

Pre-Purchase Inspection Report

Property: 4128 Rue Cartier, Montreal QC

Client: M. Tremblay

Type: Duplex, 1948, brick veneer

Inspection date: July 6, 2026

Inspector: D. Fortin, cert. 8841

Weather: 24 C, clear

SUMMARY

The building is in overall fair condition for its age. Five findings were documented: one major (electrical panel double-tap), three minor, and one informational. The roof covering is approaching end of service life and should be budgeted for replacement within three to five years. No evidence of active water infiltration was found at the time of inspection, though staining under the kitchen sink indicates a past or slow leak that warrants monitoring.

FINDINGS

MAJOR Electrical: double-tapped breaker. Two conductors terminate on a single 15 A breaker at position 07 of the main panel. This is a defect under current standards and a potential overheating point. Recommend correction by a licensed electrician.

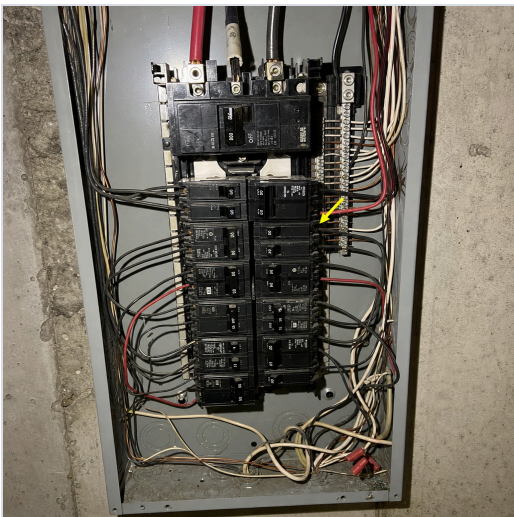


Photo 1. Main panel, position 07, double tap visible.

MINOR Plumbing: moisture damage under kitchen sink. Swollen particleboard and staining at the cabinet floor. Surfaces were dry at inspection. Likely historical; monitor and reseal supply connections.



Photo 2. Kitchen sink cabinet, staining and swelling.

MINOR Roof: granule loss and lifted shingle. South slope shows uniform granule loss consistent with age (approx. 18 years) and one lifted tab. Serviceable short term; budget replacement in 3 to 5 years.



Photo 3. South slope, granule loss, lifted tab center-frame.

MINOR Bathroom: failed caulking at tub surround. Mildew and a gap at the tile joint allow water behind the surround. Re-caulk; verify no soft spots in adjacent drywall.



Photo 4. Tub surround, gap at tile joint.

INFO Foundation: hairline shrinkage crack. Vertical hairline crack with minor efflorescence, west wall. Typical of poured concrete of this age; no displacement. Monitor annually.



Photo 5. West foundation wall, hairline crack.

SIGN-OFF

Inspector signature / date

Client acknowledgment / date

This report was generated with AI assistance and must be reviewed and verified by a qualified professional. It is not a substitute for professional judgment. Scope and limitations per the inspection agreement NSI-A-2026.