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**Bureau de normalisation  
du Québec**

# **BNQ 3009-500/2022 R1**

**Residential Building — Inspection Practices  
in a Real Estate Transaction Context**

**STANDARD**

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BNQ 3009-500/2022 R1

Residential Building — Inspection Practices  
in a Real Estate Transaction Context

*Bâtiment d'habitation — Pratiques pour l'inspection  
en vue d'une transaction immobilière*



## Bureau de normalisation du Québec

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## RESIDENTIAL BUILDING — INSPECTION PRACTICES IN A REAL ESTATE TRANSACTION CONTEXT

### INTRODUCTION

With the adoption of the *Act Mainly to Regulate Building Inspections and Divided Co-ownership, to Replace the Name and Improve the Rules of Operation of the Régie du logement and to Amend the Act Respecting the Société d'habitation du Québec and Various Legislative Provisions Concerning Municipal Affairs* in December 2019, the Government of Quebec granted the Régie du bâtiment du Québec (RBQ) with the power to regulate building inspections by determining the terms and conditions that a person shall meet, including rules regarding continuous training and technical standards, to obtain a certificate enabling him to act as a building inspector. Quebec thus joined most U.S. states and three Canadian provinces, i.e., Ontario, Alberta, and British Columbia, who had already provided themselves with means to regulate residential building inspections.

Consultations held in tandem with the adoption of Bill 16 enabled the RBQ to learn of the existence of a National Standard of Canada (NSC), i.e., document CSA A770 *Home Inspection*. However, since its publication in 2016, this document was not used for Quebec.

The Bureau de normalisation du Québec (BNQ) was therefore commissioned by the RBQ to set up a standards development committee to undertake the process of elaborating a consensus-based standard, by consulting with and bringing together the various Quebec' stakeholders in the field, to enable inspection practices to be established and standardized for real estate transactions concerning residential buildings or private residential units in residential buildings. The standards development committee thus pursued the objective of standardizing and enhancing the services provided by Quebec's building inspectors, whilst enabling consumers to understand the nature and limitations of an inspection whose practices have been standardized for a real estate transaction context. Finally, the standards development committee also made sure that these standardized inspection practices are applicable to all categories of residential building, whatever the type of property.

The inspection procedure described in this standard is intended to be used to assess the condition of a residential building, or portion thereof, and establishes methods such as close examination of observable components and systems, the assessment of the working condition of observable devices, and the use of information related to the residential building.

## 1 PURPOSE

This standard defines standardized practices for an inspection aiming to provide an applicant with an assessment of the condition, at the time of the inspection, of a residential building, or portion thereof, located in the province of Quebec.

## 2 SCOPE

### 2.1 CATEGORIES OF RESIDENTIAL BUILDING

This standard applies to residential buildings belonging to one of the following categories:

- a) Category 1 which includes residential buildings with between one and six private units;
- b) Category 2 which includes all residential buildings with at least seven private units.

### 2.2 NATURE OF THE INSPECTION

An inspection carried out in conformity with the requirements of this standard includes the implementation of various means to assess the condition of a residential building, or portion thereof. These means include:

- a) close examination of observable components and systems, and of attached structures, and elements that may damage the portions of the residential building covered by the inspection;
- b) assessment of the working condition of observable devices;
- c) consultation of information pertaining to the inspected residential building, or portion thereof.

### 2.3 INHERENT LIMITATIONS OF THE INSPECTION

An inspection carried out in conformity with the requirements of this standard has inherent limitations which are specified in Annex A.

### 2.4 SCOPE OF THE STANDARD

This standard applies to inspections carried out in the context of real estate transactions concerning residential buildings, or private units thereof.