



**STANDARD OF PRACTICE  
FOR COMMERCIAL,  
INDUSTRIAL**

**AND INSTITUTIONAL  
REAL ESTATE VISUAL  
INSPECTIONS**

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## INTRODUCTION

The publication of this Standard of Practice and its appendices is intended to inform the public about the nature and scope of visual building inspections performed by AIBQ members.

In particular, it must provide guidelines for building inspections, both during the inspection and when writing the report, as well as define certain building inspection terms to ensure the most consistent understanding possible.

This Standard constitutes a minimum requirement for the performance of any commercial, industrial or institutional building inspection carried out by a member of the Association des inspecteurs en bâtiments du Québec (hereinafter referred to as “AIBQ”).

The aims of the Association include:

- Promote public protection.
- Set and enforce a standard of practice.

To better protect the public, member inspectors are required to comply with this Standard, respect the AIBQ Code of Ethics, complete mandatory annual continuing education hours and hold professional liability insurance coverage against errors and omissions.

This Standard takes into account the fact that visual building inspection is not an expertise. It is not a verification of compliance with the standards and regulations governing the insurability of the building for any insurance risk.

## Section I - Scope

- Art. 1 This Standard of Practice applies to inspections of the following types of dwellings:
- 1.1 Commercial.
  - 1.2 Industrial.
  - 1.3 Institutional.

## Section II - Obligation to sign an inspection service agreement

- Art. 2 An inspection carried out in accordance with this Standard must be covered by a standard inspection service agreement published by the Association des inspecteurs en bâtiments du Québec.

## Section III - Interpretation

- Art. 3 Terms not defined in this Standard have the meaning commonly assigned to them by the various trades and professions, taking the applicable context into account.
- Art. 4 The definitions given in the glossary of this Standard are an integral part of it.
- Art. 5 Unless the context indicates otherwise, any word written in the masculine gender also includes the feminine gender and vice versa, and any word written in the singular gender also includes the plural gender and vice versa.

*Note: A definition is provided in the glossary in Appendix II in order to ensure better understanding of certain terms used in this Standard of Professional Practice.*

## CHAPTER II SPECIFICS OF VISUAL BUILDING INSPECTIONS

### Section I - Purpose of visual building inspections

- Art. 6 The purpose of a visual building inspection carried out in accordance with this Standard is to provide a requester with the information required to gain a better understanding of the condition of the building described in the inspection service agreement, as observed at the time of the inspection.

### Section II - Performing a visual building inspection

- Art. 7 The building inspection carried out in accordance with this Standard is a careful, visual inspection, which is not, however, technically exhaustive.
- Art. 8 The report must include, but not be limited to, the identification of the component and the representative number of systems showing any deficiency.
- Art. 9 Building inspections may include the provision of additional inspection services when an agreement is drawn up to this effect, and when the inspector has the accreditation, knowledge and skills to do so.

### Section III - Lack of technically exhaustive examinations

- Art. 10 Since the inspection covered by this Standard of Practice does not include technically exhaustive examinations, the inspector must recommend a technically exhaustive examination by a specialist when one or more clues lead him to conclude that a building system or component is potentially defective.

### Section I - Inspection limits

- Art. 11 An inspection carried out in accordance with this Standard of Practice includes certain limitations. In particular, the inspector does not have to:
- 11.1 Enter any part of the building or perform any operation that could cause damage to the building or any of its components, or that could endanger the safety of the inspector or other persons, such as walking on the roof or entering a crawl space or attic.
  - 11.2 Operate a system or component that is closed or cannot be safely operated by normal control.
  - 11.3 Move personal items, furniture, materials, suspended ceiling tiles, plants, soil, snow, ice or debris that impede access or visibility.
  - 11.4 Analyze or give an opinion on the presence or absence of hazardous substances, including molds, micro-organisms or other carcinogenic or toxic materials, environmental hazards or air-, soil-, sound- or water-borne contaminants.
  - 11.5 Determine the presence or absence of wood-damaging organisms, rodents, insects or other pests.

### Section II - Inspections exclusions

- Art. 12 The visual inspection and the written report do not have to cover the following items:
- 12.1 From the assessment of the residual life of a component or system, nor the calculation or evaluation of their effectiveness and/or relevance, nor the assessment of the cost of their operation.
  - 12.2 The evaluation of the methods, materials and costs involved in making corrections to systems and their components, and the cause of the corrections to be made.
  - 12.3 The market value of the property.
  - 12.4 A recommendation on whether or not to purchase the property.
  - 12.5 Auxiliary heaters and any solid-fuel heating appliance.
  - 12.6 All buried items, including septic tanks, septic fields, tanks, wells, pipes and foundation drains.
  - 12.7 Garages, carports and other outbuildings not attached to the main building.
  - 12.8 Swimming pools, spas, saunas, whirlpool baths and similar devices.
  - 12.9 The inspection and testing or operation of any fire alarm system, burglar alarm system, sprinkler system or other fire protection equipment, electronic or home automation systems, and all elevators, elevators, wheelchair and chair lifts, escalators and the like.
  - 12.10 Compliance with building codes and standards and regulations governing the construction sector and the health and safety sector, nor with standards and regulations governing the insurability of the building for any insurance risk, nor with standards of municipal by-laws governing sanitation.

## CHAPTER IV BUILDING VISUAL INSPECTION REPORT

### Section I - Report obligation

Art. 13 After analyzing the visual observations made in accordance with this Standard, the inspector must submit a written report to the requester.

### Section II - Minimum content of the written report

Art. 14 The inspection report must:

- 14.1 Indicate the name of the person requesting the inspection and the purpose for which the inspection is being carried out.
- 14.2 Indicate date, time, weather conditions and the names of those present during the inspection.
- 14.3 Include a brief description of the building.
- 14.4 Include a table of contents and pagination.
- 14.5 Cover systems and components as specified in this Standard.
- 14.6 Mention installed systems and components that:
  - 14.6.1 Have actually been inspected and, where applicable, describe the method used for inspection.
  - 14.6.2 Have not been inspected and give reasons why.
  - 14.6.3 Require repair, correction or replacement, including observable items that present a hazardous condition.
- 14.7 Include information on infiltration, water stains or condensation, and any traces of moldy appearance observed on building systems and components.
- 14.8 Include photos to support the main findings.
- 14.9 Indicate the name of the inspector, the address of his or her office and the name of the inspection company or individual.
- 14.10 Must be signed and authenticated by the inspector who carried out the inspection.

### Section III - Additional information in the written report

Art. 15 The report may also contain information, observations or descriptions other than those required under Article 14.

### Section IV - Documents to consult

Art. 16 Prior to the commercial, industrial or institutional inspection, the requester must provide the inspector with all relevant information and available documents, in order to determine the history of damage, repairs, renovations and/or transformations that the building has undergone.

### Section I - Structure

#### Performing the inspection and adding notes to the report

Art. 17 The inspector must observe and describe, if applicable, the following structural components:

17.1 Foundations.

17.2 Floors.

17.3 Walls.

17.4 Columns.

17.5 Beams.

17.6 Ceilings.

17.7 Roofs.

Art. 18 When the building inspector detects signs of deterioration of a component, he must probe the component to assess the extent of the deterioration. The inspector is not required to probe materials when this action is likely to result in significant deterioration of a finished surface.

Art. 19 The inspector must enter crawl spaces or attics with a free passageway of sufficient size, which is safe and sanitary and does not require the use of tools, unless access is blocked, entering could damage the building or there is reason to fear the presence of dangerous or difficult conditions.

Art. 20 The inspector must indicate in his report the methods used to inspect crawl spaces and attics.

### Specific exclusions

Art. 21 The inspector does not have to pick all the multiple identical components that appear to be deteriorated, but only a representative number sufficient to enable him to develop a reasonable opinion regarding the condition.

Art. 22 The inspector is not required to:

22.1 Provide any engineering, architectural or other specialized analysis services.

22.2 Provide an opinion as to the capacity or expected performance level of the structural system.

### Section II - Exterior

#### Performing the inspection and adding notes to the report

Art. 23 The inspector must observe and describe the following exterior components:

23.1 Exterior wall cladding, finishes and flashings.

23.2 Permanent windows and doors.

23.3 Driveways, loading bays, parking areas, terraces, balconies, stoops, steps, porches, balustrades.

23.4 Fascias and soffits.

**The inspector must mention in the report:**

- 23.5 Presence of garage door electrical controls and safety devices.
- 23.6 Proper operation of garage door safety systems, if applicable.
- 23.7 Presence of vegetation, ground slopes, drainage systems and retaining walls, when any of these elements is likely to interfere with the building.

Art. 24 The inspector must:

- 24.1 Operate permanent exterior doors, including garage doors with manual opening or electric controls.

**Specific exclusions**

Art. 25 The inspector is not required to observe the following components:

- 25.1 Seasonal accessories.
- 25.2 Fences.
- 25.3 Safety glazing and fencing.
- 25.4 Garage door remote control units.
- 25.5 Geology, composition and/or other soil conditions, including any underground features.
- 25.6 Dykes, retaining walls and quays bordering a body of water.
- 25.7 Recreational facilities.

**Section III - Roofing****Performing the inspection and adding notes to the report**

Art. 26 The inspector must observe and describe:

- 26.1 Roof coverings.
- 26.2 Roof drainage systems.
- 26.3 Flashings.
- 26.4 Skylights, outside chimneys and roof projections.

Art. 27 The inspector must state in his report the methods used to observe the roof.

**Specific exclusions**

Art. 28 The inspector is not required to:

- 28.1 Observe building fixtures such as solar collectors, antennas, lightning conductors and/or similar accessories.
- 28.2 Look inside chimneys.

### Performing the inspection and adding notes to the report:

- Art. 29 The inspector must operate flush valves, plumbing fixture faucets and sprinkler faucets when temperatures allow safe operation.
- Art. 30 The inspector must observe and describe the following elements of the water distribution system and note their condition:
- 30.1 Materials used for water supply pipes in the building.
  - 30.2 Main water inlet shut-off valve and its location.
  - 30.3 Water distribution piping materials.

### The inspector must mention in the report:

- 30.4 Condition of interior fixtures and fittings.
  - 30.5 Whether the flow from the plumbing taps is efficient.
  - 30.6 Presence of faulty junctions (ineffective or cross-connections).
  - 30.7 Presence of a water leak.
  - 30.8 Presence or absence of outside taps and vacuum breakers.
  - 30.9 Presence of yellowish or reddish water in sumps and retention pits.
  - 30.10 Presence of a backflow preventer.
- Art. 31 The inspector must observe and describe the following components of the drainage system and note their condition:
- 31.1 Exhaust and ventilation piping materials.

### The inspector's report must mention the presence or absence of drainage system components, including:

- 31.2 Water leaks.
- 31.3 Interior and exterior floor drains.
- 31.4 Backwater valves.
- 31.5 Cleanouts.
- 31.6 Sump pits and catch basins.

### The inspector must mention in the report:

- 31.7 Efficient drainage of the drainage system.
- Art. 32 The inspector must mention the following regarding hot water production for plumbing fixtures, including:
- 32.1 Water heating equipment and capacity.
  - 32.2 Location and production year.
  - 32.3 Energy source.
  - 32.4 Presence or absence of a shut-off control valve.
  - 32.5 Presence or absence of the safety relief valve and the venting system.
  - 32.6 Fuel storage tank, including:
    - 32.6.1 Location.

- 32.6.2 Year of production.
  - 32.6.3 Leaks.
  - 32.6.4 Supports.
  - 32.6.5 Supply pipe.
  - 32.6.6 Filling and ventilation piping.
  - 32.7 Outside of chimneys, flues and vents.
  - 32.8 Presence or absence of vacuum breaker valve (backflow), if required.
- Art. 33 The inspector must note the presence of the following installations and, if applicable, check their operation:
- 33.1 Solid waste pumps.
  - 33.2 Laundry tub pumps.
  - 33.3 Sump pumps.

### Specific exclusions

- Art. 34 The inspector is not required to determine whether a water supply or wastewater disposal system is public or private.
- Art. 35 The inspector must not operate safety devices or shut-off control valves.
- Art. 36 The inspector is not required to observe or operate:
- 36.1 Water treatment systems.
  - 36.2 Sprinkler systems.
  - 36.3 Lawn sprinkler systems.
  - 36.4 Water quality and quantity.
  - 36.5 Garbage disposals and compactors.

## Section V - Electricity

### Performing the inspection and adding notes to the report

- Art. 37 The inspector must observe and describe the following electrical components:
- 37.1 Service entrance installation (overhead and underground).
  - 37.2 Grounding system.
  - 37.3 Main service box (protection devices and location).
  - 37.4 Main distribution panel and secondary panels (protective device, displayed capacity, location).

### The inspector must mention in the report:

- 37.5 Current rating as indicated on the fuses or main circuit breaker of the main service box.
- 37.6 Operation of a representative number of lighting fixtures and switches installed inside and outside the building.
- 37.7 Checking the polarity and grounding of a representative number of sockets.

- 37.8 Operation of installed ground fault circuit interrupters (GFCIs) and the absence of GFCIs where they are required.

### Specific exclusions

Art. 38 The inspector must not:

- 38.1 Check or operate overcurrent protection devices and ground fault circuit interrupters (GFCIs).
- 38.2 Disassemble electrical devices or controls.

Art. 39 The inspector is not required to:

- 39.1 Observe or operate low-voltage systems.
- 39.2 Observe or operate telephone, security, cable TV or other auxiliary networks.
- 39.3 Remove the covers from the electrical distribution panels.

## Section VI - Heating

### Performing the inspection and adding notes to the report:

Art. 40 The inspector must observe and describe permanently installed heating systems, whether primary, secondary or other, including:

- 40.1 Energy source.
- 40.2 Type of heat production equipment.
- 40.3 Normal start-up commands.
- 40.4 Automatic safety devices.
- 40.5 Materials and external condition of chimneys, flues and flame stabilizers.
- 40.6 Heat distribution systems, including:
  - 40.6.1 Ducts.
  - 40.6.2 Piping.
  - 40.6.3 Radiators.
  - 40.6.4 Condition of dampers and air filters.

### The inspector must mention in the report:

- 40.7 Absence of a permanently installed heat source in every room where this is required, including unfinished basements and crawl spaces.
- 40.8 Fuel storage tank, including:
  - 40.8.1 Location.
  - 40.8.2 Year of production.
  - 40.8.3 Leaks.
  - 40.8.4 Supports.
  - 40.8.5 Location and condition of feed pipe.
  - 40.8.6 Filling and ventilation piping.

- Art. 41 The inspector must operate permanently installed heating systems using normal start-up controls.
- Art. 42 The inspector must open access panels installed by the manufacturer or installer to allow the owner to perform routine maintenance, when this operation does not require the use of tools.

### Specific exclusions

- Art. 43 The inspector is not required to observe or verify:
- 43.1 Inside the following components:
    - 43.1.1 Chimneys.
    - 43.1.2 Flue pipes.
    - 43.1.3 Flame stabilizers.
    - 43.1.4 Heating appliances.
  - 43.2 Humidifiers.
  - 43.3 Electronic air filters.
  - 43.4 Whether the heat supply to the premises is consistent, sufficient or appropriate.

## Section VII - Air conditioning and heat pumps

### Performing the inspection and adding notes to the report:

- Art. 44 The inspector must operate the systems using the normal start-up controls.
- Art. 45 The inspector must observe and describe permanent cooling systems, including:
- 45.1 Energy source.
  - 45.2 Type and location of cooling equipment.
  - 45.3 Drainage system.
  - 45.4 Ensure that the outdoor unit is stable and that its refrigerant pipes are watertight and insulated.
- Art. 46 The inspector must observe and describe the distribution system's ducts.
- 46.1 Check the cleanliness of accessible system components.

### Specific exclusions

- Art. 47 The inspector is not required to observe removable or portable air-conditioning units.
- Art. 48 The inspector is not required to check whether the cold air supply to the premises is consistent, sufficient or appropriate.

## Section VIII - Interior

### Performing the inspection and adding notes to the report:

Art. 49 The inspector must observe and describe the following finishing materials:

49.1 Wall, floor and ceiling coverings.

49.2 Steps, staircases and balustrades.

49.3 Windows and interior doors, including the condition of hardware.

Art. 50 The inspector must observe:

50.1 Cabinets and countertops.

Art. 51 The inspector is required to operate a representative number of permanent windows and interior doors.

Art. 52 The inspector must mention any infiltrations, water stains or condensation that may be observed, as well as any traces of mould that may be present inside the building. If necessary, the inspector should use a moisture detector to confirm or deny the presence of moisture in suspect areas and nowhere else.

### Specific exclusions

Art. 53 The inspector is not required to observe:

53.1 Paint, wallpaper and other interior wall and ceiling finishes.

53.2 Carpets.

53.3 Curtains, blinds and other window accessories.

53.4 Household appliances.

53.5 Recreational facilities.

Art. 54 The inspector is not required to evaluate the acoustic performance of a system or component.

## Section IX - Insulation

### Performing the inspection and adding notes to the report:

Art. 55 The inspector must observe and describe insulation and vapour control materials in unfinished spaces (attics, walls, ceilings and floors).

### Specific exclusions

Art. 56 With regard to building insulation, the inspector is not required to comment on the building's conformity to standards, nor on its consistency, sufficiency or necessity.

## Section X - Ventilation

### Performing the inspection and adding notes to the report:

Art. 57 The inspector must observe:

57.1 Attic, basement and crawl space ventilation.

57.2 Exhaust fans and their external register.

57.3 Dryer exhaust.

- 57.4 Confirm that the ducts of these elements are insulated if they are placed in an unheated space.
- 57.5 The inspector must mention the presence of an air exchanger and its location.
  - 57.5.1 Open the air exchanger access panels.
  - 57.5.2 Check the drainage system.
  - 57.5.3 Check the location of the air supply and exhaust, and their anti-intrusion protection.

### Specific exclusions

Art. 58 With regard to ventilation and air quality in the building, the inspector is not required to comment on compliance with standards, or on the consistency, adequacy or necessity of ventilation, or of any element related to indoor air quality in the building.

## Section XI - Personal safety

### Performing the inspection and adding notes to the report

- Art. 59 The inspector must observe visually accessible installations that are not safe. Where applicable, the following items should be covered if not already mentioned in other sections of the report:
- 59.1 Ramps, balustrades and handrails.
  - 59.2 Live components located at an unsafe distance from a water source.
  - 59.3 Evacuation means and exits.
  - 59.4 Access to pools, whirlpools, spas or other types of water basins.
  - 59.5 Overlooks.
  - 59.6 Operable windows with a sill is at an unsafe distance from the inside of the room.
  - 59.7 Staircases.
  - 59.8 Presence or absence of clearances from insulating or other combustible materials around visible and accessible chimneys.
- Art. 60 The inspector must observe and report on the presence or absence of the following safety features:
- 60.1 Fire detectors (smoke).
  - 60.2 Carbon monoxide detectors.
  - 60.3 When the following safety installations are present in a building, the inspector must mention them in the report, as well as the presence or absence of any maintenance service performed by a specialized firm for these safety installations.
  - 60.4 Automated sprinklers.
  - 60.5 Fire alarm network connectivity.
  - 60.6 Emergency power supply (generator and others).
  - 60.7 Portable fire extinguishers.

## Specific exclusions

Art. 61 The inspector is not required to observe:

- 61.1 Elevation devices, including:
- 61.2 Elevators.
- 61.3 Escalators.
- 61.4 Moving walkways.
- 61.5 Lifts for wheelchairs and wheelchair lifts.
- 61.6 Freight elevators.
- 61.7 Production equipment.
- 61.8 Safety lights.
- 61.9 Electrical rooms.
- 61.10 Compliance of fire separation walls.

Art 62 With regard to fire protection and personal safety in buildings, the inspector is not required to:

- 62.1 Review plans, specifications and commissioning and maintenance reports.
- 62.2 Review the fire safety plan for the building.
- 62.3 Conduct site inspection and visual verification of labels, thicknesses, distances, devices and condition of components.
- 62.4 Check the operation of mechanical and electrical devices for any:
- 62.5 Passive element for fire protection and personal safety.
- 62.6 Active element of fire protection and personal safety.
- 62.7 Organizational element for fire protection and personal safety.

**Active elements for fire protection and personal safety:** These include sprinklers, fire lines, alarms, smoke and heat detectors, telephone communication, special elevators and smoke control and ventilation systems.

**Attic (roof space):** Area bounded by the ceiling of the top floor and the roof or by a dwarf wall.

**Auxiliary heating:** Appliances and their accessories that have been added to complement the main heating system to assist the main system or remedy it in the event of a breakdown or malfunction. Supplementary heating includes, but is not limited to, all stoves and fireplaces, regardless of fuel or energy source.

**Backflow preventer:** Mechanical device consisting of two valves designed to protect the drinking water supply network.

**Basement:** One or more floors of a building below the first floor.

**Buried:** Object placed in the ground, underground, after digging.

**Central air conditioning:** A system that uses ducts to distribute cooled and/or dehumidified air to more than one room at the same time, and is not simply connected to an electrical outlet.

**Client:** Person or organization for whom the report is intended, according to the agreement.

**Closed:** A piece of equipment or a system is said to be closed when it cannot be operated in the way an owner would normally operate it. If the safety switch, safety fuse or safety circuit breaker is in the broken position, the inspector is not obliged to operate the device or system.

**Component:** Easily accessible and visible part of a system, such as a floor or wall (the term does not apply to individual elements such as boards or nails, which, when joined together in numerous groups of similar elements, constitute a component).

**Crawl space:** A low-level void in a building, between the first floor and the floor, to conceal technical installations.

**Dangerous or difficult conditions:** Conditions in which the inspector is at risk of injury or which require the wearing of special protective clothing or the use of safety equipment.

**Decorative or non-permanent element:** An individual element or accessory that is not part of, or essential to, a building system or component or its operation, such as alarm systems, motion sensor or decorative lighting systems, antennas, lightning rods, flags or the like.

**Describe:** To represent a system or component in writing, indicating the type or material or other observable characteristics in sufficient detail to distinguish it from other components used for the same purpose. For example: "oil-fired hot-air furnace", "wooden kitchen cabinet".

**Disassemble:** Remove any component, piece of equipment or device that is bolted, screwed or otherwise fastened, and that an owner does not disassemble in the course of normal maintenance.

**Distribution panel:** Metal enclosure for various circuits with fuses or circuit breakers.

**Dyke:** Long structure designed to contain, hold back or stop water or the movement of water.

**Easily accessible:** Easy access without requiring displacement, dismantling of personal property, destructive measures or actions that could pose a risk to people or property.

**Efficient drainage:** A drainage system is efficient when it performs its function with reasonable speed and doesn't overflow when another appliance is emptying at the same time.

**Efficient flow:** Water flow is efficient when the pressure at the highest plumbing fixture in the building produces the expected effect, and a useful result when another plumbing fixture is running at the same time.

**Engineering services:** Analytical or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics and engineering sciences.

**Faulty junction (hazardous or cross connection):** Connection to a pipe that brings drinking water into contact with a source of contamination.

**First floor:** Highest floor no more than 2 metres above average ground level.

**Floor:** Part of a building bounded by the upper surface of a floor and that of the floor immediately above, or in its absence, by the ceiling above.

**Geology:** A science that aims to understand and describe the various materials that make up the earth.

**Habitable rooms:** Furnished rooms where you can live.

**Household appliance:** Any kitchen or laundry appliance, self-contained air conditioner or similar household appliance.

**Immediate repair:** A repair that, if not carried out immediately, could lead to degradation of that component, another component or a system, or endanger the safety of building occupants or persons having access to the building.

**Inspector:** A person who examines building systems and components in accordance with this Standard of Professional Practice.

**Installed:** Attached or connected to the building itself, or to the building's plumbing, mechanical or electrical system, in such a way that it can only be removed with tools.

**Location:** Provide sufficient detail to locate the element or component.

**Main service box:** An assembly consisting of a metal box or case containing fuses and the service switch or circuit breaker, which can be locked or sealed, allowing the switch or circuit breaker to be operated when the service box is closed.

**Major repair:** An important repair in terms of its nature, cost and the consequences of not carrying it out.

**Mention:** Simply add to report, without going into detail or describing.

**Normal control:** Any device that the owner operates, such as a thermostat, wall switch or safety switch.

**Observe:** Examine carefully, notice, mention.

**Opening access panel:** A panel used for inspection or maintenance by the owner, equipped with removable fittings or latches, which can be removed by lifting, rotating or otherwise by a person without assistance, whose edges and fittings are not embedded in the paint, which is accessible normally or by means of a 1.2-meter stepladder, and whose access is not blocked by stored objects, furniture or building components.

**Operate:** Take the necessary steps to make a system or device work.

**Organizational elements of fire protection and personal safety:** Prior organization of emergency response, evacuation procedures, maintenance schedules and periodic checks of mechanical and electrical installations, as well as precautions to be taken when storing hazardous materials.

**Passive elements for fire protection and personal safety:** This includes, among other things, the division of space, the fire resistance of the construction, fire separations, shut-off devices, interior fire linings and means of escape.

**Penetrate:** Enter a space to observe all visible components.

**Permanent doors and windows:** Exterior doors and windows designed to remain in place all year round.

**Pierce:** Lightly notch or drill with a pointed tool.

**Recreational installation:** Spa, sauna, steam bath, swimming pool, tennis court, playground equipment or other physical activity or entertainment facilities.

**Representative number:** One component per room, in the case of multiple identical components such as windows or sockets. One component per face of the building, in the case of multiple identical exterior components. One component in the case of multiple identical structural components such as joists, roof trusses or others.

**Roof drainage system:** Gutters, downspouts, rainscreen blocks and other components used to drain water off the roof and away from the building.

**Roof emergence:** The point where any object exits the roof or is attached to the roof.

**Safety Glazing:** Tempered glass, laminated glass or plastic.

**Solid fuel heating appliance:** A heating appliance that burns solid fuel such as coal, wood or similar organic material, such as a fireplace (masonry or prefabricated), an insert stove, a conventional stove, a central heatgenerator, etc.

**Structural component:** Building component that supports interior or exterior cladding materials or other building components.

**System:** Any combination of interdependent components acting on each other and assembled to perform one or more functions.

**Technically exhaustive:** An inspection is technically exhaustive when it is carried out by a specialist who may make extensive use of measurements, instruments, tests, calculations and any other means to arrive at conclusions or recommendations of a scientific or engineering nature.

**Underground element:** A system or component buried in the ground inside or outside the building, such as a sewer, foundation drain or buried oil tank, which cannot be accessed without excavation or the use of a specialized tool.

**Watch:** Submit to visual inspection.

**Water quality:** Quality of water supplied to the site. It depends on the water's content of bacteria, chemical compounds, mineral salts or solids.

**Water supply quantity:** Quantity of water brought on site. This is based on flow rate.





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**Mr. Albert Arduini, T.P.:** certified building inspector,  
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