

NOTE FROM THE AUCTIONEER: *The Seller informs us that any and all items flagged in this report have been addressed and corrected as necessary. You are reminded, however, that it remains the responsibility of YOU the Bidder/Buyer to verify to your own satisfaction all information presented.*



Date: 21-Jul-2014

Inspection No. 12898-1327

Visual Property Inspection

**Sandy Bay Drive
Turtle Lake, Saskatchewan**

Prepared for :

**John Iwanchuk
Box 117
Glaslyn, Saskatchewan S0M 0Y0
Phone No. : (306) 845-3008**



Inspected by :

**Doug Forbes
PO Box 2391
92 26th Str. W
Battleford, Saskatchewan S0M 0E0
Phone: (306) 481-4681 Email: doug.forbes@pillartopost.com**

Limitations

Restricted

Debris

Snow

Vegetation



Summer House



Conditions

- Clear
 Cloudy
 Rain
 Wet
 Approx. Temperature 20

Building

- Condo
 Rural
 Bungalow
 Bi-Level
 2 Story
 3 Story
 Semi-Detached
 Duplex
 Row House
 Other
 Split Level

Landscaping

- Slopes to House
 Flower Bed
 Hedge
 Tree
 Damaged:
 No
 Earth to Wood
 Site Erosion
 No Swale
 Ravine

Driveway

- Slopes to House
 Paving Stone
 Gravel
 Concrete
Damaged:
 No
 Asphalt

Walkway/Path

- Slopes to House
 Paving Stone
 Patio Block
 Concrete
Damaged:
 No
 Asphalt

Deck/Patio

- Unsecured
 Wood
 Brick
 Concrete
 Metal
Damaged:
 No
 Slopes to House
 Paving Stone
 Patio Block
 Stone
 Crack
 Deterioration
 Mold
 Rot

Date: 21-Jul-2014

Sandy Bay Drive, Turtle Lake, Saskatchewan



Exterior

Limitations

- Clearance
 Seasonal Storm Windows
 Debris
 Shrub
 Snow
 Restricted
 Parged

Foundation Wall

- Not Exposed
 Poured Concrete
 Block
 Brick
 Stone
 Exterior Rigid Insulation
 PWF
 Piling
 Crack
 Mildew
 Stain
 Frost Heave

Damaged: No

Wall Surface

- No Ground Clearance
 Aluminum
 Composite
 Brick
 Stone
 Stucco
 Vinyl Siding
 Steel
 Split
 Repoint
 Repaint
 Recaulk
 Crack
 Mildew
 Stain
 Wood

Damaged: No

Windows

- Inspected with Binoculars
 Storm
 Unsecured
 Repaint
 Recaulk
 Weather-strip
 Mildew
 Stain
 Poor Trim

Damaged: No

Fresh paint noted on windows through out home. Further evaluation required to determine extent of moisture related danger. Soft spot noted, possible rot.



Doors

- Binds
 Damaged
 Storm
 Unsecured
 Repaint
 Recaulk
 Weather-strip
 Mildew
 Stain
 Split

Operational: Yes

Lighting

- None
 Unsecured

Operational: Yes



Install light fixture or junction box to reduce any safety hazards.

Receptacle

Damaged Install GFCI Reverse Polarity

Operational: Yes

No Ground Open Ground

Garage

Type

- Attached
 Built-In
 Detached
 Single
 Double
 Insulated
 Attic Access

Limited inspection due to personal belonging being stored in garage at time of inspection.



Door

- Binds
 Damaged
 Automatic
 Sectional
 Wood
 Metal
 Adjust Auto Stop
 No Safety Stop
 Stain
 Corrosion

Operational: Yes

Floor

- Crack
 Settlement
 Asphalt
 Concrete
 Gravel
 Stain
wood floor

Damaged: No

Wall

- No Fire Barrier
 Drywall
 Unfinished
 Brick
 Wood
 Stain

Damaged: No

Ceiling

- No Fire Barrier
 Drywall
 Crack
 Wood
 Stain
 Unfinished

Damaged: No

Lighting

- None
 Unsecured

Operational: Yes

Receptacle

- Damaged
 Install GFCI
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Circuit Wire

- Concealed
 Unsecured
 Improper

Date: 21-Jul-2014

Sandy Bay Drive, Turtle Lake, Saskatchewan

Access Door

- Auto Door Close
 Damaged Stain

- Metal Clad
 Corrosion

Wood

Operational: Yes

- Composite Gas Proof

Roof Structure

Inspected By:

- Binocular
 Roof Edge
 Walk On
 No Access

Limitations

- Deck
 Gravel
 Height
 Steep Slope
 Rain
 Solar Panel

Main Roof

- Flat
 Gable
 Valley
 Hip
 Shed
 Other



Gutter/Downspout

- Unsecured
 Aluminum
 Galvanized
 Plastic
 Corrosion
 Leak
 Drainage Below Ground
 Extended Leader
 Redirect Leader
 Clean

Damaged: No

- Incomplete
 Dent
 Spill

Fascia/Soffit

Damaged: No

- Not Vented Aluminum Wood Vinyl Other Loose
 Mildew Stain Corrosion

Covering

Damaged: No

- Asphalt Shingle Concrete Wood Shingle Wood Shake Fiberglass Shingle
 Tar Metal Other Nail Pop Loose Broken
 Crack Patched Mildew Stain Worn Curl
 Fungus Improper Installation

Replaced apx. 1 year ago.

Life Expectancy

- Middle Typical Exceeded

Accessory

Damaged: No

- Unsecured Air Vent Vent Stack Turbine Electrical Mast Solar Panel
 Skylight Antenna Dish

Further investigate skylight to determine if leak is active repair as required to reduce further staining and subsequent damages



Flashing

Damaged: No

- Not Checked Chimney Dormer Drip Edge Flat Roof Skylight
 Roof to Wall Stack Valley Roll Roofing Aluminum Copper
 Rubber Gap Deterioration Corrosion Tarred Reseal
 Improper Replace When Re-roofing

Chimney/Vent

Damaged: No

- Leaning Fireplace Furnace Gas Insert Other Brick
 Metal Wood Stucco Crack Deterioration Corrosion
 Loose Abandoned No Wind Cap Metal Liner Required

Chimney Cap

- | | | | | | |
|--|------------------------------------|----------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Concrete | <input type="checkbox"/> Masonry | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | | | |

Damaged: No

Secondary Roof

- | | | | | |
|-------------------------------|---|------------------------------|-------------------------------|--------------------------------|
| <input type="checkbox"/> Flat | <input checked="" type="checkbox"/> Gable | <input type="checkbox"/> Hip | <input type="checkbox"/> Shed | <input type="checkbox"/> Other |
|-------------------------------|---|------------------------------|-------------------------------|--------------------------------|

Secondary Roof Covering

- | | | | | |
|--|--|-----------------------------------|---------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Fiberglass Shingle | <input type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Wood Shake |
| <input type="checkbox"/> Tar | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Loose | <input type="checkbox"/> Broken |
| <input type="checkbox"/> Crack | <input type="checkbox"/> Patched | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Worn |
| <input type="checkbox"/> Fungus | <input type="checkbox"/> Improper Installation | | | <input type="checkbox"/> Curl |

Damaged: No

Same Age as Home



Secure siding as required to reduce further damages.

Limitations

- No Access
 Sealed
 Stored Items
 Looked In
 Entered
 Hatch
 Pull Down
 Insulated

Structure

- Truss
 Rafter
 Warped
 Stain
 Sag
Damaged:
No
 Split

Sheathing

- Condensation
 Composite
 Thermal Board
 Plywood
 Board
Damaged:
No
 Mildew
 Sag
 Stain
 R Felt

Insulation

- Radiant Barrier
 Concealed
 Finished
 None
 Vapor Barrier
 Fibreglass
 Mineral
 Cellulose
 Wood Shavings
 Rigid Plastic
 Foam
 Other
 Batt
 Blown
 Sprayed
 Required

Estimated Depth 10-12 inches

Ventilation

- None
 Soffit
 Gable End
 Turbine
Damaged:
No
 Roof
 Blocked
 Required
 Mechanical
 Baffles

Exhaust Duct

- Concealed
 Not Insulated
 Into Attic
 Plastic
 Metal
Damaged:
No

Electrical

- Concealed
 Abandoned
 Knob & Tub
 Open Splice
 Frayed
Damaged:
No

Basement/Structure

Limitations

- Finished
 Clutter
 Dry Weather
 Dry Ground

Crawl Space Only, No living quarters

Wall

- Crack
 Concealed
 Mildew
 Concrete
 Brick
 PWF

Damaged: No

Circuit Wire

- Concealed
 Unsecured
 Improper

Heat Source

- None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Floor Joist

- Concealed
 Unsecured
 Split
 Stain
 Other

Damaged: No

Beam

- Unsecured
 Concealed
 Laminate
 Metal
 Wood
 Sag

Damaged: No

Post

- On Slab
 Concealed
 Adjustable
 Brick
 Concrete
 Wood

Damaged: No

Bearing Wall

- Concealed

Damaged: No

Crawl Space

- No Access
 Vapor Barrier
 Insulated
 Entered
 Looked In
 Crack
 Mildew
 Stain
 Damp
 Earth Floor
 Concrete
 Moisture Barrier Required

Damaged: No

Further evaluation required to determine extent of moisture related damages. Musty odor noted.

Date: 21-Jul-2014

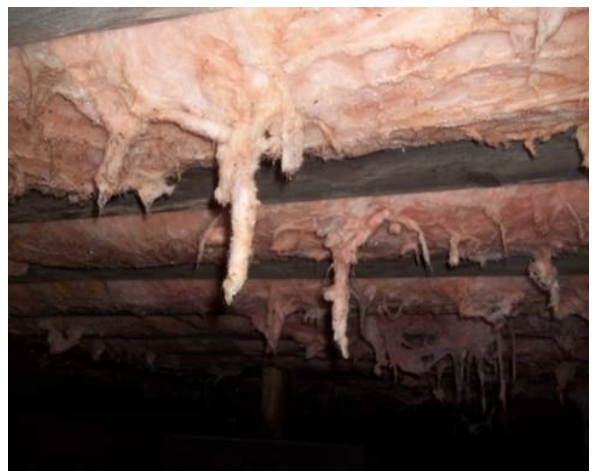
Sandy Bay Drive, Turtle Lake, Saskatchewan



Heated area.



Rodent feces noted. Monitor for further presence in the future.



Condensation noted.



Staining noted ,





Ventilation

- Mechanical Blocked Required

Recommend opening vents to reduce moisture related damages. Open during summer months and close during winter months

Electrical Service

Service Entrance

- Underground Overhead No Conduit 120 - Volt 120/240 Volt Unsecured
 Frayed

Entrance Cable

- Concealed Aluminum Copper

Main Disconnect

- Switch/Cartridge Fuse Breaker

Disconnect Rating

- Have Electrician Evaluate
Amps 200

Distribution Panel

- Not Opened Non Standard Installation Obstructed **Damaged: No**
 Obsolete Unsecured Corrosion
Location Water Closet



Panel Rating

- Room For Expansion
Amps 225

Fuse

- Breaker Glass Cartridge Time Delay GFCI Breaker AFCI Breaker
 Blown Over-Fused

Circuit Wire

Damaged: No

- Improper Aluminum Copper Copper Clad Other
 Non-Metallic Sheathed Armoured Cable Knob & Tub
 Double Tapping Spliced Corrosion Scorched

Consult qualified electrician to correct double tapped connections to reduce hazards associated with over fusing.



Grounding

- Concealed Ground Rod Water Main Improper Connection Meter By-Pass

Bonding

- Concealed Water Pipe Gas Pipe Improper Connection Corrosion
 Unsecured

Auxiliary Panel

Damaged: No

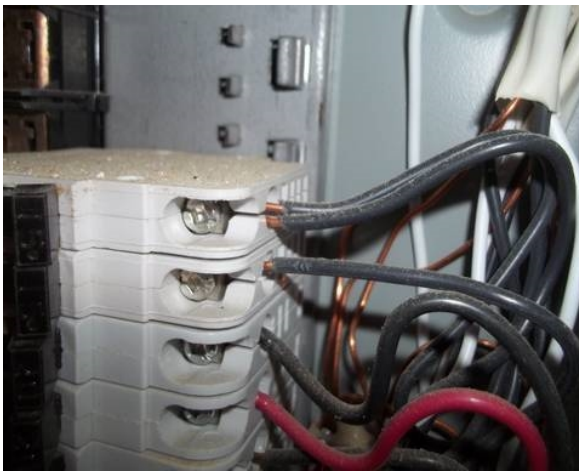
- Concealed Non Standard Installation Not Opened Unsecured Corrosion
 Obsolete

Location Water Closet

Sub Panel Noted IN Garage. Contact electrician to further evaluate panel and correct all deficiencies. Double tapping noted.



Garage Panel



Auxiliary Disconnect Rating

Have Electrician Evaluate

Auxiliary Panel Rating

Room For Expansion
Amps 70

Auxiliary Fuse

Breaker Glass Cartridge Time Delay GFCI Breaker Blown
 Over Fused Scorched

Plumbing Components

Limitation

Finished Basement

Recommend reviewing system with present owner or plumber to become familiar with system operation. Recommend removing terminated wire noted in plumbing closet

Public Supply

Metered Concealed Lead Galvanized Plastic Copper

Shut Off Valve

Not Tested Corrosion Leak

Location Crawl Space

Water Pressure

Low Typical High

Hose Bibb

Not Checked Frost Free Anti-Siphon Shut-Off Valve Recaulk Unsecured

Corrosion Leak

Operational: Yes

Distribution Piping

Concealed Lead Galvanized Plastic Copper

Dissimilar Material Unsecured Corrosion Leak

Damaged: No

Waste Drainage

Concealed Galvanized Cast Iron Plastic Copper Odor

Unsecured Corrosion Leak Advise Septic Tank Checked

Damaged: No

Vent Stack/Piping

Concealed Galvanized Cast Iron Plastic Copper Undersized

Unsecured Corrosion Leak

Damaged: No

Main Cleanout

Concealed Improper Plug

Location Crawl Space

Damaged: No

Hot Water Tank

Hybrid Heating Power-Vented Own Gas Electric Unsecured

Corrosion Leak

Operational: Yes

Age Apx. 1998

Estimated Capacity I.G. 33 gallon



Life Expectancy

- Typical End Exceeded

Average life span is apx 10-11 years.

Fuel Shut-Off

- Concealed

Location Beside tank

Relief Valve

- No Test Lever Corrosion Other

Discharge Tube

- Undersized Discharge

Install discharge tube to reduce any associated hazards.

Venting

- Flue Sidewall Improper Rise Unsecured Corrosion Soot

Damaged: No

Laundry

Floor **Damaged:** **No**
 Worn No drain Concrete Vinyl Wood Ceramic

Wall **Damaged:** **No**
 Patched Unfinished Drywall Brick Wood Ceramic

Ceiling **Damaged:** **No**
 Patched Unfinished Drywall Stipple Wood Tile

Window **Operational:** **Yes**
 Binds Not Tested Single Hung Awning Sliding Bay
 Thermal Awning Aluminum Vinyl Wood Damaged
 Mildew Stain Repaint

Lighting **Operational:** **Yes**
 None Unsecured

Receptacle **Operational:** **Yes**
 Damaged Install GFCI Reverse Polarity No Ground Open Ground

Tub/Faucet **Damaged:** **No**
 Unsecured Plastic Other Slow Drain Corrosion Leak

Trap/Drain **Damaged:** **No**
 Unsecured Improper Trap Slow Drain Corrosion Leak

Washer **Damaged:** **No**
 Make Maytag
Tested on off only.

Dryer **Damaged:** **No**
 Make Maytag
Tested on off only

Dryer Vent **Damaged:** **No**
 Unsecured With Other Exhaust To Crawlspace To Attic Plastic Duct

Fireplace

Type

- Built-in Free Standing Gas Insert Wood Insert Metal Liner Firebrick
 External Air Supply

Recommend having a WETT inspection done on all fireplaces.

Wood/Pellet Stove

- Not Tested Soot Suspect Installation Certification Not Apparent

Damaged: No

Chimney Flue

- Not Checked Soot Unsecure Advise Inspection

Damaged: No

Main Bathroom

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic **Damaged: No**

Wall

Patched Crack Drywall Brick Wallpaper Ceramic **Damaged: No**

Ceiling

Patched Crack Drywall Stipple Wood Tile **Damaged: No**

Window

Binds Not Tested Single Hung Casement Sliding Bay
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint Awning **Operational: Yes**

Door

Binds Damaged Pocket Hinged Wood Composite **Operational: Yes**

Lighting

None Unsecured **Operational: Yes**

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground **Operational: Yes**

Exhaust Fan

Advise Installation **Operational: Yes**

Sink

Worn Chip **Damaged: No**

Faucet

No Shut-off Sticks Unsecured Corrosion Leak **Operational: Yes**

Tested for 5-10 minutes, no leaks at time of inspection

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak **Damaged: No**

Vanity

- | | | | | | |
|----------------------------------|------------------------------------|---|----------------------------------|--|--------------------------------|
| <input type="checkbox"/> Worn | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Laminate | <input type="checkbox"/> Plywood | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Scratch | <input type="checkbox"/> Mildew | <input type="checkbox"/> Missing Hardware | | | |

Damaged: No

Counter

- | | | | | | |
|------------------------------------|--|---------------------------------|-----------------------------------|---|----------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Solid Surface | <input type="checkbox"/> Marble | <input type="checkbox"/> Laminate | <input checked="" type="checkbox"/> Ceramic | <input type="checkbox"/> Regrout |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Scratch | <input type="checkbox"/> Worn | | | |

Damaged: No

Toilet

- | | | | | | |
|--------------------------------------|-------------------------------------|------------------------------------|--------------------------------|-------------------------------|--|
| <input type="checkbox"/> No Shut-Off | <input type="checkbox"/> Tank Loose | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Crack | <input type="checkbox"/> Leak | |
|--------------------------------------|-------------------------------------|------------------------------------|--------------------------------|-------------------------------|--|

Operational: Yes

Faucet/Shower Head

- | | | | | | |
|-------------------------------------|---------------------------------|------------------------------------|------------------------------------|-------------------------------|--|
| <input type="checkbox"/> Not Tested | <input type="checkbox"/> Sticks | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | |
|-------------------------------------|---------------------------------|------------------------------------|------------------------------------|-------------------------------|--|

Operational: Yes

Tested for 5-10 minutes, no leaks at time of inspection

Shower Enclosure

- | | | | | | |
|------------------------------------|----------------------------------|--|-------------------------------------|---|----------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Ceramic | <input type="checkbox"/> Cultured Marble | <input type="checkbox"/> Fiberglass | <input checked="" type="checkbox"/> Plastic | <input type="checkbox"/> Regrout |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Scratch | <input type="checkbox"/> Worn | | | |

Damaged: No

Heat Source

- | | | | | | |
|-------------------------------|--|--|---------------------------------------|------------------------------------|----------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Thermostat | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Air Register | <input type="checkbox"/> Convector | <input type="checkbox"/> Radiant |
|-------------------------------|--|--|---------------------------------------|------------------------------------|----------------------------------|

Bathroom

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic **Damaged: No**

Wall

Patched Crack Drywall Brick Wood Ceramic **Damaged: No**

Ceiling

Patched Crack Drywall Stipple Wood Tile **Damaged: No**

Window

Binds Not Tested Single Hung Casement Sliding Bay Fixed Aluminum Vinyl Wood Damaged Mildew Stain Repaint Awning **Operational: Yes**

Door

Binds Damaged Pocket Hinged Wood Composite **Operational: Yes**

Lighting

None Unsecured **Operational: Yes**

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground **Operational: Yes**

Exhaust Fan

Advise Installation **Operational: Yes**

Sink

Worn Chip **Damaged: No**

Faucet

No Shut-off Sticks Unsecured Corrosion Leak **Operational: Yes**

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak **Damaged: No**

Vanity

Worn Unsecured Laminate Plywood Wood Metal Scratch Mildew Missing Hardware **Damaged: No**

Counter

Unsecured Solid Surface Marble Laminate Ceramic Regrout
 Mildew Scratch Worn

Damaged: No

Toilet

No Shut-Off Tank Loose Unsecured Crack Leak

Operational: Yes

Tub/Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic Regrout
 Mildew Crack Worn

Damaged: No

Jetted Tub

Not Tested GFCI Protected Motor Access Corrosion Leak

Operational: Yes

Faucet/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Shower Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic Regrout
 Mildew Scratch Worn

Damaged: No

Mixer/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Heat Source

None Thermostat Electric Air Register Convactor Radiant

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic **Damaged:** **No**

Wall

Patched Crack Drywall Brick Wood Ceramic **Damaged:** **No**

Ceiling

Patched Crack Drywall Stipple Wood Tile **Damaged:** **No**

Window

Binds Not Tested Single Hung Casement Sliding Bay **Operational:** **Yes**
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint Awning

Door

Binds Damaged Pocket Hinged Wood Composite **Operational:** **Yes**

Lighting

None Unsecured **Operational:** **Yes**

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground **Operational:** **Yes**

Exhaust Fan

Advise Installation **Operational:** **Yes**

Sink

Worn Chip **Damaged:** **No**

Faucet

No Shut-off Sticks Unsecured Corrosion Leak **Operational:** **Yes**

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak **Damaged:** **No**

Vanity

Worn Unsecured Laminate Plywood Wood Metal **Damaged:** **No**
 Scratch Mildew Missing Hardware

Counter

Unsecured Solid Surface Marble Laminate Ceramic Regrout
 Mildew Scratch Worn

Damaged: No

Toilet

No Shut-Off Tank Loose Unsecured Crack Leak

Operational: Yes

Tub/Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic Regrout
 Mildew Crack Worn

Damaged: No

Jetted Tub

Not Tested GFCI Protected Motor Access Corrosion Leak

Operational: Yes

Faucet/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Shower Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic Regrout
 Mildew Scratch Worn

Damaged: No

Mixer/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Heat Source

None Thermostat Electric Air Register Convactor Radiant

Kitchen

Floor					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic	
Wall					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Ceramic	
Ceiling					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	
Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite	
Patio Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	
Lighting					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Ceiling Fan					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Receptacle					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
Sink					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Chip	<input type="checkbox"/> Single	<input checked="" type="checkbox"/> Double	<input type="checkbox"/> Stainless	<input type="checkbox"/> Enamel	
Faucet					Operational:	Yes
<input type="checkbox"/> No Shut-Off Valve		<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	
Tested for 5-10 minutes, no leaks at time of inspection Second faucet not operational at time of inspection						
Trap/Drain					Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper Trap	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak		
Counter					Damaged:	No
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Ceramic	<input type="checkbox"/> Marble	<input type="checkbox"/> Laminate	<input type="checkbox"/> Solid Surface	<input type="checkbox"/> Regrout	
<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Worn				
Cabinet					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Laminate	<input type="checkbox"/> Plywood	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	
<input type="checkbox"/> Missing Hardware		<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Other		
Range Hood					Operational:	Yes
<input type="checkbox"/> Cooktop Exhaust		<input type="checkbox"/> Corrosion	<input type="checkbox"/> No Exhaust	<input type="checkbox"/> No Light	<input type="checkbox"/> Noisy	

Exhaust vent

- Unsecured Ductless Concealed With Other Exhaust To Attic
 Improper To Exterior

Filter

- None Unsecured Damaged Greasy

Damaged: No

Major Appliances (Built-in)

- Tested ON/OFF only. Did Not Test All Functions

Refrigerator

- Interior cold to the touch

Operational: Yes

Heat Source

- None Thermostat Electric Air Register Convector Radiant

Further investigate cause of inoperable baseboard heater and repair as necessary.

Guest House

Floor **Damaged:** **No**
 Worn Crack Carpet Vinyl Wood Ceramic

Wall **Damaged:** **No**
 Patched Crack Drywall Brick Wallpaper Ceramic
 Wood

Ceiling **Damaged:** **No**
 Patched Crack Drywall Stipple Wood Tile

Door **Operational:** **Yes**
 Binds Damaged Pocket Hinged Wood Composite
Metal Clad doors. Both operational. One entry to garage and one exterior.

Lighting **Operational:** **Yes**
 None Unsecured

Ceiling Fan **Operational:** **Yes**
 None Unsecured

Receptacle **Operational:** **Yes**
 Damaged Install GFCI Reverse Polarity No Ground Open Ground

Sink **Damaged:** **No**
 Worn Chip Single Double Stainless Enamel
Plumbing not complete

Faucet **Operational:** **No**
 No Shut-Off Valve Sticks Unsecured Corrosion Leak
No faucet present

Counter **Damaged:** **No**
 Unsecured Ceramic Marble Laminate Solid Surface Regrout
 Mildew Scratch Worn

Cabinet **Damaged:** **No**
 Worn Unsecured Laminate Plywood Wood Metal
 Missing Hardware Mildew Scratch Other

Filter **Damaged:** **No**
 None Unsecured Damaged Greasy

Major Appliances (Built-in)
 Tested ON/OFF only. Did Not Test All Functions

Date: 21-Jul-2014

Sandy Bay Drive, Turtle Lake, Saskatchewan

Refrigerator

Operational: Yes

Interior cold to the touch

Not plugged in at time of inspection

Heat Source

None

Thermostat

Electric

Air Register

Convector

Radiant

Foyer

Floor					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic	
Wall					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper	
Ceiling					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	
Lighting					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured	Further evaluation required to determine use for switch.				
Ceiling Fan					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Receptacle					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity			<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Closet/Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input checked="" type="checkbox"/> Bifold	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Sliding	
Stairway					Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Worn	<input type="checkbox"/> Trip Hazard	
Railing					Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Incomplete	<input type="checkbox"/> None		
Front Door					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Binds	<input checked="" type="checkbox"/> Metal Clad	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Dead Bolt	<input type="checkbox"/> Replace Sill	
<input type="checkbox"/> Weather Seal	<input type="checkbox"/> Split	<input type="checkbox"/> Worn				
Sidelight					Damaged:	No
<input type="checkbox"/> Loose	<input type="checkbox"/> Crack					

Family Room

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Wallpaper		
Ceiling						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
Window						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay		
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Mildew	<input type="checkbox"/> Damaged		
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input checked="" type="checkbox"/> Awning					
Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Ceiling Fan						Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground		
Heat Source							
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant		

Living Room

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper		
Ceiling						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
Window						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay		
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew		
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input checked="" type="checkbox"/> Awning					
Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Ceiling Fan						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground		
Heat Source							
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant		

Dining Room

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Wallpaper		
Ceiling						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
Window						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay		
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew		
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning					
Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Ceiling Fan						Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground		
Heat Source							
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant		

Dining Rm Lk front

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Wallpaper		
Ceiling						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
Window						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay		
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew		
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning					
Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Ceiling Fan						Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground		
Heat Source							
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant		

Main Floor

Bedroom

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Wall

Uneven
 Crack
 Drywall
 Brick
 Wood
 Composite

Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning

Operational: Yes

Door

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

Operational: Yes

Lighting

None
 Unsecured

Operational: Yes

Further evaluation required to determine use for switch.

Ceiling Fan

None
 Unsecured

Operational: Yes

Receptacle

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Master

Bedroom

Floor				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic
Wall				Damaged:	No
<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite
Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning			
Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite
Lighting				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Ceiling Fan				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Receptacle				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Heat Source					
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant

Bedroom

Floor				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic
Wall				Damaged:	No
<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite
Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning			
Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite
Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Bi-Fold	<input type="checkbox"/> Sliding
Lighting				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Ceiling Fan				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Receptacle				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Heat Source					
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant

Guest House

Bedroom

Floor					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic	
Wall					Damaged:	No
<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite	
Ceiling					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Tile	
Window					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay	
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew	
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input checked="" type="checkbox"/> Awning				
Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite	
Patio/Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	
<i>Exterior Dr.</i>						
Lighting					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Ceiling Fan					Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Receptacle					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
Heat Source						
<input type="checkbox"/> None	<input type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant	

Bedroom

Floor				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic
Wall				Damaged:	No
<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite
Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning			
Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite
Patio/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal
Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Hinged	<input type="checkbox"/> Bi-Fold	<input type="checkbox"/> Sliding
Lighting				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Ceiling Fan				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Receptacle				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Heat Source					
<input type="checkbox"/> None	<input type="checkbox"/> Thermostat	<input type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant

Additional Comments

General Comments

Further evaluation required to determine use of switches through out home. Recommend reviewing with home owner.

Limitations

Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect. Skylight – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.

Supplementary Comments

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions). Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture).



Report Commentary

Date: 21-Jul-2014

Sandy Bay Drive, Turtle Lake, Saskatchewan

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Exterior

1.1 **Windows**

Fresh paint noted on windows through out home. Further evaluation required to determine extent of moisture related danger. Soft spot noted, possible rot.

2.0 Garage

2.1 **Type**

Limited inspection due to personal belonging being stored in garage at time of inspection.

2.2 **Floor**

wood floor

3.0 Roof Structure

3.1 **Covering**

Replaced apx. 1 year ago.

3.2 **Secondary Roof Covering**

Same Age as Home

4.0 Basement/Structure

4.1 **Limitations**

Crawl Space Only, No living quarters

4.2 **Crawl Space**

Further evaluation required to determine extent of moisture related damages. Musty odor noted.

4.3 **Ventilation**

Recommend opening vents to reduce moisture related damages. Open during summer months and close during winter months

5.0 Electrical Service

5.1 **Circuit Wire**

Consult qualified electrician to correct double tapped connections to reduce hazards associated with over fusing.

5.2 **Auxiliary Panel**



Report Commentary

Date: 21-Jul-2014

Sandy Bay Drive, Turtle Lake, Saskatchewan

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5.0 Electrical Service

Sub Panel Noted IN Garage. Contact electrician to further evaluate panel and correct all deficiencies. Double tapping noted.

6.0 Plumbing Components

6.1 **Limitation**

Recommend reviewing system with present owner or plumber to become familiar with system operation. Recommend removing terminated wire noted in plumbing closet

7.0 Laundry

7.1 **Washer**

Tested on off only.

7.2 **Dryer**

Tested on off only

8.0 Fireplace

8.1 **Type**

Recommend having a WETT inspection done on all fireplaces.

9.0 Kitchen

9.1 **Heat Source**

Further investigate cause of inoperable baseboard heater and repair as necessary.

10.0 Guest House

10.1 **Door**

Metal Clad doors. Both operational. One entry to garage and one exterior.

10.2 **Sink**

Plumbing not complete

10.3 **Faucet**

No faucet present



Report Commentary

Date: 21-Jul-2014

Sandy Bay Drive, Turtle Lake, Saskatchewan

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

11.0 Bedroom

Guest House

11.1 **Patio/Door**

Exterior Dr.

12.0 Additional Comments

12.1 **General Comments**

Further evaluation required to determine use of switches through out home. Recommend reviewing with home owner.

12.2 **Limitations**

Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect. Skylight – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.

12.3 **Supplementary Comments**

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions). Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture).