

Visual Property Inspection

2143 101 Str
North Battleford, SK

Prepared for :

George Kotun

Phone No. : (306) 445-2030



Inspected by :

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Limitations

- Restricted
 Debris
 Snow
 Vegetation



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
 Ravine
 Earth to Wood
 Site Erosion
 No Swale

Damaged: No

Regrade / maintain to slope away from structure to reduce foundation deterioration potential water entry and subsequent damages.



Property and Site

Driveway

Slopes to House

Paving Stone

Gravel

Concrete

Asphalt

Damaged: No

Walkway/Path

Slopes to House

Paving Stone

Patio Block

Concrete

Asphalt

Damaged: No



Deck/Patio

Unsecured

Wood

Brick

Concrete

Metal

Damaged: Yes

Slopes to House

Paving Stone

Patio Block

Stone

Crack

Deterioration

Mold

Rot

Repair/replace to reduce further damages.



Railing

Unsecured

Metal

Wood

Incomplete

None

Damaged: No

Secure railing to promote safety

Exterior

Limitations

- Clearance Seasonal Storm Windows Debris Shrub Snow
 Restricted Parged

Foundation Wall

- | | | | | |
|--|---|---------------------------------|--------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Not Exposed | <input checked="" type="checkbox"/> Poured Concrete | <input type="checkbox"/> Block | <input type="checkbox"/> Brick | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Exterior Rigid Insulation | <input type="checkbox"/> PWF | <input type="checkbox"/> Piling | <input type="checkbox"/> Crack | <input type="checkbox"/> Mildew |
| <input type="checkbox"/> Stain | <input type="checkbox"/> Frost Heave | | | |

Damaged: No

Wall Surface

- | | | | | |
|--|---------------------------------------|------------------------------------|--------------------------------|--|
| <input type="checkbox"/> No Ground Clearance | <input type="checkbox"/> Aluminum | <input type="checkbox"/> Composite | <input type="checkbox"/> Brick | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> Steel | <input type="checkbox"/> Split | <input type="checkbox"/> Repoint |
| <input type="checkbox"/> Recaulk | <input type="checkbox"/> Crack | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input checked="" type="checkbox"/> Wood |

Damaged: No

Repair/Replace deteriorated siding to reduce further deterioration and promote intended weathering protection



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

Budget to replace. Windows showing signs relative to age and wear. Maintain wood windows/trim work to reduce deterioration

Exterior



Window Well

Damaged: No

Improper Drainage

Recommend installing window well to reduce moisture related damages.



Doors

Operational: Yes

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

Replace damaged weather stripping

Lighting

Operational: Yes

- None Unsecured

Receptacle

Operational: Yes

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Install cover plates to reduce associated hazards.

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

Clean and maintain gutter system to promote drainage toward downspout. Maintain and replace galvanized troughs as necessary. Older galvanized troughs are susceptible to failure due to corrosion and seam separation. Recommend extending all downspouts 6-8 ft away from structure to reduce moisture related damages

Fascia/Soffit

- Not Vented
 Aluminum
 Wood
 Vinyl
 Other
 Loose
 Mildew
 Stain
 Corrosion

Damaged: No

Wood fascia/ soffit will require regular maintenance to reduce moisture related damages.

Roof Structure



Covering

- | | | | | | | |
|---|--|---------------------------------------|-------------------------------------|---|---------------------------------|-----------|
| <input checked="" type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Wood Shake | <input type="checkbox"/> Fiberglass Shingle | Damaged: | No |
| <input type="checkbox"/> Tar | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Nail Pop | <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"/> Curl | |
| <input type="checkbox"/> Fungus | <input type="checkbox"/> Improper Installation | | | | | |



Life Expectancy

- Typical Middle Exceeded

Average life expectancy of shingles are 15-20 years.

Accessory

- | | | | | | | | |
|------------------------------------|--|--|----------------------------------|--|--------------------------------------|-----------------|-----------|
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Air Vent | <input checked="" type="checkbox"/> Vent Stack | <input type="checkbox"/> Turbine | <input type="checkbox"/> Electrical Mast | <input type="checkbox"/> Solar Panel | Damaged: | No |
| <input type="checkbox"/> Skylight | <input type="checkbox"/> Antenna | <input type="checkbox"/> Dish | | | | | |

Roof Structure

Flashing					Damaged:	No
<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 checked="" type="checkbox"/> Replace When Re-roofing					

Chimney/Vent					Damaged:	No
<input type="checkbox"/> Leaning	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Furnace	<input checked="" 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			

Chimney Cap					Damaged:	No
<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				

Visible Flue Liner					Damaged:	No
<input type="checkbox"/> None	<input type="checkbox"/> Brick	<input type="checkbox"/> Clay	<input checked="" 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						

Attic

Limitations					
<input type="checkbox"/> No Access	<input type="checkbox"/> Sealed	<input type="checkbox"/> Stored Items	<input checked="" type="checkbox"/> Looked In	<input type="checkbox"/> Entered	<input type="checkbox"/> Hatch
<input type="checkbox"/> Pull Down	<input checked="" type="checkbox"/> Insulated				

Structure					Damaged:	No
<input checked="" type="checkbox"/> Truss	<input type="checkbox"/> Rafter	<input type="checkbox"/> Warped	<input type="checkbox"/> Stain	<input type="checkbox"/> Sag	<input type="checkbox"/> Split	



Attic

Sheathing

- Condensation Composite Thermal Board Plywood Board R Felt
 Mildew Sag Stain

Damaged: **No**

Insulation

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

Damaged: **No**

Estimated Depth 8"



Ventilation

- None Soffit Gable End Turbine Mechanical Baffles
 Roof Blocked Required

Damaged: **No**

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

Electrical

- Concealed Abandoned Knob & Tub Open Splice Frayed

Damaged: **No**

Basement/Structure

Limitations

- Finished Clutter Dry Weather Dry Ground

Basement/Structure



Floor

- Crack
 Concrete
 Carpet
 Ceramic
 Vinyl
 Wood
 Laminate

Damaged: No

Efflorescences noted. Monitor for further staining. Correct as required.

Wall

- Crack
 Concealed
 Mildew
 Concrete
 Brick
 PWF

Damaged: No

Efflorescences noted. Monitor for further staining. Correct as required. Consult a qualified structural contractor to evaluate moderate cracks and determine methods of repairs



Ceiling

- Stain
 Unfinished
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Basement/Structure

Window

- | | | | | | |
|----------------------------------|-------------------------------------|---------------------------------|--|----------------------------------|---------------------------------|
| <input type="checkbox"/> Binds | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Single | <input checked="" type="checkbox"/> Awning | <input type="checkbox"/> Sliding | <input type="checkbox"/> Bay |
| <input type="checkbox"/> Thermal | <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 | | | | |

Damaged: No

Door

- | | | | | | |
|--------------------------------|----------------------------------|---------------------------------|--|--|------------------------------------|
| <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 |
|--------------------------------|----------------------------------|---------------------------------|--|--|------------------------------------|

Damaged: No

Lighting

- | | |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Minimal | <input type="checkbox"/> Unsecured |
|---|------------------------------------|

Damaged: No

Secure /replace light fixture to reduce further wire stress and associated hazards

Circuit Wire

- | | | |
|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Improper |
|------------------------------------|------------------------------------|-----------------------------------|

Heat Source

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

Basement Stairway

- | | | | | | |
|------------------------------------|---------------------------------|--------------------------------|--|-------------------------------|--------------------------------------|
| <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 |
|------------------------------------|---------------------------------|--------------------------------|--|-------------------------------|--------------------------------------|

Damaged: No

Railing

- | | | | | |
|------------------------------------|--------------------------------|--|-------------------------------------|-------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Incomplete | <input type="checkbox"/> None |
|------------------------------------|--------------------------------|--|-------------------------------------|-------------------------------|

Damaged: No

Floor Joist

- | | | | | |
|------------------------------------|------------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Split | <input type="checkbox"/> Stain | <input type="checkbox"/> Other |
|------------------------------------|------------------------------------|--------------------------------|--------------------------------|--------------------------------|

Damaged: No

Bridging

- | | | | | |
|------------------------------------|-------------------------------------|----------------------------------|--|-------------------------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Continuous | <input type="checkbox"/> X-Metal | <input checked="" type="checkbox"/> X-Wood | <input type="checkbox"/> Solid Wood |
|------------------------------------|-------------------------------------|----------------------------------|--|-------------------------------------|

Damaged: No

Beam

- | | | | | | |
|------------------------------------|------------------------------------|-----------------------------------|--------------------------------|--|------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Concealed | <input type="checkbox"/> Laminate | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Sag |
|------------------------------------|------------------------------------|-----------------------------------|--------------------------------|--|------------------------------|

Damaged: No

Post

- | | | | | | |
|----------------------------------|------------------------------------|--|--------------------------------|-----------------------------------|-------------------------------|
| <input type="checkbox"/> On Slab | <input type="checkbox"/> Concealed | <input checked="" type="checkbox"/> Adjustable | <input type="checkbox"/> Brick | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood |
|----------------------------------|------------------------------------|--|--------------------------------|-----------------------------------|-------------------------------|

Damaged: No

Electrical Service

Service Entrance

- | | | | | | |
|---|-----------------------------------|-------------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Underground | <input type="checkbox"/> Overhead | <input type="checkbox"/> No Conduit | <input type="checkbox"/> 120 - Volt | <input type="checkbox"/> 120/240 Volt | <input type="checkbox"/> Unsecured |
| <input type="checkbox"/> Frayed | | | | | |

Entrance Cable

- | | | |
|---|-----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Aluminum | <input type="checkbox"/> Copper |
|---|-----------------------------------|---------------------------------|

Electrical Service

Main Disconnect

- Switch/Cartridge Fuse Breaker

Disconnect Rating

- Have Electrician Evaluate
Amps 100

Distribution Panel

- Not Opened Non Standard Installation Obstructed Unsecured Corrosion
 Obsolete

Damaged: No

Location Bsmt

Remove terminated/ abandoned wire to reduce safety hazards Repair panel cover as required to reduce associated hazards.



Panel Rating

- Room For Expansion
Amps 100

Fuse

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

Circuit Wire

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

Damaged: No

Grounding

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



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Electrical Service

Bonding

- Concealed Water Pipe Gas Pipe Improper Connection Corrosion
 Unsecured

Provide bonding to water and gas lines to promote ground system continuity.

Heating

Data Plate

- Not Legible Incomplete
Model: Bryant BTU Input: 80,000 Estimated Age: 2007
-

Limitations

- Cleanout Does Not Open Oil Tank Not Visible System Operating In AC Mode
 System Shut Down Piping Concealed Weather
-

Smoke Detectors

- Basement 1st Floor 2nd Floor 3rd Floor Other **Operational: Yes**

Check with local Authorities on requirements and locations.

CO Detectors

- Basement 1st Floor 2nd Floor 3rd Floor Other **Operational: Yes**

Recommend installing.

Thermostat/Humidistat

- Unsecured Programmable Standard **Operational: Yes**
-

Heating Fuel Source

- Unknown Electric Gas
-

Heat Type

- Convector Forced Air Radiator
-

Burner Type

- Conventional Mid Efficiency High Efficiency
-

Heating System

- Advise Service/Repair Contract
-

Heating



Air Requirement

- Internal External Inadequate

Venting

- Flue Sidewall Metal Improper Rise Unsecured Corrosion
 Soot

Life Expectancy

- Typical Middle Exceeded

Gas Burner

Operational: Yes

- Not Checked

Checked for operation only.

Ignition

- Electronic Pilot & Thermocoupl

Burn Chamber

- Deterioration Advise Adjustment Burn Through Corrosion Crack
 Soot

Inspection Door

- Missing Soot Sealed

Motor/Blower

- Direct Drive Noisy Other

Filter

- Electronic Disposable Permanent Missing Inoperable Undersized
 Damaged Dirty

Heating

Duct/Joint/Housing

- Unsecured Corrosion Kink

Recommend contacting a plumber to evaluate heat vents / cold air returns and correct if required to promote proper venting / heating.

Condensation Line

- Improper Drain Corrosion Leak

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

Plumbing Components

Waste Drainage

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

Damaged: No



IEAK nOTED

Floor Drain

- Mechanical Primer None Backed Up No Water No Trap

Vent Stack/Piping

- Concealed Galvanized Cast Iron Plastic Copper Undersized
 Unsecured Corrosion Leak

Damaged: No

Main Cleanout

- Concealed Improper Plug

Damaged: No

Location Bsmt



Plumbing Components

Hot Water Tank

- Hybrid Heating Power-Vented Own Gas Electric Unsecured
 Corrosion Leak
 Age 2006 Estimated Capacity I.G. 33 gallon

Operational: Yes

Life Expectancy

- Typical End Exceeded

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

Burn Chamber

- Not Checked Needs Adjustment

Sump Pump

- Not Checked Submersible Standpipe To Exterior Grade Float Checked
 No Cover Permanent Connection Corrosion To Septic
 Suspect Installation

Damaged: No

Recommend installing sump pump to reduce moisture related damages.

Laundry

Floor

- Worn No drain Concrete Vinyl Wood Ceramic

Damaged: No

Wall

- Patched Unfinished Drywall Brick Wood Ceramic

Damaged: No

Ceiling

- Patched Unfinished Drywall Stipple Wood Tile

Damaged: No

Lighting

- None Unsecured

Operational: Yes



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Laundry

Receptacle

Damaged Install GFCI Reverse Polarity

Operational: Yes

No Ground Open Ground

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

Recommend replacing flex and or plastic with hard tubing to reduce associated hazards.

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: 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

Main Bathroom

Receptacle

- Damaged
 Install GFCI
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Upgrade duplex receptacles to accommodate current appliances. Repair or replace GFCI unit to promote intended shock protection.

Exhaust Fan

- Advise Installation

Operational: Yes

Sink

- Worn
 Chip

Damaged: No

Replace damaged sink to reduce secondary water damages



Faucet

- No Shut-off
 Sticks
 Unsecured
 Corrosion
 Leak

Operational: Yes

Tested for 5-10 minutes.

Trap/Drain

- Unsecured
 Improper Trap
 Slow Drain
 Corrosion
 Leak

Damaged: No

Contact plumber to further evaluate leak and repair to reduce moisture related damages.

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

Main Bathroom

Replace/calibrate flush mechanism to reduce continuous flow and subsequent water damages

Tub/Enclosure

Damaged: Yes

- Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Crack Worn

Budget to replace to reduce moisture related damages.



Faucet/Shower Head

Operational: Yes

- Not Tested Sticks Unsecured Corrosion Leak

Tested for 5-10 minutes.

Mixer/Shower Head

Operational: Yes

- Not Tested Sticks Unsecured Corrosion Leak

Heat Source

- None Thermostat Electric Air Register Convector Radiant

Half Bath

Bathroom

Location

- Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

- Normal Suspect Low

Floor

Damaged: No

- Worn Crack Carpet Vinyl Wood Ceramic

Wall

Damaged: No

- Patched Crack Drywall Brick Wood Ceramic

Half Bath

Bathroom

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**

Exhaust Fan

Advise Installation
 Operational: **Yes**

Sink

Worn
 Chip
 Damaged: **No**

Replace damaged sink to reduce secondary water damages

Faucet

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

Tested for 5-10 minutes.

Trap/Drain

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

Contact plumber to further evaluate leak and repair to reduce moisture related damages.

Counter

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

Toilet

No Shut-Off
 Tank Loose
 Unsecured
 Crack
 Leak
 Operational: **Yes**

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Kitchen

Floor

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

Kitchen

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
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning

Door **Operational:** **Yes**

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

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

Faucet **Operational:** **Yes**

No Shut-Off Valve
 Sticks
 Unsecured
 Corrosion
 Leak

Tested for 5-10 minutes.

Trap/Drain **Damaged:** **No**

Unsecured
 Improper Trap
 Slow Drain
 Corrosion
 Leak

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

Major Appliances (Built-in)

Tested ON/OFF only.
 Did Not Test All Functions



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Kitchen

Refrigerator

Operational: Yes

Interior cold to the touch

Heat Source

None Thermostat Electric Air Register Convector Radiant

Foyer

Floor

Damaged: No

Worn Crack Carpet Vinyl Wood Ceramic

Wall

Damaged: No

Patched Crack Drywall Brick Wood Wallpaper

Ceiling

Damaged: No

Patched Crack Drywall Stipple Wood Tile

Lighting

Operational: Yes

None Unsecured

Ceiling Fan

Operational: Yes

None Unsecured

Receptacle

Operational: Yes

Damaged Switched Reverse Polarity No Ground Open Ground

Closet/Door

Operational: Yes

Binds Damaged Light Bifold Hinged Sliding

Front Door

Operational: Yes

Damaged Binds Metal Clad Wood Dead Bolt Replace Sill
 Weather Seal Split Worn

Repair and or Adjust door to reduce binding.

Living Room

Floor

Damaged: No

Worn Crack Carpet Vinyl Wood Ceramic

Wall

Damaged: No

Patched Stain Drywall Brick Wood Wallpaper

Monitor previous patch repairs to ensure repairs remain effective.

Living Room



Ceiling

- Patched
 Stain
 Drywall
 Stipple

Damaged: No

- Wood
 Tile

Monitor previous staining to ensure leak remains inactive



Window

- Binds
 Not Tested
 Single Hung
 Casement
 Fixed
 Aluminum
 Vinyl
 Wood
 Stain
 Repaint
 Awning

Operational: Yes

- Sliding
 Bay
 Damaged
 Mildew

Lighting

- None
 Unsecured

Operational: Yes

Ceiling Fan

- None
 Unsecured

Operational: Yes

Living Room

Receptacle			Operational:	Yes
<input type="checkbox"/> Damaged	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Vinyl	<input 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 checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input type="checkbox"/> Thermal	<input checked="" 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			

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 checked="" type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant

North

Bedroom

Floor				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input checked="" 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
<input checked="" type="checkbox"/> Patched					

Monitor previous patch repairs to ensure repairs remain effective.



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North

Bedroom

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

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

SE

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

SE

Bedroom

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

South

Bedroom

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic
 Damaged: No

Wall

Uneven
 Crack
 Drywall
 Brick
 Wood
 Composite
 Damaged: No

Monitor previous patch repairs to ensure repairs remain effective.



Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile
 Damaged: No

South

Bedroom

Window

- | | | | | | |
|----------------------------------|--|--------------------------------------|-----------------------------------|---|---------------------------------|
| <input type="checkbox"/> Binds | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Single Hung | <input type="checkbox"/> Casement | <input checked="" type="checkbox"/> Sliding | <input type="checkbox"/> Bay |
| <input type="checkbox"/> Thermal | <input checked="" 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 | | | |

Operational: Yes

Door

- | | | | | | |
|--------------------------------|----------------------------------|---------------------------------|--|--|------------------------------------|
| <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 |
|--------------------------------|----------------------------------|---------------------------------|--|--|------------------------------------|

Operational: Yes

Closet/Door

- | | | | | | |
|--------------------------------|----------------------------------|--------------------------------|---------------------------------|---|----------------------------------|
| <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 |
|--------------------------------|----------------------------------|--------------------------------|---------------------------------|---|----------------------------------|

Operational: Yes

Lighting

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

Operational: Yes

Ceiling Fan

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

Operational: Yes

Receptacle

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

Operational: Yes

Heat Source

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

Additional Comments

General Comments

Conditions of the home are relative to age of home. Home Shows signs of lack of maintenance, budget to renovate and or repair.

Limitations

High-Efficiency Furnace - No part of the exchanger or the burner area could be viewed Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

Supplementary Comments

Wooden siding, windows, doors, decks, fences and/or sheds will require regular upkeep. Keep wood off the ground! Some windows or doors require maintenance, upkeep (i.e. painting, weatherstripping, caulking) and/or adjusting.



Report Commentary

Date: 29-Jul-2015

2143 101 Str, 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 **Landscaping**

Regrade / maintain to slope away from structure to reduce foundation deterioration potential water entry and subsequent damages.

1.2 **Deck/Patio**

Repair/replace to reduce further damages.

1.3 **Railing**

Secure railing to promote safety

2.0 Exterior

2.1 **Wall Surface**

Repair /Replace deteriorated siding to reduce further deterioration and promote intended weathering protection

2.2 **Windows**

Budget to replace. Windows showing signs relative to age and wear. Maintain wood windows/trim work to reduce deterioration

2.3 **Window Well**

Recommend installing window well to reduce moisture related damages.

2.4 **Doors**

Replace damaged weather stripping

3.0 Roof Structure

3.1 **Gutter/Downspout**

Clean and maintain gutter system to promote drainage toward downspout. Maintain and replace galvanized troughs as necessary. Older galvanized troughs are susceptible to failure due to corrosion and seam separation. Recommend extending all downspouts 6-8 ft away from structure to reduce moisture related damages

3.2 **Fascia/Soffit**

Wood fascia/ soffit will require regular maintenance to reduce moisture related damages.



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4.0 Attic

4.1 **Ventilation**

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

5.0 Basement/Structure

5.1 **Floor**

Efflorescences noted. Monitor for further staining. Correct as required.

5.2 **Wall**

Efflorescences noted. Monitor for further staining. Correct as required. Consult a qualified structural contractor to evaluate moderate cracks and determine methods of repairs

5.3 **Lighting**

Secure /replace light fixture to reduce further wire stress and associated hazards

6.0 Electrical Service

6.1 **Distribution Panel**

Remove terminated/ abandoned wire to reduce safety hazards Repair panel cover as required to reduce associated hazards.

7.0 Heating

7.1 **Smoke Detectors**

Check with local Authorities on requirements and locations.

7.2 **CO Detectors**

Recommend installing.

8.0 Laundry

8.1 **Dryer Vent**

Recommend replacing flex and or plastic with hard tubing to reduce associated hazards.



Report Commentary

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9.0 Main Bathroom

9.1 Receptacle

Upgrade duplex receptacles to accommodate current appliances. Repair or replace GFCI unit to promote intended shock protection.

9.2 Sink

Replace damaged sink to reduce secondary water damages

9.3 Trap/Drain

Contact plumber to further evaluate leak and repair to reduce moisture related damages.

9.4 Toilet

Replace/calibrate flush mechanism to reduce continuous flow and subsequent water damages

9.5 Tub/Enclosure

Budget to replace to reduce moisture related damages.

10.0 Bathroom

Half Bath

10.1 Sink

Replace damaged sink to reduce secondary water damages

10.2 Trap/Drain

Contact plumber to further evaluate leak and repair to reduce moisture related damages.

11.0 Foyer

11.1 Front Door

Repair and or Adjust door to reduce binding.

12.0 Living Room

12.1 Ceiling

Monitor previous staining to ensure leak remains inactive



Report Commentary

Date: 29-Jul-2015

2143 101 Str, North Battleford, SK

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13.0 Additional Comments

13.1 **General Comments**

Conditions of the home are relative to age of home. Home Shows signs of lack of maintenance, budget to renovate and or repair.

13.2 **Limitations**

High-Efficiency Furnace - No part of the exchanger or the burner area could be viewed Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

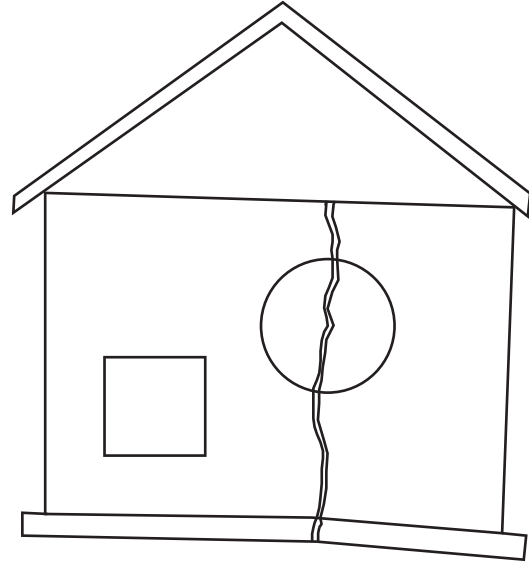
13.3 **Supplementary Comments**

Wooden siding, windows, doors, decks, fences and/or sheds will require regular upkeep. Keep wood off the ground! Some windows or doors require maintenance, upkeep (i.e. painting, weatherstripping, caulking) and/or adjusting.

Foundation Cracks

There are no perfect houses. Whether you have a new home or one that's a hundred years old, **houses have cracks**. Houses shift and settle into position after construction.

Houses will have cracks in either the cosmetic finishes or structural components. Most of these cracks have no structural significance. Some are significant and Pillar To Post home inspectors use every technique to help their clients figure out the difference.



Shrinkage Cracks

A newly poured, concrete foundation may contain small cracks because concrete shrinks as it cures. Fortunately, a shrinkage crack in a foundation wall is not structurally significant. Here's how to recognize a shrinkage crack in a poured, concrete foundation:

- The crack will be small, less than 1/8th of an inch wide.
- The crack will be vertical.
- The crack will not extend up through the structure. The crack is in the foundation wall only.
- Shrinkage cracks usually occur in the middle third of the length of the foundation wall. If the crack is located towards the end of the length of the foundation wall, it's probably not a shrinkage crack.

Horizontal Cracks In A Basement Foundation Wall

This discussion relates to cracks in the concrete foundation wall for a house with a basement. This is not relevant to slabs on grade or to cracks in walls above grade level.

A horizontal crack in a foundation wall, below grade, which runs the length of the basement, is likely a sign that the foundation is failing under the weight of the surrounding soil. The soil outside the foundation wall exerts an enormous pressure on the foundation wall. Foundation walls are designed to be strong enough to resist this load. Occasionally, unanticipated, additional loads exert pressure and the foundation begins to fail, resulting in a horizontal crack in the foundation wall.

Settlement Cracks

Foundation settlement cracks are vertical, extending up through the structure. For a brick home, you may see cracks following the mortar joints in the brick wall. In most cases, the settlement crack itself has no structural significance. Rather, we are concerned that the house could continue to settle over time.

Most settlement cracks are the result of short-term settlement. Ongoing settlement is unlikely and uncommon. Unfortunately, it is very difficult to identify ongoing settlement from a one-time visit to the home. Since multiple visits to the home over a few years is not compatible with a real estate transaction, we have to use our experience to 'read the cracks' and take an educated guess as to whether ongoing settlement is likely.

Settlement crack size: A larger settlement crack is more likely to be due to ongoing movement than a smaller settlement crack. While there are no hard and fast rules, a settlement crack or series of settlement cracks that have a sum total opening of less than 1/4 inch are probably not due to ongoing settlement.

Direction of movement: A typical settlement crack is vertical, where the crack opens up. The bumps and crevices line up and fit together like the pieces of a puzzle. If the crack face has moved in any other directions, such as a shear crack, the quarter-inch rule described above does not apply. This can be a significant structural concern.

Repaired and re-cracked: A settlement crack that has been repaired and has re-cracked (not just a hairline crack) also could indicate ongoing movement.

