

Witness

Box 1807, North Battleford, SK S9A 3W8
Office Location: 3 miles east of North Battleford, SK along Highway #16.
Phone 306-445-5000 • Fax 306-445-5003 • Toll Free 1-800-529-9958

Name of Buyer(s):	
Address of Property Being Purchased: Lot 15-Blk/Par 6-Plan 101902171 Ext 0	
In the purchase of real estate, buyers may want additional information and clarification to assist in the determination of property defects. In a buyers may elect to ensure that the information and representations made to them are in fact accurate. If you are of the opinion that a proble exist with a property a prudent buyer should consider an inspection report from a qualified individual to determine the facts with respect potential problem. The following information is designed to inform buyers of the potential services that are available to them in conjunction of purchase of a property. This list of services is not all-inclusive, but includes the more common reports or inspections usually requested (buyer request any additional service that they require). The service or services that are or are not chosen are entirely the buyer's decision. The assumes any and all liability arising from all defects related to and that may have been determined and discovered by inspections listed herein chosen. Your real estate agent can write a condition, or conditions, in the Contract of Purchase and Sale to allow for sufficient time to comprequested inspections and/or reports. It is understood that in most instances the buyer is responsible to pay, when required, for the inspection report to be completed. (Please initial those items that you wish to proceed with in the purchase of this property.)	em may t to the with the ers may e buyer but not plete all
Initial here 1. APPRAISAL REPORT: An appraisal report is provided by an accredited appraiser and estimates the value of the	ne .
property. A mortgage company may require an appraisal to determine if the property warrants the mortgage amo	
ELECTRICAL INSPECTION: An electrical inspection is an inspection of the electrical components in a home a report is provided outlining any deficiencies.	
3. ENGINEERS REPORT: A report provided by an engineer on any number of issues such as the electrical/mecha or structural integrity of the buildings.	ınical
4. ENVIRONMENTAL REPORT: An environmental report is provided to determine if there are any environmental problems with the property. An engineer or consultant specializing in environmental issues usually provides the report.	
5. FURNACE AND CHIMNEY INSPECTION: A furnace and chimney inspection is conducted to determine if the furnace and the chimney meet current safety standards.	
6. GAS LINE INSPECTION: Your local gas company conducts gas line inspections. The inspection will determine if improvements to the property have been built over the gas line into the property and whether the gas line must be relocated to the property and the property a	
7. HOME INSPECTION: A home inspection is an inspection of the condition of a property.	icu.
8. MUNICIPAL COMPLIANCE REPORT: A report from the municipality where the property is located regard compliance or non-compliance with relevant municipal bylaws, regulations or relaxations granted by the municipal bylaws.	
9. PROPERTY CONDITION DISCLOSURE STATEMENT: A Property Condition Disclosure Statement is a statement provided by the seller concerning the condition of the property.	anty.
10. REAL PROPERTY REPORT/SURVEYORS CERTIFICATE: Real Property Report/Surveyors Certificate is a reprovided by a land surveyor and shows the legal outline of the property and the locations of all improvements on the land.	eport
11. SEPTIC/SEWER INSPECTION: A sewer/septic inspection is usually requested to determine if the sewer/septi system is operating properly.	c
12. WELL and/or WATER QUALITY/QUANTITY TEST: A water quality/quantity test is usually requested to determine the recovery rate of the water supply and the quality of the water for consumption.	
13. WOOD STOVE/FIREPLACE INSPECTION: A wood stove/fireplace inspection is undertaken to determine if fireplace or wood stove meets the buyer's insurance requirements.	the
14. ROOF INSPECTION: A roof inspection is requested to determine the life expectancy or any defects of the room materials exposed to the elements and/or defects in the underlay roofing material.	fing
15. GST OPINION: The buyer may wish to seek the professional advice of an expert, such as an accountant or The Canadian Revenue Agency, as to whether or not GST is payable on the purchase of this property and if so, by wh 16. OTHER REPORT(s):	
I/We acknowledge that we have reviewed the above information and are aware of the ancillary services available and agree the our responsibility to take any necessary action respecting these items in conjunction with a real estate transaction.	nat it is
Dated at a.m./p.m. this day of)
Witness Buyer's Signature	

Buyer's Signature