

Visual Property Inspection

**3 Bekola Ave Kopps Cove
Turtle Lake, Saskatchewan**

Prepared for :

**Omer Iverson
Box 1915
Battleford, Saskatchewan S0M 0E0**

Inspected by :

**Doug Forbes
PO Box 2391
92 16 Str. W
Battleford, Saskatchewan S0M 0E0
Phone: (306) 481-4681 Fax: (306) 937-7816 Email:
doug.forbes@pillartopost.com**

Property and Site

Limitations

- Restricted
 Debris
 Snow
 Vegetation



Conditions

- Clear
 Cloudy
 Rain
 Wet
 Approx. Temperature 23
 Approx. Hydrant Distance N/A

Building

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

Landscaping

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

Damaged: No

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





Driveway

Slopes to House

Paving Stone

Gravel

Concrete

Asphalt

Damaged:

No

Deck/Patio

Unsecured

Wood

Brick

Concrete

Metal

Slopes to House

Paving Stone

Patio Block

Stone

Crack

Deterioration

Mold

Rot

Damaged:

No



Railing

Unsecured

Metal

Wood

Incomplete

None

Damaged:

No

Exterior

Limitations

- Clearance Seasonal Storm Windows Debris Shrub Snow
 Restricted Parged

Foundation Wall

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

Damaged: No

Wall Surface

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

Damaged: No

Windows

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

Damaged: No

Doors

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

Operational: Yes

Lighting

- None Unsecured

Operational: Yes

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Garage

Type

- Attached
 Built-In
 Detached
 Single
 Double
 Insulated
 Attic Access



Door

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

Operational: Yes

Floor

- Crack
 Settlement
 Asphalt
 Concrete
 Gravel
 Stain

Damaged: No

Wall

- No Fire Barrier
 Drywall
 Unfinished
 Brick
 Wood
 Stain

Damaged: No

Ceiling

- No Fire Barrier
 Drywall
 Crack
 Wood
 Stain
 Unfinished

Damaged: No

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity

No Ground Open Ground

Operational: Yes

Circuit Wire

Concealed Unsecured Improper

Access Door

Auto Door Close Metal Clad Wood
 Damaged Stain Corrosion

Operational: Yes
 Composite Gas Proof

Install pins on self closing hinges to promote gas/fire barrier.

Roof Structure

Inspected By:

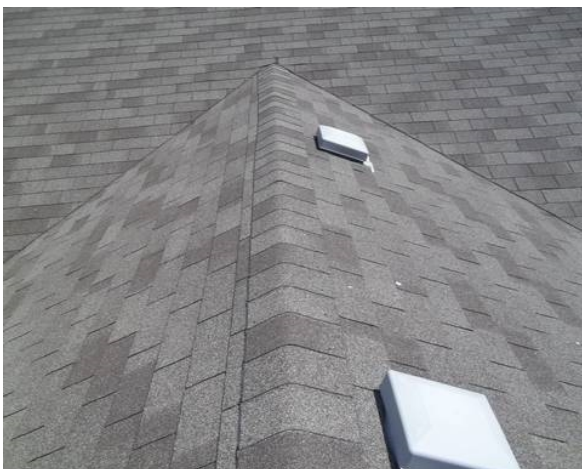
- Binocular
 Roof Edge
 Walk On
 No Access

Limitations

- Deck
 Gravel
 Height
 Steep Slope
 Rain
 Solar Panel

Main Roof

- Flat
 Gable
 Valley
 Hip
 Shed
 Other



Gutter/Downspout

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

Damaged:

No

- Incomplete
 Dent
 Spill

Fascia/Soffit

- Not Vented Aluminum Wood Vinyl Other Loose
 Mildew Stain Corrosion

Damaged: No

Covering

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

Damaged: No

Life Expectancy

- Typical Middle Exceeded

Accessory

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

Damaged: No



Flashing

- 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

Damaged: No

Limitations

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

Structure

- Truss
 Rafter
 Warped
 Stain
 Sag
 Damaged:
 No
 Split



Sheathing

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

Insulation

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

Estimated Depth 14-16 inches



Ventilation

- None
 Soffit
 Gable End
 Turbine
 Mechanical
 Baffles
 Roof
 Blocked
 Required

Damaged: No

Exhaust Duct

- Concealed
 Not Insulated
 Into Attic
 Plastic
 Metal

Damaged: No

Electrical

- Concealed
 Abandoned
 Knob & Tub
 Open Splice
 Frayed

Damaged: No

Basement/Structure

Limitations

- Finished
 Clutter
 Dry Weather
 Dry Ground

Crawl Space Only, No living quarters



Wall

- Crack
 Concealed
 Mildew
 Concrete
 Brick
 Damaged: PWF
 No

Door

- Binds
 Damaged
 Pocket
 Hinged
 Wood
 Damaged: Composite
 No

Trap door only.

Circuit Wire

- Concealed
 Unsecured
 Improper

Floor Joist

- Concealed
 Unsecured
 Split
 Stain
 Other
 Damaged:
 No

Beam

- Unsecured
 Concealed
 Laminate
 Metal
 Wood
 Damaged: Sag
 No



Post

- On Slab
 Concealed
 Adjustable
 Brick
 Concrete
 Wood

Damaged: No

Crawl Space

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

Damaged: No

Insulation shows sign of being wet. Recommend contacting a expert to further evaluate the insulation and repair/replace as required to reduce further moisture related damages.



Pipes/Ducts

- Unsecured
 Leak
 Insulated

Ventilation

- Mechanical
 Blocked
 Required

Recommend opening all vents in summer months and closing in cool months.



Electrical Service

Service Entrance

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

Entrance Cable

- Concealed
 Aluminum
 Copper

Main Disconnect

- Switch/Cartridge Fuse
 Breaker

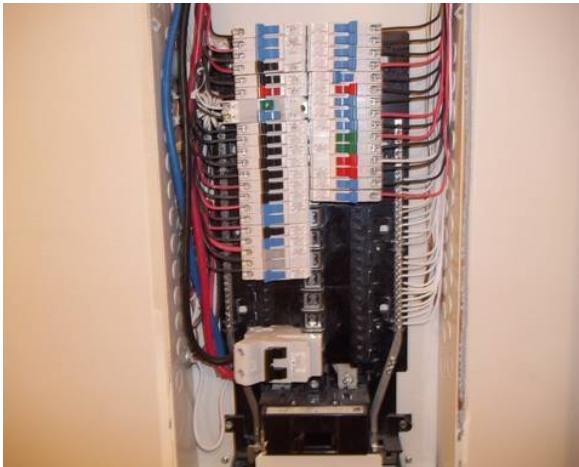
Disconnect Rating

- Have Electrician Evaluate
 Amps 100

Distribution Panel

- Not Opened
 Non Standard Installation
 Obstructed
 Unsecured
 Corrosion
 Obsolete
 Location Back entrance

Damaged: No



Panel Rating

- Room For Expansion
 Amps 225

Fuse

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

Circuit Wire

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

Damaged: No

Grounding

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

Heating

Data Plate

Not Legible Incomplete

Model: Norton

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**

Thermostat/Humidistat

Unsecured Programmable Standard **Operational: Yes**

Heating Fuel Source

Unknown Electric Gas

Heat Type

Convector Forced Air Radiator

System tested for operation only. Operational at time of inspection.

Burner Type

Conventional Mid Efficiency High Efficiency

Heating System

Advise Service/Repair Contract

Life Expectancy

Typical Middle Exceeded

Inspection Door

Missing Soot Sealed

Filter

Electronic Disposable Permanent Missing Inoperable Undersized
 Damaged Dirty

Duct/Joint/Housing

Unsecured Corrosion Kink

Plumbing Components

Limitation

- Finished Basement
 Other Private



Water Pressure

- Low Typical High

Hose Bibb

- Not Checked Frost Free Anti-Siphon Shut-Off Valve Recaulk Unsecured **Operational: Yes**
- Corrosion Leak

Distribution Piping

- Concealed Lead Galvanized Plastic Copper **Damaged: No**
- Dissimilar Material Unsecured Corrosion Leak

Waste Drainage

- Concealed Galvanized Cast Iron Plastic Copper **Damaged: No**
- Unsecured Corrosion Leak Advise Septic Tank Checked Odor

Floor Drain

- Mechanical Primer None Backed Up No Water No Trap

Vent Stack/Piping

- Concealed Galvanized Cast Iron Plastic Copper **Damaged: No**
- Unsecured Corrosion Leak Undersized

Main Cleanout

- Concealed Improper Plug **Damaged: No**
- Location Crawl space

Hot Water Tank

- Hybrid Heating Power-Vented Own Gas Electric Unsecured
 Corrosion Leak
 Age 2008 Estimated Capacity I.G. 30 gallons

Operational: Yes



Life Expectancy

- Typical Middle Exceeded

Fuel Shut-Off

- Concealed
 Location Panel Box

Relief Valve

- No Test Lever Corrosion Other

Discharge Tube

- Undersized Discharge

Install discharge tube to reduce any associated hazards.

Sump Pump

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

Damaged: No



Laundry

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

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

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

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

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

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

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

Heat Source
 None Thermostat Electric Air Register Convector Radiant

Main Bathroom

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

Door

Binds Damaged Pocket Hinged Wood Composite

Operational: Yes

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Exhaust Fan

Advise Installation

Operational: Yes

Sink

Worn Chip

Damaged: No

Faucet

No Shut-off Sticks Unsecured Corrosion Leak

Operational: Yes

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

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak

Damaged: No

Vanity

Worn Unsecured Laminate Plywood Wood Metal
 Scratch Mildew Missing Hardware

Damaged: No

Counter

Unsecured Solid Surface Marble Laminate Ceramic Regrout
 Mildew Scratch Worn

Damaged: No

Toilet

No Shut-Off Tank Loose Unsecured Crack Leak

Operational: Yes

Tub/Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Crack Worn

Damaged: No

Faucet/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

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

Shower Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Scratch Worn

Damaged: No

Mixer/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Heat Source

None Thermostat Electric Air Register Convector Radiant

Ensuite

Bathroom

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

Door

Binds Damaged Pocket Hinged Wood Composite

Operational: Yes

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Exhaust Fan

Advise Installation

Operational: Yes

Sink

Worn Chip

Damaged: No

Faucet

No Shut-off Sticks Unsecured Corrosion Leak

Operational: Yes

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

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak

Damaged: No

Vanity

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

Faucet/Shower Head

Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Operational: Yes

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

Shower Enclosure

Unsecured
 Ceramic
 Cultured Marble
 Fiberglass
 Plastic
 RegROUT
 Mildew
 Scratch
 Worn

Damaged: No

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
 Awning

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
 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, no leaks at time of inspection Osmosis tap not working at time of inspection. Owner aware and is in the process of having repaired.



Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak

Damaged: No

Counter

Unsecured Ceramic Marble Laminate Solid Surface RegROUT
 Mildew Scratch Worn

Damaged: No

Cabinet

Worn Unsecured Laminate Plywood Wood Metal
 Missing Hardware Mildew Scratch Other

Damaged: No

Range Hood

Cooktop Exhaust Corrosion No Exhaust No Light Noisy

Operational: Yes

Exhaust vent

Unsecured Ductless Concealed With Other Exhaust To Attic
 Improper To Exterior

Filter

None Unsecured Damaged Greasy

Damaged: No

Major Appliances (Built-in)

Tested ON/OFF only. Did Not Test All Functions

Dishwasher

Tested ON/OFF

Operational: Yes

Garbage Disposal

Tested ON/OFF only

Operational: Yes

Refrigerator

Interior cold to the touch

Operational: Yes

Microwave

Operational: Yes

Tested ON/OFF

Heat Source

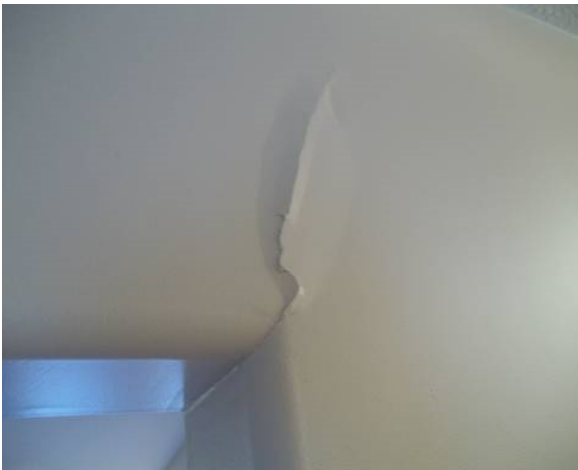
None Thermostat Electric Air Register Convector Radiant

Foyer

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

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

Determine cause of excessive cracking and correct as required



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

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

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

Railing **Damaged: No**
 Unsecured Metal Wood Incomplete None

Front Door

- Damaged Binds
 Weather Seal Split

- Metal Clad Wood
 Worn

Operational:

Yes

- Dead Bolt Replace Sill

Living 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 checked="" type="checkbox"/> Casement	<input 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	<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		

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

Bedroom

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

Master

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

Additional Comments

General Comments

Limitations

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



Report Commentary

Date: 24-Jun-2013

3 Bekola Ave Kopps Cove , Turtle Lake, Saskatchewan

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

1.0 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 Garage

2.1 **Access Door**

Install pins on self closing hinges to promote gas/fire barrier.

3.0 Basement/Structure

3.1 **Limitations**

Crawl Space Only, No living quarters

3.2 **Door**

Trap door only.

3.3 **Crawl Space**

Insulation shows sign of being wet.Recommend contacting a expert to further evaluate the insulation and repair/replace as required to reduce further moisture related damages.

3.4 **Ventilation**

Recommend opening all vents in summer months and closing in cool months.

4.0 Heating

4.1 **Heat Type**

System tested for operation only. Operational at time of inspection.

5.0 Laundry

5.1 **Washer**

Tested on off only.

5.2 **Dryer**

Tested on off only



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6.0 Main Bathroom

6.1 **Faucet**

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

6.2 **Faucet/Shower Head**

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

7.0 Bathroom Ensuite

7.1 **Faucet**

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

7.2 **Faucet/Shower Head**

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

8.0 Kitchen

8.1 **Faucet**

Tested for 5-10 minutes, no leaks at time of inspection Osmosis tap not working at time of inspection. Owner aware and is in the process of having repaired.

9.0 Foyer

9.1 **Wall**

Determine cause of excessive cracking and correct as required

10.0 Additional Comments

10.1 **Limitations**

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