

Why do you need a home inspection?

Purchasing a home is the largest financial decision that most people will make in their lifetime. The following list outlines a few of the benefits of having your home inspected regularly:

1. A home inspection is performed by an objective third party.
2. A home inspection accurately describes the condition of the home on the day of the inspection.
3. A home inspection can result in a lower purchase price.
4. A home inspection can prevent you from buying a "lemon."
5. A home inspection can help secure homeowners insurance, sometimes at a discount.
6. A home inspection can alert you to necessary repairs.
7. A home inspection results in a summary report for the client that:
 - describes in an easy-to-read format the defects and deficiencies discovered in the home's structure and systems; and
 - provides a summary of recommendations, plus a cost estimate of repairs or replacement, of the defects and deficiencies reported.

Included in a Standard Inspection

Exterior

We will inspect:

- the siding, flashing and trim;
- all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
- the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- and report as in need of repair any spacing between intermediate balusters, spindles and rails for steps, stairways, balconies and railings that permit the passage of an object greater than 4 inches in diameter;
- a representative number of windows;
- and describe the exterior wall covering.

About Montreal Home Inspection Services

Before you hire a home inspector, keep in mind that experience is key. Not all home inspections are the same, and not all home inspectors have the same professional experience. Montreal Home Inspection Services brings several years of home inspection experience, as well as a background in residential building and repair, to every job. As a government-registered business, we are trained, certified and insured. Some of the inspection services and benefits that we offer include, but are not limited to:

- Full Home Inspections
- Partial Home Inspections
- Maintenance Inspections
- Construction/Job Oversight
- Defect Inspections
- and more!



Home Inspections Taken Seriously



Robert Young

Certified Residential Building Inspector

3501 Benny Ave., Suite 401
Notre-Dame-de-Grâce, Quebec H4B 2R8

P: (514) 489-1887

F: (514) 489-0918

M-H-I-S@Bell.net

www.Montreal-Home-Inspection-Services.com

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Basement, Foundation & Crawlspac

We will inspect:

- the basement;
- the foundation;
- the crawlspac;
- the visible structural components;
- any wood in contact with or near soil;
- and report on the location of under-floor access openings;
- and report any present conditions or clear indications of active water penetration observed;
- and report any general indications of foundation movement that are observed, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- and report on any cutting, notching or boring of framing members that may present a structural or safety concern.

Doors, Windows & Interior

We will:

- open and close a representative number of doors;
- inspect the walls, ceiling, steps, stairways and railings;
- report as in need of repair any spacing between intermediate balusters, spindles and rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
- inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control;
- report as in need of repair any installed electronic sensors that are not operable or not installed at the proper height above the garage floor;
- report as in need of repair any door locks or side ropes that have not been removed or disabled when the garage door opener is in use; and
- report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

Fireplace

We will inspect:

- the fireplace, and open and close the damper door, if readily accessible and operable; and
- the hearth extensions and permanently installed components;
- and report as in need of repair deficiencies in the lintel, hearth or material surrounding the fireplace, including the fireplace opening's clearance from visible combustible materials.

Plumbing

We will:

- determine whether the water supply is public or private;
- verify the presence of and identify the location of the main water shut-off valve;
- inspect the water heating equipment, including venting bracing, and verify the presence or absence of temperature- and pressure-relief valves and/or Watts 210 valves;
- flush toilets;
- water-test sinks, tubs and showers for functional drainage;
- inspect the interior water supply, including all fixtures and faucets;
- inspect the drain, waste and vent systems, including all shut-off valves and fixtures;
- describe any visible fuel storage systems;
- inspect drains and sump pumps and test pumps with accessible floats;
- inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operating simultaneously;
- inspect and report as in need of repair deficiencies in the installation and identification of hot and cold faucets;
- inspect and report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
- inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components that do not operate.

Attic, Ventilation & Insulation

We will inspect:

- the insulation in unfinished spaces;
- the ventilation of attic spaces; and
- the mechanical ventilation systems;
- and report on the general absence or lack of insulation in unfinished spaces.

Roof

From the ground level or eaves, we will inspect:

- the roof covering;
- the gutters and downspouts;
- the vents, flashings, skylights, chimney and other roof penetrations; and
- the general structure of the roof from the readily accessible panels, doors or stairs.

Electrical

We will inspect:

- the service drop/lateral;
- the meter socket enclosures;
- the means for disconnecting the service main;
- and describe the service disconnect amperage rating, if labeled;
- the panelboards and overcurrent devices (breakers and fuses);
- the service grounding and bonding;
- a representative number of switches, lighting fixtures and receptacles, including receptacles viewed and deemed to be AFCI-protected;
- and test all GFCI receptacles and circuit breakers observed and deemed to be GFCIs;
- service entrance conductors and conductor insulation; and
- service entrance cables.

We will report on:

- any unused circuit breaker panel openings that are not filled;
- the presence of solid-conductor, aluminum branch-circuit wiring, if readily visible;
- any tested receptacles in which power was not present, the polarity was incorrect, the receptacle was not grounded or secured to the wall, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, and evidence of arcing or excessive heat;
- the presence of smoke detectors; and
- any deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops, as they may require repair.

Heating & Cooling

We will inspect:

- the heating system, using normal operating controls, and describe the energy source and heating method;
- and report as in need of repair a heating system that does not operate;
- and report if the heating system is deemed inaccessible; and
- the central cooling equipment, using normal operating controls.

Contact us to learn more about our additional inspection services!