

Visual Property Inspection

**1 Lakeview Dr Days Beach
Jack Fish Lake, Saskatchewan**

Prepared for :

**Morris Bidart
North Battleford, Saskatchewan**

Phone No. : (306) 441-2602



Inspected by :

**PO Box 2391
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Phone: (306) 481-4681 Email: doug.forbes@pillartopost.com**

Limitations

- Restricted
 Debris
 Snow
 Vegetation



Hot tub exempt from Inspection.



Septic tank exempt from Inspection.

Conditions

- Clear
 Cloudy
 Rain
 Wet
 Approx. Temperature 25

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
 Damaged:
No
 Earth to Wood
 Site Erosion
 No Swale
 Ravine

Property and Site



Driveway

Slopes to House

Paving Stone

Gravel

Concrete

Damaged: No

Asphalt

Walkway/Path

Slopes to House

Paving Stone

Patio Block

Concrete

Damaged: No

Asphalt



Lighting

None

Unsecured

Operational: Yes

Receptacle

Damaged

Damaged: No

Property and Site

Deck/Patio

- | | | | | | | |
|--|--|---------------------------------------|--------------------------------------|--------------------------------|--------------------------------|-----------|
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Brick | <input type="checkbox"/> Concrete | <input type="checkbox"/> Metal | Damaged: | No |
| <input type="checkbox"/> Slopes to House | <input type="checkbox"/> Mold | <input type="checkbox"/> Paving Stone | <input type="checkbox"/> Patio Block | <input type="checkbox"/> Stone | <input type="checkbox"/> Crack | |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Rot | | | | | |

Enclosed sundeck noted. Support structure concealed.



Recommend railing / safety guard.

Railing

- | | | | | | | |
|------------------------------------|--------------------------------|-------------------------------|-------------------------------------|-------------------------------|-----------------|-----------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Metal | <input type="checkbox"/> Wood | <input type="checkbox"/> Incomplete | <input type="checkbox"/> None | Damaged: | No |
|------------------------------------|--------------------------------|-------------------------------|-------------------------------------|-------------------------------|-----------------|-----------|

Install handrail to promote safety

Property and Site



Exterior

Limitations

- Clearance Seasonal Storm Windows Debris Shrub Snow
 Restricted Parged

Foundation Wall

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

Damaged: No

Wall Surface

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

Damaged: No

Windows

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

Damaged: No

Window Well

- Improper Drainage

Damaged: No

Recommend installing window well to reduce moisture related damages.

Exterior



Doors **Operational: Yes**

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

Lighting **Operational: Yes**

None Unsecured

Receptacle **Operational: Yes**

Damaged Install GFCI Reverse Polarity No Ground Open Ground

Garage

Type

Attached Built-In Detached Single Double Insulated
 Attic Access

Door **Operational: Yes**

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

Floor **Damaged: No**

Crack Settlement Asphalt Concrete Gravel Stain

Wall **Damaged: No**

No Fire Barrier Drywall Unfinished Brick Wood Stain

Window **Operational: Yes**

Binds Damaged

Garage

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

Lighting **Operational: Yes**
 None Unsecured

Receptacle **Operational: Yes**
 Damaged Install GFCI Reverse Polarity No Ground Open Ground
 220 receptacle not tested.

Circuit Wire
 Concealed Unsecured Improper

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

Limitations
 Deck Gravel Height Steep Slope Rain Solar Panel

Main Roof
 Flat Gable Valley Hip Shed Other



Roof Structure

Gutter/Downspout

- | | | | | | |
|--|--|--|----------------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Galvanized | <input type="checkbox"/> Plastic | <input type="checkbox"/> Incomplete | <input type="checkbox"/> Dent |
| <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | <input type="checkbox"/> Drainage Below Ground | | <input type="checkbox"/> Spill | |
| <input type="checkbox"/> Extended Leader | | <input type="checkbox"/> Redirect Leader | <input type="checkbox"/> Clean | | |

Damaged: No

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

Fascia/Soffit

- | | | | | | |
|-------------------------------------|--|------------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> Not Vented | <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Wood | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Other | <input type="checkbox"/> Loose |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Corrosion | | | |

Damaged: No

Covering

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

Damaged: No



Life Expectancy

- Typical Middle Exceeded

Accessory

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

Damaged: No

Roof Structure



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**

Secondary Roof

- Flat
 Gable
 Hip
 Shed
 Other



Secondary Roof Covering

- | | | | | |
|--|--|-----------------------------------|---------------------------------------|--|
| <input checked="" 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 type="checkbox"/> Metal | <input type="checkbox"/> Nail Pop | <input type="checkbox"/> Loose | <input checked="" 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**

Limitations

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

Limited inspection due to location and design of access.

Structure

- Truss
 Rafter
 Warped
 Stain
 Sag
Damaged:
No
 Split



Sheathing

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

Insulation

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

Estimated Depth 12-14"

Vermiculite-noted. Possibly contain asbestos. Recommend having tested.

Attic



Ventilation

- None Soffit Gable End Turbine **Damaged:** **No**
 Roof Blocked Required Mechanical Baffles

Exhaust Duct

- Concealed Not Insulated Into Attic Plastic **Damaged:** **No**
 Metal

Electrical

- Concealed Abandoned Knob & Tub Open Splice **Damaged:** **No**
 Frayed

Basement/Structure

Limitations

- Finished Clutter Dry Weather Dry Ground



Basement/Structure

Floor

- Crack
 Concrete
 Carpet
 Ceramic
 Vinyl
 Wood
- Laminate

Damaged: No



Efflorescence noted. Monitor for further staining and or damages.

Wall

- Crack
 Concealed
 Mildew
 Concrete
 Brick
 PWF

Damaged: No



Ceiling

- Stain
 Unfinished
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Door

- Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

Damaged: No



Date: 30-Jun-2015

1 Lakeview Dr Days Beach, Jack Fish Lake, Saskatchewan

Basement/Structure

Lighting

Damaged: No

- Minimal Unsecured

Receptacle

Damaged: No

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Circuit Wire

- Concealed Unsecured Improper

Floor Joist

Damaged: No

- Concealed Unsecured Split Stain Other

Sill Plate

Damaged: No

- Concealed Moisture Gasket Mildew Stain No Anchors

Beam

Damaged: No

- Unsecured Concealed Laminate Metal Wood Sag

Post

Damaged: No

- On Slab Concealed Adjustable Brick Concrete Wood

Bearing Wall

Damaged: No

- Concealed

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

Damaged: No

- Not Opened Non Standard Installation Obstructed Unsecured Corrosion

Obsolete

Location Bsmt Bedroom

Electrical Service



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

Auxiliary Panel

Concealed Non Standard Installation Not Opened Unsecured Corrosion
 Obsolete
Location Garage

Damaged: No

Auxiliary Disconnect Rating

Have Electrician Evaluate
Amps 100

Electrical Service

Auxiliary Panel Rating

Room For Expansion
Amps 125

Auxiliary Fuse

Breaker Glass Cartridge Time Delay GFCI Breaker Blown
 Over Fused Scorched

Heating

Data Plate

Not Legible Incomplete
Model: York BTU Input: 80,000

Boiler system noted, supply in floor heat for basement. System shutdown for summer. Recommend reviewing system with plumber for operation.



Boiler



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

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



Air Requirement

- Internal External Inadequate

Venting

- Flue Sidewall Metal Improper Rise Unsecured Corrosion
 Soot

Life Expectancy

- Typical Middle Exceeded

Gas Burner

- Not Checked

Operational: Yes

Ignition

- Electronic Pilot & Thermocoupl

Heating

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

- Not Checked Evaporative Central Geo-Therm **Operational:** **Yes**
 Damaged Fins Corrosion Noisy Loose Air Through Wall
 Dirty Unsecured Not Level



Condensation Line

- Improper Drain Corrosion Leak

Refrigerant Line

- Unsecured Not Insulated Leak

Plumbing Components

Limitation

- Finished Basement

Plumbing Components

Public Supply

- Metered
 Concealed
 Lead
 Galvanized
 Plastic
 Copper



Shut Off Valve

- Not Tested
 Corrosion
 Leak
 Location Mechanical Rm

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

Plumbing Components



Waste Drainage

- Concealed Galvanized Cast Iron Plastic Copper Odor
 Unsecured Corrosion Leak Advise Septic Tank Checked

Damaged: No

Floor Drain

- Mechanical Primer None Backed Up No Water No Trap

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
 Age 2006 Estimated Capacity I.G. 33 gallon

Operational: Yes

Life Expectancy

- Typical End Exceeded

Fuel Shut-Off

- Concealed
 Location Above tank

Relief Valve

- No Test Lever Corrosion Other

Plumbing Components

Discharge Tube

- Undersized Discharge

Venting

- Flue Sidewall Improper Rise Unsecured Corrosion Soot

Damaged: No

Sump Pump

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

Damaged: No



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

Door

- Binds Damaged Pocket Hinged Wood Composite

Operational: Yes



Date: 30-Jun-2015

1 Lakeview Dr Days Beach, Jack Fish Lake, Saskatchewan

Laundry

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	
Tub/Faucet	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	Damaged:	No
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	
Washer							Damaged:	No
Dryer							Damaged:	No
Dryer Vent	<input type="checkbox"/> Unsecured	<input type="checkbox"/> With Other Exhaust	<input type="checkbox"/> To Crawlspace	<input type="checkbox"/> To Attic	<input type="checkbox"/> Plastic Duct	Damaged:	No	
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		

Main Bathroom

Location	<input type="checkbox"/> Basement	<input checked="" type="checkbox"/> 1st Floor	<input type="checkbox"/> 2nd Floor	<input type="checkbox"/> 3rd Floor	<input type="checkbox"/> Other		
Water Flow	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Suspect	<input type="checkbox"/> Low				
Floor	<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic	Damaged: No
Wall	<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic	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 type="checkbox"/> Sliding	<input type="checkbox"/> Bay	Operational: Yes
	<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew	
	<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning				

Main Bathroom

Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite	
Lighting					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Receptacle					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
Exhaust Fan					Operational:	Yes
<input type="checkbox"/> Advise Installation						
Sink					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Chip					
Faucet					Operational:	Yes
<input type="checkbox"/> No Shut-off	<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak		
Trap/Drain					Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper Trap	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak		
Vanity					Damaged:	No
<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				
Counter					Damaged:	No
<input type="checkbox"/> Unsecured	<input checked="" 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				
Toilet					Operational:	Yes
<input type="checkbox"/> No Shut-Off	<input type="checkbox"/> Tank Loose	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Crack	<input type="checkbox"/> Leak		
Faucet/Shower Head					Operational:	Yes
<input type="checkbox"/> Not Tested	<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak		
Shower Enclosure					Damaged:	No
<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"/> Scratch	<input type="checkbox"/> Worn				
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	

Bathroom

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

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

Wall

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

Ceiling

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

Door

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

Lighting

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

Receptacle

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

Counter

Unsecured Solid Surface Marble Laminate Ceramic RegROUT **Damaged:** **No**
 Mildew Scratch Worn

Bathroom

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

Ensuite

Water Flow
 Normal Suspect Low

Floor **Damaged: No**
 Worn Crack Carpet Vinyl Wood Ceramic
 Electric infloor heat noted. Not tested.

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

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

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

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

Lighting **Operational: Yes**
 None Unsecured

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

Exhaust Fan **Operational: Yes**
 Advise Installation

Ensuite

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

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

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

Kitchen

Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input checked="" type="checkbox"/> Awning			
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"/> Install GFCI	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Sink				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Chip	<input type="checkbox"/> Single	<input checked="" type="checkbox"/> Double	<input checked="" type="checkbox"/> Stainless	<input type="checkbox"/> Enamel
Faucet				Operational:	Yes
<input type="checkbox"/> No Shut-Off Valve		<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak
Trap/Drain				Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper Trap	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	
Counter				Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Marble	<input checked="" type="checkbox"/> Laminate	<input type="checkbox"/> Solid Surface	<input type="checkbox"/> RegROUT
<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Worn			
Cabinet				Damaged:	No
<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"/> Missing Hardware		<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Other	
Range Hood				Operational:	Yes
<input checked="" type="checkbox"/> Cooktop Exhaust		<input type="checkbox"/> Corrosion	<input type="checkbox"/> No Exhaust	<input type="checkbox"/> No Light	<input type="checkbox"/> Noisy
Exhaust vent					
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Ductless	<input type="checkbox"/> Concealed	<input type="checkbox"/> With Other Exhaust		<input type="checkbox"/> To Attic
<input type="checkbox"/> Improper	<input type="checkbox"/> To Exterior				
Filter				Damaged:	No
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Damaged	<input type="checkbox"/> Greasy		

Kitchen

Major Appliances (Built-in)

- Tested ON/OFF only. Did Not Test All Functions

Dishwasher

Operational: Yes

- Tested ON/OFF

Refrigerator

Operational: Yes

- Interior cold to the touch

Microwave

Operational: Yes

- Tested ON/OFF

Heat Source

- None Thermostat Electric Air Register Convector Radiant

Foyer

Floor

Damaged: No

- Worn Crack Carpet Vinyl Laminate Ceramic

Electric heat noted in foyer. Not tested at time of inspection.



Wall

Damaged: No

- Patched Crack Drywall Brick Wood Wallpaper

Ceiling

Damaged: No

- Patched Crack Drywall Stipple Wood Tile

Foyer

Window

- | | | | | | |
|----------------------------------|-------------------------------------|---|--|----------------------------------|--------------------------------|
| <input type="checkbox"/> Binds | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Single Hung | <input checked="" type="checkbox"/> Awning | <input type="checkbox"/> Sliding | <input type="checkbox"/> Bay |
| <input type="checkbox"/> Thermal | <input type="checkbox"/> Aluminum | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Wood | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain |
| <input type="checkbox"/> Damaged | <input type="checkbox"/> Repaint | | | | |

Operational: Yes

Lighting

- None Unsecured

Operational: Yes

Ceiling Fan

- None 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

Closet/Door

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

Operational: Yes

Stairway

- | | | | | | |
|---|---------------------------------|--------------------------------|-------------------------------|-------------------------------|--------------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Carpet | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Wood | <input type="checkbox"/> Worn | <input type="checkbox"/> Trip Hazard |
| <input checked="" type="checkbox"/> Ceramic | | | | | |

Damaged: No

Railing

- Unsecured Metal Wood Incomplete None

Damaged: No

Install handrail to promote safety



Front Door

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

Operational: Yes

Family Room

Floor					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" 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 type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Tile	
Window					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Bay	
<input type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Mildew	<input type="checkbox"/> Damaged	
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning				
Lighting					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Ceiling Fan					Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Receptacle					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
Heat Source						
<input type="checkbox"/> None	<input type="checkbox"/> Thermostat	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant	

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 checked="" type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay	
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew	
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning				
Patio Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	

Living Room

Lighting **Operational: Yes**
 None Unsecured

Ceiling Fan **Operational: Yes**
 None Unsecured

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

Heat Source
 None Thermostat Electric Air Register Convector Radiant

Master

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

Master

Bedroom

Heat Source

- None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Spare

Bedroom

Floor

- Worn
 Crack
 Carpet
 Vinyl
 Laminite
 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
 Awning

Operational: Yes

Repair locking hardware to promote security.



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

Spare

Bedroom

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

Bedroom

Floor

Damaged: No

Worn Crack Carpet Vinyl Wood 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

Check with Authorities on bedroom window requirements.

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

Additional Comments

General Comments

Original structure appears to have had major renovations and updated through out the home. Renovations and up grades appear to have been done by professionals.

Limitations

Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect. High-Efficiency Furnace - No part of the exchanger or the burner area could be viewed 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

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions). Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture). It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet.



Report Commentary

Date: 30-Jun-2015

1 Lakeview Dr Days Beach, Jack Fish Lake, Saskatchewan

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

1.0 Property and Site

1.1 **Deck/Patio**

Enclosed sundeck noted. Support structure concealed.

2.0 Exterior

2.1 **Window Well**

Recommend installing window well to reduce moisture related damages.

3.0 Attic

3.1 **Insulation**

Vermiculite-noted. Possibly contain asbestos. Recommend having tested.

4.0 Heating

4.1 **Data Plate**

Boiler system noted, supply in floor heat for basement. System shutdown for summer. Recommend reviewing system with plumber for operation.

5.0 Bedroom

5.1 **Window**

Check with Authorities on bedroom window requirements.

6.0 Additional Comments

6.1 **General Comments**

Original structure appears to have had major renovations and updated through out the home. Renovations and up grades appear to have been done by professionals.

6.2 **Limitations**

Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect. High-Efficiency Furnace - No part of the exchanger or the burner area could be viewed 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.

6.3 **Supplementary Comments**

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6.0 Additional Comments

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Invoice

Invoice#: 12898 - 1585

Date: Jun/30/2015

Pillar To Post Battlefords
Doug Forbes
PO Box 2391, 92 26th Str, Battleford, Saskatchewan, S0M 0E0
Email : doug.forbes@pillartopost.com

Client	Morris Bidart North Battleford, Saskatchewan
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Property	1 Lakeview Dr Days Beach, Jack Fish Lake, Saskatchewan
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Services	Service Name	Service Cost
	Visual Inspection	\$450.00
	SubTotal:	\$450.00
	Tax @ 0.00%	\$0.00
	Total :	\$450.00

Thank you for your business