

**Visual Property Inspection**

1491 103rd  
North Battleford, SK

**Prepared for :**

Norman Diane Seltzer

Phone No. : (306) 825-7960



**Inspected by :**

Doug Forbes  
PO Box 2391  
92 26th Str. W

Battleford, Saskatchewan S0M 0E0

Phone: (306) 481-4681 Email: [doug.forbes@pillartopost.com](mailto:doug.forbes@pillartopost.com)

Property and Site

**Limitations**

- Restricted   
  Debris   
  Snow   
  Vegetation

*Outer buildings exempt from inspection. No access to attached storage shed at time of inspection*



**Conditions**

- Clear   
  Cloudy   
  Rain   
  Wet

Approx. Temperature 14

**Building**

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

**Landscaping**

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

**Damaged: No**

Regrade / Maintain positive slope away from structure to reduce moisture related damages. Flower beds along foundation not recommended due to potential moisture related damages to foundations.




---

**Driveway** **Damaged: No**

Slopes to House     
  Paving Stone     
  Gravel     
  Concrete     
  Asphalt

---

**Walkway/Path** **Damaged: No**

Slopes to House     
  Paving Stone     
  Patio Block     
  Concrete     
  Asphalt

---

**Deck/Patio** **Damaged: No**

Unsecured     
  Wood     
  Brick     
  Concrete     
  Metal

Slopes to House     
  Paving Stone     
  Patio Block     
  Stone     
  Crack

Deterioration     
  Mold     
  Rot

---

**Railing** **Damaged: Yes**

Unsecured     
  Metal     
  Wood     
  Incomplete     
  None

*Replace damaged hand rail to reduce associated hazards.*



**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**

*Contact a expert to determine cause and extent of crack and repair as required to reduce any associated hazards/ damages.*



**Wall Surface**

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

**Damaged: No**

*Repair, caulk and paint all exposed wood siding/trim work to reduce deterioration and rot.*



**Windows**

- |  |                                 |                                    |                                    |                                  |
|--|---------------------------------|------------------------------------|------------------------------------|----------------------------------|
| <input type="checkbox"/> Inspected with Binoculars | <input type="checkbox"/> Storm  | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Repaint   | <input type="checkbox"/> Recaulk |
| <input type="checkbox"/> Weather-strip             | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain     | <input type="checkbox"/> Poor Trim |                                  |

**Damaged: No**

*Vinyl inserts noted through out the home Original wood Unites will require regular maintenance to reduce deterioration,*



Seal all gaps and cracks to reduce moisture related damages.

**Doors**

- |  |                                  |                                |                                    |                                  |                                  |
|--|----------------------------------|--------------------------------|------------------------------------|----------------------------------|----------------------------------|
| <input type="checkbox"/> Binds         | <input type="checkbox"/> Damaged | <input type="checkbox"/> Storm | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Repaint | <input type="checkbox"/> Recaulk |
| <input type="checkbox"/> Weather-strip | <input type="checkbox"/> Mildew  | <input type="checkbox"/> Stain | <input type="checkbox"/> Split     |                                  |                                  |

**Operational: Yes**

**Lighting**

- |                               |                                    |
|-------------------------------|------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Unsecured |
|-------------------------------|------------------------------------|

**Operational: Yes**

**Receptacle**

- |                                  |  |   |                                    |                                      |
|----------------------------------|--|---|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Damaged | <input checked="" type="checkbox"/> Install GFCI | <input type="checkbox"/> Reverse Polarity | <input type="checkbox"/> No Ground | <input type="checkbox"/> Open Ground |
|----------------------------------|--|---|------------------------------------|--------------------------------------|

**Operational: No**

*Contact electrician to determine cause of in operable receptacles*

**Garage**

**Type**

- Attached     Built-In     Detached     Single     Double     Insulated  
 Attic Access

*Storage Shed only. Exempt from inspection due to no access. Suspect siding material noted. Recommend having tested. Budget to replace shingles.*



**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   
  Incomplete   
  Dent  
 Corrosion   
  Leak   
  Drainage Below Ground   
  Spill  
 Extended Leader   
  Redirect Leader   
  Clean

**Damaged: No**

Maintain / Extend downspouts 6-8 feet away from structure to reduce any moisture related damages.

**Fascia/Soffit**

- Not Vented   
  Aluminum   
  Wood   
  Vinyl   
  Other   
  Loose  
 Mildew   
  Stain   
  Corrosion

**Damaged: No**

**Covering**

- 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

**Damaged: No**

**Life Expectancy**

- Typical   
  Middle   
  Exceeded

**Accessory**

- |                                    |                                   |  |                                  |  |                                      |
|------------------------------------|-----------------------------------|--|----------------------------------|--|--------------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Air Vent | <input checked="" type="checkbox"/> Vent Stack | <input type="checkbox"/> Turbine | <input type="checkbox"/> Electrical Mast | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> Skylight  | <input type="checkbox"/> Antenna  | <input type="checkbox"/> Dish                  |                                  |  |                                      |

**Damaged: No**

**Flashing**

- |                                       |  |  |                                       |                                    |                                   |
|---------------------------------------|--|--|---------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Not Checked  | <input type="checkbox"/> Chimney                 | <input type="checkbox"/> Dormer        | <input type="checkbox"/> Drip Edge    | <input type="checkbox"/> Flat Roof | <input type="checkbox"/> Skylight |
| <input type="checkbox"/> Roof to Wall | <input type="checkbox"/> Stack                   | <input type="checkbox"/> Valley        | <input type="checkbox"/> Roll Roofing | <input type="checkbox"/> Aluminum  | <input type="checkbox"/> Copper   |
| <input type="checkbox"/> Rubber       | <input type="checkbox"/> Gap                     | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion    | <input type="checkbox"/> Tarred    | <input type="checkbox"/> Reseal   |
| <input type="checkbox"/> Improper     | <input type="checkbox"/> Replace When Re-roofing |  |                                       |                                    |                                   |

**Damaged: No**

**Chimney/Vent**

- |                                  |                                    |   |   |  |                                    |
|----------------------------------|------------------------------------|---|---|--|------------------------------------|
| <input type="checkbox"/> Leaning | <input type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Furnace | <input type="checkbox"/> Gas Insert           | <input type="checkbox"/> Other         | <input type="checkbox"/> Brick     |
| <input type="checkbox"/> Metal   | <input type="checkbox"/> Wood      | <input type="checkbox"/> Stucco             | <input type="checkbox"/> Crack                | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Loose   | <input type="checkbox"/> Abandoned | <input type="checkbox"/> No Wind Cap        | <input type="checkbox"/> Metal Liner Required |  |                                    |

**Damaged: No**

**Chimney Cap**

- |  |                                    |                                  |   |                                |                                |
|--|------------------------------------|----------------------------------|---|--------------------------------|--------------------------------|
| <input type="checkbox"/> None          | <input type="checkbox"/> Concrete  | <input type="checkbox"/> Masonry | <input checked="" 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**

**Visible Flue Liner**

- |  |                                    |                                |                                |                                       |                                   |
|--|------------------------------------|--------------------------------|--------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> None            | <input type="checkbox"/> Brick     | <input type="checkbox"/> Clay  | <input type="checkbox"/> Metal | <input type="checkbox"/> Metal Insert | <input type="checkbox"/> Rain Cap |
| <input type="checkbox"/> Deterioration   | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | <input type="checkbox"/> Crack | <input type="checkbox"/> Improper     |                                   |
| <input type="checkbox"/> Advise Cleaning |                                    |                                |                                |                                       |                                   |

**Damaged: No**

**Secondary Roof**

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

*Signs of deterioration noted. Recommend having further evaluated to determine extent of damages. Budget to replace/ repair to reduce further damages.*







Attic

**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   
**Damaged:**   
**No**  
 Mildew   
 Sag   
 Stain   
 Board   
 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 6 - 10 ""

*Vermiculate insulation noted, possible asbestos present. Have tested. Read attached literature.*



**Ventilation**

- None     
  Soffit     
  Gable End     
  Turbine     
  Mechanical     
  Baffles  
 Roof     
  Blocked     
  Required

**Damaged: No**

*Recommend installing additional roof vents to promote attic ventilation and reduce attic moisture/condensation related damages.*

**Electrical**

- Concealed     
  Abandoned     
  Knob & Tub     
  Open Splice     
  Frayed

**Damaged: No**

*Contact electrician to further evaluate junction box and correct as required.*



**Basement/Structure**

**Limitations**

- Finished   
  Clutter   
  Dry Weather   
  Dry Ground

**Floor**

- Concrete   
  Cracked

**Wall**

- Crack   
  Concealed   
  Mildew   
  Concrete   
  Brick   
  PWF

**Damaged: No**

*Contact a expert to determine cause and extent of crack and repair as required to reduce any associated hazards/ damages.*



**Door**

- Binds   
  Damaged   
  Pocket   
  Hinged   
  Wood   
  Composite

**Damaged: No**

**Receptacle**

- Damaged   
  Install GFCI   
  Reverse Polarity   
  No Ground   
  Open Ground

**Damaged: No**

**Circuit Wire**

- Concealed   
  Unsecured   
  Improper

**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**

**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 60

*Check with local insurance on coverage. Recommend Upgrading service and panel to accommodate current lifestyles and appliances*

**Distribution Panel**

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



**Panel Rating**

- Room For Expansion  
Amps 100

**Fuse**

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

*Consult a qualified electrician to correct fuse/wire sizing to reduce associated hazards*

---

**Circuit Wire**

- |  |                                   |  |                                      |                                     |
|--|-----------------------------------|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Improper              | <input type="checkbox"/> Aluminum | <input checked="" type="checkbox"/> Copper | <input type="checkbox"/> Copper Clad | <input type="checkbox"/> Other      |
| <input type="checkbox"/> Non-Metallic Sheathed |                                   | <input type="checkbox"/> Armoured Cable    |                                      | <input type="checkbox"/> Knob & Tub |
| <input type="checkbox"/> Double Tapping        | <input type="checkbox"/> Spliced  | <input type="checkbox"/> Corrosion         | <input type="checkbox"/> Scorched    |                                     |

**Damaged:**      **No**

---

**Grounding**

- |                                    |                                     |  |  |   |
|------------------------------------|-------------------------------------|--|--|---|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Ground Rod | <input checked="" type="checkbox"/> Water Main | <input type="checkbox"/> Improper Connection | <input checked="" type="checkbox"/> Meter By-Pass |
|------------------------------------|-------------------------------------|--|--|---|

---

**Bonding**

- |                                    |  |  |  |                                    |
|------------------------------------|--|--|--|------------------------------------|
| <input type="checkbox"/> Concealed | <input checked="" type="checkbox"/> Water Pipe | <input checked="" type="checkbox"/> Gas Pipe | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Unsecured |  |  |  |                                    |







**Air Requirement**

- Internal       External       Inadequate

**Venting**

- Flue       Sidewall       Metal       Improper Rise       Unsecured       Corrosion  
 Soot

**Life Expectancy**

- Typical       Middle       Exceeded  
Average life span of furnaces is 20-25 years.

**Gas Burner**

- Not Checked

**Operational:      Yes**

*Checked for operation only.*

**Ignition**

- Electronic       Pilot & Thermocoupl

**Inspection Door**

- Missing       Soot       Sealed

**Motor/Blower**

- Direct Drive       Noisy       Other

**Fan Belt**

- Loose       Misaligned       Other

**Filter**

- Electronic       Disposable       Permanent       Missing       Inoperable       Undersized  
 Damaged       Dirty

**Duct/Joint/Housing**

Unsecured       Corrosion       Kink

**Plumbing Components**

**Limitation**

- Finished Basement

**Public Supply**

- Metered     Concealed     Lead     Galvanized     Plastic     Copper



**Shut Off Valve**

- Not Tested     Corrosion     Leak

Location Bsmt

**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**

*Budget for system replacement. Galvanized plumbing is corrosive by nature. Monitor for decreased water flow indicating initial signs of failure. Contact plumber to repair leak as required to reduce moisture related damages.*

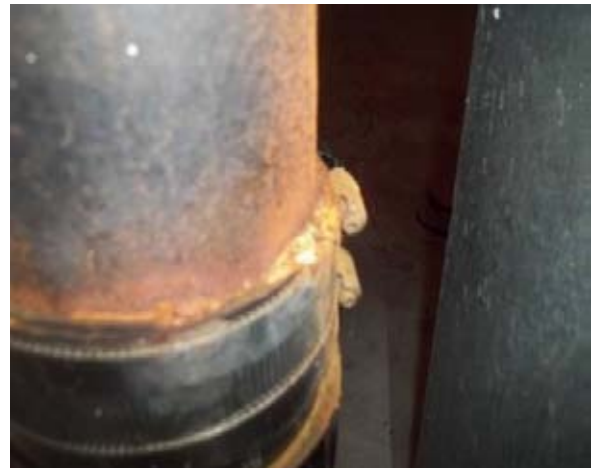


**Waste Drainage**

**Damaged: No**

- Concealed     Galvanized     Cast Iron     Plastic     Copper     Odor  
 Unsecured     Corrosion     Leak     Advise Septic Tank Checked

*Budget to repair and or replace drainage pipes. Corrosion and suspect repairs noted. No leaks at time of inspection.*



**Floor Drain**

- Mechanical Primer     None     Backed Up     No Water     No Trap

**Vent Stack/Piping**

**Damaged: No**

- Concealed     Galvanized     Cast Iron     Plastic     Copper     Undersized  
 Unsecured     Corrosion     Leak

**Main Cleanout**

**Damaged: No**

- Concealed     Improper Plug  
 Location Bsmt

---

**Hot Water Tank**

- Hybrid Heating     Power-Vented     Own  
 Corrosion     Leak  
Age 1997    Estimated Capacity I.G. 33 gallon

**Operational:    Yes**

- Electric     Unsecured

Gas



---

**Life Expectancy**

- Typical     Middle     Exceeded

Average life span is apx 7-11 years.

---

**Fuel Shut-Off**

- Concealed  
Location Above tank

---

**Relief Valve**

- No Test Lever     Corrosion     Other

---

**Discharge Tube**

- Undersized     Discharge

---

**Venting**

- Flue     Sidewall     Improper Rise     Unsecured     Corrosion     Soot

**Damaged:    No**

*Suspect venting noted. Contact expert to further evaluate and correct as required to reduce any associated hazards.*



**Burn Chamber**

Not Checked     Needs Adjustment

---

Laundry

---

**Floor**

Worn       No drain       Concrete       Vinyl       Wood       Ceramic

**Damaged: No**

*Located in Master Bedroom.*

---

**Washer**

Make Kenmore

Tested on off only.

**Damaged: No**

---

**Dryer**

Make Kenmore

Tested on off only

**Damaged: No**

---

**Dryer Vent**

Unsecured       With Other Exhaust       To Crawlspace       To Attic       Plastic Duct

**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
  Wood
  Ceramic

**Damaged: No**

**Ceiling**

- Patched
  Crack
  Drywall
  Stipple
  Wood
  Tile

**Damaged: Yes**

*Further investigation required to determine cause of damages.*



**Window**

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

**Operational: Yes**

**Door**

- Binds
  Damaged
  Pocket
  Hinged
  Wood
  Composite

**Operational: Yes**

**Lighting**

- None
  Unsecured

**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**

*Repair replace flush mechanism to promote proper function.*

**Tub/Enclosure**

- Unsecured     Ceramic       Cultured Marble     Fiberglass     Plastic       Regrout  
 Mildew       Crack       Worn

**Damaged: Yes**

*Budget to replace to reduce moisture related damages.*



**Faucet/Shower Head**

- Not Tested     Sticks       Unsecured     Corrosion     Leak

**Operational: Yes**

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

**Mixer/Shower Head**

- Not Tested     Sticks       Unsecured     Corrosion     Leak

**Operational: Yes**

---

**Heat Source**

None     Thermostat     Electric     Air Register     Convector     Radiant

**Kitchen**

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

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

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

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

**Patio Door** **Operational:** **Yes**  
 Binds     Damaged     Sliding     Hinged     Wood     Metal

**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

**Faucet** **Operational:** **Yes**  
 No Shut-Off Valve     Sticks     Unsecured     Corrosion     Leak  
*Repair or replace faucet to reduce leaking and subsequent water damages.*

**Trap/Drain** **Damaged:** **No**  
 Unsecured     Improper Trap     Slow Drain     Corrosion     Leak  
*Contact plumber to repair to reduce future moisture related damage.*

**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

**Range Hood** **Operational:** **Yes**  
 Cooktop Exhaust     Corrosion     No Exhaust     No Light     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

Foyer

<b>Floor</b>					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Laminate	<input type="checkbox"/> Ceramic	
<b>Wall</b>					<b>Damaged:</b>	<b>No</b>
<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	
<b>Ceiling</b>					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Tile	
<b>Lighting</b>					<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
<b>Receptacle</b>					<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
<b>Stairway</b>					<b>Damaged:</b>	<b>No</b>
<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	
<b>Railing</b>					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Incomplete	<input type="checkbox"/> None		
<b>Front Door</b>					<b>Operational:</b>	<b>Yes</b>
<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				

Living Room

**Floor** **Damaged:** **No**

Worn   
  Crack   
  Carpet   
  Vinyl   
  Laminate   
  Ceramic



Exempt from Inspection.

**Wall** **Damaged:** **No**

Patched   
  Crack   
  Drywall   
  Brick   
  Wood   
  Wallpaper

**Ceiling** **Damaged:** **No**

Patched   
  Crack   
  Drywall   
  Stipple   
  Wood   
  Tile

**Window** **Operational:** **Yes**

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

**Lighting** **Operational:** **Yes**

None   
  Unsecured

**Ceiling Fan** **Operational:** **Yes**

None   
  Unsecured

**Receptacle** **Operational:** **Yes**

Damaged   
  Switched   
  Reverse Polarity   
  No Ground   
 Open Ground

Consult a qualified electrician to establish ground connection to provide intended ground protection  
 Replace duplex receptacle with three prong outlets to accommodate current appliances.

**Heat Source**

None   
  Thermostat   
  Electric   
 Air Register   
 Convector   
 Radiant

master

Bedroom

**Floor**

- Worn   
  Crack   
  Carpet   
  Vinyl   
  Wood   
  Ceramic

**Damaged: No**

Possible trip and or safety hazard. Suspect stair rise height noted.



**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**

**Closet/Door**

- Binds   
  Damaged   
  Light   
  Hinged   
  Bi-Fold   
  Sliding

**Operational: Yes**

**Lighting**

- None   
  Unsecured

**Operational: Yes**

**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





---

Date: 17-Apr-2015

1491 103rd, North Battleford, SK

*Electric heaters operational at time of inspection*

**Bedroom**

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

**Wall** **Damaged: No**  
 Uneven     Crack     Drywall     Brick     Wood     Composite

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

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

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

**Lighting** **Operational: No**  
 None     Unsecured  
*Determine cause of inoperable light fixture and repair as required. Replace bulb prior to further investigation.*

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

**Receptacle** **Operational: Yes**  
 Damaged     Switched     Reverse Polarity     No Ground     Open Ground  
*Replace duplex receptacle with three prong outlets to accommodate current appliances.*

**Heat Source**  
 None     Thermostat     Electric     Air Register     Convector     Radiant

**Bedroom**

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

**Wall** **Damaged:** **No**  
 Uneven     Crack     Drywall     Brick     Wood     Composite

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

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

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

**Patio/Door** **Operational:** **Yes**  
 Binds     Damaged     Sliding     Hinged     Wood     Metal

**Closet/Door** **Operational:** **Yes**  
 Binds     Damaged     Light     Hinged     Bi-Fold     Sliding

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

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

**Receptacle** **Operational:** **Yes**  
 Damaged     Switched     Reverse Polarity     No Ground     Open Ground

**Heat Source**  
 None     Thermostat     Electric     Air Register     Convector     Radiant

Additional Comments

---

**General Comments**

*Condition of the home are relative to the age of the home.*

---

**Limitations**

---

**Supplementary Comments**

*It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet.*



# Report Commentary

Date: 17-Apr-2015

1491 103rd, North Battleford, SK

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 Property and Site

### 1.1 **Limitations**

Outer buildings exempt from inspection. No access to attached storage shed at time of inspection

### 1.2 **Railing**

Replace damaged hand rail to reduce associated hazards.

---

## 2.0 Exterior

### 2.1 **Foundation Wall**

Contact a expert to determine cause and extent of crack and repair as required to reduce any associated hazards/ damages.

### 2.2 **Wall Surface**

Repair, caulk and paint all exposed wood siding/trim work to reduce deterioration and rot.

### 2.3 **Windows**

Vinyl inserts noted through out the home Original wood Unites will require regular maintenance to reduce deterioration,

### 2.4 **Receptacle**

Contact electrician to determine cause of in operable receptacles

---

## 3.0 Garage

### 3.1 **Type**

Storage Shed only. Exempt from inspection due to no access. Suspect siding material noted. Recommend having tested. Budget to replace shingles.

---

## 4.0 Roof Structure

### 4.1 **Secondary Roof**

Signs of deterioration noted. Recommend having further evaluated to determine extent of damages. Budget to replace/ repair to reduce further damages.

---

## 5.0 Attic

### 5.1 **Insulation**

Vermiculite insulation noted, possible asbestos present. Have tested. Read attached literature.



# Report Commentary

Date: 17-Apr-2015

1491 103rd, North Battleford, SK

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.

---

## 5.0 Attic

### 5.2 **Ventilation**

Recommend installing additional roof vents to promote attic ventilation and reduce attic moisture/condensation related damages.

### 5.3 **Electrical**

Contact electrician to further evaluate junction box and correct as required.

---

## 6.0 Basement/Structure

### 6.1 **Wall**

Contact a expert to determine cause and extent of crack and repair as required to reduce any associated hazards/ damages.

---

## 7.0 Electrical Service

### 7.1 **Disconnect Rating**

Check with local insurance on coverage.Recommend Upgrading service and paneto accommodate current lifestyles and appliances

### 7.2 **Fuse**

Consult a qualified electrician to correct fuse/wire sizing to reduce associated hazards

---

## 8.0 Heating

### 8.1 **Smoke Detectors**

Recommend upgrading,average life spand 7-10 years.

### 8.2 **CO Detectors**

Recommend installing to reduce any associated hazards.

### 8.3 **Heating System**

Due to age, Recommend a servicing and or inspection of unit.Contact electrician to evaluate wiring of power source and correct as required to reduce any associated hazards.

### 8.4 **Gas Burner**

Checked for operation only.



# Report Commentary

Date: 17-Apr-2015

1491 103rd, North Battleford, SK

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.

---

## 9.0 Plumbing Components

### 9.1 **Distribution Piping**

Budget for system replacement. Galvanized plumbing is corrosive by nature. Monitor for decreased water flow indicating initial signs of failure. Contact plumber to repair leak as required to reduce moisture related damages.

### 9.2 **Waste Drainage**

Budget to repair and or replace drainage pipes. Corrosion and suspect repairs noted. No leaks at time of inspection.

### 9.3 **Venting**

Suspect venting noted. Contact expert to further evaluate and correct as required to reduce any associated hazards.

---

## 10.0 Laundry

### 10.1 **Floor**

Located in Master Bedroom.

---

## 11.0 Main Bathroom

### 11.1 **Ceiling**

Further investigation required to determine cause of damages.

### 11.2 **Toilet**

Repair replace flush mechanism to promote proper function.

### 11.3 **Tub/Enclosure**

Budget to replace to reduce moisture related damages.

---

## 12.0 Kitchen

### 12.1 **Faucet**

Repair or replace faucet to reduce leaking and subsequent water damages.

### 12.2 **Trap/Drain**

Contact plumber to repair to reduce future moisture related damage.



# Report Commentary

Date: 17-Apr-2015

1491 103rd, North Battleford, SK

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.

---

## 13.0 Bedroom master

### 13.1 Heat Source

Electric heaters operational at time of inspection

---

## 14.0 Bedroom

### 14.1 Lighting

Determine cause of inoperable light fixture and repair as required. Replace bulb prior to further investigation.

### 14.2 Receptacle

Replace duplex receptacle with three prong outlets to accommodate current appliances.

---

## 15.0 Additional Comments

### 15.1 General Comments

Condition of the home are relative to the age of the home.

### 15.2 Supplementary Comments

It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet.



# Galvanized Steel Water Pipes

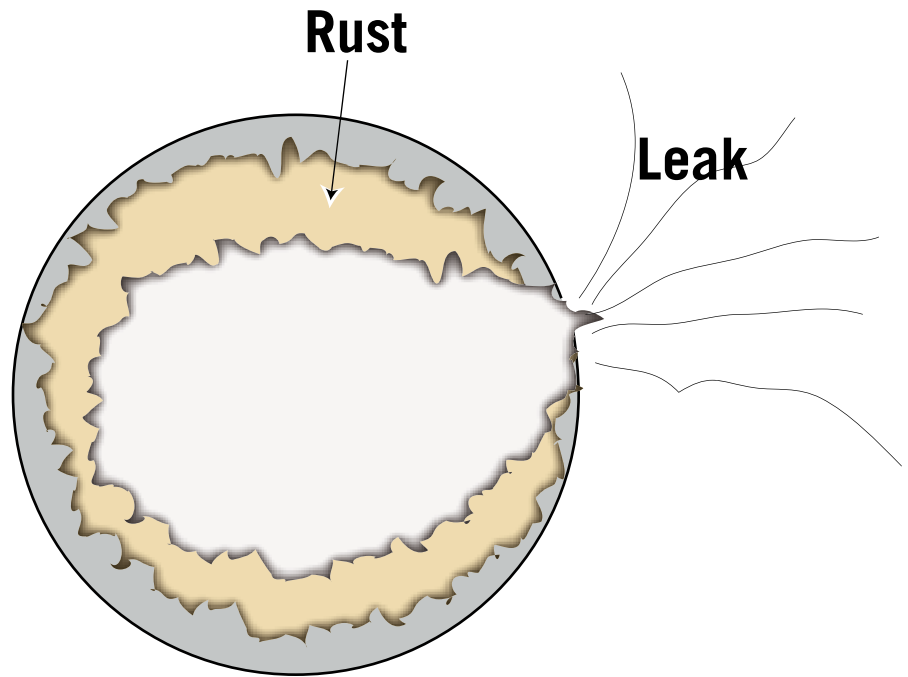
## What is Galvanized Steel Pipe?

Galvanized refers to a zinc coating added to steel pipes to protect them from rust. Galvanized steel was used for residential supply plumbing until around 1950. Although it was considered an effective resistant to corrosion at the time, it proved to have a limited service life of approximately 50 years. Over time, water passing through the pipes literally consumes the zinc. Once the zinc is gone, the exposed steel will then start to rust.

## The Problems

Galvanized steel pipe has not been used in residential homes since around 1950. Any galvanized steel found in homes today, therefore, will generally be well past its shelf date. If you have galvanized steel pipes, consider replacing them, especially since rust is not the only problem you will face. Other problems include:

- **Poor water flow**
  - galvanized steel pipe rusts from the inside out, diminishing the effective cross-sectional area. Any pipe found today will likely have an interior comprised mostly of rust.
- **Rust in the water** – you may see rust in the water when you first turn on the taps. It will, however, quickly clear as you run the water, but unsightly stains may develop on plumbing fixtures.
- **Leaks** – the pipe eventually rusts right through, usually at the threaded joints where the steel is the thinnest, causing leaks.
- **Home insurance** – many insurance companies will not insure homes with galvanized steel pipe because of the risk of major leaks.

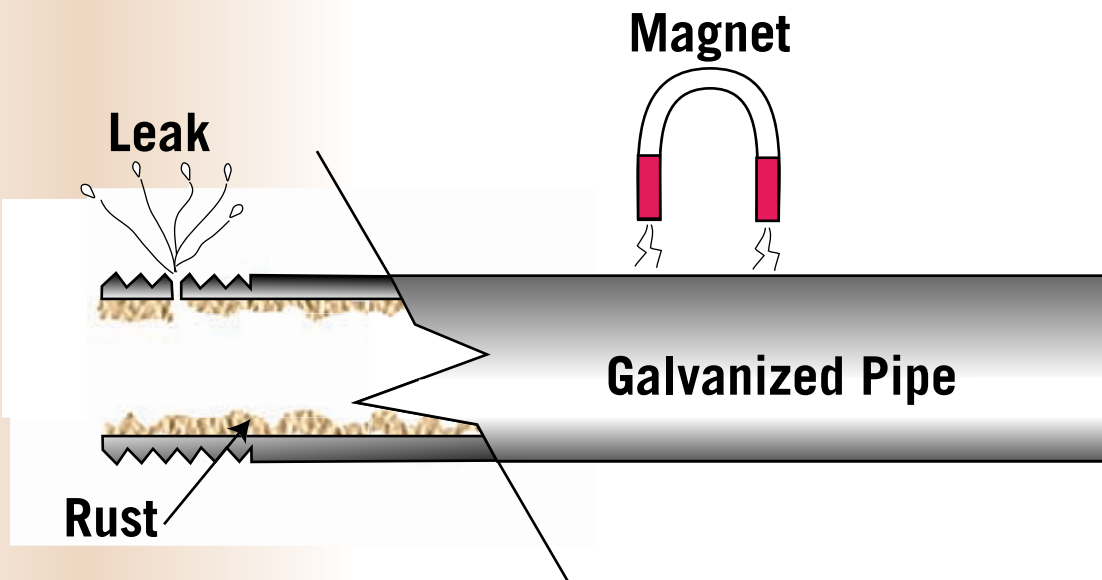


## Recognizing Galvanized Steel Pipe

- A silvery grey color indicates weathered galvanized steel pipe
- The pipe connections are often threaded
- A magnet will stick to galvanized steel pipe but not to copper, lead, or plastic
- The flow from the hot tap is distinctly different than the flow from the cold
- Rust stains can be found near the drain in a sink

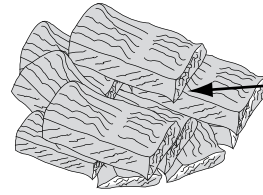
Recognizing galvanized steel is easy, but *finding* it can be a challenge. If the plumbing in your home has been upgraded at some point, galvanized steel pipe may be located in areas difficult and/or disruptive to access. For instance, a past upgrade might have involved replacing the horizontal runs of pipe, which tend to corrode faster than the vertical runs (risers), leaving the latter, therefore, in place. Risers inside walls are often difficult or impossible to see. Furthermore, hot water pipes often get replaced while cold are left behind since the hot corrode faster than the cold. Galvanized steel pipes, therefore, tend to go undetected until a leak appears, or until the walls are opened during a renovation.

Although galvanized steel does not present a health hazard, you should still consider replacing it since you run the risk of major leaks that may cause serious damage to your house, resulting in expensive repairs. Replacement will also clear up minor problems, such as poor water flow. If you find galvanized steel in your home, contact a plumber to have it replaced. Do not wait for a leak!

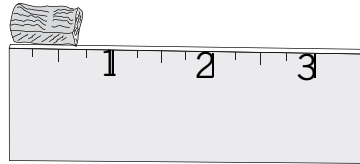


# Vermiculite Insulation

Vermiculite is a mineral in the earth. It is mined to produce a variety of products. When heated to a high temperature, vermiculite “exfoliates” or pops like popcorn into lightweight pieces of material, ideal for use as thermal insulation. Pieces of vermiculite are anywhere from 1/4 to 1 inch thick, and are shaped like little silver, gold or brown nuggets.



Typical Vermiculite Nuggets



Vermiculite Insulation May Contain Asbestos

Vermiculite is easy to pour into the spaces in attic framing. It was a popular do-it-yourself insulation material in its hay day. Vermiculite was also used in walls and in difficult-to-access areas.

Vermiculite was used to insulate attics from roughly 1925 to about 1985. It was primarily used as a retrofit insulation for older homes. If you have an older home, you could have vermiculite insulation.

Commonly poured into the spaces between the ceiling joists and level with the top of the joists, vermiculite may be underneath a layer of modern fiberglass insulation added later as an upgrade.

Most of the vermiculite attic insulation produced until the mid 1980s was sold under the brand name Zonolite.

## The Problem

The largest supply of vermiculite came from a mine near Libby, Montana. The Libby mine also had natural asbestos deposits. Vermiculite from the Libby mine contains asbestos. The problem is the asbestos, not vermiculite. If you have vermiculite insulation, it is impossible to know if it came from the Libby mine. Since most of the world’s supply came from that mine, chances are high your vermiculite is from this source.

Authorities have known for some time that vermiculite from the Libby mine contained a small amount of asbestos (less than 1%). They thought the low percentage did not pose a significant health risk. More recently, however, the same authorities say that although the

bulk percentage of asbestos is low, a concentrated cloud of asbestos fibers could form when disturbed, posing a health risk.

Tiny asbestos fibers can become trapped in the lungs. Frequent and prolonged exposure could lead to a lung disease called asbestosis, or to lung cancer. Asbestos is only a health concern if it gets into your lungs.

## Action Plan

First of all, it is reasonable to assume that vermiculite in any attic contains asbestos. You could have it tested, but even for a trained expert it is difficult to test the material reliably.

There is no health risk if you do not disturb the insulation. Authorities agree that the best course of action is to leave it alone.

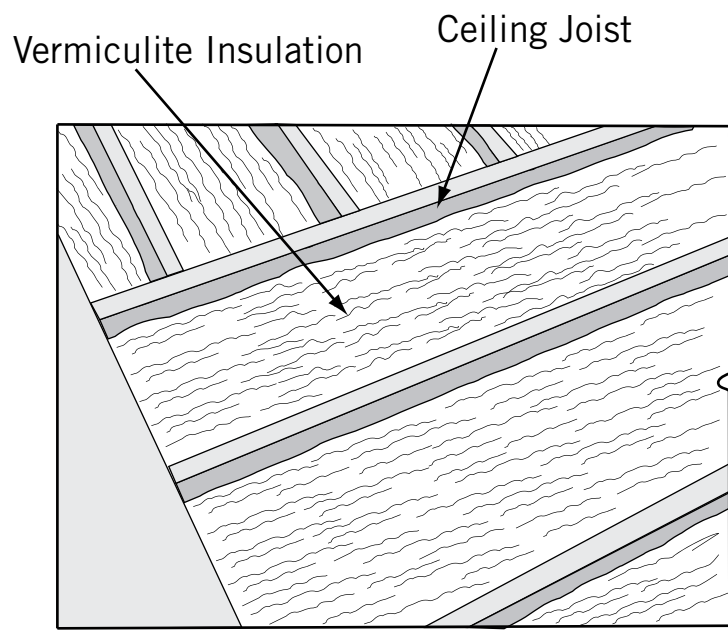
- Avoid going into your attic; do not use it as a storage area.
- If you do go in, make every effort not to disturb the insulation.
- If you must disturb the insulation, leave the attic immediately after.
- A dust mask will NOT protect you. A special mask, requiring fitting and training, is required to filter asbestos.
- Seal any openings to the attic, such as around recessed light fixtures .

## Renovations and Remodeling

When renovating or remodeling, anything from rewiring the ceiling light fixtures to installing a skylight could disturb the insulation. Get a recommendation from a certified asbestos contractor. This is not a do-it-yourself project.

## Is Vermiculite Still on the Market?

Vermiculite insulation is still available on the market. Anything produced after 1990, however, will not be from the Libby mine. Vermiculite from other sources does not contain asbestos.

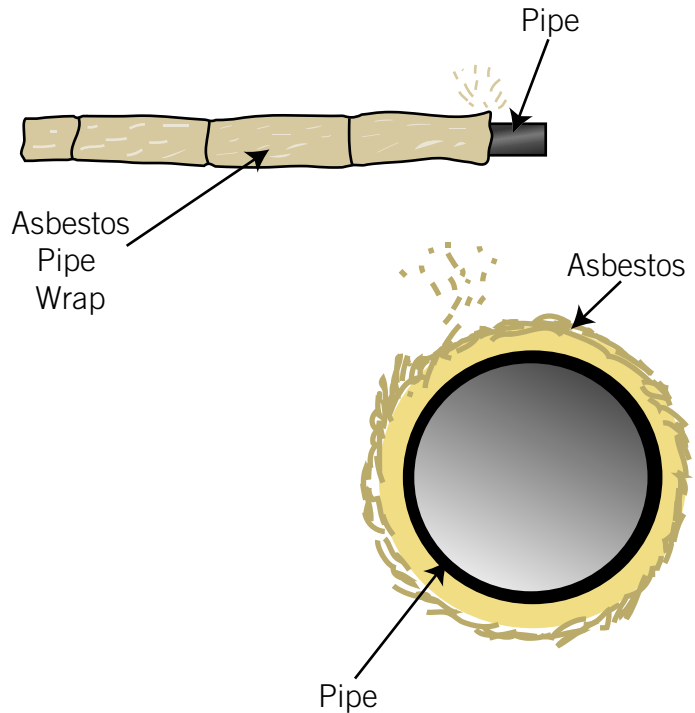


# Asbestos

Asbestos is a mineral possessing useful properties, including thermal stability, strength, and good insulating abilities. Asbestos has been used in many products, from automobile brake pads to thermal insulation.

In the home, asbestos may be found in the following:

- Asbestos cement roof tiles
- Roofing felts
- Asbestos cement siding
- Resilient flooring (vinyl floor tiles, etc.)
- Acoustic ceiling tiles
- Stipple paint, spray coatings, patching and joint compounds
- Pipe wrap for hot water heating systems
- Thermal insulation on heating ducts and heating systems
- Door gaskets on furnaces, boilers, and wood stoves
- Insulation in walls and ceilings
- Vermiculite thermal insulation in attics and walls



## What's the Problem?

Asbestos poses a health risk when the fibers become airborne. Breathing high levels of asbestos fibers can lead to lung disease, including asbestosis and lung cancer. Most people who get asbestosis have been exposed to high levels of asbestos over a very long period of time. Symptoms do not usually develop for about 20 to 30 years after exposure.

Today occupational exposure is carefully controlled, and the use of asbestos in products has been dramatically reduced. The products that contain asbestos are better designed to encapsulate the asbestos fibers, preventing them from being released into the environment.

## The Risk in Your Home

While most people exposed to small amounts of asbestos do not develop any health problems, a prudent avoidance protocol is best. If you know what contains asbestos in your home, you can take steps to avoid significant and prolonged exposure.

The biggest risk is attempting to remediate on your own. Disturbing asbestos usually makes it become dangerous to your health. In most cases, the best course of action is to leave the asbestos-containing material alone.

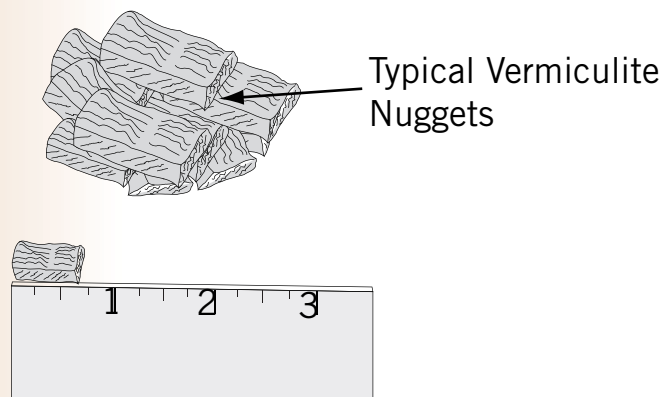
## Identification

If you suspect that materials in your home contain asbestos, you can have them tested. It is not possible to confirm whether a material contains asbestos from a visual inspection. Microscopic examination is required. An expert is required to do the sampling and identification.

## What Can You Do About Asbestos?

First and foremost, remediation should be done by an expert. If the asbestos is in good condition, the best course of action by far is to leave the material alone. Asbestos is only a health risk if it is crumbling and damaged. If it shows minor localized damage, it can be repaired by sealing the asbestos fibers with a sealant that sticks the fibers together. This process is called encapsulation.

Removing asbestos is possible but expensive. In some cases, removal is the only option, such as during renovations.



Vermiculite Insulation  
May Contain Asbestos

# Lead Water Service Pipe

The water pipe that runs underground from the city's main pipe to your home is called the service pipe or house water main. In most areas the home owner owns, and is responsible for, all or part of this pipe. If your home was built before 1950, and this service pipe has never been upgraded, it may be made of lead. Most lead pipes, however, have long since been replaced with modern copper pipes. Pillar To Post® inspectors still come across lead water mains in older homes from time to time.

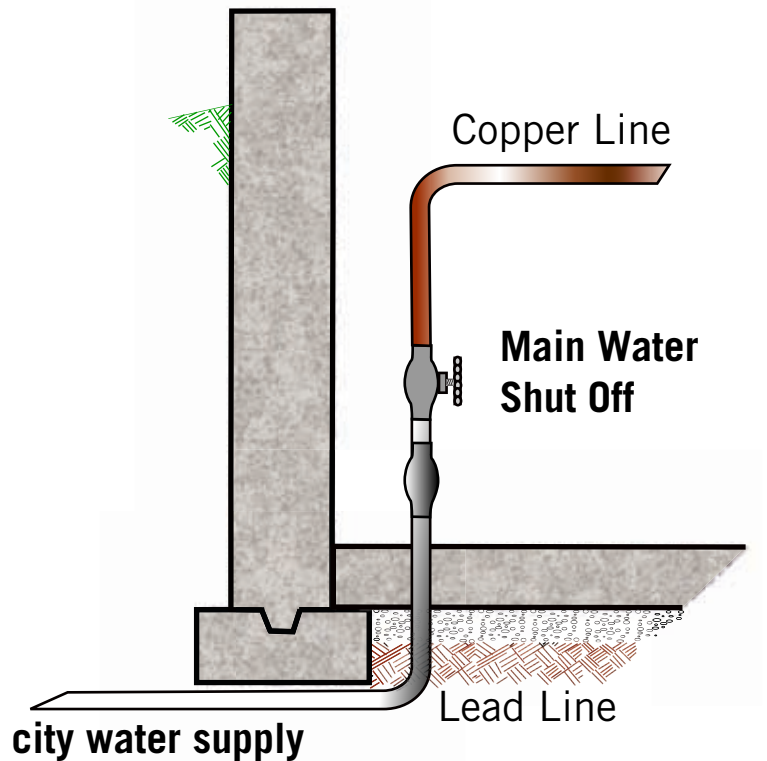
## Recognizing a Lead Service Pipe

It may be possible for you to check your service pipe yourself if you can see a few inches of it inside your home. Most of it is buried in the ground. Lead service pipes are a dull gray color. It is distinctly different from copper or plastic but it might look like galvanized steel. This won't fool you for long if you have a magnet. A magnet will stick to galvanized steel but not to lead. Of course if the water main is galvanized steel, it will need replacing anyway but that is another topic.

The other identifying characteristic of a lead service pipe is the joint that is formed where it attaches to the distribution piping in the home. This joint looks like a ball or bulb of lead.

## What Should You Do?

If your home has a lead water main, don't panic. Although the toxicity of lead is a concern, a layer of oxide inside the pipe protects the water supply to a certain extent. Furthermore, significant lead exposure is not something that happens overnight. You can avoid unnecessary exposure with a few simple tips. For instance, let your tap run for a few minutes, or until the water runs cold, when getting water for drinking or cooking. This procedure flushes stagnant water from the pipes. This is good practice no matter what type of pipes you have.



## Lead Based Solder

Copper distribution piping inside the home is joined with solder. Solder used in the past (prior to about 1980) had about 50% lead in it. The tiny amount of solder surface area that makes contact with the water in the pipes is probably not significant, in most cases. However, some water chemistries could dissolve more lead, making stagnant water potentially hazardous. Either way, you should avoid drinking stagnant water from these pipes. You can have the solder tested by an expert if you would like to find out for sure.

Today, solder for fresh water distribution piping does not have lead in it.

## Tips

- Remove and clean aerator in tap periodically.
- A water test can identify lead levels in your water.
- If you are concerned that you have been exposed to lead, a doctor can administer a simple blood test that can identify lead in your body.

Now that you have a protocol for your drinking water, and some smart tips at your disposal, you may wish to call a plumber for a quote on replacing the water main. Make sure you check with the city first, as they may be offering a subsidy or program for water main replacement.

## Lead Pipe Joint

