



PROPERTY

**Prepared Exclusively For:
Garrett Brown**



**Property Located At:
Railway Ave Kayville, SK**

Inspection Date: 19/08/2020

Inspected By: Scott Mackay

Report #: 190820



CONTRACT / RECEIPT

Inspection Address: **Railway Ave Kayville, SK** File #: 190820
 Date: 19/08/2020 Start Time: **8:00am** Finish time: 10:00am
 Weather conditions at time of inspection: 29 degrees
 Type of house/residence; grain elevator Approx. Age:
 Client(s) Name(s): **Garrett Brown**
 Mailing Address: Apt. #:
 City: Postal Code:
 Phone # Home: Business #:
 Phone # Cell: E-mail Address:

CONTRACT

I/we, the above named client(s) request an inspection of the inspection address noted above. The inspection is to be performed by the below noted inspection company (firm) in accordance with industry accepted Standards of Practice.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While this inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. Neither the inspector nor the inspection firm will assume any risks related to this home's future performance, or lack thereof. This report is for the exclusive use of the contracted parties and may not be used by third parties without the prior written permission from the inspector/inspection firm.

I / we have read, understand and accept the terms & conditions as outlined here and on the page entitled "What You Should Expect from Your Inspection". Please initial here ____.

The Client(s), by signing below, agree to have read, understand and accept the terms of this contract.

Client(s)/Representative Signature(s) _____ Date: 19/08/2020

If Client(s) is (are) represented, please print name of representative.

RECEIPT

Base Fee	\$800.00	Inspection Firm	Admiral Home Inspections Ltd.
Other		Inspectors Name	
Tax	\$40.00	Inspector Number (if applicable)	
Total Fee	\$840.00	Payment Form	_____
		Received By	_____
		(Signature)	_____



WHAT TO EXPECT FROM YOUR HOME INSPECTION

1. **Purpose:** The purpose of the inspection is to attempt to detect the presence of home defects by performing a visual inspection of the property and it is a snapshot of the condition of the home today at the time of inspection. This report will not address environmental concerns or provide cost estimates.
2. **Scope:** The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection. Things can and do change and a home inspection will not stop these changes from occurring. Furthermore, as such, the report is not a guarantee or warranty that hidden defects do or do not exist. As a courtesy the INSPECTION COMPANY may point out conditions that contribute to possible home problems/defects but such comments are not part of the final report.
3. **Report:** The CLIENT will be provided with a written report of the INSPECTION COMPANY'S visual observations. The INSPECTION COMPANY is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the report and the client accepts this. The report is not intended to comply with any legal obligations to disclosure. The Home Inspector is a Generalist, not a specialist in all disciplines.
4. **Exclusivity:** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. The INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this agreement. This Agreement is not transferable or assignable. Notwithstanding the foregoing, the CLIENT understands that the INSPECTION COMPANY may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern. Inspection is not Building code or By-Law compliance.
5. **Limitation of Liability:** It is understood the INSPECTION COMPANY and its associates are not insurers and that the inspection report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold the INSPECTION COMPANY and their respective officers, agents and employees harmless from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.
6. **Major Problems:** The purpose of the Home Inspection is to find and identify visible existing major problems apparent on the visual inspection of the home. Home Inspectors can greatly reduce the risk of a home purchase but it is impossible to totally eliminate the risk.
7. **Litigation:** The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the Province in which the INSPECTION COMPANY has its principal place of business. If the INSPECTION COMPANY is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of the INSPECTION COMPANY in defending said claims.
8. **Environmental Concerns:** The inspection will NOT address environmental concerns including, but not limited to: air quality, water quality/quantity, sealed/underground fuel storage tanks, UFFI, asbestos, radon gas, molds, toxins, etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The CLIENT understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.
9. **Entire Agreement:** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.
10. **Standards of Practice:** The inspection shall be completed in accordance within the CanNACHI Standards of Practice and Codes of Ethics.

The client is strongly advised to clarify anything that they don't understand.



1. ROOFING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
101	♦	✓	Main Roof: <input type="checkbox"/> shingles <input type="checkbox"/> asphalt <input type="checkbox"/> wood <input type="checkbox"/> clay <input type="checkbox"/> slate <input type="checkbox"/> concrete <input checked="" type="checkbox"/> metal <input type="checkbox"/> rubber approx. age of roof covering ?? years - according to <input type="checkbox"/> roof tune-up recommended
102	♦	✓	Lower Roof: <input type="checkbox"/> shingles <input type="checkbox"/> asphalt <input type="checkbox"/> wood <input type="checkbox"/> clay <input type="checkbox"/> slate <input type="checkbox"/> concrete <input checked="" type="checkbox"/> metal <input type="checkbox"/> rubber approx. age of roof covering ?? years - according to <input type="checkbox"/> roof tune-up recommended
103	♦	–	Flat Roof:
104	♦	✓	Flashings:
105	♦	–	Roof Penetrations:
106	♦	–	Skylights:
107	♦	–	Chimneys: <input type="checkbox"/> metal liners recommend <input type="checkbox"/> rain cap recommended
108	♦	✓	Gutters & Downspouts: discharge method: <input checked="" type="checkbox"/> on ground <input type="checkbox"/> below ground <input type="checkbox"/> recommend downspout extension 4 to 6 feet away from house
109	♦	✓	Evidence of water penetration <input checked="" type="checkbox"/> none found today

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

ROOFING PHOTOGRAPHS



Metal roofing on lower office roof



Main upper elevator roof



South lower roof



Roofing from interior-main upper roof

Roofing Conditions & Limitations: Roof inspected by: ladder at edge binoculars walking on visual

Restricted/No access to:

- Inspection restricted due to Height Slope Snow / Ice Rain/Wet Trees
- Potential danger / damage

This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or is subject to future leakage. Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 19/08/2020
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	Client Initials:



2. EXTERIOR

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
201	◆	✓	Wall Surfaces: <input type="checkbox"/> brick <input type="checkbox"/> vinyl <input type="checkbox"/> aluminum <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> stucco <input type="checkbox"/> fibre board <i>missing</i>
202	◆	✓	Exterior Foundation Wall: cracks: <input type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> extensive <input type="checkbox"/> not visible
203	◆	✓	Eaves, Soffits & Fascia:
204	◆	✓	Entryway Doors, Flashing & Trim: main door: <input type="checkbox"/> metal <input checked="" type="checkbox"/> wood <i>damage</i> other door(s): <input type="checkbox"/> metal <input checked="" type="checkbox"/> wood <input type="checkbox"/> sliding glass
205	◆	✓	Windows, Flashing & Trim: frames: <input type="checkbox"/> metal <input type="checkbox"/> vinyl <input checked="" type="checkbox"/> wood panes: <input type="checkbox"/> single <input checked="" type="checkbox"/> double <i>damage -</i>
206	◆	—	Window Wells: <input type="checkbox"/> recommend window well covers
207	◆ ■	—	Garages: main door(s): <input type="checkbox"/> manual <input type="checkbox"/> automatic <input type="checkbox"/> not tested
208	◆	—	Carports:
209	◆	—	Porches: <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> other
210	◆	—	Decks: <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> other
211	◆	—	Balconies:
212	◆	✓	Stairs: <i>damage-deterioration</i>
213	◆ ■	✓	Guard Rails & Hand Railings:
214	◆	—	Grading:
215	◆	—	Vegetation: <input type="checkbox"/> keep trimmed away from house
216	◆	✓	Retaining Walls: <i>leaning - damage</i>
217	◆	—	Patios / Walkways: <input type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> paving/patio stones
218	◆	—	Driveways: <input type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> paving/patio stones <input type="checkbox"/> other

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#201- small area of missing siding near overhead door, recommend repair to prevent deterioration to wood.
 #204- damage to large overhead door track at top and bottom, recommend repair for safety and intended operation.
 #05- 2 broken office window, recommend repair for safety.
 #212- damage/deterioration to steps and landing structure at south side entrance to office, recommend repair for safety.
 #216- broken/leaning retaining wall on north side of main driveway to elevator, recommend monitor and contractor to address repair/support to prevent further movement.

EXTERIOR PHOTOGRAPHS



Leaning driveway retaining wall



Damage/deterioration to wood steps structure/landing at entrance to office



Damage to steps off driveway from leaning retaining wall



Damaged large door track

Exterior Conditions & Limitations: Restricted / No access to: Snow covering over:
 Restricted inspection due to trees / vines / shrubs. Grading not visible due to: This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.
 Outbuildings such as storage sheds etc. not related to the house are not included in the inspection.
 This inspection does not verify or certify the safe operation on any automatic garage door opening mechanism.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 19/08/2020
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:



3. STRUCTURE

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
301	♦	✓	FOUNDATION: type: ✓ formed concrete <input type="checkbox"/> concrete block <input type="checkbox"/> stone masonry <input type="checkbox"/> ICF <input type="checkbox"/> wood <input type="checkbox"/> other interior wall cracks: <input type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> extensive <input type="checkbox"/> not visible
302	♦	✓	FLOORS:
303	♦	✓	-Beams: <input type="checkbox"/> masonry <input type="checkbox"/> metal ✓ wood <input type="checkbox"/> not visible
304	♦	✓	-Columns: <input type="checkbox"/> masonry <input type="checkbox"/> metal ✓ wood <input type="checkbox"/> not visible
305	♦	✓	-Joists: ✓ wood <input type="checkbox"/> engineered <input type="checkbox"/> not visible
306	♦	✓	WALLS:
307	♦	✓	-Concrete: ✓ formed <input type="checkbox"/> block
308	♦	✓	-Wood Frame:
309	♦	—	-Brick:
310	♦	—	Arches / Lintels / Headers:
311	♦	✓	ROOF: <input type="checkbox"/> No attic access
312	♦	✓	-Sheathing: <input type="checkbox"/> OSB ✓ planks <input type="checkbox"/> plywood missing
313	♦	✓	-Structure: ✓ rafters <input type="checkbox"/> trusses
314	♦	—	Chimney(s): as seen inside the house
315	♦	—	Evidence of deterioration from insects / fire: ✓ none found today
316	♦	✓	LOWEST LEVEL: ✓ Basement <input type="checkbox"/> Crawl Space - Evidence of abnormal condensation: <input type="checkbox"/> none <input type="checkbox"/> slight <input type="checkbox"/> moderate <input type="checkbox"/> extensive - Evidence of prior moisture seepage: <input type="checkbox"/> none ✓ slight <input type="checkbox"/> moderate <input type="checkbox"/> extensive - Anticipated moisture seepage: <input type="checkbox"/> low ✓ typical <input type="checkbox"/> high

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

#307- deterioration to concrete plies for grain bins lower support structure (3). Recommend contractor to address as necessary for intended support and structure.
 #312- missing wood plank sheathing in some areas under metal roofing, recommend monitor and blocking be installed as necessary for optimal support.
 *bowing in steel grain bin structure under grade at the bottom the elevator leg, recommend monitor and reinforcement if necessary.

STRUCTURE PHOTOGRAPHS



Deterioration to concrete piles



Deterioration to pile



Deterioration to pile



Bowing in bottom of below grade grain bin

Structure Conditions & Limitations

Restricted/No access to:

- Attic Space inspected from access hatch
- Crawl Space inspected from access hatch.
- Concealed and or obstructed structural components not inspected.
- No engineering or structural analysis is performed during this inspection. A Structural Engineer should be consulted if necessary.
- This inspection does not verify the adequacy of any structural system or component.

✓ approx. 0 % of foundation wall not visible

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 19/08/2020
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:



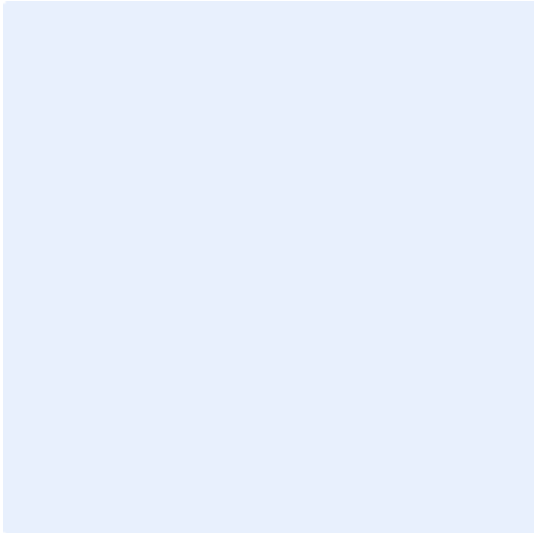
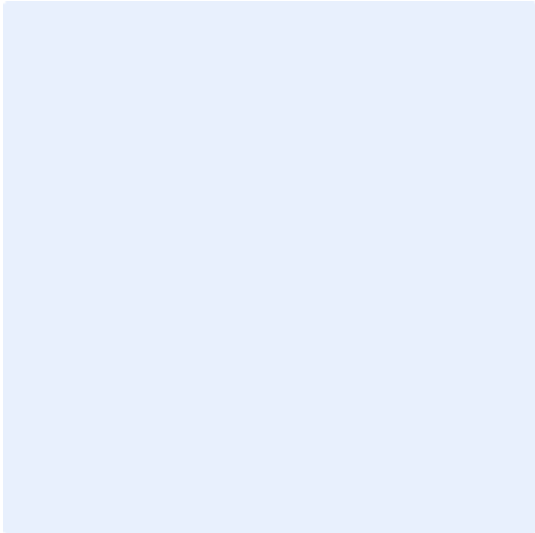
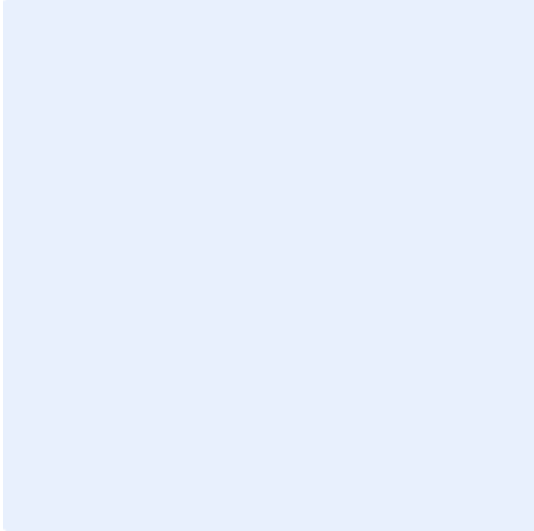
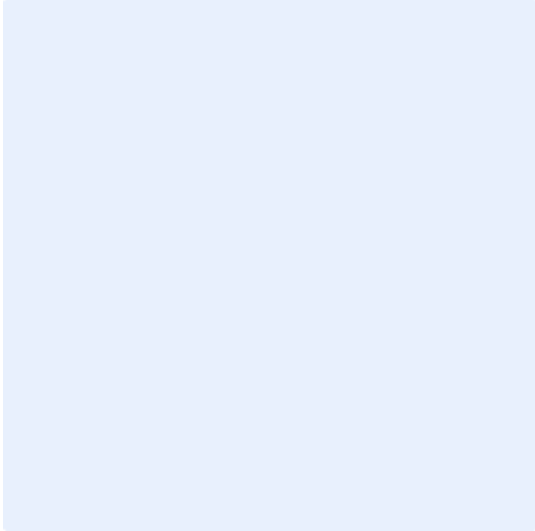
4. INSULATION & VENTILATION

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
401	♦	—	ATTIC: <input type="checkbox"/> no attic access
402		—	-Upper venting: <input type="checkbox"/> mushroom <input type="checkbox"/> turbine <input type="checkbox"/> gable <input type="checkbox"/> ridge <input type="checkbox"/> powered <input type="checkbox"/> none visible
403	♦	—	-Vapour barrier: <input type="checkbox"/> plastic <input type="checkbox"/> paper <input type="checkbox"/> spray foam <input type="checkbox"/> other <input type="checkbox"/> none found
404	♦	—	-Insulation: <input type="checkbox"/> batt <input type="checkbox"/> blown/loose <input type="checkbox"/> spray foam <input type="checkbox"/> none found approx. thickness inches. <input type="checkbox"/> recommend a top-up
405	♦	—	-Lower Venting: <input type="checkbox"/> soffit <input type="checkbox"/> baffles <input type="checkbox"/> gable <input type="checkbox"/> not visible
406	♦	—	-Party Wall: <input type="checkbox"/> masonry <input type="checkbox"/> drywall
407	♦	—	-Evidence of insects/rodents/pests: <input type="checkbox"/> none found today
408	♦	✓	LOWEST LEVEL: <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space
409	♦	—	-Vapour barrier: <input type="checkbox"/> none <input type="checkbox"/> not visible due to finished basement
410	♦	—	-Insulation: <input type="checkbox"/> none <input type="checkbox"/> not visible due to finished basement
411	♦	—	-Ventilation: <input checked="" type="checkbox"/> basement windows <input type="checkbox"/> crawl space vents <input type="checkbox"/> none
412	♦	—	Wall insulation main & upper levels: <input checked="" type="checkbox"/> not visible
413	♦	—	Pipes in unheated areas: <input type="checkbox"/> Exterior Hose Bibs <input type="checkbox"/> garage <input type="checkbox"/> crawl space <input type="checkbox"/> attic <input type="checkbox"/> cold room
414	♦	—	Ducts in unheated areas: <input type="checkbox"/> garage <input type="checkbox"/> crawl space <input type="checkbox"/> attic <input type="checkbox"/> cold room
415	♦	—	EXHAUST FAN VENTILATION:
416	♦ ■	—	-Kitchen(s): <input type="checkbox"/> none <input type="checkbox"/> recirculating <input type="checkbox"/> exhausting
417	♦ ■	—	-Bathroom(s): <input type="checkbox"/> none
418	♦ ■	—	-Other(s): <input type="checkbox"/> HRV <input type="checkbox"/> laundry room
419	♦	—	-Dryer Vent: <input type="checkbox"/> plastic <input type="checkbox"/> metal <input type="checkbox"/> recommend cleaning regularly

COMMENTS: See **ADDITIONAL COMMENTS** Sheet



INSULATION & VENTILATION PHOTOGRAPHS



Insulation & Ventilation Conditions & Limitations: Attic Space viewed from hatch Crawl Space viewed from hatch

Restricted / No access to:

- Air / Vapour barrier continuity not inspected. Concealed insulation not inspected.
- Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.
- Determining the adequacy of insulation and/or ventilation is beyond the scope of this inspection.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 19/08/2020
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	Client Initials:



5. ELECTRICAL

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
501	♦	✓	Service Entrance: <input type="checkbox"/> underground <input checked="" type="checkbox"/> overhead
502	♦	✓	Service (Meter) Box 400 Amps. Voltage: <input type="checkbox"/> 120 <input checked="" type="checkbox"/> 240 <input type="checkbox"/> not accessible
503	♦ ■	✓	Service Panel 200 Amps. Location: <input checked="" type="checkbox"/> breakers <input type="checkbox"/> fuses <input type="checkbox"/> not accessible
504	♦	✓	-Wires:
505	♦	✓	- <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> GFCI breakers <input type="checkbox"/> AFCI breakers
506	♦	—	-Dedicated Circuits:
507	♦	—	Grounding: <input type="checkbox"/> water pipe <input type="checkbox"/> grounding rods <input checked="" type="checkbox"/> not visible <input type="checkbox"/> wire continuity not determined
508	♦	✓	Branch Circuit Wiring: <input checked="" type="checkbox"/> copper <input type="checkbox"/> aluminum <input type="checkbox"/> knob & tube
509	♦	—	-Knob & Tube: <input type="checkbox"/> recommend qualified electrician to inspect and maintain
510	♦	—	-Aluminum: <input type="checkbox"/> recommend qualified electrician to inspect and maintain
511	♦	✓	Junction Boxes:
512	♦ ■	✓	Receptacles: <input checked="" type="checkbox"/> grounded <input type="checkbox"/> ungrounded <input type="checkbox"/> upgraded grounded <input type="checkbox"/> upgraded ungrounded <input type="checkbox"/> TR
513	♦ ■	—	-Ground Fault Circuit Interrupter Receptacles: <input type="checkbox"/> interior <input type="checkbox"/> exterior
514	♦ ■	✓	Switches:
515	♦	✓	Lights:
516	♦	✓	Cover plates:

COMMENTS: See **ADDITIONAL COMMENTS** Sheet

*visual inspection only done for electrical, no operation of elevator mechanical parts done at time of inspection (scale, dust collectors, cleaners ect.)

ELECTRICAL PHOTOGRAPHS



Main disconnect



Main service panel



Sub panel



Electrical service

Electrical Conditions & Limitations:

- Restricted/No access to: Power disconnected / shut off.
- Concealed or obstructed electrical components not inspected.
- Aluminum wiring connections should be checked by a licensed electrician familiar with aluminum wire.
- Services less than 100 amps may need upgrading for operation of larger electrical appliances. Newer homes have "Ground fault circuit interrupter" (GFCI) protection for safety in wet areas, an upgrade is recommended for older homes not equipped with these devices.

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6. HEATING & COOLING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
601	◆	—	Description: <input type="checkbox"/> Furnace <input type="checkbox"/> Boiler <input type="checkbox"/> Electric Heating Efficiency: <input type="checkbox"/> conv. <input type="checkbox"/> medium <input type="checkbox"/> high Fuel: Capacity: output Btu's. Approx. age: yrs. - according to: Failure Probability: <input type="checkbox"/> low <input type="checkbox"/> medium <input type="checkbox"/> high (based on typical life cycle)
602	◆ ■	—	FURNACE: <input type="checkbox"/> Forced Air <input type="checkbox"/> Gravity Manufacturer: <input type="checkbox"/> recommend servicing by a licensed technician <input type="checkbox"/> recommend maintenance program
603	◆ ■	—	BOILER: <input type="checkbox"/> Hot Water Manufacturer:
604	◆ ■	✓	ELECTRIC HEATERS: <input type="checkbox"/> Convection <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Baseboard <input type="checkbox"/> Other
605	◆	—	Burnt gases exhaust method: <input type="checkbox"/> Metal flue piping <input type="checkbox"/> Chimney <input type="checkbox"/> Plastic vent pipes <input type="checkbox"/> Shared with :
606	◆	—	Fuel Storage: <input type="checkbox"/> Oil <input type="checkbox"/> Liquid Propane <input checked="" type="checkbox"/> Storage tank not inspected
607	◆	—	Presence of emergency shut-off safety controls:
608	◆	—	Presence of permanent heat source / return air in each room:
609	◆ ■	—	Thermostat: <input type="checkbox"/> programmable
610	◆ ■	—	Heat / Energy Recovery Ventilator:
611	◆	—	Electronic Air Filter:
612	◆ ■	—	COOLING: <input type="checkbox"/> Air Conditioner <input type="checkbox"/> Heat Pump Manufacturer: Approx. age: yrs. - according to: Failure Probability: <input type="checkbox"/> low <input type="checkbox"/> medium <input type="checkbox"/> high (based on typical life cycle)

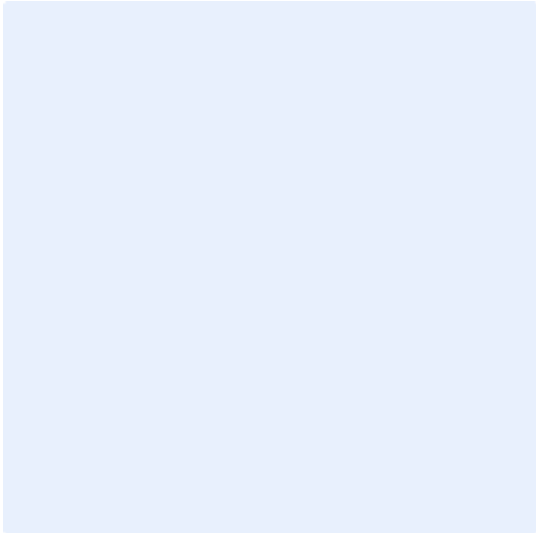
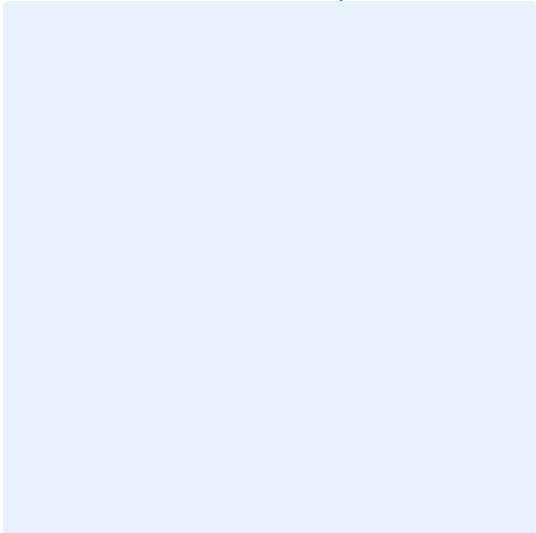
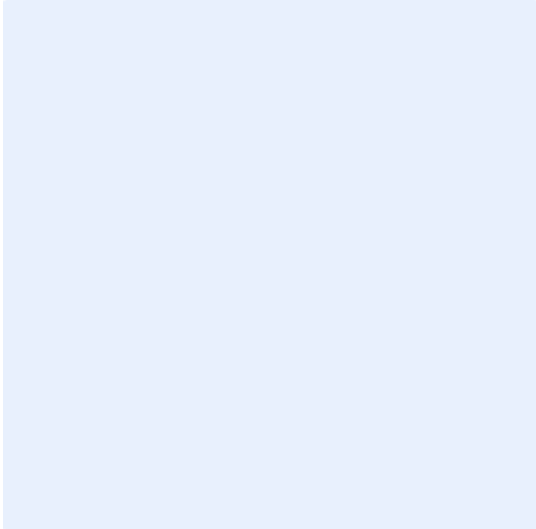
COMMENTS: See **ADDITIONAL COMMENTS** Sheet



HEATING & COOLING PHOTOGRAPHS



Electric heat in office operational



Heating & Cooling Conditions & Limitations:

- Heating not tested. A/C not tested. Gas was shut off to house. Power disconnected / shut off.
- Chimneys clean out not opened. Fuel storage is not visible. Circulating pump not tested.
- Automatic safety controls not tested.
- Zone valves not tested or adjusted. Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Underground fuel storage tanks are not part of this inspection. No pressure tests are performed on coolant systems and no representation is made regarding coolant charge or line integrity.

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7. PLUMBING

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
701	◆	—	SUPPLY PIPING: <input type="checkbox"/> Public <input type="checkbox"/> Private Choose pipe size. access Location: (into house) <input type="checkbox"/> Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Lead
702	◆	—	Pump / Pressure tank / Expansion tank :
703	◆	—	DISTRIBUTION PIPING: (in house) <input type="checkbox"/> Copper <input type="checkbox"/> Plastic <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Lead Piping Piping:
704	◆ ■	—	Water flow / Pressure: <input type="checkbox"/> above average <input type="checkbox"/> average <input type="checkbox"/> below average
705	◆ ■	—	WASTE PIPING: (in house) <input type="checkbox"/> Galv. Steel <input type="checkbox"/> Plastic <input type="checkbox"/> Copper <input type="checkbox"/> Cast Iron <input type="checkbox"/> Lead
706	◆ ■	—	-P traps:
707	◆	—	-Plumbing cleanout(s) location: <input type="checkbox"/> Basement <input type="checkbox"/> crawl space <input type="checkbox"/> Garage <input type="checkbox"/> other <input type="checkbox"/> none found
708	◆	—	- <input type="checkbox"/> Private (septic system) <input type="checkbox"/> recommend professional septic inspection
709	◆	—	- Floor Drains: <input type="checkbox"/> Basement <input type="checkbox"/> crawl space <input type="checkbox"/> Garage <input type="checkbox"/> other <input type="checkbox"/> none found <i>accessibility</i>
710	◆ ■	✓	Sump Pit / Sump Pumps: <input type="checkbox"/> pit dry <input type="checkbox"/> not plugged in <input type="checkbox"/> not tested
711	◆ ■	✓	WATER HEATER: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Gas Approx. age yrs. Capacity 20 gal.
712	◆	—	-Automatic safety controls <input type="checkbox"/> mixing valve
713	◆	—	-Burnt gases exhaust method: <input type="checkbox"/> Metal flue piping <input type="checkbox"/> Chimney <input type="checkbox"/> Plastic vent pipes <input type="checkbox"/> shared with:
714	◆	—	-Fuel storage: <input type="checkbox"/> Oil <input type="checkbox"/> LP ✓Fuel tank not inspected
715	◆	—	Laundry Tub: <input type="checkbox"/> washing machine discharge
716	◆	—	Valves:
717	◆ ■	—	Faucets:
718	◆ ■	—	-Exterior hose bibs: <input type="checkbox"/> frost free <input type="checkbox"/> interior shut off <input type="checkbox"/> anti-syphon <input type="checkbox"/> not tested
719	◆ ■	—	Sinks:
720	◆	—	Bathtub(s) and Enclosure:
721	◆ ■	—	Toilet(s):
722	◆	—	Shower Stall(s):
723	◆	—	Bidet:

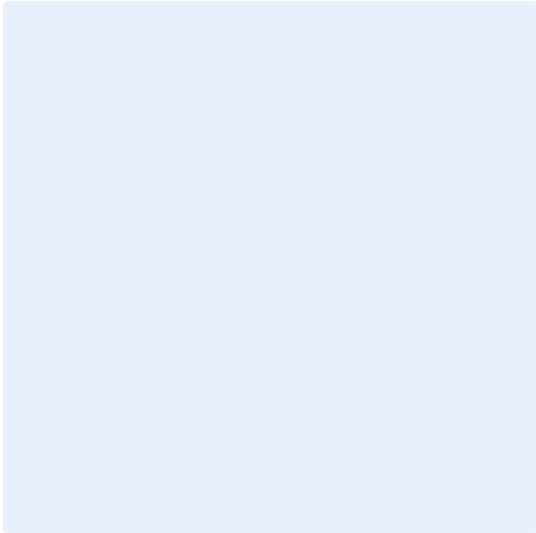
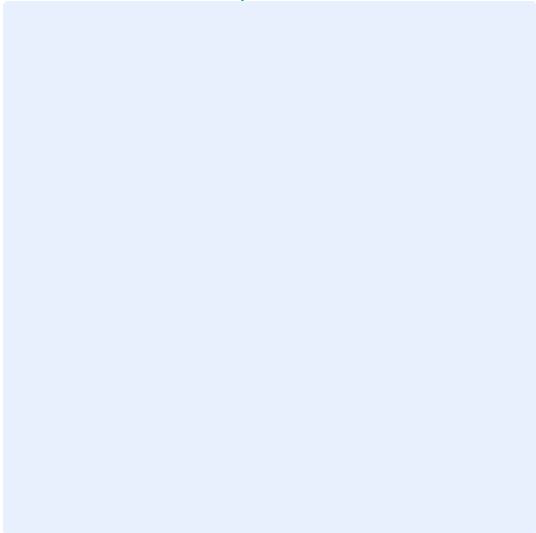
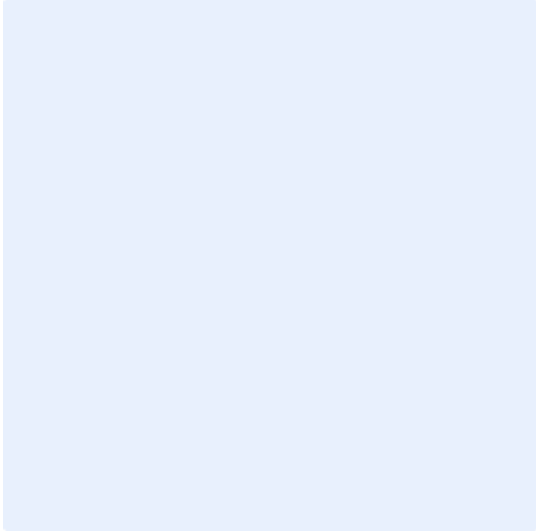
COMMENTS : See **ADDITIONAL COMMENTS** Sheet

*plumbing to building is shut off at time of inspection, no devices were tested for operation, water pressure, leaks or drainage.

PLUMBING PHOTOGRAPHS



Septic tank



Plumbing Conditions & Limitations: Gas was shut off. Water was shut off. Fixtures not tested:

Restricted / No access to:

Concealed / Underground plumbing not inspected or judged for leaks or deterioration. Water treatment systems not inspected. Isolating / Relief and main valves not tested. Testing for water quality, lead and other hazardous materials is not part of this inspection. Integrity of septic tanks and leaching bed is of part of this inspection. A licensed installer should be consulted. Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted. Solar heating systems are not part of this inspection.

SOP	Standards of Practice: CanNACHI	<input checked="" type="checkbox"/>	Inspected	Date: 19/08/2020
◆	Observe and Report on Systems & Components	<input checked="" type="checkbox"/>	Not Inspected	Inspector Initials: Client Initials:
■	Perform Tasks noted in SOP	<input type="checkbox"/>	Not Applicable	



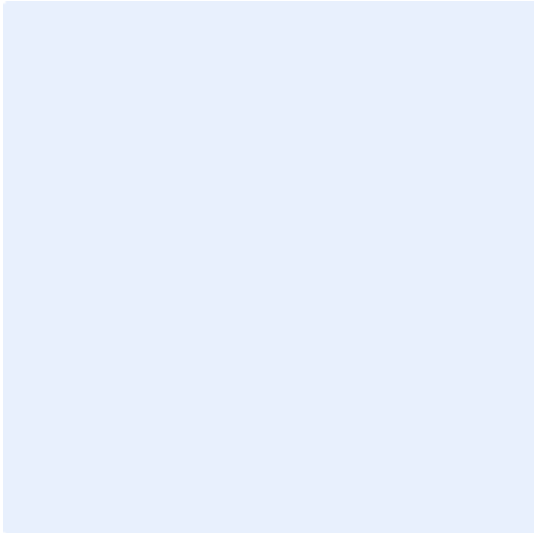
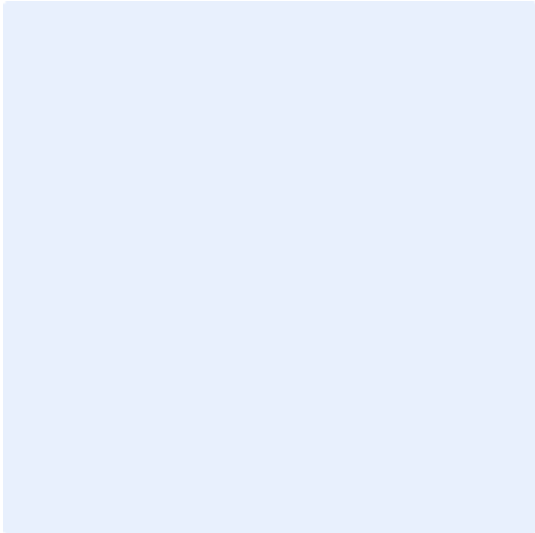
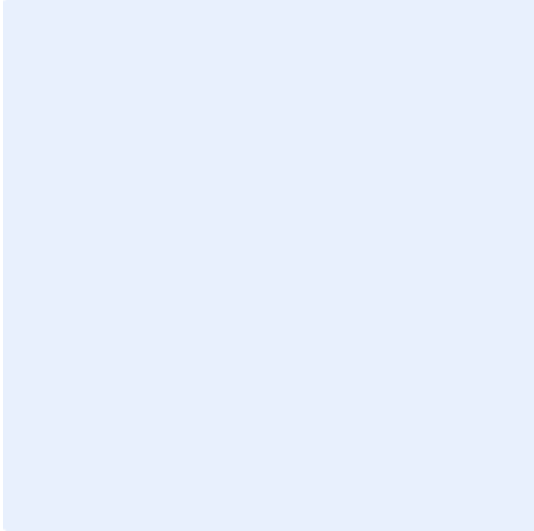
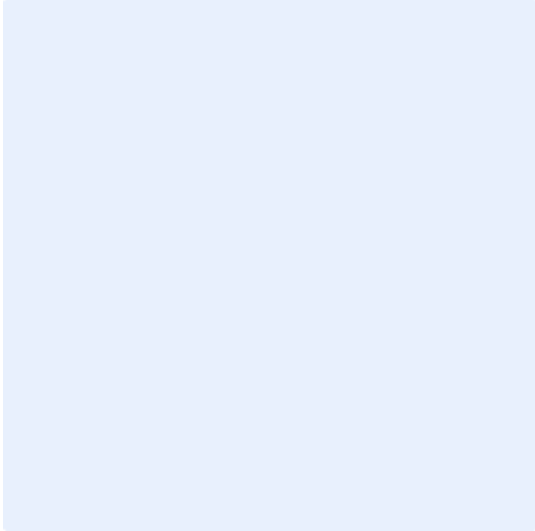
8. INTERIOR

#	SOP	✓	COMPONENTS: DESCRIPTION & COMMENTS
801	◆	—	Floors: <input type="checkbox"/> wood <input type="checkbox"/> ceramics <input type="checkbox"/> carpet <input type="checkbox"/> vinyl <input type="checkbox"/> laminate <input type="checkbox"/> stone
802	◆	✓	Walls: <input type="checkbox"/> drywall <input type="checkbox"/> plaster <input checked="" type="checkbox"/> wood
803	◆	✓	Ceilings: <input type="checkbox"/> drywall <input type="checkbox"/> plaster <input type="checkbox"/> wood staining
804	◆	—	Trim:
805	◆	—	Stairways:
806	◆ ■	—	Guards:
807	◆ ■	—	Railings:
808	◆ ■	—	Doors:
809	◆ ■	—	Windows: <input type="checkbox"/> not opened due to season
810	◆	—	Counters:
811	◆	—	Cabinets
812	◆	—	Separation Wall between garage & dwelling: gas
813	◆	—	Party Walls: <input type="checkbox"/> concrete <input type="checkbox"/> block <input type="checkbox"/> brick <input type="checkbox"/> drywall <input type="checkbox"/> not visible
814	◆	—	Smoke Detectors: <input type="checkbox"/> not installed on all levels <input checked="" type="checkbox"/> not tested
815	◆	—	Gas Fireplace: <input type="checkbox"/> pilot not on <input type="checkbox"/> not tested <input type="checkbox"/> clean system before using
816	◆	—	<input type="checkbox"/> Wood Burning Fireplace <input type="checkbox"/> Wood Stove <input type="checkbox"/> recommend W.E.T.T. Inspection
817	◆	—	Evidence of water penetration: <input type="checkbox"/> none found today
818	◆	—	Evidence of abnormal condensation: <input type="checkbox"/> none found today

COMMENTS: See **ADDITIONAL COMMENTS** Sheet



INTERIOR PHOTOGRAPHS



Interior Conditions & Limitations: Restricted/No access to: Restricted access due to storage / furnishings. There is a lack of historical clues due to new finishes and/or recent construction.
 Suggest installing Carbon Monoxide Detector.
 Cosmetic finishes not commented on. Chimney efficiency is not commented on or judged.
 Condition of walls behind wall paper, paneling and furnishings cannot be judged. Determining odours or a stain is not included. Condition of flooring hidden by furniture, carpet or other covering is not inspected.
 Determining the rating of fire walls is beyond the scope of this inspection.
 The inspection does not address compliance of basement apartments and accessory units. Consult local Town/City regulatory requirements.

SOP	Standards of Practice: CanNACHI	✓	Inspected	Date: 19/08/2020
◆	Observe and Report on Systems & Components	✗	Not Inspected	Inspector Initials: Client Initials:
■	Perform Tasks noted in SOP	—	Not Applicable	

9. FORMS 1 TO 8 ADDITIONAL COMMENTS & PHOTOGRAPHS

COMMENTS



Broken windows



Broken railings on east side driveway



Main level wall/roof structure



Main /lower level structure



Office floor joist structure



Office foundation structure



Upper roof structure



Office roof structure



Lower office main bam-support columns



Elevator shaft structure

10. SUMMARY



Areas to focus on are:

- #201- small area of missing siding near overhead door, recommend repair to prevent deterioration to wood.
- #204- damage to large overhead door track at top and bottom, recommend repair for safety and intended operation.
- #05- 2 broken office window, recommend repair for safety.
- #212- damage/deterioration to steps and landing structure at south side entrance to office, recommend repair for safety.
- #216- broken/leaning retaining wall on north side of main driveway to elevator, recommend monitor and contractor to address repair/support to prevent further movement.

- #307- deterioration to concrete plies for grain bins lower support structure (3). Recommend contractor to address as necessary for intended support and structure.
- #312- missing wood plank sheathing in some areas under metal roofing, recommend monitor and blocking be installed as necessary for optimal support.
- *bowing in steel grain bin structure under grade at the bottom the elevator leg, recommend monitor and reinforcement if necessary.

- *visual inspection only done for electrical, no operation of elevator mechanical parts done at time of inspection (scale, dust collectors, cleaners ect.)

- *plumbing to building is shut off at time of inspection, no devices were tested for operation, water pressure, leaks or drainage.

Inspector's Initials:

Date: 19/08/2020

Clients Initials: