

Nov 19th, 2025



# pre purchase report

PREPARED FOR:



INSPECTED BY:

Daniel Collier / Imagine Inspections





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## PRE PURCHASE REPORT

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Interior condition of property

Laundry

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Sewer line condition (1980 or older home)

**Summary**



# Inspection Details

## INSPECTOR 1

**Daniel Collier**

Imagine Inspections

Address **424 Broadway Ave, Regina,  
Saskatchewan S4N 1B6**

Phone **(306) 450-2467**

Email **imagineinspections@myaccess.ca**

## CLIENT

Phone 

Email 

## BUYERS AGENT

Phone 

Email 

## SELLERS AGENT



Phone 

Email 

## ADDITIONAL INFO

 Inspection date **Nov 19th, 2025**

• Others Present **Buyer**

• Property Occupied **Occupied**

• Building Type **Single Family**

• Weather **Rain**

• Temperature **3 °C**









• Year Built **2010**

• Water Source **Cistern**

• Sewage/Disposal **Septic**



## Definitions

-  **Inspected**  
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
-  **Maintenance**  
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Requires Attention**  
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.
-  **Future service items**  
Yearly service items
-  **Insurance Items**  
Most of whats asked for in your insurance report.
-  **Not Inspected**  
There was no access to inspect properly

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Grounds

Let's step outside and take a look around! The grounds of your home are where memories are made, whether it's a backyard BBQ or a quiet evening stroll. But they also play a big role in keeping your home safe and secure.

In this section, we'll explore the outdoor areas, checking on things like drainage, landscaping, walkways, and fences. It's all about making sure your outdoor space is both beautiful and functional. Let's see what we find!

### 1.1 DRIVEWAY



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**DESCRIPTION:** Gravel

## 1.2 WALKS

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**DESCRIPTION:** Concrete

## 1.3 STEPS/STOOPS

---

**DESCRIPTION:** Wood

**COMMENTS:**

 Requires Attention

Front steps uneven risers

Loose and uneven risers

The front steps have uneven risers, which can pose a safety risk due to the potential for trips and falls. It's important for steps to have consistent riser heights to ensure safe and easy navigation. This condition should be addressed to enhance safety and accessibility.



## 1.4 GRADING/DRAINAGE

---

**DESCRIPTION:** Minor slope, Flat, Negative slope

**COMMENTS:**

 Maintenance

Slope at rear deck negative grade



Improper slope. Pitch grading so that the water drains away from the house. The only spot for incorrect grade is by the rear deck, having this area graded correctly would allow for a complete and well sloped area all around the property.



The general grade appears to be properly sloped away from foundation



## 1.5 FENCES/RETAINING WALLS

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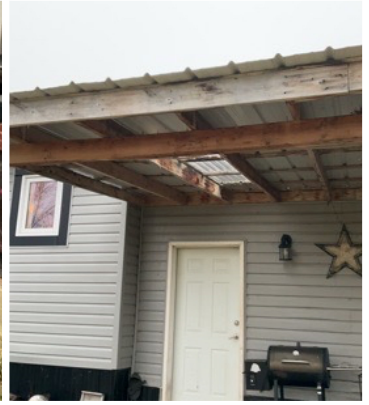
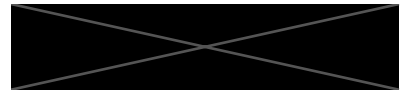
**DESCRIPTION:** None present

## 1.6 PORCH/PATIO

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**DESCRIPTION:** Treated wood

**MEDIA:**



## 1.7 DECK/BALCONY

---

**DESCRIPTION:** Treated wood

**COMMENTS:**

 Safety

Loose handrails

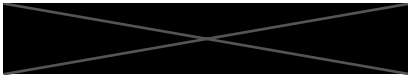
Both the front and back deck area would benefit from having lag screws placed into the deck railing posts to tighten the system.



## 1.8 PHOTOS OF GROUNDS AND BUILDINGS

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**MEDIA:**





## 2. Exterior

Time to take a closer look at the outside of your home! The exterior is more than just curb appeal—it's the first line of defense against the elements and a key part of your home's overall condition.

In this section, we'll explore the exterior components, including siding, windows, doors, gutters, and more. We'll check for any signs of wear and tear, potential issues, and areas that might need some TLC. Let's see what we discover!

### 2.1 TYPE

---

**DESCRIPTION:** Vinyl siding

**TRIM:** Aluminum

**MEDIA:**



**COMMENTS:**

 Requires Attention

Damaged siding on north side of building

The exterior of the property is missing a piece of siding on the north side with exposed sheathing this can be a spot for water to get into the wall assembly and cause rot



## 2.2 SOFFITS/FASCIA

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**DESCRIPTION:** Aluminum

## 2.3 WINDOWS

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**DESCRIPTION:** Vinyl

**MEDIA:**



**COMMENTS:**

Maintenance

Windows need maintenance and adjustment to make the operation smoother

The windows on the exterior of the property require maintenance and adjustment to improve their operational smoothness. The current condition may lead to difficulties in opening and closing, potentially impacting functionality and efficiency. Regular maintenance will help ensure longevity and optimal performance.



## 2.4 EXTERIOR DOORS

---

**DESCRIPTION:** Metal

**COMMENTS:**

Maintenance

Adjustment needed to locks and seals to allow for smooth operation

lock not functioning correctly on front door.

During the inspection of the exterior, it was observed that the locks and seals require adjustments to ensure smooth and efficient operation. Proper alignment and sealing will help



maintain security and weatherproofing of entry points, contributing to the overall functionality and longevity of the property.



Recommend locking handle be installed

## 2.5 HOSE BIBS

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**DESCRIPTION:** Gate

**MEDIA:**



## 2.6 GAS METER

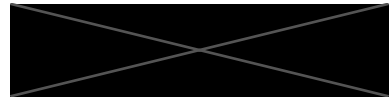
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**DESCRIPTION:** None present

# 3. Roof

The roof is your home's first line of defense against the elements, protecting everything beneath it from rain, snow, wind, and sun. A thorough roof inspection is essential to ensure its integrity, longevity, and ability to perform its job effectively. This section dives deep into assessing the roof's condition, both inside and out, to identify any issues that may need attention.

During the inspection, we'll cover:



- Exterior Components: Checking shingles for damage or wear, inspecting flashing around chimneys and vents for proper sealing, and evaluating gutters for debris buildup or sagging.
- Interior Signs: Examining the attic and ceilings for water stains, moisture, or mold that may indicate leaks or ventilation issues.
- Structural Integrity: Assessing the roof deck, trusses, and rafters for signs of sagging, rot, or other structural concerns.

By addressing these areas, we can pinpoint potential problems such as leaks, aging materials, or structural weaknesses before they escalate into costly repairs. Whether it's missing shingles or sagging rooflines, this inspection aims to provide a comprehensive overview of your roof's health and ensure it continues to protect your home for years to come.

### 3.1 TYPE

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**DESCRIPTION:** Gable

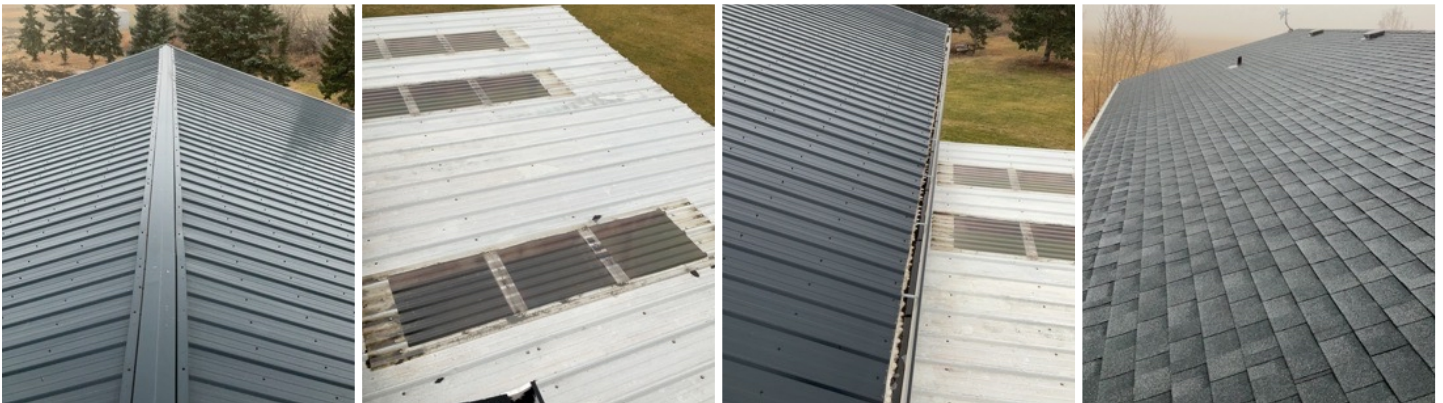
**METHOD OF INSPECTION:** On roof

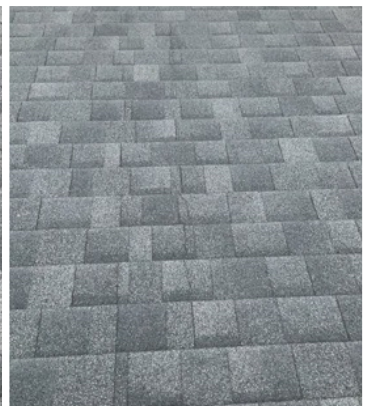
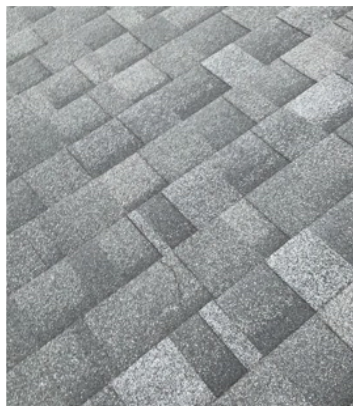
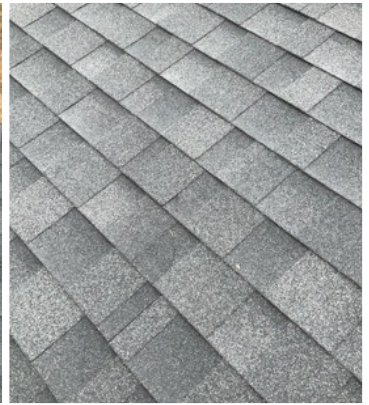
**MATERIAL:** Asphalt shingle, Metal

**INFORMATION:**

The roof shingles have not been replaced on the home since purchase. interior is not showing signs of leaking from the condition on the roof.

**MEDIA:**





**COMMENTS:**

 Requires Attention



Shingles have wind damage

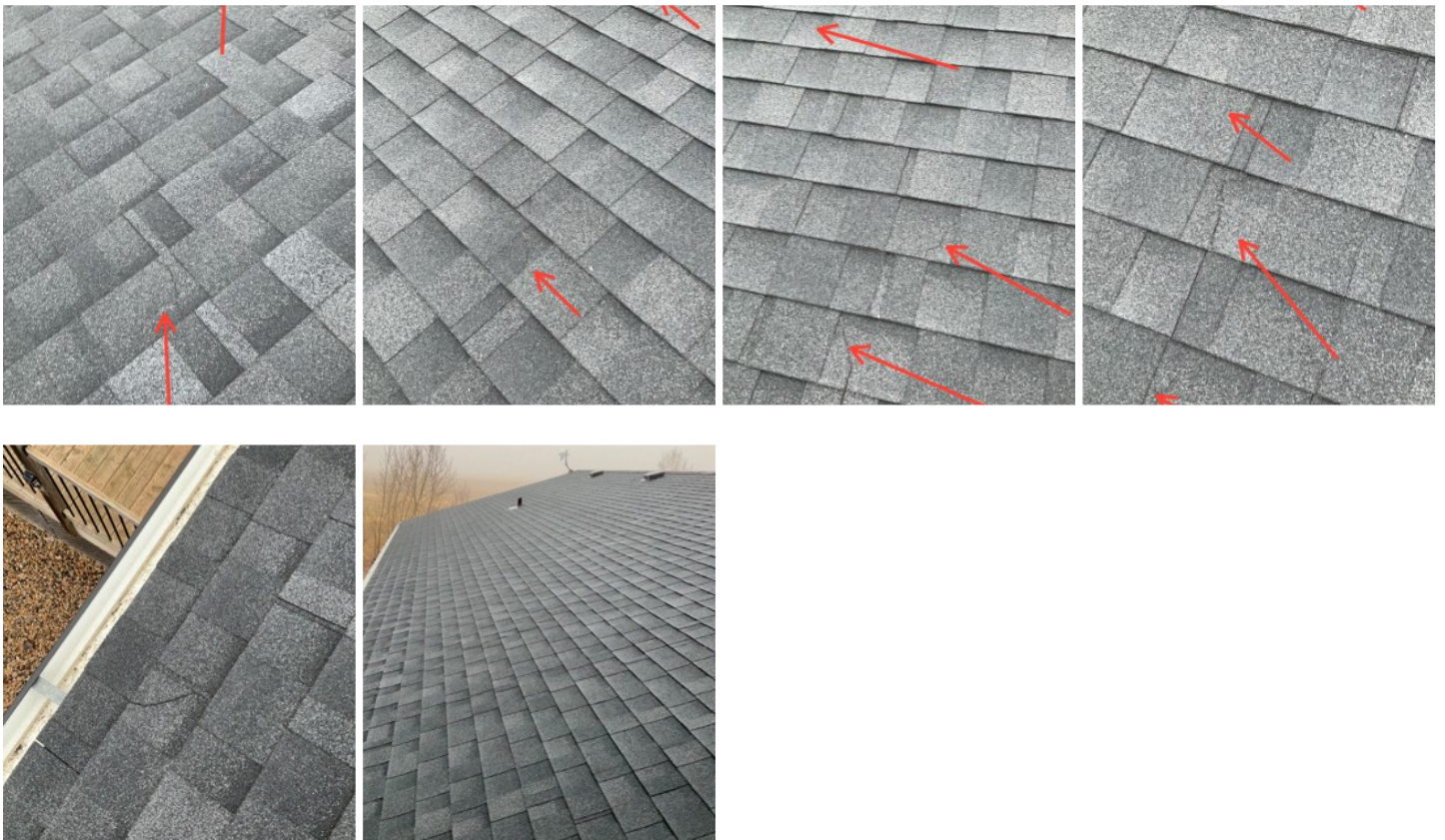
### Wind Damage to Roof Covering – Diagonal Shingle Cracking

Evidence of **wind-related damage** was observed on the roof covering. Several shingles showed **diagonal cracking patterns**, which are consistent with **uplift stress** caused by high winds. This type of damage often occurs when wind forces flex the shingle beyond its tolerance, creating fractures that weaken its protective function.

The affected shingles are now **compromised**, increasing the potential for **water infiltration, premature deterioration, and further wind loss** during future storms.

#### Recommendation:

A **qualified roofing contractor** should further evaluate the roof and repair or replace all damaged shingles as needed. Timely correction is advised to prevent moisture intrusion and extend the roof's remaining service life.



 Requires Attention

Damaged shingle at end of ridge line

During the inspection, a damaged shingle was observed at the end of the ridge line. This could potentially lead to water infiltration and further deterioration if not addressed. It is important to monitor this area for any signs of leaks or additional damage over time.



### 3.2 GUTTERS

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**DESCRIPTION:** Aluminum

### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

**DESCRIPTION:** Aluminum

**COMMENTS:**

Maintenance

Extend drain(s) to move water away from foundation



### 3.4 FLASHING

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**DESCRIPTION:** Aluminum

**MEDIA:**



### 3.5 VALLEYS

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**DESCRIPTION:** Asphalt shingle

**MEDIA:**



### 3.6 PLUMBING VENTS

---

**DESCRIPTION:** ABS

**MEDIA:**





### 3.7 CHIMNEY

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**DESCRIPTION:** None present

### 3.8 ELECTRICAL MAST

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**DESCRIPTION:** Underground utilities

### 3.9 BATHROOM /KITCHEN EXHAUST

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**DESCRIPTION:** N/A

### 3.10 CONDITION

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**DESCRIPTION:** Poor

## 4. Garage

The garage – where cars rest, tools reside, and sometimes, treasures hide! It's more than just a parking spot; it's a versatile space that can serve as a workshop, storage area, or even a hobby haven. But, like any part of your home, it needs a little TLC to stay safe and functional.

In this section, we'll take a closer look at the garage, checking on things like:

- **Doors and Openers:** Making sure they're working smoothly and safely.
- **Electrical and Lighting:** Ensuring everything is wired correctly and bright enough.
- **Floors and Walls:** Looking for any signs of damage or wear.

By inspecting these areas, we can help you identify any issues that might need fixing and ensure your garage remains a safe and useful space for whatever you need it to be!

### 4.1 GARAGE DOORS

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**DESCRIPTION:** Insulated aluminum

### 4.2 DOOR OPENER

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**DESCRIPTION:** None present

#### 4.3 SERVICE DOORS

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**DESCRIPTION:** Metal

#### 4.4 FLOOR/FOUNDATION

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**DESCRIPTION:** Poured slab

#### 4.5 ELECTRICAL

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**DESCRIPTION:** 110 volts, 220 volts

#### 4.6 WINDOWS

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**DESCRIPTION:** Vinyl, Slider

#### 4.7 EXTERIOR WALL COVERINGS

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**DESCRIPTION:** vinyl

## 5. Structure

Let's take a closer look at the backbone of your home—the structure that keeps everything standing strong! From the foundation below to the roof above, this is where stability and safety come together to create a solid home sweet home.

In this section, we'll dive into the key structural components, including:

- **Foundation:** The rock-solid base that supports it all.
- **Basement:** The underground level, checking for cracks, moisture, or other signs of trouble.
- **Framing:** The skeleton that gives your home its shape and strength.
- **Roof:** The protective cap that shields you from the elements.
- **Walls and Windows:** The sturdy barriers that keep you snug inside while keeping the outside world at bay.



By inspecting these critical areas, we can ensure your home's structure is in great shape and ready to stand tall for years to come!

## 5.1 TYPE

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**DESCRIPTION:** Wood frame, 2x8

## 5.2 FOUNDATION

---

**DESCRIPTION:** ICF Walls, PWF

**MEDIA:**



**COMMENTS:**

Recommendation

PWF foundation

Permanent Wood Foundation (PWF) – Description and Client Guidance

The home is constructed on a **Permanent Wood Foundation (PWF)**, sometimes also referred to as a **Preserved Wood Foundation**. This type of foundation uses **pressure-treated / preserved wood framing and sheathing below grade**, designed to resist moisture and decay when properly installed and drained.

At the time of inspection, **only limited portions of the PWF were visible**. Most of the foundation is concealed behind finishes, insulation, and/or soil and cannot be fully evaluated during a visual home inspection. The long-term performance of a PWF depends heavily on **proper original construction** and **effective moisture management**.

Where accessible, clients should consider having a **qualified contractor familiar with PWF construction** review the following as part of their due diligence or future maintenance planning:

- Exterior grading and drainage to help divert water away from the foundation



- Any installed perimeter drainage or sump systems and their operation
- Visible areas of the wood foundation for **signs of staining, distortion, or decay**
- Interior areas for **signs of movement**, such as cracking in finishes, out-of-level floors, or doors that bind

Ongoing monitoring is recommended for:

- New or worsening cracks in interior finishes near floor level
- Musty odours, moisture staining, or dampness along lower walls and floors
- Any evidence of insect or fungal activity near the foundation line

### Recommendation:

Due to the concealed nature of this type of foundation, my clients should understand that **only a limited visual review is possible** during a home inspection. They should budget for **regular monitoring and maintenance of grading, drainage, and moisture control measures** to help support the long-term performance of the PWF.

Here is a link to the you tube video that goes into depth on the entire system.

[https://www.youtube.com/watch?v=XLs\\_0rkff2o&t=85s](https://www.youtube.com/watch?v=XLs_0rkff2o&t=85s)

The wood Foundation appears to be working correctly and and has been built in a hybrid form that would help with the structure, The slab in the basement stops the system from moving inwards.

The seller should have engineering for the system that they built, This would show what system was used and confirm the suspected good quality of the installation.



Cavity of stud bay in PWF



Stamp on material showing genuine product used

## 5.3 BEAMS

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DESCRIPTION: Solid wood

## 5.4 FLOOR/SLAB

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DESCRIPTION: Concrete

## 5.5 JOISTS/TRUSSES

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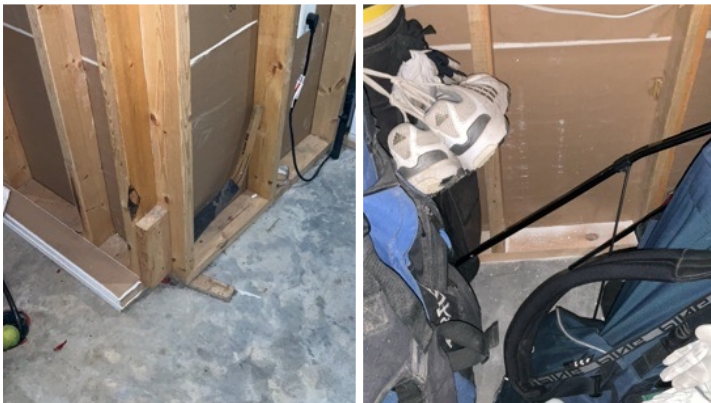
DESCRIPTION: Web joist

## 5.6 BEARING WALLS

---

DESCRIPTION: Wood frame

MEDIA:



COMMENTS:

 Requires Attention

Stud walls in basement not floating

Interior Basement Walls – Not Constructed as “Floating” Walls (Saskatchewan Practice)

During the inspection it was noted that the **interior basement stud walls are framed tight between the concrete floor slab and the floor structure above**, with no visible “floating” gap or slip detail. In many parts of Saskatchewan, including areas with expansive clay soils, **current building practice is to construct interior basement walls as “floating walls”**. This typically means leaving a gap of about **½" to 1" between the top of the interior wall and the floor framing above**, or otherwise detailing the wall so it can move independently from the slab. [Saskatoon+1](#)

Floating walls are used to allow for **independent movement of the basement slab** due to soil-related heaving or settlement, which is a known concern in local clay (“gumbo”) conditions. Where walls are rigidly fastened between the slab and structure above, movement of



the slab can **stress wall framing, crack drywall or finishes, affect doors and trim, and in some cases transfer unintended loads to the floor system.**

Because interior conditions, soil behaviour and slab performance can vary from house to house, the inspector **cannot predict future movement or performance** of these non-floating walls.

**Recommendation:**

My clients should be aware that the current interior basement wall construction **does not follow typical modern “floating wall” practice used in many Saskatchewan municipalities for basements over expansive clay soils.** They should consult the **local building authority and/or a qualified contractor familiar with Saskatchewan basement construction** to determine if any modifications are recommended before further finishing or renovation, and to discuss options for monitoring and addressing potential slab movement (cracks, heaving, doors binding, drywall cracking, etc.) over time.

In further to this narrative we have used AI to confirm if this a NBC code requirement, and it is not required just best practise.

We still believe that it has the potential to cause shifting due to the clay soil in the area and our own experience.



## 5.7 SUBFLOOR

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DESCRIPTION: OSB

## 5.8 EXTERIOR LEANTO

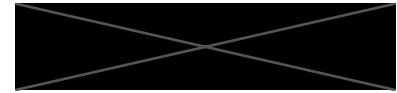
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COMMENTS:

 Requires Attention

The exterior attached structure

Attached Exterior Lean-To Structure – Non-Conforming / Not Built to Current Standards



An **exterior lean-to style structure** was observed attached to the main building. Based on its visible construction and detailing, this addition **does not appear to meet current building code or typical construction practice** for attached structures. Examples of concern may include **foundation support, framing, roof connection to the primary structure, and weather protection/flashings.**

Because the lean-to is **physically attached to the home**, any deficiencies in its design or construction may affect **durability, weather resistance, and potentially the performance of the adjacent exterior wall and roof** of the main building. The presence of non-conforming or unpermitted structures can also impact **insurance coverage, resale, and future renovation plans.**

**Limitations:**

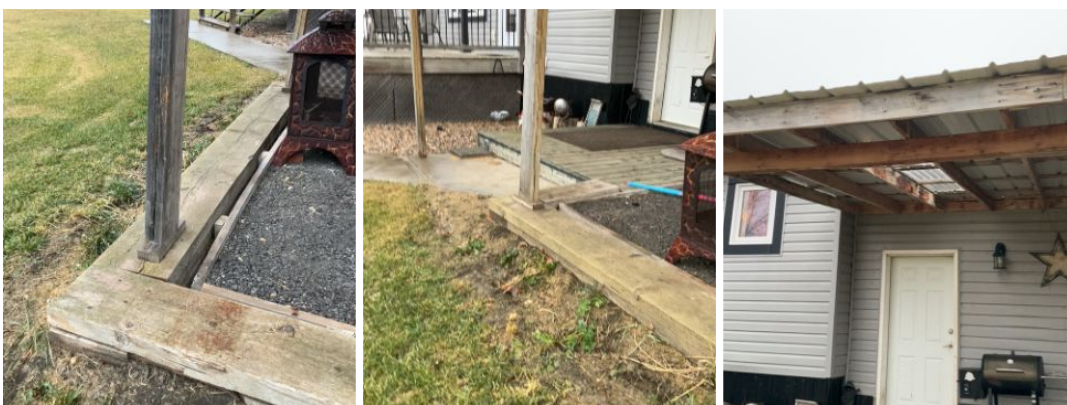
This inspection is **visual only** and does not include engineering analysis, code compliance certification, or permit verification. The inspector cannot confirm whether this structure was built under permit or inspected/approved by the local authority.

**Recommendation:**

My clients should **not rely on this lean-to as a code-compliant, habitable, or structurally rated space.** They should consult the **local authority having jurisdiction and a qualified contractor** to:

- Confirm whether permits and final approvals were obtained for this addition.
- Evaluate the structure for **safety, structural adequacy, and weather protection.**
- Determine what **repairs, upgrades, or possible removal** may be necessary to bring the property into compliance with current standards and local requirements.

Repairs or modifications should be completed by **qualified contractors** under any required permits.



**5.9 BASEMENT**



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DESCRIPTION: Wood

## 6. Electrical

Electricity powers everything from your morning coffee to your evening Netflix binge, making it one of the most essential systems in your home. But with great power comes great responsibility—ensuring your electrical system is safe, efficient, and up to code is key to keeping your home running smoothly.

In this section, we'll examine the major components of your home's electrical system, including:

- **Service Entrance:** Where electricity begins its journey into your home, connecting to the utility company's power lines.
- **Electrical Panel (Breaker Box):** The heart of your system, distributing power to various circuits and protecting your home with circuit breakers.
- **Wiring and Outlets:** The network that delivers electricity to lights, appliances, and devices throughout your home.
- **Grounding Systems:** The safety feature that protects against electric shocks by providing a secure path for excess electricity.

Remember, while flipping a breaker might feel empowering, anything beyond that is best left to a licensed electrician—electricity isn't something to mess around with! Let's make sure your electrical system is as reliable as your morning coffee maker.

### 6.1 SERVICE

---

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 220 VAC

GROUND: Rod in ground only

INFORMATION:

This is for the incoming service from the power company, The **Branch Circuit's** are a different item and should be reported on the insurance document.

### 6.2 MAIN PANEL

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DESCRIPTION: Eaton



**CAPACITY:** 100 amps

**MEDIA:**



### 6.3 GFCI/AFCI

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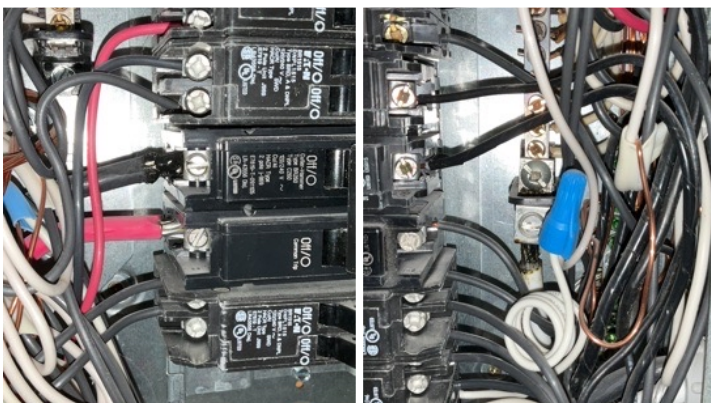
**DESCRIPTION:** At GFCI receptacle(s) only, AFCI present

### 6.4 BRANCH CIRCUITS

---

**DESCRIPTION:** Copper, Aluminum

**MEDIA:**





## 7. Plumbing

Let's dive into the world of pipes, drains, and all things water! Your home's plumbing system is like its circulatory system—keeping everything flowing smoothly and ensuring life's little conveniences, like hot showers and clean dishes, are always at your fingertips.

In this section, we'll take a closer look at:

- Pipes and Fixtures: Checking for leaks, corrosion, or damage that could lead to bigger issues.
- Water Heater: Ensuring it's heating efficiently and not leaking (because nobody likes a cold shower!).
- Drains and Toilets: Testing for clogs, slow drainage, or any signs of leaks.
- Shut-Off Valve: Noting location in case of an emergency.

Plumbing issues can be sneaky, but catching them early saves you from costly repairs down the line. So whether it's a dripping faucet or a gurgling drain, we're here to make sure your plumbing system is in tip-top shape—ready to handle everything from morning coffee to late-night dish duty!

### 7.1 SERVICE LINE

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**DESCRIPTION:** Na

### 7.2 MAIN WATER SHUTOFF

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**DESCRIPTION:** Basement

**MEDIA:**

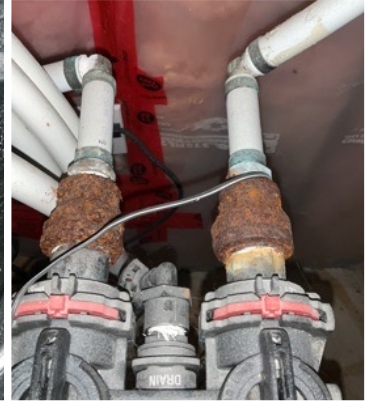


### 7.3 WATER LINES



**DESCRIPTION:** PEX

**MEDIA:**



## 7.4 DRAIN PIPES

**DESCRIPTION:** ABS

**MEDIA:**



## 7.5 VENT PIPES



**DESCRIPTION:** ABS

## 7.6 FUEL SERVICE LINES

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**DESCRIPTION:** Electrical

## 7.7 WATER HEATER

---

**DESCRIPTION:** Tank

**MANUFACTURER:** Moffat

**CAPACITY:** 40 gal

**FUEL:** Electric

**LOCATION:** Basement

**MEDIA:**



## 7.8 SEWER LINE BACKFLOW VALVE

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**DESCRIPTION:** Flap style

**MEDIA:**



## 7.9 SUMP PIT

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**DESCRIPTION:** Not functioning

**SUMP PIT SEALED FOR RADON:** Not sealed

**MEDIA:**



**COMMENTS:**

Recommendation

Sump float valve too high weeping tile system would fill before pump out

During the inspection, it was observed that the sump pump's float valve is set too high, which can cause the weeping tile system to fill up before the pump activates. This can lead to potential overflows and water damage. It is recommended to adjust the float valve to a lower position to ensure timely activation of the pump. If you are unfamiliar with this adjustment, consult a licensed plumber to properly correct the setting and evaluate the overall system for any additional issues. Regular maintenance checks are advised to prevent future problems.



## 8. Attic

Ah, the attic—the mysterious space above that holds everything from insulation to the occasional forgotten box of holiday decorations. Inspecting the attic is an important part of understanding your home’s overall health, but it’s not always as straightforward as it sounds. Tight spaces, low clearances, and tricky access points can make it a bit of an adventure!

During the inspection, we do our best to walk through and assess as much of the attic as possible. We’re looking at key areas like insulation levels, ventilation, structural components, and any signs of moisture or pests. However, reaching the far corners can sometimes be a challenge due to limited access or safety concerns. Rest assured, though—we’ll get eyes on as much as we can and provide insights into any potential issues.

The attic might not be the most glamorous part of your home, but it plays a big role in energy efficiency and protecting your living space below. So while we may not get to every last nook and cranny, we’ll make sure to give it a thorough once-over to keep your home cozy and well-maintained!

### 8.1 METHOD OF INSPECTION

#### MEDIA:



Garage attic




garage attic





Insulation bundle in garage attic

**COMMENTS:**

 Not Inspected

No attic access present due to low pitch of roof

During the inspection, it was noted that there is no access to the attic due to the low pitch of the roof. Without access, a comprehensive evaluation of the attic's condition, including insulation, ventilation, and structural components, was not possible. It is recommended to consult a contractor about creating an access point if future inspections or maintenance become necessary. Additionally, consider evaluating alternative methods for assessing attic conditions, like thermal imaging, for signs of hidden issues.

## 9. Heating/Cooling

Your heating and cooling systems are the workhorses of your home, keeping you warm in the winter and cool in the summer. While we're not here to dismantle or dig into these systems, our visual inspection is designed to give you a general idea of their condition and flag any obvious concerns.

In this section, we'll focus on:

- Furnace and Heating Equipment: Observing for visible signs of wear, rust, or improper installation.
- Air Conditioning Units: Checking for general cleanliness, visible damage, or obstructions around the exterior unit.
- Thermostat: Ensuring it appears functional and properly mounted.
- Ductwork: Looking for visible gaps, disconnected sections, or anything that might restrict airflow.
- Vents and Registers: Confirming they're unobstructed and in good condition.



Keep in mind that this is a visual inspection only—we're not HVAC technicians, so we won't be opening up systems or testing performance. If anything looks out of the ordinary, we'll recommend further evaluation by a licensed HVAC professional to ensure your system is running safely and efficiently. Think of us as the first step in keeping your home comfortable year-round!

## 9.1 THERMOSTAT(S)

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**DESCRIPTION:** Programmable

**MEDIA:**



**COMMENTS:**

Inspected

Home was heated to 75 from 70 and on the entire time of inspection



## 9.2 HEATING SYSTEM

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**DESCRIPTION:** Forced air

**MANUFACTURER:** Supreme

**FUEL TYPE:** Electric

MEDIA:



COMMENTS:

Recommendation

Dettson Supreme electric furnace

**Heating System - Dettson "Supreme" Electric Furnace**

The home is heated by a **Dettson "Supreme" electric warm-air furnace**, a multi-position electric furnace using resistance heating elements and a blower to distribute warm air through ductwork. This type of system requires an adequate 240-volt electrical supply, correct overcurrent protection, and regular filter maintenance to operate safely and efficiently.

At the time of inspection, the furnace **responded to normal thermostat controls** and produced warm air at the registers. Only a limited visual inspection was performed; internal com-



ponents are **not fully disassembled** during a home inspection. The exact age and service history of the unit could not be confirmed and are beyond the scope of this inspection.

**Recommendation:** My clients should budget for **ongoing annual servicing by a qualified HVAC contractor**, including cleaning, electrical safety checks, and confirmation that wiring sizes, overcurrent protection, and controls comply with current standards. Any concerns that develop, or information obtained about age or past repairs, should be reviewed with the HVAC contractor for advice on **remaining service life and replacement planning**.

### 9.3 DISTRIBUTION

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**DESCRIPTION:** Metal duct

**COMMENTS:**

Recommendation

Recommend sealing exposed duct work to improve air flow to specific registers

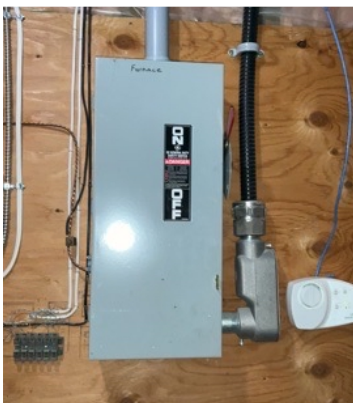
During the inspection, exposed ductwork was observed, which may impact the efficiency of airflow to specific registers. It is recommended to seal these ducts to enhance system performance and improve energy efficiency. Consider hiring a qualified HVAC professional to assess and conduct necessary sealing for optimal results.

### 9.4 CONTROLS

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**DESCRIPTION:** Service disconnect switch

**MEDIA:**



### 9.5 COOLING SYSTEM

---

**DESCRIPTION:** None present



**MANUFACTURER:** None Present

## 9.6 BLOWER FAN/FILTERS

---

**DESCRIPTION:** Disposable filter

**MEDIA:**



**COMMENTS:**

Maintenance

HRV filter needs cleaning

The HRV filter requires cleaning, as it appears to be significantly clogged with dust and debris. This can hinder airflow and reduce system efficiency. It is recommended to clean or replace the filter to ensure optimal performance and indoor air quality. Check the manufacturer's guidelines for cleaning frequency and methods.



## 9.7 HEAT EXCHANGER

---

**DESCRIPTION:** Not visible

**INFORMATION:**



Age Of Unit=

## 10. Bathroom

The bathroom—where mornings begin and evenings unwind! It's a space that needs to be both functional and comfortable. In this section, we'll take a closer look at the key components that make your bathroom run smoothly.

During our inspection, we'll check:

- **Plumbing Fixtures:** Ensuring sinks, toilets, showers, and bathtubs are in good working order and free from leaks.
- **Caulking and Grouting:** Looking for signs of wear or water damage around tubs, showers, and sinks.
- **Ventilation:** Checking that exhaust fans are working properly to keep the air fresh and prevent moisture buildup.
- **Flooring and Walls:** Examining for any signs of water damage or structural issues.

We want to make sure your bathroom is a relaxing oasis, not a source of stress. By identifying any potential issues early, you can keep your bathroom safe, clean, and comfortable for years to come!

### 10.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

### 10.2 COUNTER/CABINET

---

**DESCRIPTION:** Laminate, Wood

**COMMENTS:**

 Maintenance

Vanities through out had typical wear and require maintenance

The bathroom vanities exhibit typical wear and tear, indicating the need for routine maintenance. It's recommended to clean all surfaces regularly, check for signs of water damage, and ensure seals around sinks and countertops are intact. Consider refinishing or repainting if cosmetic issues persist to maintain the vanities' appearance and functionality.



### 10.3 SINK/BASIN

---

**DESCRIPTION:** Single

**COMMENTS:**

Maintenance

Bathroom sink slow draining/ missing stopper

During the inspection, it was observed that the basement bathroom sink drains slowly and the stopper is missing. This can lead to potential water pooling and drainage issues. It is recommended to evaluate and address the slow drainage and install a new stopper to ensure proper functionality. Regular maintenance will help prevent future drainage problems.



### 10.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Metal

### 10.5 TOILETS

---

**DESCRIPTION:** 1.6 gallon tank



## 10.6 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass tub, Fiberglass surround

**COMMENTS:**

**Recommendation**

Master bathroom tub is large for the size of the hot water tank

The master bathroom tub is notably large in relation to the size of the existing hot water tank. This may result in inadequate hot water supply for filling the tub, potentially affecting user experience and comfort. Consideration of this discrepancy is advised for optimal performance and convenience.



**Maintenance**

Shower heads and faucet spout need adjustment /replacment

The shower heads and faucet spout in the bathroom require attention. The shower heads appear to be leaking and may not be operating efficiently, while the faucet spout shows signs of wear and may need adjustment or replacement to ensure proper water flow and prevent further issues. These components should be evaluated further to determine the best course of action.





## 10.7 VENTILATION

---

DESCRIPTION: HRV

# 11. Kitchen

The kitchen—often called the heart of the home—is where meals are made, memories are created, and family moments unfold. It’s a space that requires both functionality and safety to ensure it remains a warm and welcoming hub of activity.

In this section, we’ll inspect key areas of the kitchen, including:

- Plumbing Fixtures: Checking sinks, faucets, and dishwashers for leaks or damage.
- Appliances: Ensuring all major appliances are in good working order and properly installed.
- Electrical Components: Examining outlets, lighting, and any built-in electrical features for safety and functionality.
- Cabinets and Countertops: Looking for signs of wear, water damage, or structural issues.
- Ventilation: Checking that exhaust fans are operating correctly to maintain air quality.

By focusing on these elements, we can help ensure your kitchen remains a safe, efficient, and enjoyable space for cooking and gathering. Whether it’s a family dinner or a holiday feast, a well-maintained kitchen is the perfect place to make memories that last a lifetime!

We make every effort to check the condition of the appliances and make sure they are turning on, We do not make any guarantee as to the service life or the ability for each function or operation of the component.

## 11.1 ELECTRICAL

---

DESCRIPTION: 110 volts

MEDIA:



## 11.2 COUNTERTOPS

---

**DESCRIPTION:** Laminate

## 11.3 CABINETS

---

**DESCRIPTION:** Composite

**MEDIA:**



**COMMENTS:**

Future service items

Water damage present under the counter

---

Maintenance

Cabinet door hinge(s) needs tightening/adjustment

---

Future service items



## Surface laminate loose or peeling



Island countertop

## 11.4 SINK

---

**DESCRIPTION:** Double

## 11.5 PLUMBING/FIXTURES

---

**DESCRIPTION:** Chrome

**MEDIA:**

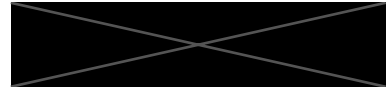


## 11.6 DISHWASHER

---

**DESCRIPTION:** Omni

**MEDIA:**



## 11.7 RANGE/OVEN

---

**DESCRIPTION:** Samsung

**FUEL SOURCE:** Electric

**MEDIA:**



Microwave running 30s

## 11.8 MICROWAVE

---

**DESCRIPTION:** Frigidaire

**MEDIA:**



## 11.9 REFRIGERATOR

---

**DESCRIPTION:** Kenmore

**MEDIA:**



## 11.10 RANGE HOOD

---

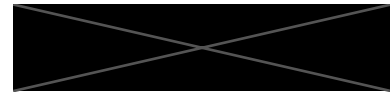
**DESCRIPTION:** Vents to HRV unit

# 12. Interior condition of property

As we step inside, it's easy to get caught up in the aesthetics of a home—the colors, textures, and finishes that make it feel cozy and inviting. However, our focus is on the functional aspects that ensure your home is safe, comfortable, and well-maintained.

In this section, we'll explore the interior components that matter most, including:

- Walls and Ceilings: Checking for signs of water damage, cracks, or structural issues.
- Floors: Examining for unevenness, water damage, or other safety concerns.
- Doors and Windows: Ensuring they operate smoothly and are properly sealed.



- Stairways and Railings: Verifying they are secure and meet safety standards.

We won't be nitpicking over cosmetic details like paint colors or outdated fixtures. Instead, we're here to identify any potential issues that could impact your home's integrity or your comfort. By focusing on these essential elements, we can help you maintain a safe and welcoming space for years to come!

## 12.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

## 12.2 CEILING

---

**DESCRIPTION:** Texture paint

**COMMENTS:**

Maintenance

Nali pops in southwest bedroom ceiling

Nail pop(s) observed



## 12.3 WALLS

---

**DESCRIPTION:** Paint

**COMMENTS:**

Maintenance

Homes walls have typical lived in need for repair and maintenance



The walls throughout the home display typical signs of wear and tear, including minor scuffs, chips, and some nail holes from previous decorations. It is recommended to patch and repaint the walls to enhance their appearance and protect against further damage. Regular maintenance and touch-ups will help preserve the interior condition. Consider hiring a professional for a thorough evaluation and repair if any larger issues are noted.



## 12.4 FLOOR

---

**DESCRIPTION:** Carpet, Vinyl, Vinyl plank

**COMMENTS:**

Maintenance

Typical wear

---

Future service items

Heavy wear

## 12.5 DOORS

---

**DESCRIPTION:** Hollow wood

**COMMENTS:**

Maintenance

Door adjustment

Door Adjustment Needed



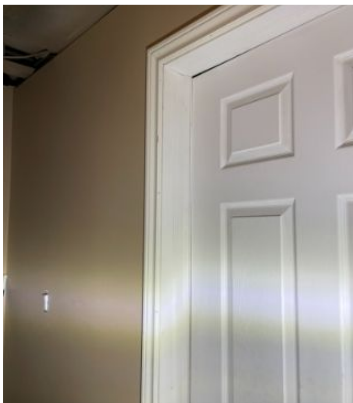
Doors are meant to swing open and shut with ease, but when they start sticking, dragging, or leaving uneven gaps, it's clear they need a little TLC. Whether it's due to settling foundations, humidity changes, or simple wear and tear, a misaligned door can be more than just a minor inconvenience—it can impact security, energy efficiency, and even the overall functionality of your home.

During our inspection, we noticed that some doors on the property could benefit from adjustment. Common signs include:

- Difficulty Opening or Closing: Indicating potential alignment issues.
- Uneven Gaps: Allowing drafts or compromising privacy.
- Dragging on the Floor: Suggesting hinge or frame misalignment.

While door adjustments are typically straightforward fixes, they're worth addressing to prevent further wear on the hinges or damage to the surrounding frame. A quick tweak by a skilled handyman or contractor can restore smooth operation and ensure the door is doing its job—whether that's keeping out drafts or providing a secure entryway.

Think of it as giving your doors a little tune-up—they work hard every day, and a bit of maintenance keeps them swinging smoothly for years to come!



## 12.6 WINDOWS

---

### COMMENTS:

Maintenance



Hard operation

## 12.7 SMOKE DETECTOR

---

### COMMENTS:



smoke detector missing

Smoke detectors are critical safety devices, designed to protect your home and family by providing early warnings of fire. However, over time, these devices can lose their effectiveness, and one visual clue that it's time for replacement is when they turn yellow. This discoloration occurs due to the breakdown of bromine, a flame-retardant chemical in the plastic casing, which reacts with oxygen and light over many years. A yellow smoke detector is not just an aesthetic issue—it's a sign that the unit has aged beyond its reliable lifespan and needs immediate replacement.

Smoke detectors typically have a lifespan of 8–10 years, after which their sensors may lose sensitivity, even if they still beep during tests. Replacing yellowed or expired units ensures your home remains protected by fully functional alarms. When installing new smoke detectors, it's important to follow proper placement guidelines:

- Install on Ceilings: Smoke rises, so mounting detectors in the center of the ceiling is ideal. If mounting on walls, place them within 12 inches of the ceiling.
- Strategic Locations: Detectors should be installed on every level of the home, inside each bedroom, outside sleeping areas, and near stairways.
- Avoid Dead Air Zones: Keep detectors at least 4 inches away from corners and peaks where smoke may not reach efficiently.

For new installations, both battery-operated and hardwired models are available. Battery-operated units are simple to install and ideal for retrofitting older homes. Hardwired models offer interconnected systems where all alarms sound simultaneously when one detects smoke, providing maximum coverage and safety.

Replacing old yellow smoke detectors isn't just about compliance—it's about ensuring your family's safety with reliable, modern technology. Regular maintenance and timely replacements keep your home prepared for emergencies while adhering to fire safety standards.



## 12.8 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Hard wired with battery back up

## 12.9 HVAC SOURCE

---

**DESCRIPTION:** Heating system register, Air exchange ventilation

## 12.10 CLOSETS

---

**DESCRIPTION:** Walk-in, Large

**COMMENTS:**

Not Inspected

Not fully visible due to personal property

Maintenance

Recommend aligning closet door(s)

Recommend aligning closet door(s)

Dining room closet missing handle

Bedroom closets need adjustment for smooth operation

# 13. Laundry

The laundry room might not be the most glamorous part of your home, but it plays a vital role in keeping things running smoothly. From washing clothes to drying them, this space sees a lot



of action—and with that comes the need for regular maintenance, especially when it comes to safety.

One key area we always emphasize is the dryer ducting. Over time, lint can build up in the vent, creating a serious fire hazard and reducing the efficiency of your dryer. While our inspection includes a visual check of the ducting, it's important for homeowners to make this a regular part of their own maintenance routine. Cleaning the lint trap after every load is a great start, but don't forget to inspect and clean the venting system periodically to ensure proper airflow.

Remember, a clogged vent isn't just a fire risk—it also means longer drying times and higher energy bills. So, keep that duct clear and let your dryer breathe! A little effort goes a long way in keeping your laundry room safe and efficient. After all, nobody wants to deal with smoky laundry or surprise repair bills!

### 13.1 LOCATION

---

**DESCRIPTION:** First floor

### 13.2 DRYER VENT

---

**DESCRIPTION:** Metal flex

**MEDIA:**



### 13.3 WASHER HOSE BIB

---

**DESCRIPTION:** Ball

### 13.4 WASHER DRAIN

---

**DESCRIPTION:** Wall mounted drain



**MEDIA:**



### 13.5 ELECTRICAL

---

**DESCRIPTION:** 220 volts

### 13.6 FLOOR DRAIN/PAN

---

**DESCRIPTION:** Not visible

## 14. Thermal Imaging scan

Thermal imaging might sound like a superpower—like X-ray vision for your home—but it's not about seeing through walls. Instead, it gives us an extra set of eyes to detect temperature variations that can reveal hidden issues. Think of it as a high-tech tool that helps us uncover what the naked eye can't see.

Using an infrared camera, we can identify:

- **Moisture Intrusion:** Hidden leaks or damp spots that could lead to mold or structural damage.
- **Insulation Gaps:** Drafty areas or missing insulation that might be driving up your energy bills.
- **Electrical Hot Spots:** Overheated wiring or breakers that could pose a fire hazard.
- **HVAC Inefficiencies:** Heat loss or cooling issues in your heating and air conditioning systems.

While thermal imaging isn't magic, it's a powerful, non-invasive way to get deeper insights into your home's condition. It's like having a flashlight for hidden problems, helping us spot potential issues early so you can address them before they become costly repairs. With thermal imaging, we're not superheroes—but we do have some pretty cool tools!





Using a flexible camera, we feed the device into the main sewer line, capturing footage of its interior. This allows us to visually inspect for common issues like:

- Obstructions: Tree roots, debris, or grease buildup that could block the flow.
- Cracks or Breaks: Damage to the pipe's structure that might need repair.
- Sagging or Negative Slope: Low spots where water and waste can collect.
- Corrosion and Wear: Signs of aging pipes that may need attention.

While it might sound high-tech, this isn't superhero-level work—it's just a smart way to get an extra set of eyes on your plumbing system. The camera gives us access to areas we'd never see otherwise, helping us pinpoint potential problems before they turn into major headaches.

Think of it as a health checkup for your sewer line—quick, non-invasive, and incredibly helpful for keeping things flowing smoothly!

## 15.1 TYPE OF LINE

---

**DESCRIPTION:** ABS

## 15.2 LENGTH OF SCOPE

---

**COMMENTS:**

Inspected

Scope hit cistern water level

14.2 meters from clean out in far north west side of building

## 15.3 CONDITION OF LINE

---

**DESCRIPTION:** Excellent

## 15.4 RECOMMENDATIONS

---

**COMMENTS:**

Recommendation

Septic system

Septic System – Scoped to Cistern/Septic Water Level & Maintenance Recommendation



During the inspection, the **septic line was scoped from the home to the septic/cistern tank**. The camera inspection was able to follow the line to the point where it reached the **standing liquid level in the tank**. Conditions **below the water level inside the tank are not visible with a standard inspection camera**, so the internal condition of the tank, baffles, and any pump components could not be fully evaluated.

No immediate concerns were observed in the portion of the line that was visible at the time of inspection; however, the overall performance and remaining life of the **septic/cistern system** depend heavily on **regular maintenance and pumping**.

### **Client Maintenance Recommendations:**

My clients are advised to:

- Have the **septic/holding tank pumped and inspected on a regular schedule** (often every 2–5 years, or more frequently for holding tanks or larger households, depending on use and local requirements).
- Ask the septic service provider to **inspect and clean inlet/outlet baffles, filters, and accessible components** during pumping, and to comment on the **structural condition of the tank**.
- Monitor the system for **slow drains, sewage odours, gurgling fixtures, or backups**, and arrange prompt service if any of these symptoms occur.
- Avoid disposing of **grease, wipes, hygiene products, harsh chemicals, or large volumes of antibacterial cleaners** into the system, as these can reduce treatment efficiency or cause blockages.
- Keep the area over the tank and line **clear of heavy vehicles, deep-rooted trees/shrubs, and structures**, which can damage piping or the tank.
- Maintain clear access to the **tank lids and clean-outs** so future pumping and inspection can be performed easily.

### **Recommendation:**






Because the camera inspection was limited at the cistern/septic water level, my clients should treat this as a **partial evaluation only**. They should establish and follow a **regular pumping and inspection program with a qualified septic contractor** to help manage ongoing performance and reduce the risk of unexpected failures or costly repairs.



## Summary

### PRE PURCHASE REPORT

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 complete report.

-  **Requires Attention**  
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.
-  **Future service items**  
Yearly service items
-  **Insurance Items**  
Most of what's asked for in your insurance report.
-  **Not Inspected**  
There was no access to inspect properly

## 1. Grounds

### 1.3 STEPS/STOOPS

---

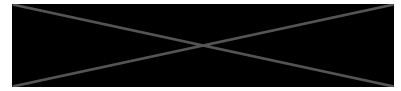
#### COMMENTS:

 Requires Attention

Front steps uneven risers

Loose and uneven risers

The front steps have uneven risers, which can pose a safety risk due to the potential for trips and falls. It's important for steps to have consistent riser heights to ensure safe and easy navigation. This condition should be addressed to enhance safety and accessibility.



## 1.7 DECK/BALCONY

---

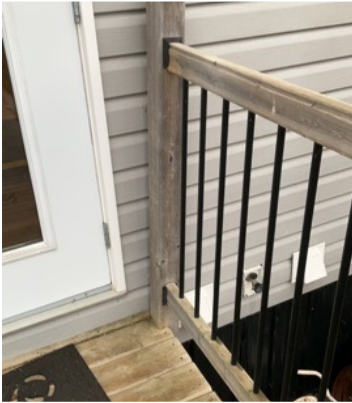
### COMMENTS:



Safety

Loose handrails

Both the front and back deck area would benefit from having lag screws placed into the deck railing posts to tighten the system.



## 2. Exterior

### 2.1 TYPE

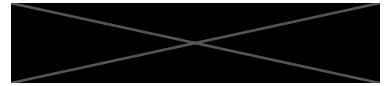
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### COMMENTS:



Requires Attention

Damaged siding on north side of building



The exterior of the property is missing a piece of siding on the north side with exposed sheathing this can be a spot for water to get into the wall assembly and cause rot



## 3. Roof

### 3.1 TYPE

#### COMMENTS:

 Requires Attention

Shingles have wind damage

#### **Wind Damage to Roof Covering – Diagonal Shingle Cracking**

Evidence of **wind-related damage** was observed on the roof covering. Several shingles showed **diagonal cracking patterns**, which are consistent with **uplift stress** caused by high winds. This type of damage often occurs when wind forces flex the shingle beyond its tolerance, creating fractures that weaken its protective function.

The affected shingles are now **compromised**, increasing the potential for **water infiltration, premature deterioration, and further wind loss** during future storms.

#### **Recommendation:**

A **qualified roofing contractor** should further evaluate the roof and repair or replace all damaged shingles as needed. Timely correction is advised to prevent moisture intrusion and extend the roof's remaining service life.



 Requires Attention

**Damaged shingle at end of ridge line**

During the inspection, a damaged shingle was observed at the end of the ridge line. This could potentially lead to water infiltration and further deterioration if not addressed. It is important to monitor this area for any signs of leaks or additional damage over time.



## 5. Structure

### 5.6 BEARING WALLS



## COMMENTS:

 Requires Attention

Stud walls in basement not floating

Interior Basement Walls – Not Constructed as “Floating” Walls (Saskatchewan Practice)

During the inspection it was noted that the **interior basement stud walls are framed tight between the concrete floor slab and the floor structure above**, with no visible “floating” gap or slip detail. In many parts of Saskatchewan, including areas with expansive clay soils, **current building practice is to construct interior basement walls as “floating walls”**. This typically means leaving a gap of about **½" to 1" between the top of the interior wall and the floor framing above**, or otherwise detailing the wall so it can move independently from the slab. [Saskatoon+1](#)

Floating walls are used to allow for **independent movement of the basement slab** due to soil-related heaving or settlement, which is a known concern in local clay (“gumbo”) conditions. Where walls are rigidly fastened between the slab and structure above, movement of the slab can **stress wall framing, crack drywall or finishes, affect doors and trim, and in some cases transfer unintended loads to the floor system**.

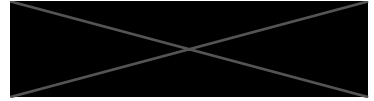
Because interior conditions, soil behaviour and slab performance can vary from house to house, the inspector **cannot predict future movement or performance** of these non-floating walls.

### Recommendation:

My clients should be aware that the current interior basement wall construction **does not follow typical modern “floating wall” practice used in many Saskatchewan municipalities for basements over expansive clay soils**. They should consult the **local building authority and/or a qualified contractor familiar with Saskatchewan basement construction** to determine if any modifications are recommended before further finishing or renovation, and to discuss options for monitoring and addressing potential slab movement (cracks, heaving, doors binding, drywall cracking, etc.) over time.

In further to this narrative we have used AI to confirm if this a NBC code requirement, and it is not required just best practise.

We still believe that it has the potential to cause shifting due to the clay soil in the area and our own experience.



## 5.8 EXTERIOR LEANTO

---

### COMMENTS:

 Requires Attention

The exterior attached structure

Attached Exterior Lean-To Structure – Non-Conforming / Not Built to Current Standards

An **exterior lean-to style structure** was observed attached to the main building. Based on its visible construction and detailing, this addition **does not appear to meet current building code or typical construction practice** for attached structures. Examples of concern may include **foundation support, framing, roof connection to the primary structure, and weather protection/flashings**.

Because the lean-to is **physically attached to the home**, any deficiencies in its design or construction may affect **durability, weather resistance, and potentially the performance of the adjacent exterior wall and roof** of the main building. The presence of non-conforming or unpermitted structures can also impact **insurance coverage, resale, and future renovation plans**.

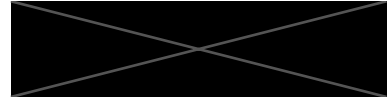
### Limitations:

This inspection is **visual only** and does not include engineering analysis, code compliance certification, or permit verification. The inspector cannot confirm whether this structure was built under permit or inspected/approved by the local authority.

### Recommendation:

My clients should **not rely on this lean-to as a code-compliant, habitable, or structurally rated space**. They should consult the **local authority having jurisdiction and a qualified contractor** to:

- Confirm whether permits and final approvals were obtained for this addition.
- Evaluate the structure for **safety, structural adequacy, and weather protection**.



- Determine what **repairs, upgrades, or possible removal** may be necessary to bring the property into compliance with current standards and local requirements.

Repairs or modifications should be completed by **qualified contractors** under any required permits.



## 8. Attic

### 8.1 METHOD OF INSPECTION

#### COMMENTS:

 Not Inspected


No attic access present due to low pitch of roof

During the inspection, it was noted that there is no access to the attic due to the low pitch of the roof. Without access, a comprehensive evaluation of the attic's condition, including insulation, ventilation, and structural components, was not possible. It is recommended to consult a contractor about creating an access point if future inspections or maintenance become necessary. Additionally, consider evaluating alternative methods for assessing attic conditions, like thermal imaging, for signs of hidden issues.

## 11. Kitchen

### 11.3 CABINETS

#### COMMENTS:

 Future service items



Water damage present under the counter

 Future service items

Surface laminate loose or peeling




Island countertop

## 12. Interior condition of property

### 12.4 FLOOR

#### COMMENTS:

 Future service items

Heavy wear

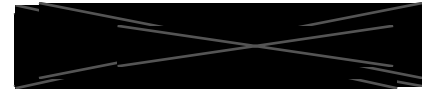
### 12.7 SMOKE DETECTOR

#### COMMENTS:

 Safety

smoke detector missing

Smoke detectors are critical safety devices, designed to protect your home and family by providing early warnings of fire. However, over time, these devices can lose their effectiveness, and one visual clue that it's time for replacement is when they turn yellow. This discoloration occurs due to the breakdown of bromine, a flame-retardant chemical in the plastic casing, which reacts with oxygen and light over many years. A yellow smoke detector is not just an



aesthetic issue—it's a sign that the unit has aged beyond its reliable lifespan and needs immediate replacement.

Smoke detectors typically have a lifespan of 8–10 years, after which their sensors may lose sensitivity, even if they still beep during tests. Replacing yellowed or expired units ensures your home remains protected by fully functional alarms. When installing new smoke detectors, it's important to follow proper placement guidelines:

- Install on Ceilings: Smoke rises, so mounting detectors in the center of the ceiling is ideal. If mounting on walls, place them within 12 inches of the ceiling.
- Strategic Locations: Detectors should be installed on every level of the home, inside each bedroom, outside sleeping areas, and near stairways.
- Avoid Dead Air Zones: Keep detectors at least 4 inches away from corners and peaks where smoke may not reach efficiently.

For new installations, both battery-operated and hardwired models are available. Battery-operated units are simple to install and ideal for retrofitting older homes. Hardwired models offer interconnected systems where all alarms sound simultaneously when one detects smoke, providing maximum coverage and safety.

Replacing old yellow smoke detectors isn't just about compliance—it's about ensuring your family's safety with reliable, modern technology. Regular maintenance and timely replacements keep your home prepared for emergencies while adhering to fire safety standards.




## 12.10 CLOSETS

---

### COMMENTS:



 Not Inspected

Not fully visible due to personal property