Report

Each finding is presented in a four-column table: the component, the observation with its significance and the recommendation, the corresponding photograph (cross-referenced to Appendix A) and the priority level. The priority levels are:

SAFETY	Risk of injury, fire or flooding. Correct without delay.
REPAIR	Defect requiring repair or upgrading by a professional; budget for it before or shortly after taking possession.
MONITOR	Condition without an active defect, or a component nearing the end of its service life; monitor and plan.
NOTE	Descriptive information, routine maintenance or a component in normal condition.

Each finding (except information notes) is also classified in one of the four result categories of Chapter 8 of the BNQ 3009-500 standard:

Apparent defect	Problem detectable at the time of the inspection. The report gives its description, impact, the risks if not corrected and, where warranted, the information to obtain before the decision.

Sign of deficiency	Sign that does not allow a problem to be confirmed (including end of service life). The report gives a justified recommendation and, if an expert assessment is required, what it must verify, who must perform it and the risks of not doing so.
Risk to safety or physical integrity	Hazard that could cause injury, or damage to the building or the environment. The report gives the recommendation to eliminate it and the risks of not following it.
Possible risk	Signs suggest a risk that cannot be confirmed. The report states the precautions to take, the expert assessment required and the consequences if the risk is confirmed.

Each recommendation states its timing: “before making your decision” (to be assessed or priced before you commit) or “if you acquire the property” (correction to plan after the purchase).

Useful concepts: AFCI and GFCI

Two protective devices come up often in inspection reports. The combination arc-fault circuit interrupter (AFCI) detects electrical arcs produced by a damaged cable, a loose connection or a worn cord, and cuts the circuit before a fire starts; it is required for bedroom receptacle circuits (item 5.1). The ground-fault circuit interrupter (GFCI) cuts power within milliseconds when a current leak to ground — for example through a person — is detected; it is required near water (item 5.3). Both are installed by a master electrician (CMEQ).

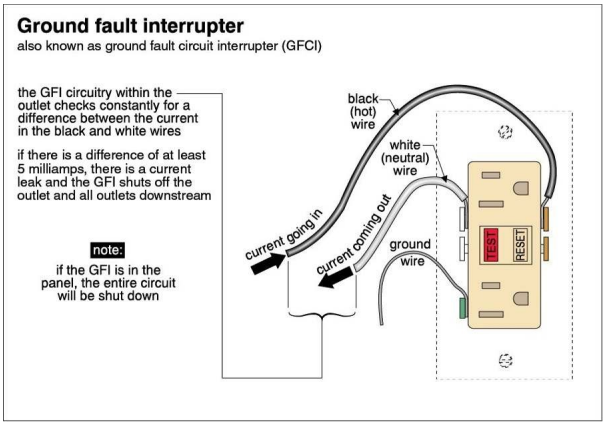


Illustration — GFCI receptacle: detection of a 5 mA imbalance between the hot conductor and the neutral. General reference.

Learn more: Wikipedia — Arc-fault circuit interrupter (AFCI)

Learn more: InterNACHI — Ground-fault circuit interrupters (GFCIs)

Recommendations include no prices or deadlines: cost estimates are the responsibility of the contractors consulted. References to “item n.n” point to the numbered findings; references to “photo n.n” point to Appendix A.

Summary

What could influence your decision

The structure is sound, but two groups of items should be priced before you make your decision. (1) Roof and attic: flashing is missing at the roof ventilators and plumbing vents; water has reached the roof structure and an instant test confirmed surface mould on the wood; the insulation and vapour barrier need to be redone at the same time (items 1.1, 3.1, 3.2). The seller declares no water infiltration and no mould — what was observed contradicts this. (2) Foundation: hairline cracks in the foundation wall, with a negative grade and short downspouts sending water toward them (items 2.1, 2.2, 1.3).

Safety

- Unprotected wiring for the exterior lights under the balcony (item 2.4).
- Open junction box in the basement (item 5.2).
- Bathroom outlet near the sink without GFCI protection (item 5.3).
- Smoke alarms past their service life (item 5.4).

To Repair

- Missing flashing at the roof ventilators and plumbing vents (item 1.1).
- Attic surface mould; insulation and vapour barrier to redo (items 3.1, 3.2).
- Foundation cracks — injection — and grading correction (items 2.1, 2.2).
- Chimney cap and mortar (item 1.2); gutters and downspout extensions (item 1.3).
- Special note — caulking needed throughout the exterior envelope (item 2.3).
- No AFCI breakers for the bedrooms (item 5.1).
- Toilet leaking at its base; sump pit without a sealed cover (items 4.1, 4.2).

To Monitor

- Sump pump: works but is old — plan its replacement before it fails (item 4.2).

Seller’s Declaration and Observations

The table below compares the main answers in the seller’s declaration with what was observed. The declarations are reported as stated and have not been verified.

Clause	Seller declares	Observed	Match
D4.1	No water infiltration through the roof.	Missing flashing at roof penetrations; water stains in the attic (items 1.1, 3.1).	**Contradicted**
D5.2	Two minor foundation cracks, monitored, not repaired.	Several hairline cracks observed; negative grade at the foundation (items 2.1, 2.2).	**Partly**
D7.3	No traces of mould, rot or fungus.	Positive instant mould test on the attic roof structure (item 3.1).	**Contradicted**
D9.2–D9.3	Sump pit and sump pump present.	Sump pump present, functional but old; pit not sealed (item 4.2).	**Consistent**
D10.5	Electrical panel replaced, year unknown.	200 A panel, copper wiring; AFCI protection missing (item 5.1).	**Consistent**

1. Roof, Chimney and Drainage

Hip roof covered with asphalt shingles, with box-type roof ventilators, plumbing vents and a masonry chimney. Examined by drone, without walking on the roof. The ridge line is straight, a positive sign that the roof structure has not sagged: the problems are at the penetrations, not in the main structure.

Component	Observation and recommendation	Photo	Priority
1.1 **Flashing — roof ventilators and plumbing vents**	Apparent defect — Flashing is the metal or rubber collar that seals the joint between the roof covering and anything that passes through it, such as a roof ventilator or a plumbing vent pipe. Here, flashing is missing or deficient at the base of the roof ventilators and the plumbing vents, and some shingles around them are lifting (see the outlined area on the photo). Without flashing, rain and melting snow run along the penetration and into the attic; lifted shingles let wind-driven rain in as well. This is the source of the water and mould found in the attic (item 3.1). Recommendation: have proper flashing installed at every ventilator and plumbing vent according to the manufacturer's instructions, and re-seal or replace the lifted shingles, by a roofer holding an RBQ licence. This must be done first, before any attic remediation. Risks if not corrected: continued water infiltration, wetting of the roof sheathing, framing and insulation, mould growth and wood decay (BNQ 3009-610). The cost of this correction should be taken into account before making your decision about the transaction. Learn more: CAA-Québec — Identifying the parts of the roof and their functions (flashing) Learn more: InterNACHI — Roof penetrations: plumbing vent and penetration flashing	 Photos 1.1 to 1.2, p. 29	**REPAIR**

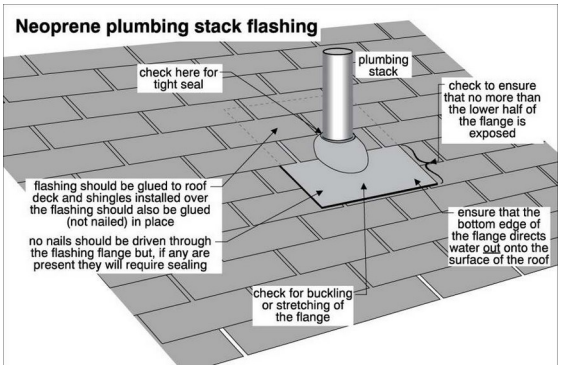


Illustration 1

Plumbing stack flashing: the flange is sealed to the roof deck, shingles lap over its upper half and its lower edge sheds water onto the roof surface.

General reference from Carson Dunlop, The Illustrated Home (plate 0071); not a photograph of the property.

Component	Observation and recommendation	Photo	Priority
1.2 **Chimney**	Apparent defect — The chimney has no protective cap on its top (the crown) and the mortar between the masonry units is deteriorated. A chimney stands fully exposed to rain, snow and freeze-thaw cycles: without a cap, water enters the top of the chimney and soaks the masonry, and when that water freezes it pushes out mortar and spalls the masonry. Recommendation: install a chimney cap that projects beyond the face of the chimney and repoint the deteriorated mortar joints (mason); check the flashing at the base at the same time (roofer, RBQ licence). Risks if not corrected: water entering the chimney and the roof structure, progressive deterioration of the masonry and loose units. We suggest considering this correction if you acquire the property. Learn more: InterNACHI — Chimneys: crown, cap and liner Learn more: CAA-Québec — Fall home maintenance guide	 Photo 1.3, p. 29	**REPAIR**

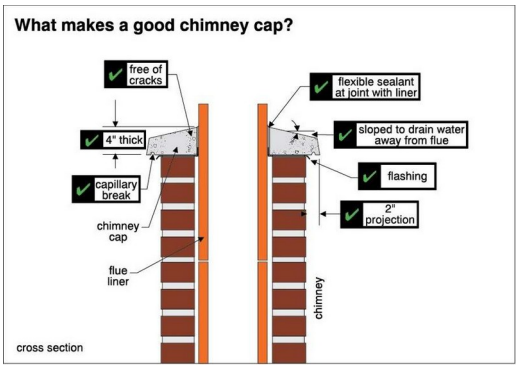


Illustration 2

A good chimney cap: crack-free, sloped to drain, with a capillary break and a projection beyond the chimney face.

General reference from Carson Dunlop, The Illustrated Home (plate 0967); not a photograph of the property.

Component	Observation and recommendation	Photo	Priority
1.3 **Gutters and downspouts**	Apparent defect — The gutters are clogged with leaves and debris, one section has come off its track (outlined), and the downspouts discharge too close to the house. A clogged gutter overflows in heavy rain, and water from short downspouts soaks the soil right against the foundation wall — exactly where the cracks were found (item 2.1). Recommendation: clean the gutters (at least every fall), re-secure the detached section, and add downspout extensions so the water is released at least 1.2 to 1.8 m (4 to 6 ft) from the foundation, onto ground that slopes away. Risks if not corrected: overflow at the foundation, saturated backfill, growth of the foundation cracks and basement infiltration. We suggest considering this correction if you acquire the property. Learn more: CAA-Québec — Gutters: a cleaning and maintenance guide	 Photos 1.4 to 1.5, p. 29	**REPAIR**

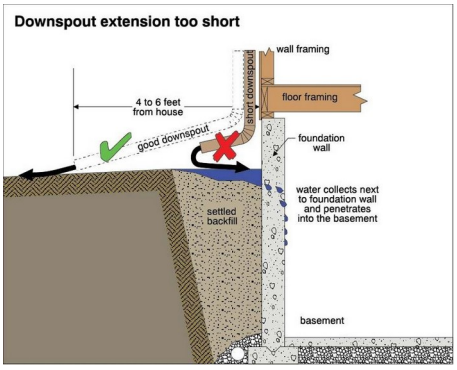


Illustration 3

Downspout extensions should discharge 4 to 6 ft from the house; a short downspout soaks the backfill next to the foundation.

General reference from Carson Dunlop, The Illustrated Home (plate 1910); not a photograph of the property.

2. Exterior and Foundation

Poured concrete foundation, brick and siding cladding, PVC windows, rear balcony. Most of the exterior items below are about one thing: keeping water away from the house.

Component	Observation and recommendation	Photo	Priority
2.1 **Foundation cracks**	Apparent defect — Hairline cracks were observed in the poured concrete foundation walls (see the outlined crack on the photo). Hairline cracks are common in concrete foundations of the 1960s and come mostly from shrinkage of the concrete as it cures and from soil pressure; what matters is whether water gets in and whether they grow. Here they are related to the negative grade that sends runoff against the wall (item 2.2) and to the short downspouts (item 1.3). The seller declares two minor cracks, monitored and never repaired — the number observed is higher than declared. Recommendation: have the cracks repaired by injection (epoxy or polyurethane) from the inside by a foundation contractor holding an RBQ licence, and correct the grading and downspouts so the repair lasts. Ask the seller about the difference in the number of cracks. Risks if not corrected: water infiltration into the finished basement, damage to finishes, mould behind the walls, and progression of the cracks. We recommend obtaining a quote before making your decision about the transaction. Learn more: CAA-Québec — Repairing a residential drain or foundation (cracks, injection) Learn more: InspectApedia — Foundation crack repair by injection	 Photos 2.1 to 2.2, p. 30	**REPAIR**

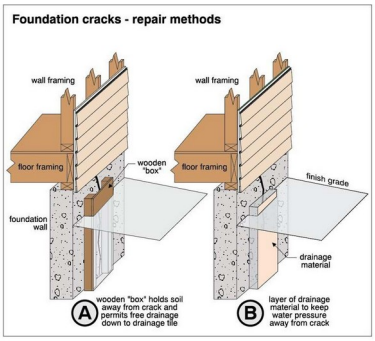
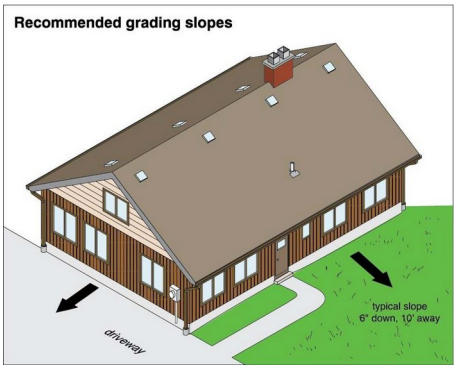
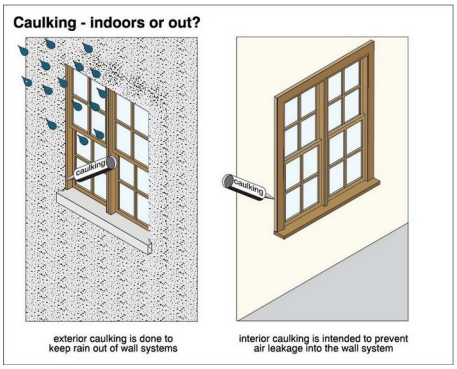


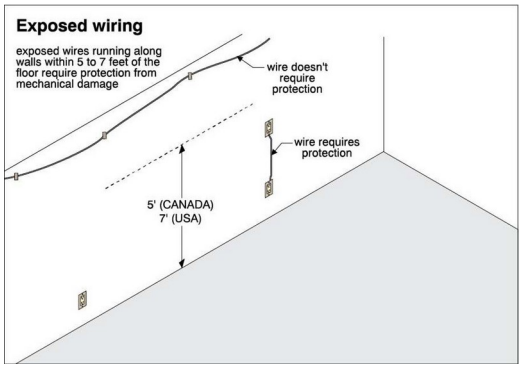
Illustration 4

Foundation crack repair methods, with soil kept away from the crack and water directed down to the drainage tile.

General reference from Carson Dunlop, The Illustrated Home (plate 1886); not a photograph of the property.

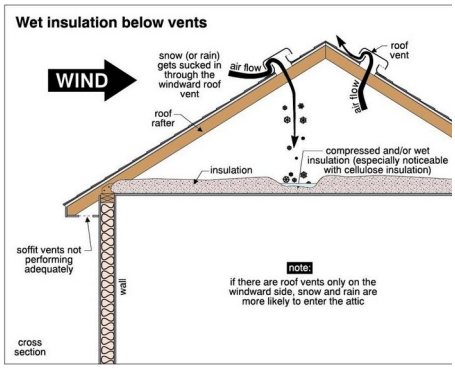
Component	Observation and recommendation	Photo	Priority
2.2 **Grading**	Apparent defect — In places, the land slopes toward the house (a “negative slope”), so rain and snowmelt run toward the foundation instead of away from it. Grading is the first line of defence for a basement: the less water reaches the wall, the less pressure there is on the cracks and on the drain. The photo also shows how little clearance there is between the soil and the bottom of the cladding. Recommendation: regrade so that the ground slopes away from the house, about 15 cm (6 in.) over the first 3 m (10 ft), keeping at least 15 to 20 cm between the soil and the cladding (landscaping contractor). Risks if not corrected: saturation of the backfill, frost pressure on the wall, foundation cracking and basement infiltration. We suggest considering this correction if you acquire the property. Learn more: CAA-Québec — Preventing basement water leaks and infiltration Learn more: InterNACHI — Foundation load and water paths (grading)	 Photo 2.3, p. 31	**REPAIR**
	**Illustration 5** Recommended grading: the ground should drop about 6 in. over the first 10 ft away from the house. *General reference from Carson Dunlop, The Illustrated Home (plate 1880); not a photograph of the property.*		

Component	Observation and recommendation	Photo	Priority
2.3 **Caulking throughout the house — special note**	Apparent defect — Caulking is the flexible sealant that closes the joints between materials — around windows and doors, at sills, at corner trims, at the transitions between brick and siding, and around pipes and cables that pass through the wall. All around this house it is aged, cracked, shrunken or missing (see the open joint outlined on the photo). Exterior caulking has a limited service life — typically a few years — and dries out with sun and frost. INSPECTOR'S SPECIAL NOTE: caulking is needed throughout the building envelope, not only at a few openings. Recommendation: remove the old sealant completely and re-caulk every exterior joint with a compatible exterior sealant (with backer rod in wide joints), then inspect the caulking every year, ideally in the fall. Risks if not corrected: water and air infiltration behind the cladding and around the openings, rot of wood components (BNQ 3009-610), mould inside the walls and heat loss. We suggest considering this correction if you acquire the property. Learn more: InspectApedia — Exterior caulks and sealants	 Photos 2.4 to 2.5, p. 31	**REPAIR**
		**Illustration 6** Exterior caulking keeps rain out of the wall; interior caulking stops air leakage. Both are maintenance items. *General reference from Carson Dunlop, The Illustrated Home (plate 1337); not a photograph of the property.*	

Component	Observation and recommendation	Photo	Priority
2.4 **Wiring under the balcony**	Risk to safety — The cables feeding the exterior lights under the balcony are exposed, hanging and unprotected (see the outlined cables below the junction box). Cables run outdoors or within reach must be protected from mechanical damage and weather, normally in conduit with proper boxes. Recommendation to eliminate the risk: have the wiring enclosed in conduit, properly supported and connected in weatherproof boxes (master electrician, CMEQ). Risks of not following the recommendation: damage to the cable, electric shock, short circuit and fire. We suggest considering this correction without delay if you acquire the property. Learn more: InspectApedia — Electrical conduit: types and installation	 Photo 2.6, p. 31	SAFETY
	**Illustration 7** Exposed wiring within reach of people must be protected from mechanical damage. *General reference from Carson Dunlop, The Illustrated Home (plate 0597); not a photograph of the property.*		

3. Attic

The attic was inspected from the access hatch, with a moisture meter, an instant mould screening test and the thermal camera. The roof leaks, the insulation and the vapour barrier are connected and should be corrected as one project — roof first, then attic.

Component	Observation and recommendation	Photo	Priority
3.1 **Attic — water infiltration and mould**	Apparent defect — Water coming in at the deficient roof flashing (item 1.1) has penetrated the attic and wetted the wood structure; dark staining is visible on the roof sheathing and rafters (outlined area). An instant mould screening test on the wood turned purple, almost black, which indicates a high concentration of surface mould. Mould grows on wood that stays damp; in an attic, the moisture comes from roof leaks and from warm, humid house air leaking through the ceiling and condensing on the cold sheathing in winter (see item 3.2). The seller declares no water infiltration and no mould — what was observed contradicts this. Recommendation: correct the roof flashing first, then have the attic decontaminated by a firm specializing in mould remediation working to BNQ 3009-600, and correct the insulation and vapour barrier at the same time. Risks if not corrected: spread of the mould, decay of the roof sheathing and framing (BNQ 3009-610), odours and air-quality concerns in the house. We recommend obtaining a remediation quote before making your decision about the transaction. Learn more: InspectApedia — Identifying attic mould on roof sheathing Learn more: Health Canada — Infographic: mould	 Photos 3.1 to 3.2, p. 32	**REPAIR**
	**Illustration 8** How wind-driven rain and snow can enter an attic at roof vents and wet the insulation and wood below. *General reference from Carson Dunlop, The Illustrated Home (plate 1363); not a photograph of the property.*	

Component	Observation and recommendation	Photo	Priority
3.2 **Insulation and vapour barrier**	Apparent defect — The attic insulation is a disturbed mix of materials, with low spots (outlined), and there is no continuous polyethylene vapour barrier. The vapour barrier, on the warm side of the insulation, stops warm, humid house air from rising into the cold attic; without it, humid air reaches the cold roof sheathing and condenses there in winter. Thin or disturbed insulation also leaves cold spots: the thermal image of this item shows a cooler band where the ceiling meets the wall. Recommendation: as part of the attic remediation, remove the insulation, seal the air leaks in the ceiling, install a continuous polyethylene air/vapour barrier and re-insulate to current recommendations, keeping the soffit vents open (insulation contractor). Risks if not corrected: continued condensation, mould returning after decontamination, ice dams and heat loss. The cost of this work should be taken into account before making your decision about the transaction. Learn more: Natural Resources Canada — Keeping the Heat In: roofs and attics	 Photos 3.3 to 3.5, p. 32	**REPAIR**

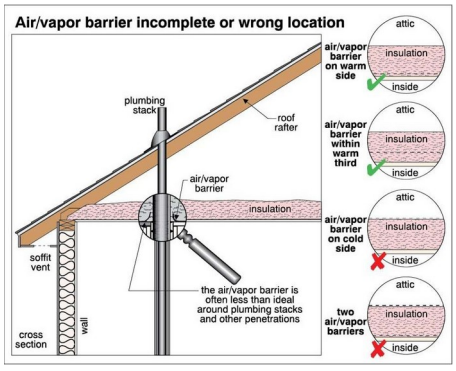


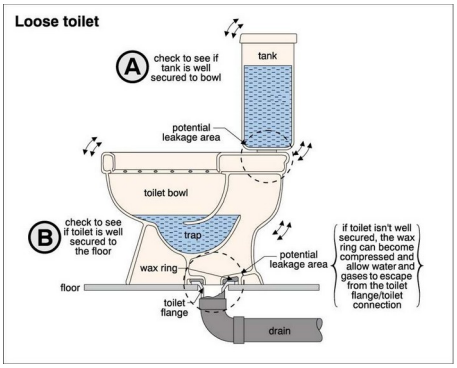
Illustration 9

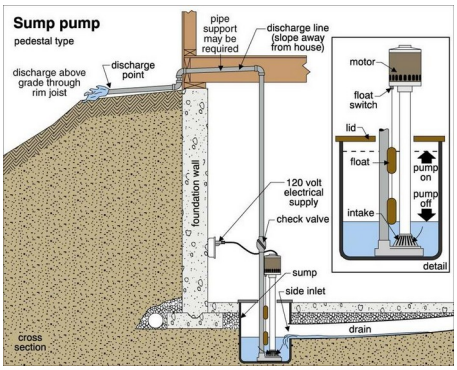
Air/vapour barrier: it belongs on the warm side of the insulation and must be continuous, including around plumbing stacks.

General reference from Carson Dunlop, The Illustrated Home (plate 1369); not a photograph of the property.

4. Plumbing

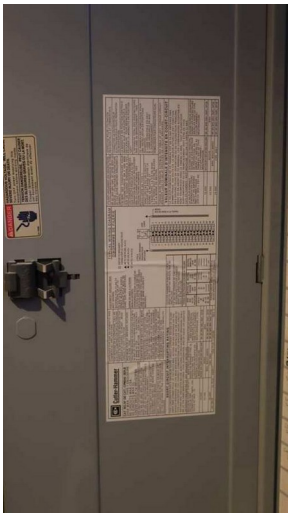
House connected to the municipal water supply and sewer. Sump pit and sump pump in the basement. The plumbing items below are a single visit for a plumber.

Component	Observation and recommendation	Photo	Priority
4.1 **Bathroom toilet**	Apparent defect — The bathroom toilet leaks at its base when it is flushed (water outlined on the floor). A toilet is sealed to the drain by a wax ring on the floor flange; when the toilet is loose or the ring is crushed or old, water and sewer gas escape at the base with every flush. Recommendation: have the toilet removed, the flange checked and secured, the wax ring replaced and the toilet re-anchored (plumber, CMMTQ). Risks if not corrected: water soaking the subfloor and joists under the toilet, rot, mould and odours. We suggest considering this correction if you acquire the property. Learn more: InspectApedia — Loose or leaking toilet: flange and wax ring	 Photo 4.1, p. 33	**REPAIR**
		**Illustration 10** Loose toilet: a compressed wax ring lets water and sewer gas escape at the flange. *General reference from Carson Dunlop, The Illustrated Home (plate 1674); not a photograph of the property.*	

Component	Observation and recommendation	Photo	Priority
4.2 **Sump pump and pit**	Apparent defect — The sump pit collects the water from the drain around the foundation, and the sump pump sends it outside. The pump works but is old, and the pit has no proper sealed cover. An open pit lets soil gases, sewer odours and humidity into the basement and is a hazard for children and pets. Recommendation: install a sealed, bolted sump cover, and plan the replacement of the pump before it fails; consider a battery backup or a high-water alarm (plumber, CMMTQ). Risks if not corrected: odours and soil gases in the basement, and pump failure during heavy rain or snowmelt, with basement flooding. We suggest considering this correction if you acquire the property. Learn more: InterNACHI — Inspecting sump pump covers Learn more: InterNACHI — Sump pumps	 Photo 4.2, p. 33	**REPAIR**
	**Illustration 11** Pedestal sump pump: float switch, check valve, discharge above grade and a lid on the pit. *General reference from Carson Dunlop, The Illustrated Home (plate 1657); not a photograph of the property.*	

5. Electrical

Main panel: 200 A with copper wiring, in good condition — a positive point.

Component	Observation and recommendation	Photo	Priority
5.1 **Main panel — AFCI protection**	Apparent defect — The bedroom circuits are not protected by arc-fault circuit interrupter (AFCI) breakers. An AFCI breaker detects the small electrical arcs produced by a damaged cord, a crushed cable or a loose connection — a common cause of electrical fires — and cuts the circuit before a fire starts. They are now required for bedroom receptacle circuits in new installations (see “Useful concepts” at the start of the report). Recommendation: have AFCI breakers installed on the bedroom circuits; the panel has the capacity for it (master electrician, CMEQ). Risks if not corrected: an electrical arc not being detected, with a risk of fire in the rooms where people sleep. We suggest considering this correction if you acquire the property. Learn more: Wikipedia — Arc-fault circuit interrupter (AFCI)	 Photo 5.1, p. 34	**REPAIR**

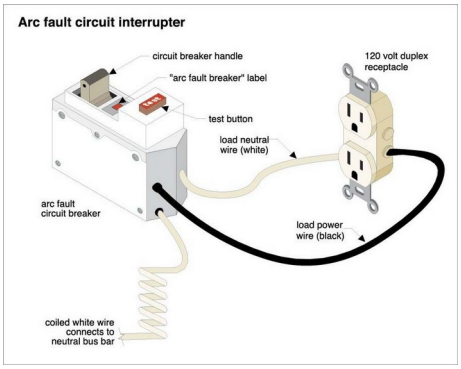
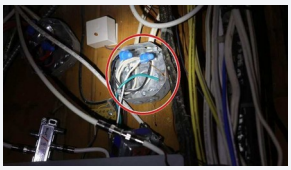
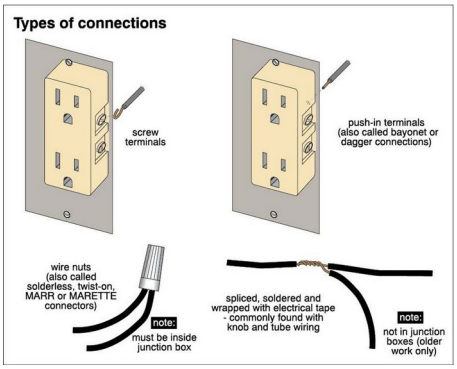


Illustration 12

Arc-fault (AFCI) breaker with its test button and coiled neutral pigtail.

General reference from Carson Dunlop, The Illustrated Home (plate 0586); not a photograph of the property.

Component	Observation and recommendation	Photo	Priority
5.2 **Open junction box**	Risk to safety — A junction box in the basement ceiling is open, with its wire connections exposed (outlined box). Every splice must be inside a closed box so that the live connections cannot be touched and any spark stays contained. Recommendation to eliminate the risk: install the proper cover on the box and check the connections (master electrician, CMEQ). Risks of not following the recommendation: electric shock and fire. We suggest considering this correction without delay if you acquire the property. Learn more: InterNACHI — Electrical inspection: open junction boxes	 Photo 5.2, p. 34	SAFETY
		**Illustration 13** Electrical connections must be made inside a junction box fitted with its cover. *General reference from Carson Dunlop, The Illustrated Home (plate 0590); not a photograph of the property.*	

Component	Observation and recommendation	Photo	Priority
5.3 **Bathroom outlet — GFCI**	Risk to safety — The outlet next to the bathroom sink is not protected by a ground-fault circuit interrupter (GFCI); the tester on the photo shows the outlet does not trip. A GFCI compares the current going out on the hot wire with the current coming back on the neutral; if a few milliamperes are missing — for example because the current is passing through a wet person — it cuts the power in a fraction of a second (see “Useful concepts”). Recommendation to eliminate the risk: replace the outlet with a GFCI outlet or protect the circuit with a GFCI breaker (master electrician, CMEQ). Risks of not following the recommendation: electric shock near water. We suggest considering this correction without delay if you acquire the property. Learn more: InterNACHI — Ground-fault circuit interrupters (GFCIs)	 Photo 5.3, p. 34	SAFETY

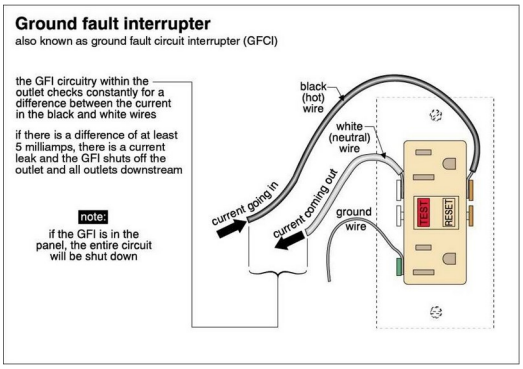


Illustration 14

A GFCI outlet compares the current going out on the hot wire with the current coming back on the neutral; a leak of about 5 mA (for example through a person) trips it.

General reference from Carson Dunlop, The Illustrated Home (plate 0614); not a photograph of the property.

Component	Observation and recommendation	Photo	Priority
5.4 **Smoke alarms**	Risk to safety — The smoke alarms are older than their service life: smoke alarms generally last 10 years, and the manufacturing date is printed on the back of the unit (outlined alarm). An old alarm can fail to detect smoke even if its test button still beeps. Recommendation to eliminate the risk: replace the smoke alarms, with at least one on each floor including the basement and one near the bedrooms, and test them every month. Risks of not following the recommendation: late detection of a fire, especially at night. We suggest considering this correction without delay if you acquire the property. Learn more: SIM (Montréal fire department) — Did you check your smoke alarm?	 Photo 5.4, p. 34	SAFETY

Recommended Action Plan

Work is grouped by trade so that a single visit covers several items. Obtain written quotes from licensed contractors (RBQ) who are members of their corporation (CMEQ, CMMTQ).

Before the decision — quotes and information

- Roofer (RBQ) and mould remediation firm (BNQ 3009-600) / insulation contractor: flashing, attic decontamination, vapour barrier and new insulation (items 1.1, 3.1, 3.2).
- Foundation contractor (RBQ): injection of the cracks; grading (items 2.1, 2.2).
- Seller: explanation of the differences with the declaration (water infiltration, mould, number of cracks).

Roofer (RBQ)

- Flashing at ventilators and plumbing vents; chimney base flashing; gutter cleaning, re-securing and downspout extensions (items 1.1, 1.2, 1.3).

Mason

- Chimney cap and mortar (item 1.2).

Master electrician (CMEQ)

- AFCI breakers for the bedrooms; junction box cover; GFCI outlet in the bathroom; conduit for the balcony wiring (items 5.1, 5.2, 5.3, 2.4).

Plumber (CMMTQ)

- Toilet wax ring and flange; sealed sump cover and pump replacement plan (items 4.1, 4.2).

Owner / general contractor

- New smoke alarms (item 5.4); complete exterior re-caulking (item 2.3).

Documents Reviewed

- Sample report: the property, the client and the seller's declaration are fictional. In a real report this section lists the inspector's field notes, the inspection agreement, the listing, the seller's declaration and any documents provided by the owner.
- Photographic record: in a real report, only the photographs needed to illustrate the findings are reproduced in Appendix A; the complete set (often several hundred camera, drone and thermal images) is kept on file and available on request.

Scope, Limitations and Conditions

Visual, non-destructive inspection of accessible components, in accordance with the BNQ 3009-500 standard. No covering, furniture or finish was moved or opened by the inspector.

Roof examined by drone, without walking on the roof. Attic inspected from the access hatch; visibility limited by the insulation.

Thermal imaging shows surface temperature differences and does not measure moisture. The instant mould test is a screening, not an investigation under BNQ 3009-600; wood decay falls under BNQ 3009-610.

Radon, asbestos, code compliance and camera inspection of the drains: outside the scope of the mandate.

The seller’s declarations are reported as stated and have not been independently verified.

This document is a sample for illustration only. It does not describe a real property and cannot be relied on for any transaction.

Standards cited: BNQ 3009-500 (building inspection); BNQ 3009-600 (mould); BNQ 3009-610 (wood decay). This report is intended exclusively for the named client and may not be transferred without written authorization.

Appendix A — Photo Plates

Photographs taken on site (camera, drone and thermal camera; the thermal “IR” image is paired with its visible “DC” photo). Red outlines were added by the inspector to locate the condition on the photograph. Numbered by section, in the order of the findings. The original file number appears under each photograph.

Section 1 — Roof, Chimney and Drainage



Photo 1.1 — Flashing — roof ventilators and plumbing vents

DJI_20261003130827_0010_D



Photo 1.2 — Flashing — roof ventilators and plumbing vents

DJI_20261003131252_0016_D



Photo 1.3 — Chimney

DJI_20261003132112_0036_D



Photo 1.4 — Gutters and downspouts

DJI_20261003131752_0022_D



Photo 1.5 — Gutters and downspouts

1C3A7721

Section 2 — Exterior and Foundation



Photo 2.1 — Foundation cracks

1C3A7775



Photo 2.2 — Foundation cracks

1C3A7786



Photo 2.3 — Grading

1C3A7717



Photo 2.4 — Caulking throughout the house — special note

1C3A7812



Photo 2.5 — Caulking throughout the house — special note

1C3A7822



Photo 2.6 — Wiring under the balcony

1C3A7750

Section 3 — Attic



Photo 3.1 — Attic — water infiltration and mould

1C3A8077



Photo 3.2 — Attic — water infiltration and mould

1C3A8085



Photo 3.3 — Insulation and vapour barrier

1C3A8091

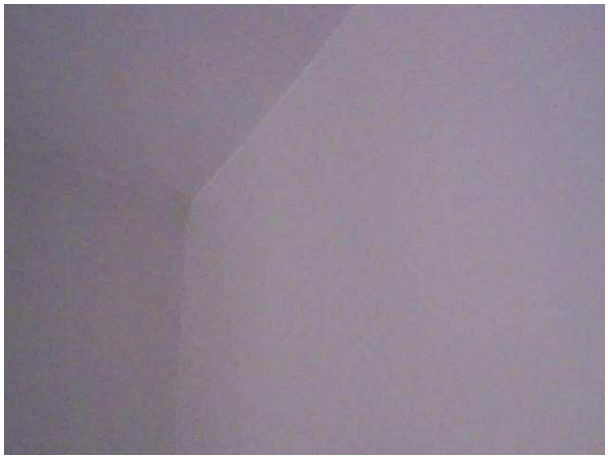


Photo 3.4 — Insulation and vapour barrier

20261003144807_43_20261004063910-DC



Photo 3.5 — Insulation and vapour barrier

20261003144807_43_20261004063910-IR

Section 4 — Plumbing



Photo 4.1 — Bathroom toilet

1C3A7904

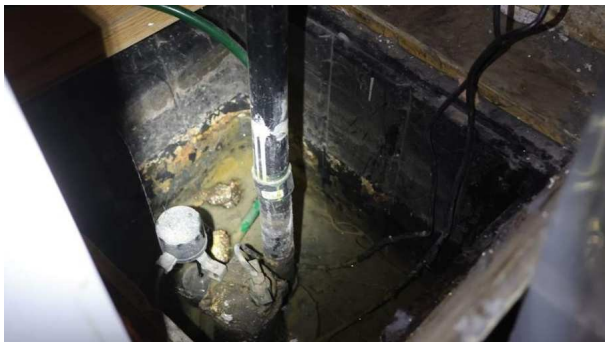


Photo 4.2 — Sump pump and pit

1C3A7939

Section 5 — Electrical

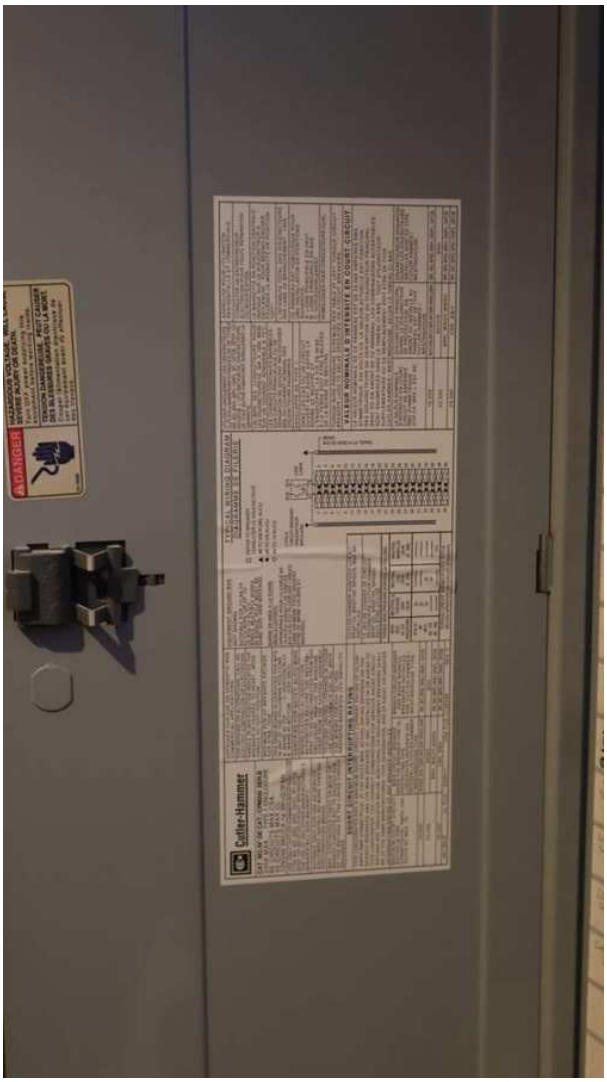


Photo 5.1 — Main panel — AFCI protection

1C3A8038

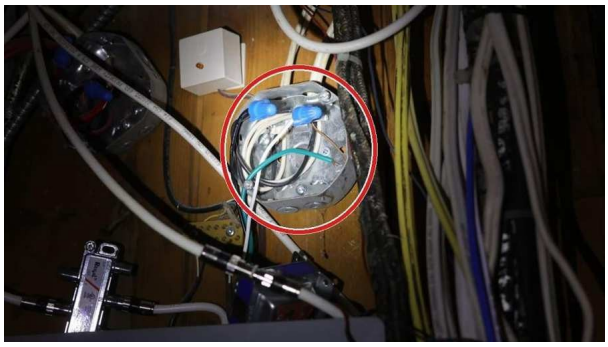


Photo 5.2 — Open junction box

1C3A8010



Photo 5.3 — Bathroom outlet — GFCI

1C3A7633



Photo 5.4 — Smoke alarms

1C3A7461

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