

## Visual Property Inspection

25 Indian Point  
Turtle Lake, Saskatchewan

Prepared for :

Brenda Turpin-Esquirol  
Box 2324  
Stettler, Alberta  
Phone No. : (306) 742-7653



Inspected by :

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Property and Site

**Limitations**

- Restricted   
  Debris   
  Snow   
  Vegetation



**Conditions**

- Clear   
  Cloudy   
  Rain   
  Wet  
 Approx. Temperature 16   
 Approx. Hydrant Distance N/A

**Building**

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

*Single level built on crawl space.*

**Landscaping**

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

Property and Site



**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**

*Contact a contractor to evaluate support system and secure as required to reduce any safety hazards and associated damages.*

Property and Site



**Railing**

- Unsecured   
  Metal   
  Wood   
  Incomplete   
  None

**Damaged: No**

Exterior

**Limitations**

- Clearance   
  Seasonal Storm Windows   
  Debris   
  Shrub   
  Snow  
 Restricted   
 Parged

*Vinyl shakes installed over foundation wall.*

**Foundation Wall**

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

**Damaged: No**

Exterior

**Wall Surface**

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

**Damaged:** **No**

**Windows**

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

**Damaged:** **No**

**Window Well**

- Improper Drainage

**Damaged:** **No**

**Doors**

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

**Operational:** **Yes**

**Lighting**

- None  Unsecured

**Operational:** **Yes**

**Receptacle**

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

**Operational:** **Yes**

Garage

**Type**

- |                                       |                                   |  |                                 |  |                                    |
|---------------------------------------|-----------------------------------|--|---------------------------------|--|------------------------------------|
| <input type="checkbox"/> Attached     | <input type="checkbox"/> Built-In | <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Single | <input checked="" type="checkbox"/> Double | <input type="checkbox"/> Insulated |
| <input type="checkbox"/> Attic Access |                                   |  |                                 |  |                                    |



Garage



|   |  |   |
|---|--|---|
| <b>Door</b>                               | <b>Operational:</b>                            | <b>Yes</b>                                    |
| <input type="checkbox"/> Binds            | <input type="checkbox"/> Damaged               | <input type="checkbox"/> Wood                 |
| <input type="checkbox"/> Adjust Auto Stop | <input type="checkbox"/> No Safety Stop        | <input checked="" type="checkbox"/> Metal     |
| <input type="checkbox"/> Automatic        | <input type="checkbox"/> Stain                 | <input checked="" type="checkbox"/> Sectional |
| <input type="checkbox"/> Corrosion        |  |   |
| <hr/>                                     |  |   |
| <b>Floor</b>                              | <b>Damaged:</b>                                | <b>No</b>                                     |
| <input type="checkbox"/> Crack            | <input type="checkbox"/> Settlement            | <input type="checkbox"/> Gravel               |
| <input type="checkbox"/> Asphalt          | <input checked="" type="checkbox"/> Concrete   | <input type="checkbox"/> Stain                |
| <hr/>                                     |  |   |
| <b>Wall</b>                               | <b>Damaged:</b>                                | <b>No</b>                                     |
| <input type="checkbox"/> No Fire Barrier  | <input type="checkbox"/> Drywall               | <input type="checkbox"/> Stain                |
| <input type="checkbox"/> Brick            | <input type="checkbox"/> Wood                  |   |
| <i>Unfinished</i>                         |  |   |
| <hr/>                                     |  |   |
| <b>Window</b>                             | <b>Operational:</b>                            | <b>Yes</b>                                    |
| <input type="checkbox"/> Binds            | <input type="checkbox"/> Damaged               |   |
| <hr/>                                     |  |   |
| <b>Ceiling</b>                            | <b>Damaged:</b>                                | <b>No</b>                                     |
| <input type="checkbox"/> No Fire Barrier  | <input type="checkbox"/> Drywall               | <input type="checkbox"/> Stain                |
| <input type="checkbox"/> Crack            | <input type="checkbox"/> Wood                  |   |
| <i>Unfinished</i>                         |  |   |
| <hr/>                                     |  |   |
| <b>Lighting</b>                           | <b>Operational:</b>                            | <b>Yes</b>                                    |
| <input type="checkbox"/> None             | <input type="checkbox"/> Unsecured             |   |
| <hr/>                                     |  |   |
| <b>Receptacle</b>                         | <b>Operational:</b>                            | <b>Yes</b>                                    |
| <input type="checkbox"/> Damaged          | <input type="checkbox"/> Install GFCI          | <input type="checkbox"/> No Ground            |
| <input type="checkbox"/> Reverse Polarity |  | <input type="checkbox"/> Open Ground          |
| <hr/>                                     |  |   |
| <b>Circuit Wire</b>                       |  |   |
| <input type="checkbox"/> Concealed        | <input type="checkbox"/> Unsecured             |   |
| <input type="checkbox"/> Improper         |  |   |
| <hr/>                                     |  |   |
| <b>Access Door</b>                        | <b>Operational:</b>                            | <b>Yes</b>                                    |
| <input type="checkbox"/> Auto Door Close  | <input checked="" type="checkbox"/> Metal Clad | <input type="checkbox"/> Composite            |
| <input type="checkbox"/> Damaged          | <input type="checkbox"/> Stain                 | <input type="checkbox"/> Gas Proof            |
| <input type="checkbox"/> Corrosion        | <input type="checkbox"/> Wood                  |   |

Garage

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  
 Dent   
  Corrosion   
  Leak  
 Drainage Below Ground   
  Spill  
 Redirect Leader   
  Clean

**Damaged: No**

- Copper   
  Plastic   
  Incomplete  
 Drainage Above Ground  
 Extended Leader

## Roof Structure

*Clean and maintain leaf debris to promote unrestricted flow away from 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**

### 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**

### Chimney/Vent

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

**Damaged:**    **No**

### Chimney Cap

- None     Concrete     Masonry     Metal     Other     Crack  
 Deterioration     Corrosion     Loose

**Damaged:**    **No**

### Visible Flue Liner

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

**Damaged:**    **No**

### Secondary Roof

- Flat     Gable     Hip     Shed     Other



Roof Structure

**Secondary Roof Covering**

- |   |   |                                   |                                       |                                     |
|---|---|-----------------------------------|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fiberglass Shingle | <input checked="" type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Wood Shake |
| <input type="checkbox"/> Tar                | <input type="checkbox"/> Metal                      | <input type="checkbox"/> Other    | <input type="checkbox"/> Nail Pop     | <input type="checkbox"/> Loose      |
| <input type="checkbox"/> Crack              | <input type="checkbox"/> Patched                    | <input type="checkbox"/> Mildew   | <input type="checkbox"/> Stain        | <input type="checkbox"/> Worn       |
| <input type="checkbox"/> Fungus             | <input type="checkbox"/> Improper Installation      |                                   |                                       | <input type="checkbox"/> Broken     |
|   |   |                                   |                                       | <input type="checkbox"/> Curl       |

**Damaged: No**

**Sec. Roof Life Expectancy**

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 |                                       |   |                                  |                                |

*Recommend installing insulated sealed trap door to reduce moisture related damages ad promote energy efficiency.*



**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 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 type="checkbox"/> Batt            | <input checked="" type="checkbox"/> Blown | <input type="checkbox"/> Sprayed       | <input type="checkbox"/> Required      |  |                                     |

**Damaged: No**

Estimated Depth 14-16 inches



**Ventilation**

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

**Electrical**

- |   |                                    |                                     |                                      |                                 |  |
|---|------------------------------------|-------------------------------------|--------------------------------------|---------------------------------|--|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Abandoned | <input type="checkbox"/> Knob & Tub | <input type="checkbox"/> Open Splice | <input type="checkbox"/> Frayed |  |
|---|------------------------------------|-------------------------------------|--------------------------------------|---------------------------------|--|

**Damaged: No**

**Basement/Structure**

**Limitations**

- Finished   
  Clutter   
  Dry Weather   
  Dry Ground

*Crawl Space Only.*

**Wall**

- Crack   
  Concealed   
  Mildew   
  Concrete   
  Brick   
  PWF

**Damaged: No**

*IC F Blocking*



ICF BLOCKING

**Door**

- Binds   
  Damaged   
  Pocket   
  Hinged   
  Wood   
  Composite

**Damaged: No**

*Trap Door*

**Lighting**

- Minimal   
  Unsecured

**Damaged: No**

**Receptacle**

- Damaged   
  Install GFCI   
  Reverse Polarity   
  No Ground   
  Open Ground

**Damaged: No**

**Circuit Wire**

- Concealed   
  Unsecured   
  Improper

**Heat Source**

- None   
  Thermostat   
  Electric   
 Air Register   
 Convector   
 Radiant

**Floor Joist**

- Concealed   
  Unsecured   
  Split   
 Stain   
 Other

**Damaged: No**

**Basement/Structure**

**Bridging**

- Concealed   
  Continuous   
  X-Metal   
  X-Wood   
  Solid Wood

**Damaged: No**

**Sill Plate**

- Concealed   
  Moisture Gasket   
  Mildew   
  Stain   
  No Anchors

**Damaged: No**

*Insulated and sealed.*



**Beam**

- Unsecured   
  Concealed   
  Laminate   
  Metal   
  Wood   
  Sag

**Damaged: No**



**Post**

- On Slab   
  Concealed   
  Adjustable   
  Brick   
  Concrete   
  Wood

**Damaged: No**

**Basement/Structure**

**Crawl Space**

- |  |   |   |                                      |                                    |                                |
|--|---|---|--------------------------------------|------------------------------------|--------------------------------|
| <input type="checkbox"/> No Access                 | <input checked="" type="checkbox"/> Vapor Barrier | <input checked="" type="checkbox"/> Insulated | <input type="checkbox"/> Entered     | <input type="checkbox"/> Looked In | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Mildew                    | <input type="checkbox"/> Stain                    | <input type="checkbox"/> Damp                 | <input type="checkbox"/> Earth Floor | <input type="checkbox"/> Concrete  |                                |
| <input type="checkbox"/> Moisture Barrier Required |   |   |                                      |                                    |                                |

*Floor has 2" styrofoam insulation installed under vapor barrier.*



**Pipes/Ducts**

- |                                    |                               |                                    |
|------------------------------------|-------------------------------|------------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Leak | <input type="checkbox"/> Insulated |
|------------------------------------|-------------------------------|------------------------------------|

**Ventilation**

- |  |                                  |                                   |
|--|----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Mechanical | <input type="checkbox"/> Blocked | <input type="checkbox"/> Required |
|--|----------------------------------|-----------------------------------|



**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 Stair Case

**Damaged: No**

**Panel Rating**

- Room For Expansion  
 Amps 125

**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

**Heating**

**Data Plate**

- Not Legible   
  Incomplete  
 Model: Carrier

BTU Input: 8,000

Estimated Age: 2004

## Heating

### 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**

### CO 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

- Convectur   
  Forced Air   
  Radiator

### Burner Type

- Conventional   
  Mid Efficiency   
  High Efficiency

### Heating System

- Advise Service/Repair Contract



### Air Requirement

- Internal   
  External   
  Inadequate

Heating

**Venting**

- Flue     
  Sidewall     
  Metal     
  Improper Rise     
  Unsecured     
  Corrosion  
 Soot

**Life Expectancy**

- Typical     
  Middle     
  Exceeded

**Gas Burner**

**Operational: Yes**

- Not Checked

*Checked for operation only.*

**Burner**

- Corrosion     
  Advise Adjustment

**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





Heating

**Condensation Line**

- Improper Drain    Corrosion    Leak

Plumbing Components

**Limitation**

- Finished Basement    Private    Private System

**Shut-Off Valve**

- Not Tested    Corrosion    Leak



**Private Supply**

- Concealed  
Location Crawl Space

Damaged:   **No**



## Plumbing Components

### Shut Off Valve

Location Crawl Space

### Well Pump

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

### 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**



Unable to determine use for piping, check with owner.

### Sewage pump

- Not Checked

**Damaged: No**

**Plumbing Components**

**Vent Stack/Piping**

- |                                    |                                     |                                    |                                  |                                 |                                     |
|------------------------------------|-------------------------------------|------------------------------------|----------------------------------|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Galvanized | <input type="checkbox"/> Cast Iron | <input type="checkbox"/> Plastic | <input type="checkbox"/> Copper | <input type="checkbox"/> Undersized |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion  | <input type="checkbox"/> Leak      |                                  |                                 |                                     |

**Damaged: No**

**Main Cleanout**

- Concealed     Improper Plug  
Location Crawl Space

**Damaged: No**



**Hot Water Tank**

- |   |  |                                |
|---|--|--------------------------------|
| <input type="checkbox"/> Hybrid Heating | <input type="checkbox"/> Power-Vented        | <input type="checkbox"/> Own   |
| <input type="checkbox"/> Wood           | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Dirty |
- Age 2008      Estimated Capacity I.G. 108 litre

- |                                    |                                    |                               |
|------------------------------------|------------------------------------|-------------------------------|
| <input type="checkbox"/> Rent      | <input type="checkbox"/> Gas       | <input type="checkbox"/> Oil  |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak |

**Operational: Yes**



**Life Expectancy**

- Typical     Middle     Exceeded

**Plumbing Components**

**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.

**Burn Chamber**

Not Checked     Needs Adjustment

**Laundry**

**Floor**

Worn     No drain     Concrete     Vinyl     Laminated     Ceramic    **Damaged: No**

**Wall**

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

**Ceiling**

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

**Door**

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

**Lighting**

None     Unsecured    **Operational: Yes**

**Receptacle**

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

**Washer**

Make Whirlpool    **Damaged: No**

Laundry



**Dryer**

Make Whirlpool

**Damaged: No**

**Dryer Vent**

Unsecured   
  With Other Exhaust   
  To Crawlspace   
  To Attic   
  Plastic Duct

**Damaged: No**

**Heat Source**

None   
  Thermostat   
  Electric   
  Air Register   
  Convector   
  Radiant

Fireplace

**Type**

Built-in   
  Free Standing   
  Gas Insert   
  Wood Insert   
  Metal Liner   
  Firebrick  
 External Air Supply

*Factory Built, High Efficient unit noted. Recommend reading manual on proper operation of unit.*



Fireplace

**Fireplace Front**

Soot     Brick     Ceramic     Marble     Stone

**Damaged: No**

**Hearth**

Raised     None

**Damaged: No**

**Door/Screen**

None     Binds     Glass     Metal     Mesh     Poor Fit  
 Unsecured     Corrosion     Crack

**Damaged: No**

**Firebox**

Fan     Not Checked

**Damaged: No**

**Damper**

None     Sticks     Unsecured     Corrosion     Creosote

**Operational: Yes**

**Chimney Flue**

Not Checked     Soot     Unsecure     Advise Inspection

**Damaged: No**

Ensuite

Bathroom

**Water Flow**

Normal     Suspect     Low

**Floor**

Worn     Crack     Carpet     Vinyl     Laminate     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**

Ensuite

Bathroom

**Exhaust Fan**

**Operational: Yes**

Advise Installation

**Sink**

**Damaged: No**

Worn  Chip

**Faucet**

**Operational: Yes**

No Shut-off  Sticks  Unsecured  Corrosion  Leak

**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

**Shower Enclosure**

**Damaged: No**

Unsecured  Ceramic  Cultured Marble  Fiberglass  Plastic  Regrout  
 Mildew  Scratch  Worn

**Heat Source**

None  Thermostat  Electric  Air Register  Convector  Radiant

Main

**Water Flow**

Normal  Suspect  Low

**Floor**

**Damaged: No**

Worn  Crack  Carpet  Vinyl  Laminate  Ceramic

**Wall**

**Damaged: No**

Patched  Crack  Drywall  Brick  Wood  Ceramic

Main

|  |  |   |  |  |                                    |                                      |
|--|--|---|--|--|------------------------------------|--------------------------------------|
| <b>Ceiling</b>                               |  |   |  |  | <b>Damaged:</b>                    | <b>No</b>                            |
| <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      |                                      |
| <b>Door</b>                                  |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <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 |                                      |
| <b>Lighting</b>                              |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <input type="checkbox"/> None                | <input type="checkbox"/> Unsecured     |   |  |  |                                    |                                      |
| <b>Receptacle</b>                            |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <input type="checkbox"/> Damaged             | <input type="checkbox"/> Install GFCI  | <input type="checkbox"/> Reverse Polarity   |  |  | <input type="checkbox"/> No Ground | <input type="checkbox"/> Open Ground |
| <b>Exhaust Fan</b>                           |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <input type="checkbox"/> Advise Installation |  |   |  |  |                                    |                                      |
| <b>Sink</b>                                  |  |   |  |  | <b>Damaged:</b>                    | <b>No</b>                            |
| <input type="checkbox"/> Worn                | <input type="checkbox"/> Chip          |   |  |  |                                    |                                      |
| <b>Faucet</b>                                |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <input type="checkbox"/> No Shut-off         | <input type="checkbox"/> Sticks        | <input type="checkbox"/> Unsecured          | <input type="checkbox"/> Corrosion             | <input type="checkbox"/> Leak            |                                    |                                      |
| <b>Trap/Drain</b>                            |  |   |  |  | <b>Damaged:</b>                    | <b>No</b>                            |
| <input type="checkbox"/> Unsecured           | <input type="checkbox"/> Improper Trap | <input type="checkbox"/> Slow Drain         | <input type="checkbox"/> Corrosion             | <input type="checkbox"/> Leak            |                                    |                                      |
| <b>Vanity</b>                                |  |   |  |  | <b>Damaged:</b>                    | <b>No</b>                            |
| <input type="checkbox"/> Worn                | <input type="checkbox"/> Unsecured     | <input type="checkbox"/> Laminate           | <input type="checkbox"/> Plywood               | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal     |                                      |
| <input type="checkbox"/> Scratch             | <input type="checkbox"/> Mildew        | <input type="checkbox"/> Missing Hardware   |  |  |                                    |                                      |
| <b>Counter</b>                               |  |   |  |  | <b>Damaged:</b>                    | <b>No</b>                            |
| <input type="checkbox"/> Unsecured           | <input type="checkbox"/> Solid Surface | <input type="checkbox"/> Marble             | <input checked="" type="checkbox"/> Laminate   | <input type="checkbox"/> Ceramic         | <input type="checkbox"/> Regrout   |                                      |
| <input type="checkbox"/> Mildew              | <input type="checkbox"/> Scratch       | <input type="checkbox"/> Worn               |  |  |                                    |                                      |
| <b>Toilet</b>                                |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <input type="checkbox"/> No Shut-Off         | <input type="checkbox"/> Tank Loose    | <input type="checkbox"/> Unsecured          | <input type="checkbox"/> Crack                 | <input type="checkbox"/> Leak            |                                    |                                      |
| <b>Tub/Enclosure</b>                         |  |   |  |  | <b>Damaged:</b>                    | <b>No</b>                            |
| <input type="checkbox"/> Unsecured           | <input type="checkbox"/> Ceramic       | <input type="checkbox"/> Cultured Marble    | <input checked="" type="checkbox"/> Fiberglass | <input type="checkbox"/> Plastic         | <input type="checkbox"/> Regrout   |                                      |
| <input type="checkbox"/> Mildew              | <input type="checkbox"/> Crack         | <input type="checkbox"/> Worn               |  |  |                                    |                                      |
| <b>Faucet/Shower Head</b>                    |  |   |  |  | <b>Operational:</b>                | <b>Yes</b>                           |
| <input type="checkbox"/> Not Tested          | <input type="checkbox"/> Sticks        | <input type="checkbox"/> Unsecured          | <input type="checkbox"/> Corrosion             | <input type="checkbox"/> Leak            |                                    |                                      |



Main

**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

Kitchen

**Floor**

Worn     Crack     Carpet     Vinyl     Laminate     Ceramic

**Damaged: No**

**Wall**

Patched     Crack     Drywall     Brick     Wallpaper     Ceramic

**Damaged: No**

**Ceiling**

Patched     Crack     Drywall     Stipple     Wood     Tile

**Damaged: No**

**Lighting**

None     Unsecured

**Operational: Yes**

**Receptacle**

Damaged     Install GFCI     Reverse Polarity     No Ground     Open Ground

**Operational: Yes**

**Sink**

Worn     Chip     Single     Double     Stainless     Enamel

**Damaged: No**

**Faucet**

No Shut-Off Valve     Sticks     Unsecured     Corrosion     Leak

**Operational: Yes**

**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**

Kitchen

**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**

Tested ON/OFF

**Operational: Yes**

**Heat Source**

None       Thermostat       Electric       Air Register       Convector       Radiant

Foyer

**Floor**

Worn       Crack       Carpet       Vinyl       Laminate       Ceramic

**Damaged: No**

**Wall**

Patched       Crack       Drywall       Brick       Wood       Wallpaper

**Damaged: No**

**Ceiling**

Patched       Crack       Drywall       Stipple       Wood       Tile

**Damaged: No**

**Lighting**

None       Unsecured

**Operational: Yes**

Foyer

**Receptacle**

Damaged     Switched     Reverse Polarity

**Operational: Yes**  
 No Ground     Open Ground

**Closet/Door**

Binds     Damaged     Light     Bifold

**Operational: Yes**  
 Hinged     Sliding

**Front Door**

Damaged     Binds     Metal Clad     Wood  
 Weather Seal     Split     Worn

**Operational: Yes**  
 Dead Bolt     Replace Sill

Family Room

**Floor**

Worn     Crack     Carpet     Vinyl

**Damaged: No**  
 Laminate     Ceramic

**Wall**

Patched     Crack     Drywall     Brick

**Damaged: No**  
 Wood     Wallpaper

*Determine cause of cracking and correct as required.*



**Ceiling**

Patched     Crack     Drywall     Stipple

**Damaged: No**  
 Wood     Tile

**Window**

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

**Operational: Yes**  
 Sliding     Bay  
 Mildew     Damaged

**Patio Door**

Binds     Damaged     Sliding     Hinged

**Operational: Yes**  
 Wood     Metal

Family Room

|                    |                                  |                                     |   |  |
|--------------------|----------------------------------|-------------------------------------|---|--|
| <b>Lighting</b>    | <input type="checkbox"/> None    | <input type="checkbox"/> Unsecured  | <b>Operational:</b>                       | <b>Yes</b>   |
| <b>Ceiling Fan</b> | <input type="checkbox"/> None    | <input type="checkbox"/> Unsecured  | <b>Operational:</b>                       | <b>Yes</b>   |
| <b>Receptacle</b>  | <input type="checkbox"/> Damaged | <input type="checkbox"/> Switched   | <input type="checkbox"/> Reverse Polarity | <b>Operational:</b> <input type="checkbox"/> No Ground <input type="checkbox"/> Open Ground <b>Yes</b>               |
| <b>Heat Source</b> | <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

|                    |  |                                     |   |   |  |                                      |                     |            |
|--------------------|--|-------------------------------------|---|---|--|--------------------------------------|---------------------|------------|
| <b>Floor</b>       | <input type="checkbox"/> Worn            | <input type="checkbox"/> Crack      | <input type="checkbox"/> Carpet             | <input type="checkbox"/> Vinyl              | <input checked="" type="checkbox"/> Laminate | <input type="checkbox"/> Ceramic     | <b>Damaged:</b>     | <b>No</b>  |
| <b>Wall</b>        | <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   | <b>Damaged:</b>     | <b>No</b>  |
| <b>Ceiling</b>     | <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        | <b>Damaged:</b>     | <b>No</b>  |
| <b>Window</b>      | <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         | <b>Operational:</b> | <b>Yes</b> |
|                    | <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    |   |   |  |                                      |                     |            |
| <b>Door</b>        | <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   | <b>Operational:</b> | <b>Yes</b> |
| <b>Closet/Door</b> | <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     | <b>Operational:</b> | <b>Yes</b> |
| <b>Lighting</b>    | <input type="checkbox"/> None            | <input type="checkbox"/> Unsecured  |   |   |  |                                      | <b>Operational:</b> | <b>Yes</b> |
| <b>Ceiling Fan</b> | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Unsecured  |   |   |  |                                      | <b>Operational:</b> | <b>Yes</b> |
| <b>Receptacle</b>  | <input type="checkbox"/> Damaged         | <input type="checkbox"/> Switched   | <input type="checkbox"/> Reverse Polarity   |   | <input type="checkbox"/> No Ground           | <input type="checkbox"/> Open Ground | <b>Operational:</b> | <b>Yes</b> |

Bedroom

**Heat Source**

None   
  Thermostat   
  Electric   
  Air Register   
  Convector   
  Radiant

Bedroom

**Floor**

Worn   
  Crack   
  Carpet   
  Vinyl   
  Laminated   
  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   
  Laminated   
  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

Additional Comments

**General Comments**

*Structure appears to be professionally built and very well maintained.*

**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. 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. Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.*

---

## Additional Comments

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### 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).*



# Report Commentary

Date: 14-Jun-2012

25 Indian Point, 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

### Building

Single level built on crawl space.

### Deck/Patio

Contact a contractor to evaluate support system and secure as required to reduce any safety hazards and associated damages.

---

## 2.0 Exterior

### Limitations

Vinyl shakes installed over foundation wall.

---

## 3.0 Garage

### Wall

Unfinished

### Ceiling

Unfinished

---

## 4.0 Roof Structure

### Gutter/Downspout

Clean and maintain leaf debris to promote unrestricted flow away from structure

---

## 5.0 Attic

### Limitations

Recommend installing insulated sealed trap door to reduce moisture related damages and promote energy efficiency.

---

## 6.0 Basement/Structure

### Limitations

Crawl Space Only.

### Wall

IC F Blocking





## Report Commentary

Date: 14-Jun-2012

25 Indian Point, Turtle Lake, Saskatchewan

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---

### 6.0 Basement/Structure

#### Door

Trap Door

#### Sill Plate

Insulated and sealed.

#### Crawl Space

Floor has 2" styrofoam insulation installed under vapor barrier.

---

### 7.0 Heating

#### Gas Burner

Checked for operation only.

---

### 8.0 Fireplace

#### Type

Factory Built, High Efficient unit noted. Recommend reading manual on proper operation of unit.

---

### 9.0 Family Room

#### Wall

Determine cause of cracking and correct as required.

---

### 10.0 Additional Comments

#### General Comments

Structure appears to be professionally built and very well maintained.

#### 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. 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. Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.



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### 10.0 Additional Comments

#### **Supplementary Comments**

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