

Visual Property Inspection

Danyliw Acreage
Glaslyn, Saskatchewan

Prepared for :

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Inspected by :

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Limitations

- Restricted
 Debris
 Snow
 Vegetation



Conditions

- Clear
 Cloudy
 Rain
 Wet
 Approx. Temperature 14

Building

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

Landscaping

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

Damaged: No



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:** **No**
 Slopes to House Paving Stone Patio Block Stone Crack
 Deterioration Mold Rot

Enclosed solarium noted. Hot tub tested on off only.



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

Further inspection required by contractor to determine cause of deflection and extent of damage.



Wall Surface

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

Damaged: No

Wood siding also noted.



Exterior

Windows

- Inspected with Binoculars
 Weather-strip Mildew

- Storm
 Stain

- Unsecured
 Poor Trim

Repaint

Recaulk

Damaged: No

Window Well

- Improper Drainage

Damaged: No

Doors

- Binds Damaged
 Weather-strip Mildew

- Storm
 Stain

- Unsecured
 Split

Repaint

Recaulk

Operational: Yes

Lighting

- None Unsecured

Operational: Yes

Provide exterior lighting to promote safety/security



Receptacle

- Damaged Install GFCI Reverse Polarity

No Ground

Open Ground

Operational: Yes

Garage

Type

- Attached Built-In Detached Single Double Insulated
 Attic Access

Limited inspection due to personal belonging being stored in garage at time of inspection. Oil furnace checked for operation only. Operational at time of inspection.

Garage



Garage attic, apx. 4 inches of blow in insulation.

Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Automatic	<input checked="" type="checkbox"/> Sectional	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal
<input type="checkbox"/> Adjust Auto Stop	<input type="checkbox"/> No Safety Stop	<input type="checkbox"/> Stain	<input type="checkbox"/> Corrosion		
Floor				Damaged:	No
<input type="checkbox"/> Crack	<input type="checkbox"/> Settlement	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input type="checkbox"/> Stain
Wall				Damaged:	No
<input type="checkbox"/> No Fire Barrier	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Stain	
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged				
Ceiling				Damaged:	No
<input type="checkbox"/> No Fire Barrier	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Crack	<input type="checkbox"/> Wood	<input type="checkbox"/> Stain	

Garage

Lighting

- None Unsecured

Operational: Yes

Receptacle

- Damaged Install GFCI Reverse Polarity

Operational: Yes
 No Ground Open Ground

Circuit Wire

- Concealed Unsecured Improper

Panel Boxes not opened.



Access Door

- Auto Door Close Metal Clad Wood
 Damaged Stain Corrosion

Operational: Yes

- Composite Gas Proof

Roof Structure

Inspected By:

- Binocular Roof Edge Walk On No Access

Limitations

- Deck Gravel Height Steep Slope Rain Solar Panel

Main Roof

- Flat Gable Valley Hip Shed Other

Roof Structure



Gutter/Downspout

- Unsecured
- Aluminum
- Dent
- Corrosion
- Drainage Below Ground
- Redirect Leader
- Clean

- Galvanized
- Leak
- Spill

- Copper
- Drainage Above Ground
- Extended Leader
- Plastic

Damaged: No

- Incomplete

Roof Structure



Fascia/Soffit

- Not Vented
 Aluminum
 Wood
 Vinyl
 Other
 Loose
 Mildew
 Stain
 Corrosion

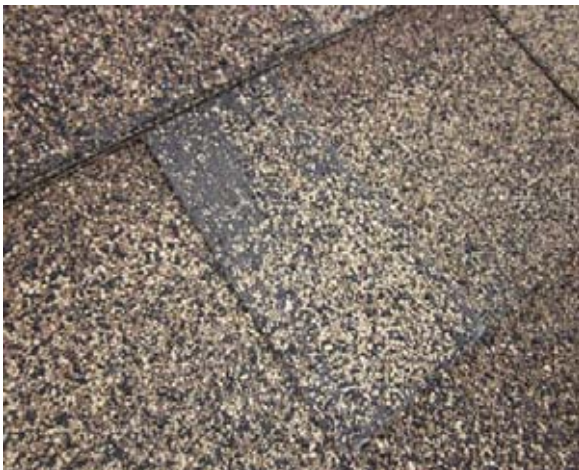
Damaged: **No**

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**

Some un even wear noted.



Life Expectancy

- Typical
 Middle
 Exceeded

Home owner informed Inspector that shingles were replaced Three years ago.

Roof Structure

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 |
| <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

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

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

Damaged: No

Attic



Sheathing

- | | | | | | |
|---------------------------------------|------------------------------------|--|---|--------------------------------|---------------------------------|
| <input type="checkbox"/> Condensation | <input type="checkbox"/> Composite | <input type="checkbox"/> Thermal Board | <input checked="" type="checkbox"/> Plywood | <input type="checkbox"/> Board | <input type="checkbox"/> R Felt |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Sag | <input type="checkbox"/> Stain | | | |

Damaged: No

Insulation

- | | | | | | |
|--|---|--|--|--|--|
| <input type="checkbox"/> Radiant Barrier | <input type="checkbox"/> Concealed | <input type="checkbox"/> Finished | <input type="checkbox"/> None | <input type="checkbox"/> Vapor Barrier | <input checked="" type="checkbox"/> Fibreglass |
| <input type="checkbox"/> Mineral | <input type="checkbox"/> Cellulose | <input type="checkbox"/> Wood Shavings | <input type="checkbox"/> Rigid Plastic | <input type="checkbox"/> Foam | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Batt | <input checked="" type="checkbox"/> Loose | <input type="checkbox"/> Sprayed | <input type="checkbox"/> Required | | |

Damaged: No

Estimated Depth 10-12 inches



Ventilation

- | | | | | | |
|--|----------------------------------|---|----------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Soffit | <input checked="" type="checkbox"/> Gable End | <input type="checkbox"/> Turbine | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Baffles |
| <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Blocked | <input type="checkbox"/> Required | | | |

Damaged: No

Exhaust Duct

- | | | | | | |
|---|--|-------------------------------------|----------------------------------|--------------------------------|--|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Not Insulated | <input type="checkbox"/> Into Attic | <input type="checkbox"/> Plastic | <input type="checkbox"/> Metal | |
|---|--|-------------------------------------|----------------------------------|--------------------------------|--|

Damaged: No

Attic

Electrical

- Concealed
 Abandoned
 Knob & Tub
 Open Splice
 Frayed

Damaged: No

Basement/Structure

Limitations

- Finished
 Clutter
 Dry Weather
 Dry Ground



Floor

- Crack
 Concrete
 Carpet
 Ceramic
 Vinyl
 Wood

Damaged: No

Wall

- Crack
 Concealed
 Mildew
 Block
 Brick
 PWF

Damaged: No

Suspect staining noted, recommend having tested and removed. Recommend installing ventiation for air movement to reduce staining.



Basement/Structure

Ceiling					Damaged:	No
<input type="checkbox"/> Stain	<input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	
Window					Damaged:	No
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single	<input type="checkbox"/> Casement	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Bay	
<input type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew	
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint					
Door					Damaged:	No
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite	
Lighting					Damaged:	No
<input type="checkbox"/> Minimal	<input type="checkbox"/> Unsecured					
Receptacle					Damaged:	No
<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
Circuit Wire						
<input type="checkbox"/> Concealed	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper				
Heat Source						
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Thermostat	<input type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant	
Basement Stairway					Damaged:	No
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Worn	<input type="checkbox"/> Trip Hazard	
Railing					Damaged:	No
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Incomplete	<input type="checkbox"/> None		
Floor Joist					Damaged:	No
<input checked="" type="checkbox"/> Concealed	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Split	<input type="checkbox"/> Stain	<input type="checkbox"/> Other		
Bridging					Damaged:	No
<input type="checkbox"/> Concealed	<input type="checkbox"/> Continuous	<input type="checkbox"/> X-Metal	<input type="checkbox"/> X-Wood	<input type="checkbox"/> Solid Wood		
Sill Plate					Damaged:	No
<input type="checkbox"/> Concealed	<input type="checkbox"/> Moisture Gasket		<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain	<input type="checkbox"/> No Anchors	
Beam					Damaged:	No
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Concealed	<input type="checkbox"/> Laminate	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Sag	

Basement/Structure



Post **Damaged:** **No**

On Slab
 Concealed
 Adjustable
 Brick
 Concrete
 Wood

Cold Room **Damaged:** **No**

Improper Door
 Concrete
 Brick
 Stone
 Parged
 Earth Floor
 Mildew
 Stain
 Crack

Slab on Grade **Damaged:** **No**

Concealed
 On Piling
 On Brick
 Floating
 Crack
 Frost Heave
 Settling
 Leak

Electrical Service

Service Entrance

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

Entrance Cable

Concealed
 Aluminum
 Copper

Main Disconnect

Switch/Cartridge Fuse
 Breaker

Disconnect Rating

Have Electrician Evaluate
 Amps 200

Electrical Service

Distribution Panel

- Not Opened
 Non Standard Installation
 Obstructed
 Unsecured
 Corrosion
 Obsolete
 Location Bsmt

Damaged: No

Panel Rating

- Room For Expansion
 Amps 200
 By breaker only.

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

Bonding

- Concealed
 Water Pipe
 Gas Pipe
 Improper Connection
 Corrosion
 Unsecured

Auxiliary Panel

- Concealed
 Non Standard Installation
 Not Opened
 Unsecured
 Corrosion
 Obsolete
 Location Beside Main Panel

Damaged: No

Auxiliary Disconnect Rating

- Have Electrician Evaluate
 Amps 100

Auxiliary Panel Rating

- Room For Expansion
 Amps 200

Auxiliary Fuse

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

Two breakers turned off at time of inspection.

Heating

Data Plate

Not Legible Incomplete

Model: Aircor

Estimated Age: 2008

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 wired CO detectors to reduce any safety hazards.

Thermostat/Humidistat

Operational: Yes

Unsecured

Programmable

Standard

Heating Fuel Source

Unknown

Electric

Gas

Oil

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

Ignition

- Electronic Pilot & Thermocoupl

Propane Tank/Piping

- Unsecured Corrosion Kink

Oil Burner Blower

Operational: Yes

- Not Checked

Checked for operation only.

Burn Chamber

- Deterioration Advise Adjustment Burn Through Corrosion Crack
 Soot

Inspection Door

- Missing Soot Sealed

Oil Tank/Piping

- Basement Outside Buried No Filter Unsecured Corrosion
 Kink

Heating



Motor/Blower

- Direct Drive Noisy Other

Filter

- Electronic Disposable Permanent Missing Inoperable Undersized
 Damaged Dirty

Duct/Joint/Housing

- Unsecured Corrosion Kink

AC/Heat Pump

- Not Checked Evaporative Central
 Damged Fins Corrosion Noisy
 Dirty

Operational:

Yes

- Geo-Therm Air Through Wall
 Loose Unsecured Not Level



Heating

Cooling Fuel Source

Condensation Line

- Improper Drain Corrosion Leak

Refrigerant Line

- Unsecured Not Insulated Leak

Electric Heating

- Not Tested Forced Air Boiler Baseboard Radiant
 Loose Connection Damaged Fins Corrosion Scorched

Damaged: No

Plumbing Components

Limitation

- Finished Basement Private Private System

Shut-Off Valve

- Not Tested Corrosion Leak

Private Supply

- Concealed

Damaged: No



Shut Off Valve

Well Pump

- Submersible Jet Other Short Cycle Corrosion Leak
 Advise Well Water Recovery Test

Plumbing Components

Water Pressure

Low Typical High

Water Quality

Discoloration Debris Odor Test Declined Advise Well Water Quality Tes

Hose Bibb

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

Corrosion Leak

Operational: Yes

Distribution Piping

Concealed Lead Galvanized Plastic Copper

Dissimilar Material Unsecured Corrosion Leak

Damaged: No

Waste Drainage

Concealed Galvanized Cast Iron Plastic Copper Odor

Unsecured Corrosion Leak Advise Septic Tank Checked

Damaged: No

Floor Drain

Mechanical Primer None Backed Up No Water No Trap

Sewage pump

Not Checked

Damaged: No

Vent Stack/Piping

Concealed Galvanized Cast Iron Plastic Copper Undersized

Unsecured Corrosion Leak

Main Cleanout

Concealed Improper Plug

Damaged: No



Plumbing Components

Hot Water Tank

- | | | | | | |
|---|--|--------------------------------|------------------------------------|------------------------------------|-------------------------------|
| <input type="checkbox"/> Hybrid Heating | <input type="checkbox"/> Power-Vented | <input type="checkbox"/> Own | <input type="checkbox"/> Rent | <input type="checkbox"/> Gas | <input type="checkbox"/> Oil |
| <input type="checkbox"/> Wood | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Dirty | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak |

Operational: Yes

Estimated Capacity I.G. 40 gallon

Budget to replace. Water heater has exceeded typical life expectancy.



Life Expectancy

- Typical End Exceeded

Fuel Shut-Off

- Concealed
Location Panel Box

Relief Valve

- No Test Lever Corrosion Other

Discharge Tube

- Undersized Discharge

Burn Chamber

- Not Checked Needs Adjustment

Sump Pump

- | | | | | |
|---|---|---|---|--|
| <input type="checkbox"/> Not Checked | <input type="checkbox"/> Submersible | <input checked="" type="checkbox"/> Standpipe | <input type="checkbox"/> To Exterior Grade | <input type="checkbox"/> Float Checked |
| <input type="checkbox"/> No Cover | <input type="checkbox"/> Permanent Connection | <input type="checkbox"/> Corrosion | <input checked="" type="checkbox"/> To Septic | |
| <input type="checkbox"/> Suspect Installation | | | | |

Damaged: No

Recommend installing proper cap to reduce any associated hazards.

Plumbing Components



Dry at time of inspection.

Laundry

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> No drain	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Unfinished	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wallpaper	<input type="checkbox"/> Ceramic		
Ceiling						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Unfinished	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
Window						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay		
<input 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						
Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground		
Tub/Faucet						Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak		
Trap/Drain						Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper Trap	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak			

Laundry

Washer **Damaged:** **No**

Make Maytag
Tested on off only.

Dryer **Damaged:** **No**

Make Maytag
Tested on off only

Dryer Vent **Damaged:** **No**

Unsecured
 With Other Exhaust
 To Crawlspace
 To Attic
 Plastic Duct
Recommend replacing flex line with hard tubing to reduce any safety hazards.

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

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

Missing section noted. Replace locking hardware to promote security.

Bathroom



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

Recommend installing exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth

Sink **Damaged: No**

Worn
 Chip

Budget to replace worn sink to reduce secondary water damages

Bathroom



Faucet **Operational: Yes**

No Shut-off
 Sticks
 Unsecured
 Corrosion
 Leak

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

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

Faucet/Shower Head **Operational: Yes**

Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

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

Shower Enclosure **Damaged: No**

Unsecured
 Ceramic
 Cultured Marble
 Fiberglass
 Plastic
 RegROUT

Stain
 Scratch
 Worn

vinyl

Mixer/Shower Head **Operational: Yes**

Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Bathroom

Heat Source

None Thermostat Electric Air Register Convector Radiant

Main

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 **Operational: Yes**

Door

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

Lighting

None Unsecured **Operational: Yes**

Receptacle

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

Exhaust Fan

Advise Installation **Operational: Yes**

Sink

Worn Chip **Damaged: No**

Faucet

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

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

Main

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

Tub/Enclosure **Damaged: No**

Unsecured
 Ceramic
 Cultured Marble
 Fiberglass
 Plastic
 RegROUT
 Mildew
 Crack
 Worn

Faucet/Shower Head **Operational: Yes**

Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

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

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
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint

Lighting **Operational: Yes**

None
 Unsecured

Kitchen

Ceiling Fan

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity

Operational: Yes
 No Ground Open Ground

Sink

Worn Chip Single Double

Damaged: No
 Stainless Enamel

Faucet

No Shut-Off Valve Sticks Unsecured

Operational: Yes
 Corrosion Leak

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

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak

Damaged: No

Counter

Unsecured Ceramic Marble Laminate
 Mildew Scratch Worn

Damaged: No
 Solid Surface Regrout

Cabinet

Worn Unsecured Laminate Plywood
 Missing Hardware Mildew Scratch

Damaged: No
 Wood Metal
 Other

Range Hood

Cooktop Exhaust Corrosion No Exhaust

Operational: Yes
 No Light Noisy

Exhaust vent

Unsecured Ductless Concealed With Other Exhaust
 Improper To Exterior

To Attic

Filter

None Unsecured Damaged Greasy

Damaged: No

Major Appliances (Built-in)

Tested ON/OFF only. Did Not Test All Functions

Dishwasher

Tested ON/OFF

Operational: Yes

Refrigerator

Interior cold to the touch

Operational: Yes

Kitchen

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

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

Stairway

Damaged: No

Unsecured Carpet Vinyl Wood Worn Trip Hazard

Railing

Damaged: No

Unsecured Metal Wood Incomplete None

Front Door

Operational: Yes

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

Family Room

Floor

Damaged: No

Worn Crack Carpet Vinyl Wood Ceramic

Family Room

Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper		
Ceiling						Damaged:	No
<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		
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 type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Mildew	<input type="checkbox"/> Damaged		
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint						
Door						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> French		
Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Ceiling Fan						Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground		
Heat Source							
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Thermostat	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant		

Living Room

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper		
Ceiling						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
Window						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay		
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew		
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint						
Patio Door						Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal		

Living Room

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

West

Bedroom

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

Wall **Damaged: No**
 Uneven Crack Drywall Brick Wallpaper 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

Ceiling Fan **Operational: Yes**
 None Unsecured

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

West

Bedroom

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Middle

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

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

Master

Bedroom

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Master

Bedroom

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
 Fixed Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint

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

Bedroom

Floor

Worn Crack Carpet Vinyl Wood Ceramic

Damaged: No

Wall

Uneven Crack Plaster Wallpaper 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

Operational: Yes

Bedroom

Check with local authorities regarding bedroom window requirements/ regulations.

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

Den

Floor	<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic	Damaged:	No		
Wall	<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite	Damaged:	No		
Ceiling	<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	Damaged:	No		
Door	<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite	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	

Den

Heat Source

None Thermostat Electric Air Register Convector Radiant

Additional Comments

General Comments

Home shows signs of being very well maintained. Upgrades have been done over the past years including triple pane windows/ flooring through out the home / heating and air conditioning system. Not all outer buildings in yard were inspected.

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

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions). Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture). 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. Some squeaking, floors noted - monitor, improve as necessary.



Report Commentary

Date: 14-Jun-2012

Danyliw Acreage, Glaslyn, 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

Deck/Patio

Enclosed solarium noted. Hot tub tested on off only.

2.0 Exterior

Foundation Wall

Further inspection required by contractor to determine cause of deflection and extent of damage.

Wall Surface

Wood siding also noted.

Lighting

Provide exterior lighting to promote safety/security

3.0 Garage

Type

Limited inspection due to personal belonging being stored in garage at time of inspection. Oil furnace checked for operation only. Operational at time of inspection.

Circuit Wire

Panel Boxes not opened.

4.0 Roof Structure

Covering

Some un even wear noted.

Life Expectancy

Home owner informed Inspector that shingles were replaced Three years ago.

5.0 Basement/Structure

Wall

Suspect staining noted, recommend having tested and removed. Recommend installing ventialtion for air movement to reduce staining.



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6.0 Electrical Service

Auxiliary Fuse

Two breakers turned off at time of inspection.

7.0 Heating

Heating Fuel Source

Oil

Oil Burner Blower

Checked for operation only.

8.0 Plumbing Components

Hot Water Tank

Budget to replace. Water heater has exceeded typical life expectancy.

Sump Pump

Recommend installing proper cap to reduce any associated hazards.

9.0 Laundry

Washer

Tested on off only.

Dryer

Tested on off only

Dryer Vent

Recommend replacing flex line with hard tubing to reduce any safety hazards.

10.0 Bathroom

Window

Missing section noted. Replace locking hardware to promote security.

Exhaust Fan

Recommend installing exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth



Report Commentary

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Danyliw Acreage, Glaslyn, Saskatchewan

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10.0 Bathroom

Sink

Budget to replace worn sink to reduce secondary water damages

Faucet

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

Faucet/Shower Head

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

Shower Enclosure

vinyl

11.0 Main

Faucet

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

Faucet/Shower Head

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

12.0 Kitchen

Faucet

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

13.0 Bedroom

Window

Check with local authorities regarding bedroom window requirements/ regulations.

14.0 Additional Comments

General Comments

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Limitations



Report Commentary

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Receipt

Receipt #: 12898 - 761

Date: Jun/14/2012

Pillar To Post operated by Doug Forbes
Doug Forbes
PO Box 2391, 92 16 Str. W
Battleford, Saskatchewan S0M 0E0
Bus:(306) 481-4681
Fax:(306) 937-7816
E-mail:doug.forbes@pillartopost.com

Client	Bohdan Darlene Danyliw Glaslyn, Saskatchewan Phone:(306) 342-4565
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Property	Danyliw Acreage Glaslyn Saskatchewan
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Services	Service Name	Service Cost
	Visual Inspection	\$375.00
	Mileage	\$75.00

SubTotal: \$450.00

Tax @ 5 % \$22.50

Total :	\$472.50
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PAID IN FULL	Balance Outstanding: \$0.00
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Payment is now past due on this invoice. We accept check or cash. Accounts outstanding over 30 days will be charged 2% interest compounded monthly. Accounts over 90 days will be sent to collections.

Thank you for your business