

THE GUARANTEE PLAN FOR NEW RESIDENTIAL BUILDINGS – CONDO

PRE-ACCEPTANCE INSPECTION CHECKLIST

Approved by the Régie du bâtiment du Québec

PRIVATE PORTION

For buildings not held in co-ownership and for private portions of buildings held in co-ownership

NAME OF CONTRACTOR

BENEFICIARY

RBQ LICENCE NO.

ACCREDITATION NO.

REGISTRATION NO. GIVEN BY THE PLAN MANAGER

ADDRESS AND TELEPHONE NUMBER(S)

BUILDING DESCRIPTION

RESIDENTIAL – NOT HELD IN CO-OWNERSHIP

CONDO – PRIVATE PORTION



EXTERIOR

1 LOT

- Level of the ground surrounding the building (space between the facing and the ground), descending slopes that carry water away from the building¹

2 FOUNDATION

- Foundation walls: insulation, waterproofing, cracks
- Concrete roughcast
- Exterior water valve
- Exterior electrical outlets

3 ROOF

- Membrane or shingles
- Vent outlets and screens
- Attic entrance or access opening
- Gutters (if applicable) or parapets

4 EXTERIOR FACING

- Masonry: joints, weep holes
- Vinyl, aluminium, or wood siding: material and joint alignment
- Acrylic overlay or stucco covering

5 DOORS, WINDOWS, SKYLIGHTS, GARAGE DOORS, AND OTHER OPENINGS

- Installation, operation, hardware and finish
- Perimeter weatherstripping
- Door check on entrance doors, as well as security exit doors or door to garage
- Garage door opening mechanism or invert mechanism (security)

6 ACCESS TO THE BUILDING AND STAIRWAYS, TERRACES, OR BALCONIES

- Railing
- Decking, concrete slab, or other
- Electrical system: lighting and electrical outlets
- Plumbing system: water valves

7 CHIMNEY AND EXHAUST DUCTS

- Masonry
- Exhaust trap operation

¹ Landscaping is excluded from the guarantee.

INTERIOR

1 FOYER

- Floor covering: tile (mortar joints), flexible flooring (joints), wood flooring or carpeting, baseboards
- Wall covering and ceilings: painted drywall, tile, wood or wallpaper, suspended ceiling, mouldings and woodwork
- Access doors: door check, weatherstripping, hardware, finish
- Electrical systems: lighting and alarm system
- Heating and ventilation system

2 HALLWAYS

- Floor covering: tile (mortar joints), flexible flooring (joints), wood flooring or carpeting, baseboards
- Wall covering and ceilings: painted drywall, tile, wood or wallpaper, suspended ceiling, mouldings and woodwork
- Electrical systems: lighting
- Heating and ventilation system

3 LIVING ROOM, DINING ROOM, AND BEDROOMS

- Floor covering: tile (mortar joints), flexible flooring (joints), wood flooring or carpeting, baseboards
- Wall covering and ceilings: painted drywall, tile, wood or wallpaper, suspended ceiling, mouldings and woodwork
- Doors: hardware, finish
- Electrical systems: lighting and electrical outlets
- Heating and ventilation system
- Fireplace: non-combustible fire-edge covering (walls, floor, and mantel), chimney opening and closing mechanism (damper)

4 KITCHEN AND BATHROOMS

- Floor covering: tile (mortar joints), flexible flooring (joints), wood flooring or carpeting, baseboards
- Wall covering and ceilings: painted drywall, tile, wood or wallpaper, suspended ceiling, mouldings and woodwork
- Doors: hardware, finish
- Electrical systems: lighting and electrical outlets
- Plumbing system: plumbing fixtures (sink, bathtub, shower with watertight joints) and faucets, valves, and pipes in good working condition
- Heating and ventilation system: kitchen hood and bathroom fans
- Cabinetry (cabinets, integrated furniture, and counters): finishing hardware (joints) and watertightness

INTERIOR - continued

5 BASEMENT AND OTHER SPACES

- Flooring: concrete and drainage
- Floor covering: tile (mortar joints), flexible flooring (joints), wood flooring or carpeting, baseboards
- Wall covering and ceilings: concrete, painted drywall, tile, wood or wallpaper, suspended ceiling, mouldings and woodwork
- Doors: hardware, finish
- Electrical systems: lighting, electrical outlets, and fuse box
- Plumbing system: shutoff valve to the dwelling unit, water heater and its drain
- Heating and ventilation system: air exchanger

6 GARAGE

- Flooring: concrete and drainage
- Wall covering and ceilings: painted drywall, concrete, mouldings and woodwork
- Access doors: door check, airtightness, hardware, finish, and invert mechanism
- Electrical systems: lighting, electrical outlets, smoke detector, and alarm system
- Plumbing system: water valve
- Heating and ventilation system

PERSONAL NOTES

DECLARATION OF BUILDING ACCEPTANCE

ACCEPTANCE – WITHOUT RESERVATIONS¹

ACCEPTANCE – WITH RESERVATIONS
(See the list of items to be corrected and/or completed)

BENEFICIARY'S SIGNATURE

CONTRACTOR'S SIGNATURE

END-OF-WORK DATE
(Applicable only if there is no work to be completed)

ANTICIPATED END-OF-WORK DATE

BENEFICIARY'S SIGNATURE

DATE OF ACCEPTANCE²

1. The beneficiary's acceptance with or without reservations concerns only those items that are apparent at the time of building acceptance.

2. Date on which the beneficiary declares acceptance of the building, which is ready to be used for its intended purpose, indicating, if applicable, work that must be completed or corrected.