Visual Property Inspection

30 Pelican Point
Murray Lake, Saskatchewan

Prepared for :

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Property and Site

Limitations

☐ Restricted ☐ Debris ☐ Snow ☑ Vegetation

Conditions

☑ Clear ☐ Cloudy ☐ Rain ☐ Wet

Approx. Temperature 12

Building

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

Single level built on crawl space.

Landscaping

Damaged: No

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

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials.

Property and Site

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

☐ Slopes to House ☐ Paving Stone ☑ Gravel ☐ Concrete ☐ Asphalt

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

☐ Slopes to House ☐ Paving Stone ☑ Patio Block ☐ Concrete ☐ Asphalt

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

☐ None ☐ Unsecured

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

☐ Unsecured ☑ Wood ☐ Brick ☐ Concrete ☐ Metal
☐ Slopes to House ☐ Paving Stone ☐ Patio Block ☐ Stone ☐ Crack
☐ Deterioration ☐ Mold ☐ Rot

Property and Site

Exterior

Limitations

☐ Clearance ☐ Seasonal Storm Windows ☐ Debris ☑ Shrub ☐ Snow
☐ Restricted ☐ Parged

Foundation Wall — Damaged: No

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

Wall Surface — Damaged: No

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

Windows — Damaged: No

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

Doors — Operational: Yes

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

Lighting — Operational: Yes

☐ None ☐ Unsecured

Receptacle — Operational: Yes

☐ Damaged ☑ Install GFCI ☐ Reverse Polarity ☐ No Ground ☐ Open Ground

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

Damaged: No

☐ Unsecured ☑ Aluminum ☐ Galvanized ☐ Copper ☐ Plastic ☐ Incomplete
☐ Dent ☐ Corrosion ☐ Leak ☐ Drainage Below Ground ☐ Spill
☐ Extended Leader ☐ Redirect Leader ☐ Clean

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

Roof Structure

Fascia/Soffit

Damaged: Yes

☐ Not Vented ☑ Aluminum ☐ Wood ☐ Vinyl ☐ Other ☐ Loose
☐ Mildew ☐ Stain ☐ Corrosion

Repair as required, when trees are removed away from structure

Covering

Damaged: No

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

Some damage noted from trees rubbing. Repair replace as required.

Roof Structure

Life Expectancy

☐ Typical ☑ Middle ☐ Exceeded

Average life time is between 15-25 years max, depending on conditions.

Accessory — Damaged: No

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

Flashing — Damaged: No

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

Chimney/Vent — Damaged: No

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

Chimney Cap — Damaged: No

☐ None ☐ Concrete ☐ Masonry ☐ Metal ☐ Other ☐ Crack
☐ Deterioration ☐ Corrosion ☐ Loose

Visible Flue Liner — Damaged: No

☐ None ☐ Brick ☐ Clay ☐ Metal ☐ Metal Insert ☐ Rain Cap
☐ Deterioration ☐ Corrosion ☐ Loose ☐ Crack ☐ Improper
☐ Advise Cleaning

Attic

Limitations

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

Limited access due to locations of access panel.

Structure — Damaged: No

☑ Truss ☐ Rafter ☐ Warped ☐ Stain ☐ Sag ☐ Split

Sheathing — Damaged: No

☐ Condensation ☐ Composite ☐ Thermal Board ☑ Plywood ☐ Board ☐ R Felt
☐ Mildew ☐ Sag ☐ Stain

Insulation — Damaged: No

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

Estimated Depth 12 inches

Attic

Ventilation **Damaged: No**

☐ None ☑ Soffit ☐ Gable End ☐ Turbine ☐ Mechanical ☐ Baffles
☑ Roof ☐ Blocked ☐ Required

Basement/Structure

Limitations

☐ Finished ☐ Clutter ☐ Dry Weather ☑ Dry Ground

Wall **Damaged: No**

☐ Crack ☐ Concealed ☐ Mildew ☐ Concrete ☐ Brick ☑ PWF

Basement/Structure

Ceiling — **Damaged:** No

☐ Stain ☑ Unfinished ☐ Drywall ☐ Stipple ☐ Wood ☐ Tile

Door — **Damaged:** No

☐ Binds ☐ Damaged ☐ Pocket ☐ Hinged ☐ Wood ☐ Composite

Lighting — **Damaged:** No

☐ Minimal ☐ Unsecured

Receptacle — **Damaged:** No

☐ Damaged ☐ Install GFCI ☐ Reverse Polarity ☐ No Ground ☐ Open Ground

Circuit Wire

☐ Concealed ☐ Unsecured ☐ Improper

Heat Source

☐ None ☐ Thermostat ☐ Electric ☑ Air Register ☐ Convector ☐ Radiant

Floor Joist — **Damaged:** No

☐ Concealed ☐ Unsecured ☐ Split ☐ Stain ☐ Other

Bridging — **Damaged:** No

☐ Concealed ☐ Continuous ☐ X-Metal ☐ X-Wood ☐ Solid Wood

Sill Plate — **Damaged:** No

☐ Concealed ☐ Moisture Gasket ☐ Mildew ☐ Stain ☐ No Anchors

Beam — **Damaged:** No

☐ Unsecured ☐ Concealed ☐ Laminate ☐ Metal ☑ Wood ☐ Sag

Basement/Structure

Post **Damaged: No**

☑ On Slab ☐ Concealed ☑ Adjustable ☐ Brick ☐ Concrete ☐ Wood

Bearing Wall **Damaged: No**

☑ Concealed

Crawl Space **Damaged: No**

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

Dirt floor

Pipes/Ducts

☐ Unsecured ☐ Leak ☐ Insulated

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 100

Distribution Panel

Damaged: No

☐ Not Opened ☐ Non Standard Installation ☐ Obstructed ☐ Unsecured ☐ Corrosion
☐ Obsolete
Location Back Bedroom

Panel Rating

☑ Room For Expansion
Amps 125

Fuse

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

Electrical Service

Circuit Wire **Damaged: No**

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

Grounding

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

Bonding

☑ Concealed ☐ Water Pipe ☐ Gas Pipe ☐ Improper Connection ☐ Corrosion
☐ Unsecured

Heating

Data Plate

☐ Not Legible ☐ Incomplete
Model: Lennox BTU Input: 75,000 Estimated Age: 1998

Limitations

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

Smoke Detectors **Operational: Yes**

☐ Basement ☑ 1st Floor ☐ 2nd Floor ☐ 3rd Floor ☐ Other

CO Detectors **Operational: Yes**

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

Recommend installing hard wire detector to promote health and safety

Thermostat/Humidistat **Operational: Yes**

☐ Unsecured ☐ Programmable ☑ Standard

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

Average life expectance of mid and high efficient furnaces is 20-25 years.

Gas Burner

Operational: Yes

☐ Not Checked

Checked for operation only.

Heating

Ignition
☑ Electronic ☐ Pilot & Thermocoupl

Inspection Door
☑ Missing ☐ Soot ☐ Sealed

Motor/Blower
☑ Direct Drive ☐ Noisy ☐ 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

Shut Off Valve
Location Street Side

Water Pressure
☐ Low ☑ Typical ☐ High

Hose Bibb
Operational: Yes

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

Distribution Piping
Damaged: No

☑ Concealed ☐ Lead ☐ Galvanized ☐ Plastic ☑ Copper
☐ Dissimilar Material ☐ Unsecured ☐ Corrosion ☐ Leak

Waste Drainage
Damaged: No

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

Plumbing Components

Vent Stack/Piping — Damaged: No

☐ Concealed ☐ Galvanized ☐ Cast Iron ☑ Plastic ☐ Copper ☐ Undersized
☐ Unsecured ☐ Corrosion ☐ Leak

Main Cleanout — Damaged: No

☐ Concealed ☐ Improper Plug
Location Crawl Space

Hot Water Tank — Operational: Yes

☐ Hybrid Heating ☐ Power-Vented ☐ Own ☐ Rent ☑ Gas ☐ Oil
☐ Wood ☐ Electric ☐ Dirty ☐ Unsecured ☐ Corrosion ☐ Leak
Age 1999 Estimated Capacity I.G. 33 gallon

Life Expectancy

☐ Typical ☑ End ☐ Exceeded

Plumbing Components

Fuel Shut-Off
☐ Concealed
Location Beside tank

Relief Valve
☐ No Test Lever ☐ Corrosion ☐ Other

Discharge Tube
☐ Undersized ☐ Discharge

Venting **Damaged: No**
☑ Flue ☐ Sidewall ☐ Improper Rise ☐ Unsecured ☐ Corrosion ☐ Soot

Burn Chamber
☑ Not Checked ☐ Needs Adjustment

Laundry

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

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

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

Door **Operational: Yes**
☐ Binds ☐ Damaged ☑ Bi-Fold ☐ Hinged ☐ Wood ☐ Composite

Lighting **Operational: Yes**
☑ None ☐ Unsecured

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

Washer **Damaged: No**
Make Whirlpool

Dryer **Damaged: No**
Make Whirlpool

Laundry

Dryer Vent **Damaged: No**

☐ Unsecured ☐ With Other Exaust ☐ To Crawlspace ☐ To Attic ☐ Plastic Duct

Heat Source

☑ None ☐ Thermostat ☐ Electric ☐ Air Register ☐ Convector ☐ Radiant

Main 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

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

Door **Operational: Yes**

☐ Binds ☐ Damaged ☐ Pocket ☑ Hinged ☑ Wood ☐ Composite

Lighting **Operational: Yes**

☐ None ☐ Unsecured

Receptacle **Operational: Yes**

☐ Damaged ☐ Install GFCI ☐ Reverse Polarity ☐ No Ground ☐ Open Ground

Exhaust Fan **Operational: Yes**

☐ Advise Installation

Sink **Damaged: No**

☐ Worn ☐ Chip

Main Bathroom

Faucet **Operational: Yes**

☐ No Shut-off ☐ Sticks ☐ Unsecured ☐ Corrosion ☐ Leak

Ran water for 5-10 minutes, operational at time of inspection, no leaks.

Trap/Drain **Damaged: No**

☐ Unsecured ☐ Improper Trap ☐ Slow Drain ☐ Corrosion ☐ Leak

Vanity **Damaged: No**

☐ Worn ☐ Unsecured ☐ Laminate ☐ Plywood ☑ Wood ☐ Metal
☐ Scratch ☐ Mildew ☐ Missing Hardware

Counter **Damaged: No**

☐ Unsecured ☐ Solid Surface ☐ Marble ☐ Laminate ☐ Ceramic ☐ Regrout
☐ Mildew ☐ Scratch ☐ Worn

Toilet **Operational: Yes**

☐ No Shut-Off ☐ Tank Loose ☐ Unsecured ☐ Crack ☐ Leak

Flushed 3-5 times, was operational at time of inspection.

Faucet/Shower Head **Operational: Yes**

☐ Not Tested ☐ Sticks ☐ Unsecured ☐ Corrosion ☐ Leak

Ran water for 5-10 minutes, operational at time of inspection, no leaks.

Shower Enclosure **Damaged: No**

☐ Unsecured ☐ Ceramic ☐ Cultured Marble ☑ Fiberglass ☐ Plastic ☐ Regrout
☐ Mildew ☐ Scratch ☐ Worn

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

Kitchen

Window **Operational: Yes**

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

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

Ran water for 5-10 minutes, operational at time of inspection, no leaks.

Trap/Drain **Damaged: No**

☐ Unsecured ☐ Improper Trap ☐ Slow Drain ☐ Corrosion ☐ Leak

Counter **Damaged: No**

☐ Unsecured ☐ Ceramic ☐ Marble ☐ Laminate ☐ Solid Surface ☐ Regrout
☐ Mildew ☐ Scratch ☐ Worn

Recaulk along counter to reduce any moisture related damages.

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

Refrigerator **Operational: Yes**

☑ Interior cold to the touch

Microwave **Operational: Yes**

☑ Tested ON/OFF

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

Settlement crack noted. Monitor for further movement.

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

Living Room

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

Window **Operational: Yes**

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

Patio Door **Operational: Yes**

☐ Binds ☐ Damaged ☐ Sliding ☑ Hinged ☐ Wood ☑ Metal

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

Back Side 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

Back Side — Bedroom

Door — **Operational: Yes**

☐ Binds ☐ Damaged ☐ Pocket ☑ Hinged ☑ Wood ☐ Composite

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

Middle — 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

Door — **Operational: Yes**

☐ Binds ☐ Damaged ☐ Pocket ☑ Hinged ☑ Wood ☐ Composite

Closet/Door — **Operational: Yes**

☐ Binds ☐ Damaged ☐ Light ☐ Hinged ☑ Bi-Fold ☐ Sliding

Lighting — **Operational: Yes**

☐ None ☐ Unsecured

Middle Bedroom

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

Master 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
☑ Fixed ☐ Aluminum ☑ Vinyl ☐ Wood ☐ Damaged ☐ Mildew
☐ Stain ☐ Repaint

Door **Operational: Yes**

☐ Binds ☐ Damaged ☐ Pocket ☑ Hinged ☑ Wood ☐ Composite

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

Limitations

Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect. Standard and Mid - Efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. 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. Septic System and/or Well - Have not been inspected. Both the septic system and the quality/quantity of the well water supply are beyond the scope of this inspection. Obtain the services of a qualified technician to perform a complete evaluation of your septic tank and leaching field and/or well water quality and recharge rate.

Supplementary Comments

It is important that water from eve troughs drains well away from house - at least 6 feet away from wall. Make sure that eaves troughs remain fastened securely, gutters are kept clean seasonally from leaves & debris and leaks are sealed. Also, ensure that tree branches are not rubbing against eve troughs and roof. Roof shingles beginning to show their age - nearing mid life expectancy. Replace or reassess every spring & fall.

Report Commentary

Date: 13-Sep-2011 30 Pelican Point, Murray Lake, Saskatchewan

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

1.0 Property and Site

1.1 Landscaping

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials.

2.0 Roof Structure

2.1 Gutter/Downspout

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

2.2 Fascia/Soffit

Repair as required, when trees are removed away from structure

2.3 Covering

Some damage noted from trees rubbing. Repair replace as required.

2.4 Life Expectancy

Average life time is between 15-25 years max, depending on conditions.

3.0 Attic

3.1 Limitations

Limited access due to locations of access panel.

4.0 Additional Comments

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Preserved Wood Foundations

Pillar To Post®

Although preserved wood foundations are a relatively new concept for the general public, wood has been used for pilings (support for buildings) and various other underground applications for many years. Engineers, researchers and builders have a great deal of experience with the performance of both treated and untreated wood used in the ground.

In the early 1960s, preserved wood used for foundations was researched heavily, but the concept only gained acceptance in the mid 1970s. Since then, hundreds of thousands of houses have been built on preserved wood foundations. Preserved wood foundations are sometimes called permanent wood foundations or PWFs.

More Than Meets the Eye

To the uninitiated, building a foundation out of wood seems risky since wood, water and soil contact can rot wood, even if the wood is treated. A PWF design is not simply using wood instead of concrete. The design depends on a building system that keeps water away from the foundation. The entire foundation sits on, and is surrounded by, gravel and free-draining soil.

Benefits

The proponents of PWFs claim the following benefits over traditional materials:

- **A dry basement** – basement leakage, dampness and mildew are common in houses with traditional foundations. Since dampness is incompatible with PWFs, the design relies on maintaining dry soil around the foundation.
- **A finished basement** – since PWF walls are wood, finishing the basement is a snap, with insulation placed between the wall studs, and drywall attached directly on top. Try that with concrete!
- **A warmer basement** – PWF is warmer and more energy efficient for two reasons: wood is a better insulator than concrete, the foundation wall studs provide a large cavity for insulation.

Problems

This system does not tolerate poor building practice or inexperienced builders. Strict design and a high level of supervision are required. Problems fall into two general categories:

Dampness due to an inadequate or non-performing drainage system. A specialist should investigate at the first sign of dampness.

Structural problems resulting from soil pressure on the foundation walls. Any evidence of movement or failure of the structure requires a specialist in PWFs.

Inspection

Inspection of a home with a PWF presents special challenges as many of the critical components and details are not visible for inspection. The foundation drainage system

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is underground so it can't be evaluated and the critical structural details of the foundation are usually concealed behind finished surfaces. If a home inspector finds any evidence of dampness, or of non-performance of the structure, a specialist is required.

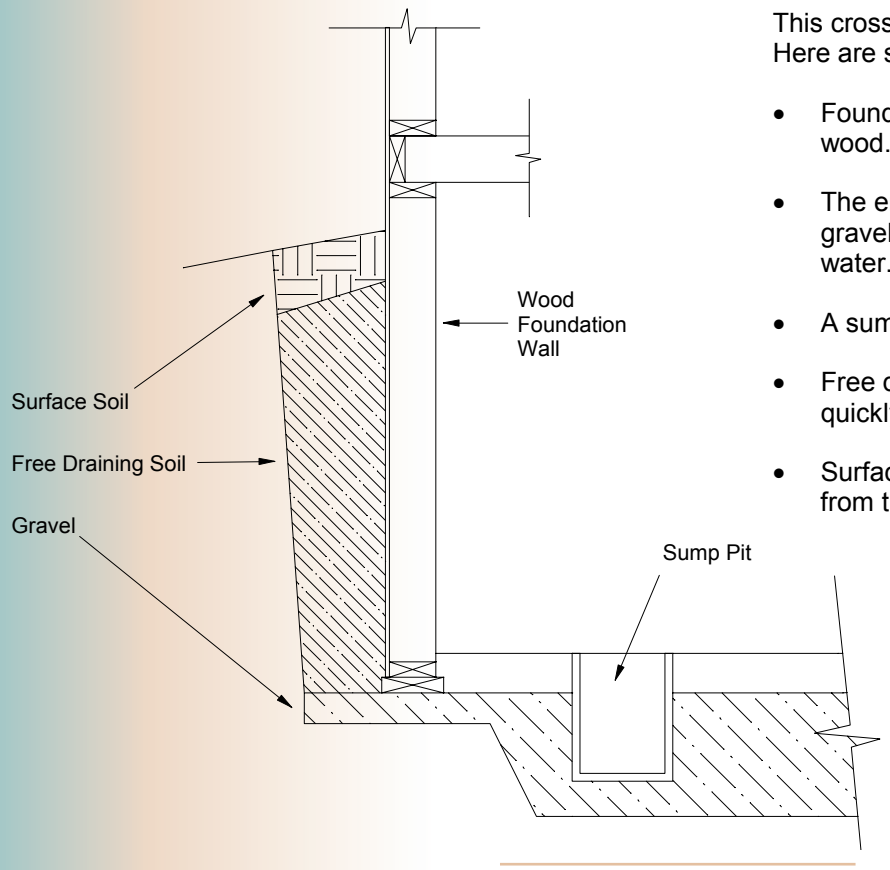
Homeowner Tips

Although a comprehensive drainage system is built right into the design and construction of the PWF, homeowners should still be vigilant and diligent about proper surface water drainage: The surrounding land should slope away from the home; gutters and downspouts should be kept clean and in good repair and should discharge well away from the house. If basement dampness is detected, search for an interior water source such as an air conditioner or a high efficiency furnace. If an inside water source is not found, an expert should be consulted.

Contact a PWF specialist if you notice any of the following: Unusual curves; bows or movement of the foundation or foundation wall; bulges in the basement floor; if the foundation walls are not plumb or the floors are not level.

Any structural modifications to the foundation should be done by a professional.

Treated wood for PWFs has a higher grade treatment; it is not the same as treated wood used for decks and fences. Wood for PWFs will have a stamp with the letters "PWF."



This cross-section shows a simplified PWF. Here are some of the key features:

- Foundation wall is made of preserved wood.
- The entire structure sits on a bed of gravel. The gravel quickly deals with water.
- A sump pit to collect excess water.
- Free draining soil backfill. Water drains quickly to the gravel bed.
- Surface soil sloped to shed water away from the building.