

Visual Property Inspection

1612 98th
Battleford, SK

Prepared for :

Scott Patricia Meiklejohn

Phone No. : (306) 441-5442



Inspected by :

Doug Forbes
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Limitations

- Restricted
 Debris
 Snow
 Vegetation



Conditions

- Clear
 Cloudy
 Rain
 Wet
 Approx. Temperature 17

Building

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

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. Regrade / maintain to slope away from structure to reduce foundation deterioration potential water entry and subsequent damages. Further evaluation required to determine use for terminated pipe.

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

Determine cause of heaving/lifting walkway/driveway and correct as required prior to re-leveling .

Property and Site



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

Repair, caulk and paint all exposed wood siding/trim work to reduce deterioration and rot. Improper vent cover noted.

Exterior



Windows

- | | | | | | | |
|--|---------------------------------|------------------------------------|------------------------------------|----------------------------------|-----------------|-----------|
| <input type="checkbox"/> Inspected with Binoculars | <input type="checkbox"/> Storm | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Repaint | <input type="checkbox"/> Recaulk | Damaged: | No |
| <input type="checkbox"/> Weather-strip | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Poor Trim | | | |

Window Well

- | | | |
|--|-----------------|-----------|
| <input type="checkbox"/> 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 | Operational: | Yes |
| <input type="checkbox"/> Weather-strip | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Split | | | | |

Lighting

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

Exterior



Suspect wiring noted. Contact electrician to evaluate and repair as required to reduce associated hazards.

Garage

Type

- Attached
 Built-In
 Detached
 Single
 Double
 Insulated
 Attic Access



Door

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

Floor

- Crack
 Settlement
 Asphalt
 Concrete
Damaged:
No
 Gravel
 Stain

Garage

Wall **Damaged:** **No**
 No Fire Barrier Drywall Unfinished Brick Wood Stain

Window **Operational:** **Yes**
 Binds Damaged

Ceiling **Damaged:** **No**
 No Fire Barrier Drywall Crack Wood Stain Unfinished

Lighting **Operational:** **Yes**
 None Unsecured

Further evaluation required to determine cause of inoperable exterior/interior lights.

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

Circuit Wire
 Concealed Unsecured Improper

Contact electrician evaluate and remove or install junction box over terminated wire .



Access Door **Operational:** **Yes**
 Auto Door Close Metal Clad Wood Composite Gas Proof
 Damaged Stain Corrosion

Roof Structure

Inspected By:
 Binocular Roof Edge Walk On No Access

Roof Structure

Limitations

- Deck
 Gravel
 Height
 Steep Slope
 Rain
 Solar Panel

Main Roof

- Flat
 Gable
 Valley
 Hip
 Shed
 Other



Gutter/Downspout

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

Damaged: No

Recommend extending all downspouts 6-8 ft away from structure to reduce moisture related damages
 Maintain and replace galvanized troughs as necessary. Older galvanized troughs are susceptible to failure due to corrosion and seam separation.

Fascia/Soffit

- Not Vented
 Aluminum
 Wood
 Vinyl
 Other
 Loose
- Mildew
 Stain
 Corrosion

Damaged: No

Wood fascia/ soffit will require regular maintenance to reduce moisture related damages.

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

Roof Structure

Accessory

- | | | | | | |
|------------------------------------|--|--|----------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Air Vent | <input checked="" type="checkbox"/> Vent Stack | <input type="checkbox"/> Turbine | <input checked="" type="checkbox"/> Electrical Mast | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> Skylight | <input type="checkbox"/> Antenna | <input checked="" type="checkbox"/> Dish | | | |

Damaged: No



Vents caps noted

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 checked="" 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 checked="" 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

Secondary Roof

- | | | | | |
|-------------------------------|---|------------------------------|-------------------------------|--------------------------------|
| <input type="checkbox"/> Flat | <input checked="" type="checkbox"/> Gable | <input type="checkbox"/> Hip | <input type="checkbox"/> Shed | <input type="checkbox"/> Other |
|-------------------------------|---|------------------------------|-------------------------------|--------------------------------|

Roof Structure



Remove trees as required

Secondary Roof Covering

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

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 | | | | |

Old antenna noted in attic.

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

- Condensation Composite Thermal Board Plywood Board R Felt
 Mildew Sag Stain

Damaged: **No**

Insulation

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

Damaged: **No**

Estimated Depth 6"



Ventilation

- None Soffit Gable End Turbine Mechanical Baffles
 Roof Blocked Required

Damaged: **No**

Exhaust Duct

- Concealed Not Insulated Into Attic Plastic Metal

Damaged: **No**

Insulate exhaust duct to reduce condensation and potential damages related to moisture runback.

Attic



Electrical

- Concealed Abandoned Knob & Tub Open Splice Frayed

Damaged: No

Basement/Structure

Limitations

- Finished Clutter Dry Weather Dry Ground

Exterior walls framed and insulated. Improper tap used on vapour barrier. Recommend replacing with proper material/tape. Suspect staining noted on on studs. Recommend further evaluation to determine cause of staining. Repair replace as required.



Basement/Structure



Stained studs noted

Floor

- Crack Concrete Carpet Ceramic Vinyl Wood
 Laminate

Damaged: No

Efflorescences noted. Monitor for further staining. Correct as required.



Wall

- Crack Concealed Mildew Concrete Brick PWF

Damaged: No

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 checked="" type="checkbox"/> Awning	<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				

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 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

Floor Joist				Damaged:	No
<input 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 checked="" type="checkbox"/> Solid Wood	



Date: 28-Jul-2015

1612 98th, Battleford, SK

Basement/Structure

Sill Plate

Concealed Moisture Gasket Mildew Stain No Anchors

Damaged: No

Beam

Unsecured Concealed Laminate Metal Wood Sag

Damaged: No

Post

On Slab Concealed Adjustable Brick Concrete Wood

Damaged: No

Slab on Grade

Concealed On Piling On Brick Floating Crack Frost Heave
 Settling Leak

Damaged: No

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

Damaged: No

Obsolete

Location Bsmt

Electrical Service



Panel Rating

- Room For Expansion
Amps 100

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 Garage

Damaged: No

Electrical Service



Auxiliary Disconnect Rating

Have Electrician Evaluate
Amps 60

Auxiliary Panel Rating

Room For Expansion
Amps 100

Auxiliary Fuse

Breaker Glass Cartridge Time Delay GFCI Breaker Blown
 Over Fused Scorched

Heating

Data Plate

Not Legible Incomplete
Model: Tempstar BTU Input: 75,000 Estimated Age: 1997

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**
Check with local Authorities on requirements and locations.

CO Detectors

Basement 1st Floor 2nd Floor 3rd Floor Other **Operational: Yes**

Heating

Thermostat/Humidistat

Operational: Yes

- Unsecured Programmable Standard

Heating Fuel Source

- Unknown Electric Gas

Heat Type

- Convector Forced Air Radiator

Burner Type

- Conventional Mid Efficiency High Efficiency

Heating System

- Advise Service/Repair Contract

Consult a qualified heating technician to evaluate heat exchanger and service unit



Air Requirement

- Internal External Inadequate

Venting

- Flue Sidewall Metal Improper Rise Unsecured Corrosion
 Soot

Life Expectancy

- Typical Middle Exceeded

Gas Burner

Operational: Yes

- Not Checked

Checked for operation only.

Heating

Ignition

- Electronic Pilot & Thermocoupl

Burn Chamber

- Deterioration Advise Adjustment Burn Through Corrosion Crack
 Soot

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

AC/Heat Pump

- | | | | | | | |
|--------------------------------------|--------------------------------------|---|------------------------------------|------------------------------------|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Not Checked | <input type="checkbox"/> Evaporative | <input checked="" type="checkbox"/> Central | <input type="checkbox"/> Geo-Therm | <input type="checkbox"/> Air | Operational: | Yes |
| <input type="checkbox"/> Damed Fins | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Noisy | <input type="checkbox"/> Loose | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Through Wall | <input type="checkbox"/> Not Level |
| <input type="checkbox"/> Dirty | | | | | | |

Anticipate frequent maintenance and repairs. Based on age of unit



Condensation Line

- Improper Drain Corrosion Leak

Heating

Refrigerant Line

- Unsecured Not Insulated Leak

Plumbing Components

Limitation

- Finished Basement

Public Supply

- Metered Concealed Lead Galvanized Plastic Copper



Shut Off Valve

- Not Tested Corrosion Leak

Location Laundry Area

Water Pressure

- Low Typical High

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

Install a permanent PVC cap over abandoned main waste line drain pipe.

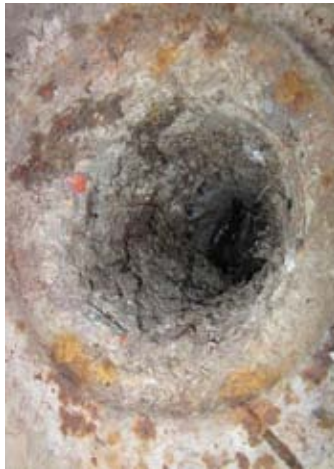
Plumbing Components



Floor Drain

- Mechanical Primer
 None
 Backed Up
 No Water
 No Trap

Possible roots noted. Contact plumber to further evaluate and correct as required.



Vent Stack/Piping

- Concealed
 Galvanized
 Cast Iron
 Plastic
 Copper
 Undersized
 Unsecured
 Corrosion
 Leak

Damaged: No

Main Cleanout

- Concealed
 Improper Plug

Damaged: No

Hot Water Tank

- Hybrid Heating
 Power-Vented
 Own
 Gas
 Electric
 Unsecured
 Corrosion
 Leak

Operational: Yes

Age 2011 Estimated Capacity I.G. 33 gallon



Date: 28-Jul-2015

1612 98th, Battleford, SK

Plumbing Components

Life Expectancy

Typical Middle Exceeded

Fuel Shut-Off

Concealed
Location Above tank

Relief Valve

No Test Lever Corrosion Other

Discharge Tube

Undersized Discharge

Venting

Flue Sidewall Improper Rise Unsecured Corrosion Soot **Damaged: No**

Burn Chamber

Not Checked Needs Adjustment

Sump Pump

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

Recommend installing sump pump to reduce moisture related damages.

Laundry

Floor

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

Wall

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

Ceiling

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

Window

Binds Not Tested Single Hung Awning Sliding Bay Thermal Awning Aluminum Vinyl Wood Damaged Mildew Stain Repaint **Operational: Yes**

Lighting

None Unsecured **Operational: Yes**

Laundry

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

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

Heat Source
 None Thermostat Electric Air Register Convector Radiant

Main Bathroom

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

Water Flow
 Normal Suspect Low

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

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

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

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

Main Bathroom

Exhaust Fan **Operational: Yes**
 Advise Installation

Sink **Damaged: No**
 Worn Chip

Faucet **Operational: Yes**
 No Shut-off Sticks Unsecured Corrosion Leak
 Tested for 5-10 minutes.

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.

Shower Enclosure **Damaged: No**
 Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Scratch Worn

Mixer/Shower Head **Operational: Yes**
 Not Tested Sticks Unsecured Corrosion Leak

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

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 **Operational:** **Yes**
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint Awning

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**

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak **Damaged:** **No**

Vanity

Worn Unsecured Laminate Plywood Wood Metal **Damaged:** **No**
 Scratch Mildew Missing Hardware

Bathroom

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

Jetted Tub **Operational: Yes**

Not Tested GFCI Protected Motor Access Corrosion 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

Mixer/Shower Head **Operational: Yes**

Not Tested Sticks Unsecured Corrosion Leak

Heat Source

None Thermostat Electric Air Register Convector Radiant

Ensuite

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



Date: 28-Jul-2015

1612 98th, Battleford, SK

Ensuite

Window

- | | | | | | |
|----------------------------------|-------------------------------------|--------------------------------------|-----------------------------------|----------------------------------|---------------------------------|
| <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 type="checkbox"/> Thermal | <input type="checkbox"/> Aluminum | <input 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 | | | |

Operational: Yes

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

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

Exhaust Fan

- | |
|--|
| <input type="checkbox"/> Advise Installation |
|--|

Operational: Yes

Sink

- | | |
|-------------------------------|-------------------------------|
| <input type="checkbox"/> Worn | <input type="checkbox"/> Chip |
|-------------------------------|-------------------------------|

Damaged: No

Faucet

- | | | | | |
|--------------------------------------|---------------------------------|------------------------------------|------------------------------------|-------------------------------|
| <input type="checkbox"/> No Shut-off | <input type="checkbox"/> Sticks | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak |
|--------------------------------------|---------------------------------|------------------------------------|------------------------------------|-------------------------------|

Operational: Yes

Trap/Drain

- | | | | | |
|------------------------------------|--|-------------------------------------|------------------------------------|-------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Improper Trap | <input type="checkbox"/> Slow Drain | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak |
|------------------------------------|--|-------------------------------------|------------------------------------|-------------------------------|

Damaged: No

Vanity

- | | | | | | |
|----------------------------------|------------------------------------|---|----------------------------------|-------------------------------|--------------------------------|
| <input type="checkbox"/> Worn | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Laminate | <input type="checkbox"/> Plywood | <input type="checkbox"/> Wood | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Scratch | <input type="checkbox"/> Mildew | <input type="checkbox"/> Missing Hardware | | | |

Damaged: No

Counter

- | | | | | | |
|------------------------------------|--|---------------------------------|-----------------------------------|----------------------------------|----------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Solid Surface | <input type="checkbox"/> Marble | <input type="checkbox"/> Laminate | <input type="checkbox"/> Ceramic | <input type="checkbox"/> Regrout |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Scratch | <input type="checkbox"/> Worn | | | |

Damaged: No

Toilet

- | | | | | |
|--------------------------------------|-------------------------------------|------------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> No Shut-Off | <input type="checkbox"/> Tank Loose | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Crack | <input type="checkbox"/> Leak |
|--------------------------------------|-------------------------------------|------------------------------------|--------------------------------|-------------------------------|

Operational: Yes

Tub/Enclosure

- | | | | | | |
|------------------------------------|----------------------------------|--|-------------------------------------|----------------------------------|----------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Ceramic | <input type="checkbox"/> Cultured Marble | <input type="checkbox"/> Fiberglass | <input type="checkbox"/> Plastic | <input type="checkbox"/> Regrout |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Crack | <input type="checkbox"/> Worn | | | |

Damaged: No

Jetted Tub

- | | | | | |
|-------------------------------------|---|---------------------------------------|------------------------------------|-------------------------------|
| <input type="checkbox"/> Not Tested | <input type="checkbox"/> GFCI Protected | <input type="checkbox"/> Motor Access | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak |
|-------------------------------------|---|---------------------------------------|------------------------------------|-------------------------------|

Operational: Yes

Ensuite

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

Mixer/Shower Head **Operational: Yes**
 Not Tested Sticks Unsecured Corrosion Leak

Heat Source
 None Thermostat Electric Air Register Convector Radiant

Kitchen

Floor **Damaged: No**
 Worn Crack Carpet Vinyl Laminate 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

Door shows signs of age/ wear. Budget to replace in future. Repair locking mechanism to latch securely.

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

Kitchen

Faucet **Operational: Yes**

No Shut-Off Valve
 Sticks
 Unsecured
 Corrosion
 Leak

Secondary faucet not in use at time of inspection Tested for 5-10 minutes.

Trap/Drain **Damaged: No**

Unsecured
 Improper Trap
 Slow Drain
 Corrosion
 Leak

Counter **Damaged: No**

Unsecured
 Ceramic
 Marble
 Laminate
 Solid Surface
 RegROUT

Mildew
 Scratch
 Worn

Cabinet **Damaged: No**

Worn
 Unsecured
 Laminate
 Plywood
 Wood
 Metal

Missing Hardware
 Mildew
 Scratch
 Other

Range Hood **Operational: Yes**

Cooktop Exhaust
 Corrosion
 No Exhaust
 No Light
 Noisy

Exhaust vent

Unsecured
 Ductless
 Concealed
 With Other Exhaust
 To Attic

Improper
 To Exterior

Filter **Damaged: No**

None
 Unsecured
 Damaged
 Greasy

Major Appliances (Built-in)

Tested ON/OFF only.
 Did Not Test All Functions

Refrigerator **Operational: Yes**

Interior cold to the touch

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Foyer

Floor **Damaged: No**

Worn
 Crack
 Carpet
 Vinyl
 Laminate
 Ceramic

Wall **Damaged: No**

Patched
 Crack
 Drywall
 Brick
 Wood
 Wallpaper

Foyer

Ceiling				Damaged:	No
<input checked="" 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
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	
Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input checked="" type="checkbox"/> Bifold	<input type="checkbox"/> Hinged	<input type="checkbox"/> Sliding
Stairway				Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Worn	<input type="checkbox"/> Trip Hazard
Railing				Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Incomplete	<input type="checkbox"/> None	
Front Door				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Binds	<input checked="" type="checkbox"/> Metal Clad	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Dead Bolt	<input type="checkbox"/> Replace Sill
<input type="checkbox"/> Weather Seal	<input type="checkbox"/> Split	<input type="checkbox"/> Worn			

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"/> Laminate	<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	<input type="checkbox"/> Awning			
Lighting				Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured				

Living Room

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

East

Bedroom

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

Wall **Damaged:** **No**
 Uneven Crack Drywall Brick Wood Composite

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

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

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

Closet/Door **Operational:** **Yes**
 Binds Damaged Light Hinged Bi-Fold Sliding

Lighting **Operational:** **Yes**
 None Unsecured

Ceiling Fan **Operational:** **Yes**
 None Unsecured

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

Heat Source
 None Thermostat Electric Air Register Convector Radiant



Date: 28-Jul-2015

1612 98th, Battleford, SK

Master

Bedroom

Floor	<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	Damaged:	No
Wall	<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	Damaged:	No
Ceiling	<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	Damaged:	No
Window	<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	Operational:	Yes
	<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	<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 type="checkbox"/> Thermostat	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant		

Bedroom

Floor	<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input 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 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 type="checkbox"/> Tile	Damaged:	No

Bedroom

Window

<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 type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input 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			

Operational: Yes

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

Patio/Door

<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal
--------------------------------	----------------------------------	----------------------------------	---------------------------------	-------------------------------	--------------------------------

Operational: Yes

Closet/Door

<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Hinged	<input type="checkbox"/> Bi-Fold	<input type="checkbox"/> Sliding
--------------------------------	----------------------------------	--------------------------------	---------------------------------	----------------------------------	----------------------------------

Operational: Yes

Lighting

<input type="checkbox"/> None	<input type="checkbox"/> Unsecured
-------------------------------	------------------------------------

Operational: Yes

Ceiling Fan

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

Floor

<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input 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 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 type="checkbox"/> Tile
----------------------------------	--------------------------------	----------------------------------	----------------------------------	-------------------------------	-------------------------------

Damaged: No

Window

<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 type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input 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			

Operational: Yes

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

Bedroom

Patio/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal

Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Hinged	<input type="checkbox"/> Bi-Fold	<input type="checkbox"/> Sliding

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 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 type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic

Wall				Damaged:	No
<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input 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 type="checkbox"/> Drywall	<input 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 type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input 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 type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite

Patio/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal

Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Hinged	<input type="checkbox"/> Bi-Fold	<input type="checkbox"/> Sliding



Date: 28-Jul-2015

1612 98th, Battleford, SK

Bedroom

Lighting

None Unsecured

Operational: Yes

Ceiling Fan

None Unsecured

Operational: Yes

Receptacle

Damaged Switched Reverse Polarity

Operational: Yes
 No Ground Open Ground

Heat Source

None Thermostat Electric Air Register Convector Radiant

Additional Comments

General Comments

Limitations

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.

Supplementary Comments

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. Wooden siding, windows, doors, decks, fences and/or sheds will require regular upkeep. Keep wood off the ground! Some windows, doors screens and/or hardware are dated, older, missing or damaged - upgrade, repair or replace



Report Commentary

Date: 28-Jul-2015

1612 98th, Battleford, SK

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. Regrade / maintain to slope away from structure to reduce foundation deterioration potential water entry and subsequent damages. Further evaluation required to determine use for terminated pipe.

2.0 Exterior

2.1 **Wall Surface**

Repair, caulk and paint all exposed wood siding/trim work to reduce deterioration and rot. Improper vent cover noted.

3.0 Garage

3.1 **Lighting**

Further evaluation required to determine cause of inoperable exterior/interior lights.

3.2 **Circuit Wire**

Contact electrician evaluate and remove or install junction box over terminated wire .

4.0 Roof Structure

4.1 **Gutter/Downspout**

Recommend extending all downspouts 6-8 ft away from structure to reduce moisture related damages

5.0 Basement/Structure

5.1 **Limitations**

Exterior walls framed and insulated. Improper tap used on vapour barrier. Recommend replacing with proper material/tape. Suspect staining noted on studs. Recommend further evaluation to determine cause of staining. Repair replace as required.

5.2 **Floor**

Efflorescences noted. Monitor for further staining. Correct as required.

6.0 Heating

6.1 **Heating System**

Consult a qualified heating technician to evaluate heat exchanger and service unit



Report Commentary

Date: 28-Jul-2015

1612 98th, Battleford, SK

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.

7.0 Plumbing Components

7.1 **Waste Drainage**

Install a permanent PVC cap over abandoned main waste line drain pipe.

7.2 **Floor Drain**

Possible roots noted. Contact plumber to further evaluate and correct as required.

8.0 Kitchen

8.1 **Patio Door**

Door shows signs of age/ wear. Budget to replace in future. Repair locking mechanism to latch securely.

9.0 Additional Comments

9.1 **Limitations**

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.

9.2 **Supplementary Comments**

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. Wooden siding, windows, doors, decks, fences and/or sheds will require regular upkeep. Keep wood off the ground! Some windows, doors screens and/or hardware are dated, older, missing or damaged - upgrade, repair or replace