

MINIMUM INSPECTION CHECKLIST FOR PROPERTY ASSESSMENTS

As part of the City of Dorval's Subsidized Inspection and Support Program to Improve the Resilience of Certain Buildings to Climate Change, each property inspection must include a comprehensive assessment of flood risks and vulnerability factors. Minimum inspection methods include direct observation (O), interviews with occupants and collection of historical information (IH), measurement (M), as well as closed-circuit television inspection (CCTV) when required.

All inspected elements must be evaluated for compliance with applicable standards, including Chapter III of the *Quebec Construction Code* (plumbing) and the relevant municipal regulations provided by the City.

1. Exterior Drainage

- History of water overflow from the street or nearby runoff sources onto the property.
- Assessment of surface drainage: effectiveness of diverting water away from the building, presence of pooling during heavy rain events, runoff direction.
- Verification of roof water drainage: condition and maintenance of gutters, water discharge points (ground, footing drain, sewer), discharge distance from the building.
- Presence and condition of stormwater management features: infiltration pits, rain gardens, bassins, drainage trenches.
- Identification of abandoned or non-functional catch basins that could contribute to water accumulation or infiltration.
- Presence of drainage pits or former underground structures that may influence the site's hydraulic behaviour.
- Evaluation of reverse slope garage entrances: configuration, elevation relative to road crown, presence of protective features (curbs, speed bumps, threshold drains).
- Verification of outdoor pools: history of overflow during heavy rainfall, impacts on adjacent buildings or lots, presence of adequate overflow or drainage systems.

2. Openings (Doors and Windows)

- History of water infiltration through openings.
- Height and position of openings relative to ground level.
- Condition and watertightness of windows and doors, including frames and seals.
- Assessment of window wells: drainage, maintenance, presence of covers.
- Inspection of basement doors and stairwell entrances: condition of drains, connections, protective measures against runoff.

3. Basement or Ground-Level Floor

- History of flooding affecting the basement or ground floor.
- Elevation of floor levels relative to the road crown.
- Presence and condition of floor drains: accessibility, compliance, presence of check valves.
- Verification of potential obstructions to drains caused by flooring or storage items.
- Identification of infiltration points: joints, cracks, porous materials.
- Presence of water-level alarm systems.

- Presence, accessibility, and condition of sump pits (pump pits), including their connection to the French drain.

4. Plumbing and Equipment

- Type of service connection to the municipal network: combined, separated, or pseudo-separated.
- Physical condition of connections between the building and the main service line.
- Verification of the availability of a storm sewer line for connection.
- Presence and condition of the French drain: maintenance, access chambers, discharge method.
- Evaluation of sump pumps or dewatering systems: backup power source, secondary pump, water discharge destination.
- Watertightness of pipe penetrations through the foundation wall or slab.
- Presence, accessibility, condition, and compliance of backwater valves: installation details, maintenance, risk of self-backflow, justification for adding a valve based on building configuration.