



INTERNACHI-QUÉBEC STANDARDS OF PRACTICE

Index (revised 2017-08-07)

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1. Definitions and scope.

1.1 A general inspection of an immovable

consists of executing, in exchange for a fee, a non-invasive visual inspection of the readily accessible areas of an immovable (as defined below), in order to identify any objectively significant deficiency that the inspector will have observed within specific systems and components as defines in these Standards. Before the inspection, the client and the inspector can decide to modify the scope of the expected work.

I. A general inspection of an immovable is based on the observations made on the date of the inspection and is not aimed at predicting any future condition or behaviour.

II. A general inspection will not identify all existing or future deficiencies but will identify material deficiencies observed at the time of the inspection.

1.2 A **material deficiency** is a specific deficiency related to a system and/or a component of a

residential immovable that may have an objectively significant and unfavorable effect on the value of the immovable or that exposes persons to an objectively unacceptable risk. The fact that a component or a system has – or is about to reach – the end of its service life does not constitute, as such, a material deficiency.

1.3 An **objective inspection report of an**

immovable shall describe in writing, the observed deficiencies, as defined in these Standards, that the inspector will have observed and that are objectively significant. The inspection report may include additional comments and/or recommendations.

2.0 Limitations, exceptions and exclusions.

2.1 Limitations.

I. An inspection is not technically exhaustive.

II. An inspection will not necessarily identify all existing and/or latent deficiencies.

III. An inspection will not identify superficial, cosmetic or esthetic elements.

IV. An inspection is not to identify the specific use of an immovable.

V. An inspection will not establish the value or marketability of an immovable.

VI. An inspection will not determine the insurability of an immovable.

VII. An inspection will not advise on the “buying opportunity” of the immovable.

VIII. An inspection will not establish and/or predict the expected service life of the immovable or any of its components or systems.



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IX. All items not permanently installed are excluded from an inspection.

X. These Standards only apply to an immovable of 5 apartments or less including a condominium unit (divided or undivided),

XI. As the inspection executed under these Standards does not call for any extensive technical inspection, the inspector must recommend such to be executed by a qualified contractor, when a sufficient number of indices allow the inspector to conclude that there may exist an important deficiency to a system or component.

2.2 Exclusions:

I. The inspector is not obligated to determine:

- A. Property or boundary lines.
- B. The condition of systems or components that are not readily accessible.
- C. The life span of any system or component.
- D. The size, capacity, BTU, performance or efficiency of any system or component.
- E. The cause or reason for the observed state.
- F. The reason for which a system or component has to be repaired or replaced.
- G. The futur state of a system or component.
- H. If a Code or regulation has been respected.
- I. That there is proof of the existence of rodents, birds, animals, insects, or any other pest.
- J. The existence or presence of mould or mushrooms, especially mould, micro-organisms

or other such toxic or carcinogenic substances, environmental risks and/or contaminants as carried by air, ground, sound or water.

K. The presence of contaminants carried by air, including radon.

L Air quality.

M. The existence of environmental risks, including lead-based paint, asbestos, toxic plasterboard.

N. The existence of electromagnetic fields.

O. The state of dangerous waste.

P. Any recall as made by a manufacturer or pertinent to a manufacturer's user instructions or any instruction issued to protect the consumer.

Q. Any accoustical property.

R. Replacement and/or repair cost.

S. The operating cost of any system and/or component.

II The inspector is not obligated to operate or make work:

- A. A system that is out of order.
- B. A system not working properly.
- C. Evaluate low-voltage electric systems such as, but not limited to:
 - 1. Communications lines.
 - 2. Elestrical lines.
 - 3. Parabolic antennas.
 - 4. Antennas.
 - 5. Lights; or
 - 6. Remote controls.

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D. A system that does not function while using normal controls.

E. Stop cocks or manual stop valves.

F. Electric breakers or overcurrent protection devices.

G. Security systems.

H. Hygrometers, gas detectors or other similar devices.

III. The inspector is not required to:

A. Displace or move personal effects or any other such obstacle such as, but not limited to, carpets and mats, wall coverings, furniture, ceiling tiles, blinds, any equipment, plants, ice, rubbish, snow, water, dirt, pets or any other obstacle that could restrict visual inspection.

B. Disassemble, open or discover a system or component.

C. Access or enter an area that, according to the inspector, pose a risk.

D. Access or enter a crawl space or other such area that pose a risk or are not easily accessible.

E. Inspect below ground installations, such as but not limited to, watering systems, underground storage tanks or any indication of their presence, whether they are used, unused or abandoned.

F. Undertake any action that, in the inspector's opinion, could be risky or dangerous for the inspector or any other person or could damage to, such as but not limited to: property, roof surfaces, climbing

on a ladder, entering the eaves, or dealing with pets, etc.

G. Inspect decorative objects.

H. Inspect common areas in a co-ownership.

I. Inspect intercoms, sound systems or radio-controlled security apparatus.

J. Offer guarantees.

K. Offer or execute engineering services.

L. Offer or execute professional service exchanges of a type other than real estate inspection.

M. Research past activity on an immovable, opine on its alteration, modification or extension potential or its suitability for a specific or proposed use relating to its occupation.

N. Determine the date of construction or installation of structures or components of a building system, or make a difference between the original construction and future additions, improvements, replacements, renovations or replacements.

O. Determine the insurability of an immovable.

P. Conduct or propose environmental audits or audits Phase 1.

Q. Inspect any system or component not included in these Standards.

3.0 Standards of Practice.

3.1 Roof



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I. The inspector will inspect from the ground or the eave:

- A. The roofing materials.
- B. The gutters.
- C. The downspouts.
- D. The vents, the flashing, the skylights, the chimney and the other penetrations of the roof.
- E. The general structure of the roof via accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on the roof surface.
- B. Predict a roof's lifespan.
- C. Inspect the underground drainage ditch of the downspout drain pipes.
- D. Remove snow, ice, debris or anything that obstructs viewing the roof surfaces.
- E. Remove insulation.
- F. Inspect the antenna, satellite dishes, lightning arrester, defrosting equipment or similar attachments.
- G. Walk on areas of the roof that, according to the inspector, could be risky.
- H. Walk on the roof areas if, according to the inspector, this could cause damage.
- I. Evaluate the water.
- J. Guarantee or certify the roof.

K. Confirm proper fastening or installation of roofing materials.

3.2 The Exterior.

I. The inspector will inspect:

- A. Exterior wall cladding materials, flashing and moldings.
- B. All doors, terraces, porches, steps, stairs, ramps, eaves, sub-faces and exterior fascias.
- C. The inspector will also indicate for repair any inadequate spacing between balusters, columns and intermediate cross members of steps, stairs, balconies and ramps.
- D. A representative number of windows.
- E. Vegetation, surface drainage, retaining walls and grading of the property when they can adversely affect the structure, in particular due to the penetration of moisture.
- F. And will describe the exterior veneer.

II. The inspector is not required to:

- A. Inspect or operate mosquito nets, storm windows, shutters, awnings, fences, outbuildings or lights.
- B. Inspect items that are not visible or accessible from the ground, including window and door flashings.
- C. Inspect or identify geological, geotechnical, hydrological or soil conditions.



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- D. Inspect recreational equipment or playground equipment.
- E. Inspect dykes, retaining walls and docks.
- F. Inspect erosion control and soil stabilization measures.
- G. Inspect for the purpose of identifying safety glass.
- H. Inspect underground infrastructure.
- I. Inspect underground elements.
- J. Inspect wells or water sources.
- K. Inspect solar, wind, or geothermal devices
- L. Inspect pools or spas.
- M. Inspect sewage treatment systems, septic systems or sewage ponds.
- N. Inspect irrigation systems or automatic watering systems.
- O. Inspect drainage or ditch well systems (dry wells).
- P. Determine the condition of the windows of the multi-glazed windows or the seals of the thermal windows.
- Q. Inspect for damaged glass.

3.3 Basement, foundations, crawl space & structure.

I. The inspector will inspect:

- A. The foundation.

B. The basement.

C. The crawl space.

D. And shall mention any indication of an established active water penetration. The inspector must report signs of such water infiltration inside the building or abnormal or damaging signs of condensation on the elements of the building, and moreover, the inspector must mention all traces or appearance of mould observed inside the building. Where appropriate, the inspector shall use a humidity sensor to confirm or deny the presence of moisture at suspect locations and nowhere else.

E. The presence of wood in contact or close to the ground.

F. And shall indicate any indication that he/she has observed of a possible movement of foundations, such as gypsum board (Gypsum) cracks, cracked bricks, door jambs out of square, or non-horizontal floors.

G. And shall indicate any sign that he/she has observed of a possible movement of foundations, such as gypsum board (Gypsum) cracks, cracked bricks, jambs out of square, or non-horizontal floors.

II. The inspector is not required to:

A. Entering crawl spaces that are not readily accessible or if entering them may cause damage or may place the inspector at risk.

B. Move stored objects or debris.



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C. Operate the sump pumps when the floats are inaccessible.

D. Identify the size, spacing, span, location or determine whether the bolting, bracing, joists, doists of foundations or supporting systems are satisfactory.

E. Provide any engineering or architectural services.

F. Report that the structural systems or components are adequate.

capacity, BTU, or sufficient supply of the heating system.

D. Ignite or burn pilot lights.

E. Activate the heating, heat pump (heat pumps) or the other heating systems when the temperature or other circumstances are not conducive to safe operation or are likely to damage equipment.

F. Manually re-program electronic thermostats.

G. Evaluate fuel quality.

H. Check the thermostat calibration, heat predictions, or Timers, timers, programs or automatic clocks.

3.0 Heating

I. The inspector will inspect:

A. Heating systems using normal controls, and will describe the energy source and method of heating.

B. And will report repair systems for Heating not working.

C. And will indicate if he/she believes that heating systems are inaccessible.

II. The inspector is not required to:

A. Inspect or evaluate the inside of the exhaust ducts or chimneys, combustion chambers, heat exchangers, combustion air devices, fresh air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems or solar heating systems.

B. Inspect the fuel tanks or underground supply networks.

C. Determine uniformity, temperature, flow, balance, Distribution, size,

3.5. Air-conditioning.

I. The inspector will inspect:

A. The central air conditioning system using normal controls.

II. The inspector is not required to:

A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or sufficient supply of the air conditioning system.

B. Inspect windows air conditioner units, wall air conditioner units, or electronic air filters.

C. Operate the equipment or systems when the outdoor temperature is less than 65 ° Fahrenheit (18.3 ° C), or where there are other circumstances

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that are not conducive to safe operation or are likely damage the equipment.

D. Inspect or determine the thermostat calibration, cooling predictions, or automatic timers or timers.

E. Examine electrical current, refrigerant fluids or gases, or leaks of cooling fluids.

3.6 Plumbing

I. The inspector will:

A. Determine and report whether the water supply network is common or private.

B. Check the presence and location of the main water shut-off valve.

C. Inspect water heating equipment, including vent system, and verify the presence or absence of absence of temperature and pressure relief valve and / or safety valves Watts 210.

D. Check that all toilets are working properly by pulling flushers.

E. Inspect sinks, washbasins, bathtubs and showers to check flow efficiency.

F. Inspect the internal water distribution system, including All sanitary fixtures and faucets by running water.

G. Inspect drainage, sewage and ventilation systems.

H. Describe all observed fuel storage systems.

I. Inspect the degree of drainage of the sump pumps and operate the pumps when the floats are accessible.

J. Inspect and describe the location of the main source Water supply and main fuel shut-off valves.

K. Inspect and report for repair the shortcomings of the water supply by looking at the drainage rate of two sanitary appliances operating simultaneously.

L. Inspect and report for deficiencies in the hot and cold water valves.

M. Inspect and report for repair all stop controls missing or not working if installed on sinks, washbasins, toilets and bathtubs; and

N. Inspect and report if there is evidence that the toilet is Damaged, have loose ground connections, leak, Or have tank components that are not working.

II. The inspector is not required to:

A. Ignite or burn pilot lights.

B. Determine the size, temperature, age, service life or adequacy of the water heater.

C. Inspect the inside of the exhaust ducts or chimneys, combustion air systems, filtration systems for water or water softener, well pumps or tanks water, safety or shut-off valves,

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floor siphons, lawn irrigation systems or fire sprinkler systems.

D. Accurately determine the flow, volume, pressure, temperature, or sufficiency of the water supply.

E. Determine the quality, potability or reliability of water from the tank or from the water supply.

F. Open sealed plumbing access panels.

G. Inspect washing machines or their connections.

H. Operate all valves.

I. Test the condition of the basins of showers, bathtubs and test the condition of the basins of showers, bathtubs and walls or enclosure of showers against leaks or overflow protection.

J. Assessment of compliance with conservation standards, standards energy efficiency standards or building standards, or design and size of all components, devices sanitary or piping related to water, waste or ventilation are correct.

K. Determine the effectiveness of anti-return devices, backflow prevention devices or mouth-to-mouth devices.

L. Determine if the treatment is sufficient for effective cleaning of the exhaust ducts.

M. Evaluate fuel storage tanks or fuel grids.

N. Inspect the wastewater treatment systems.

O. Inspect water treatment systems or water filters.

P. Inspect water tanks, pressure pumps or flexible tanks.

Q. Evaluate the waiting time before obtaining hot water in The sanitary fittings, or perform any tests on the elements of the water heater.

R. Evaluate or determine whether the combustion air is satisfactory.

S. Test, operate, open or close, turn on or off Safety controls, manual shut-off valves and / or safety valves for temperature and pressure.

T. Examine auxiliary systems or components, such as, But not limited to those relating to solar water heating and hot water closure.

U. Determine the existence or condition of polybutylene piping.

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3.7. Electricity

I. The inspector will inspect:

- A. Overhead and underground service lines.
- B. baseplate covers.
- C. disconnection means for the main electricity supply.
- D. and will describe the circuit breaker's amperage if this is indicated.
- E. the supply panels and the protective overcurrent switches (breakers and fuses); the inspector cannot remove the protective plate behind the supply panel door unless he has successfully gone through the approved training of standard CSA A462-Z12 and is wearing the approved protective clothing.
- F. and will indicate and any unplugged openings in the plate.
- G. Earthing layout and connections.
- H. Wherever possible, the number of switches, for lights and electrical outlets, including electrical outlets noted and thought to be an arcing switch (AFCI) or protected by an AFCI by using a test switch AFCI.
- I. and will test using a GFCI tester, wherever possible, all sockets and earthing circuit breakers noted and thought to be GFCI.
- J. and will indicate the presence of aluminium solid core cables if they are easily detected.
- K. and will indicate all outlets tested where there is no electricity, where the polarity is incorrect, where the cover plate is absent, where the GFCI switches are incorrectly installed or do not work properly or where the

outlets are incorrectly grounded or not securely installed to the wall.

L. the supply branching and the state of the insulation.

M. In general, the absence of smoke and carbon monoxide detectors.

N. the branching cables and, with a view to repairs, the state of the insulation, drainage fittings, spacing of the supply heads and the distance from ground and roof level.

II. The inspector is not obliged to:

- A. insert tools, sensors or test apparatus in the main electrical panel or the auxiliary one, the power schema or electrical systems.
- B. put into action electrical systems not in use.
- C. take off the electrical plate behind the panel door.
- D. activate or modify the surcharge security knobs.
- E. activate the fire and carbon monoxide alarms.
- F. measure or calculate the amperage or tension of the main electrical system if that is not clearly visible.
- G. inspect the fire alarm or alarm system and their components.
- H. inspect the auxiliary cables or the remote devices.
- I. activate the electrical systems or the branch circuits which are not powered.

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J. inspect the low voltage systems, the insulating de-icing strips, the pool power supply or any remote device.

K. verify any ground level power supply.

L. inspect the private or emergency source electrical delivery system including but not limited to the alternators, eolien and wind generated turbines, solar photovoltaic sensors, or installations for storing battery packs and electrical batteries.

M. inspect the fire walls and the lightning arrestors.

N. inspect or test de-icing equipment.

O. calculate falls in tension.

P. determine the exactitude of labels.

Q. inspect outdoor lighting.

A. inspect the dampers and the venting system.

B. inspect the inside of the chimney or the smoke stacks.

C. determine the need for cleaning the flue.

D. activate the built-in gas stove.

E. light the pilot lights.

F. determine if any other installation is appropriate.

G. inspect the automatic fuel delivery taps.

H. inspect the fuel or make-up air devices.

I. inspect the ventilated heat distribution.

J. light or extinguish fires.

K. determine whether the draft or the characteristics of the draft are satisfactory.

L. move the fireplace inserts, the stoves or the contents of the combustion chamber.

M. undertake a smoke test.

N. take apart or move parts.

O. undertake an inspection such as the NFPA (National Fire Prevention Association) would take on.

P. undertake a Phase 1 inspection of the fireplace and the chimney.

3.8. The chimney

I. The inspector will inspect:

A. and describe the fireplace.

B. will open and close the damper door if it is easily accessible and in working order.

C. the continuation of the flue and other parts permanently installed.

D. and with a view to repairs, will indicate faults in the lintel, the flue, and the surrounds. He will also make sure the hearth opening is free of any visible flammable material.

II. The inspector is not obliged to:

3.9. The loft, ventilation and insulation

I. The inspector will inspect:

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- A. the insulation in the unfinished spaces.
- B. the loft space to verify the ventilation.
- C. mechanical ventilation systems.
- D. And indicate the all over absence or lack of insulation and ventilation in unfinished spaces.
- C. And will report any inadequate spacing for repair Between balusters, columns or intermediate cross-members steps, stairs and ramps.
- D. Garage doors and the operation of electrical garage door controls using automatic door wall controls.

II. The inspector is not obliged to:

- A. climb up into a loft or unfinished spaces not easily accessible or which could cause damage or, in the inspector's estimation, could endanger his well being.
- B. move, touch or shift the insulation.
- C. move, touch or shift the vapour barriers.
- D. break or damage the finish to a surface or the rubber seals on or around access panels and cover plates.
- E. identify the make up or thermal value of insulating materials.
- F. activate thermostat controlled ventilators.
- G. ascertain the type of material used in insulation or cladding to pipes, air ducts, insulating covers, boilers and electrical systems.
- E. And will point out any photoelectric safety sensors which do not perform properly during testing.
- F. And with a view to repairs, will indicate any door locks or pull cables which have not been taken out or deactivated while the electric garage door controls are being used.
- G. And will indicate, for repair needs, any windows clearly fogged up or show signs of broken soldering.

II. The inspector is not obliged to:

- A. Inspect paint, wall paper, window dressing or finishes.
- B. Inspect central vacuuming systems.
- C. Inspect for the purpose of uncovering the safety windows.
- D. Inspect safety systems and their components.
- E. Assess the fixing of kitchen islands, counters, showcases or cupboards, table-sinks or installations.
- F. Move furniture, stored goods or coverings such as fitted carpets or rugs to inspect below them.
- G. Move floating ceiling tiles.
- H. Inspect or move household appliances.

3.10. Doors, windows and interiors

I. The inspector will inspect:

- A. A fair number of doors and windows by opening and shutting them.
- B. Walls, ceilings, steps, stairs and banisters.

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I. Inspect or operate the equipment stored in the Garage, unless otherwise specified.

J. Verify or certify the proper functioning of the inversion Automatic pressure-operated device or any Similar security of a garage door.

K. Operate and / or evaluate the opening mechanisms, whether internal or external, standards, including compliance with local standards, provincial or federal.

L. Inspect operating systems, household appliances and electronics or components that require a key, code, a combination or a particular instrument.

M. Operate or evaluate furnace cycles Self-cleaning, tilting lids / latches or lamps witness.

N. Inspect or test for microwave ovens.

O. Operating or examining saunas, equipment the steam generator, the oven, the toaster, the Ice maker, coffee maker, can opener, heater, blender, hot water dispenser, or other small accessories.

P. Inspect the elevators.

Q. Inspect the remote controls.

R. Inspect appliances and electronics.

S. Inspect items that have not been permanently installed.

T. Find compromises for firewalls.

U. Swimming pools, spas or fountains.

V. Determine if the water jets of a spa or hydro bath massage, if the strength of the water or if the effect created by the bubbles are satisfactory.

W. Determine structural integrity or leakage in swimming pools or spas.

NOTE: This document has been translated from the Officially recognized by OACIQ (French) version.