

# INSPECTION REPORT



For the Property at:  
**50 ANY ROAD**  
SASKATOON, SK

---

Prepared for: AN OTHER  
Inspection Date: Thursday, May 21, 2009  
Prepared by: Chris Herrington



Prairie Building Inspections  
Box 285  
Clavet, SK S0K 0y0  
306 380-3786  
[www.prairiebuildinginspections.com](http://www.prairiebuildinginspections.com)



June 21, 2009

Dear an other,

RE: Report No. 1003

50 any road

Saskatoon, SK

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Chris Herrington

on behalf of

Prairie Building Inspections

Prairie Building Inspections

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# SUMMARY

50 any road, Saskatoon, SK May 21, 2009

Report No. 1003

[www.prairiebuildinginspections.com](http://www.prairiebuildinginspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### Doors \ Exterior trim

**Condition:** • [Caulking missing, deteriorated or loose](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** \$100

### Porches, decks, steps, patios and balconies \ Columns

**Condition:** • [Wood/soil contact](#)

**Implication(s):** Weakened structure | Chance of movement | Rot | Insect damage

**Task:** Monitor

**Cost:** Depends on work needed

## Structure

### Roof framing \ Rafters/trusses

**Condition:** • [Truss uplift](#)

**Implication(s):** Cosmetic defects

**Location:** Roof

**Task:** Monitor

**Time:** Unknown

## Interior

### Walls \ Plaster or drywall

**Condition:** • [Typical flaws](#)

**Implication(s):** Cosmetic defects

**Location:** Throughout

**Task:** Monitor

**Time:** Unknown

**Cost:** Depends on approach

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

### Sloped:

- [Asphalt](#)



1.



2.



3.

### Probability of leakage:

- High

*Note:* No evidence of leakage but the valley needs to be resealed with ash felt cement to prevent water leakage in the future

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4.

- High
- Medium

*Note:* The house was built in 1995 and I found no evidence of repairs or leaks so the roof is probably original. A typical life expectancy is around 20-25 years from installation

- Medium

## Recommendations

### **Sloped roofing \ Asphalt shingles**

**Condition:** • [Granule loss](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Roof

**Task:** Monitor

**Time:** Unpredictable

**Cost:** Major - Builder

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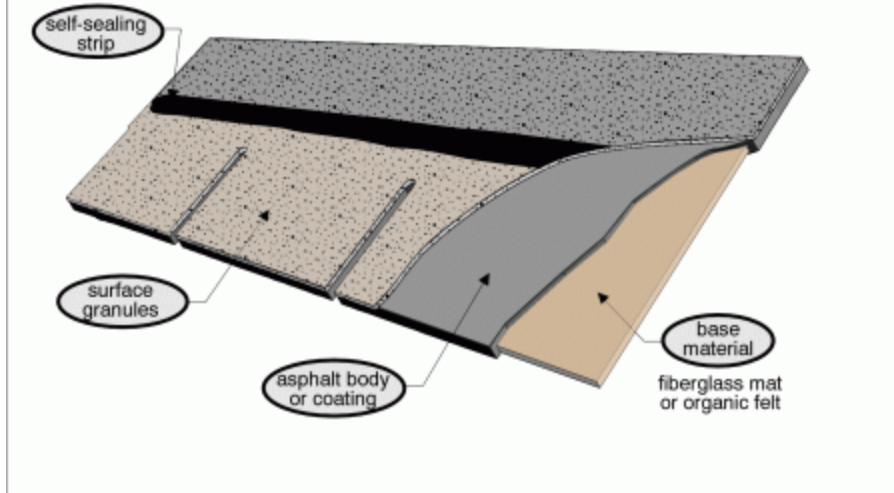
INSULATION

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## Asphalt shingle composition



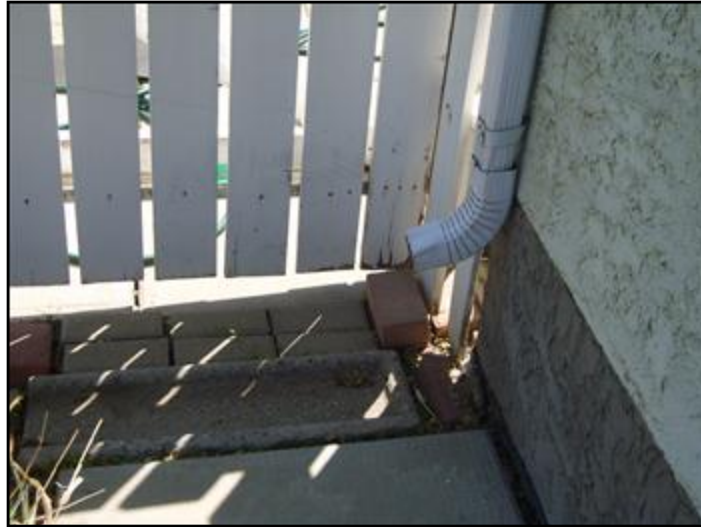
[Click on image to enlarge.](#)

## Description

### Gutter & downspout material:

- [Aluminum](#)

Note: The downspout's discharge very close to the house foundations. I recommend a 6ft extensions to carry water away from the house foundations



5.

### Gutter & downspout discharge:

- [Above grade](#)



6.



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## Lot slope:

- [Away from house](#)

Note: Some re grading all around the house to ensure water is drained away from the house



7.

## Wall surfaces :

- [Stucco](#)



8. repair



9. add new caulking

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10. repair



11.



12. add new caulking



13. repair

## Driveway:

- Gravel

Note: Driveway needs grading to ensure good drainage

## Walkway:

- Flagstone

Note: Flagstone on the front and side and crazy paving in the back yard/garden

**Deck:**

- Raised



14.

- Wood

*Note:* The deck is in need of attention and the steps are a trip hazard and a safety concern. It recommend that replace of re fasten the effected parts immediately

**Fence:**

- Wood

*Note:* All the fencing is showing signs of rot at the base and will need replacing

## Limitations

**General:** • Clear area of vegetation



15.



16.

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Exterior inspected from: • Ground level

## Recommendations

### Roof drainage \ Downspouts

**Condition:** • Should discharge 6ft. from home

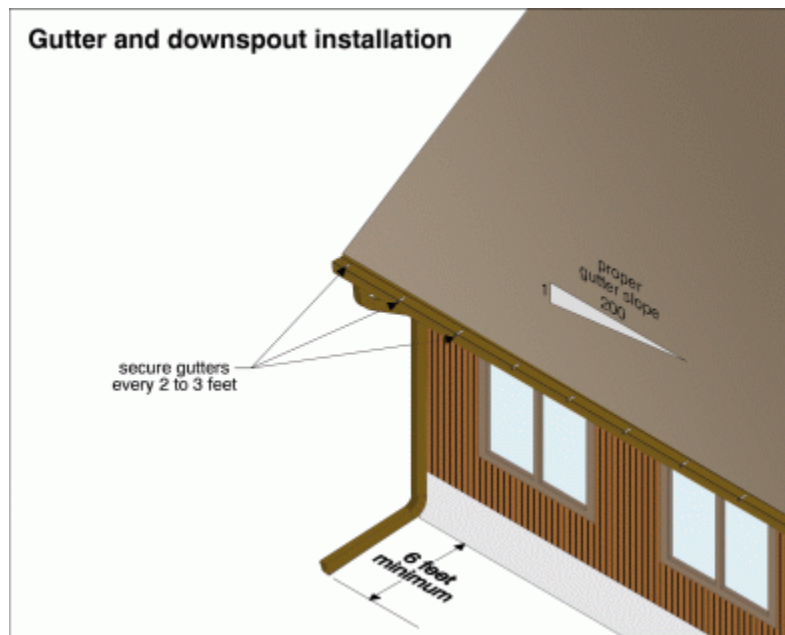
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Northwest

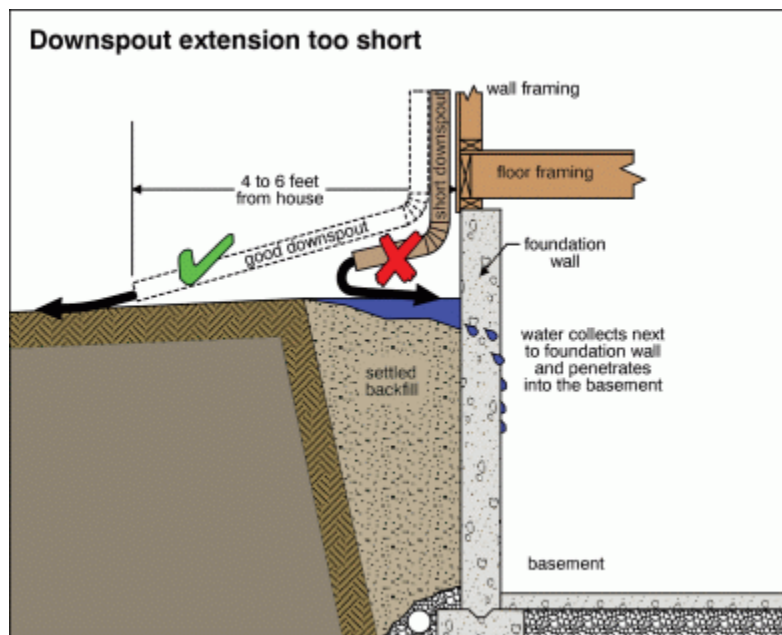
**Task:** Replace

**Time:** Immediate

**Cost:** Minor - \$100



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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## Doors \ Exterior trim

**Condition:** • [Caulking missing, deteriorated or loose](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate

**Cost:** \$100

## Porches, decks, steps, patios and balconies \ Columns

**Condition:** • [Wood/soil contact](#)

**Implication(s):** Weakened structure | Chance of movement | Rot | Insect damage

**Task:** Monitor

**Cost:** Depends on work needed

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## Description

**Configuration:** • [Basement](#) • [Slab-on-grade](#)

**Foundation material:**

- Not visible
- [Not visible/none](#)

*Note:* All the foundation is covered by drywall

**Floor construction:** • [Joists](#) • [Engineered wood](#)

**Exterior wall construction:**

- [Wood frame](#)

*Note:* No evidence of movement found

**Roof and ceiling framing:**

- [Rafters/roof joists](#)

*Note:* Some evidence of truss heave was found and this is normal for this type of trusses this just means that the ceiling will raise a little in the winter due to differential temperatures

- [Trusses](#)
- OSB (Oriented Strand Board) sheathing

## Limitations

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 100 %

## Recommendations

**Roof framing \ Rafters/trusses**

**Condition:** • [Truss uplift](#)

**Implication(s):** Cosmetic defects

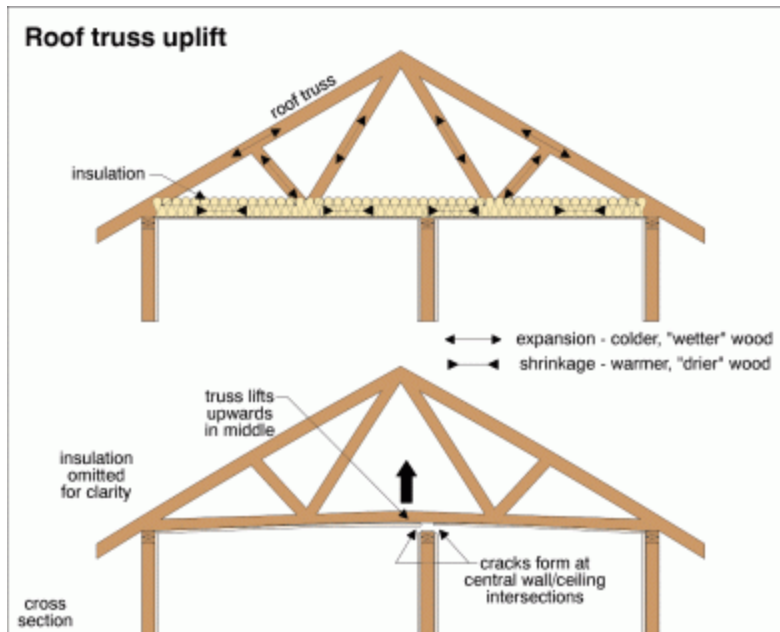
**Location:** Roof

**Task:** Monitor

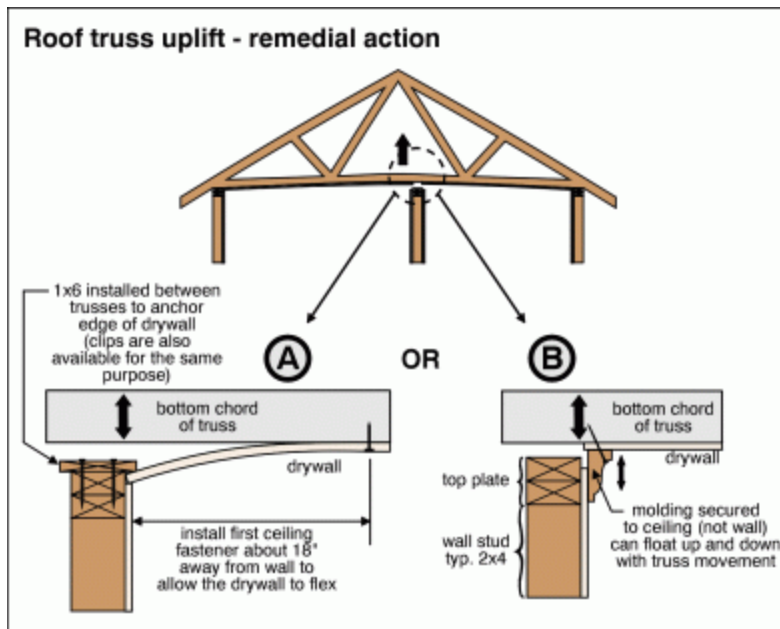
**Time:** Unknown

|         |         |          |                  |            |         |         |            |          |          |
|---------|---------|----------|------------------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | <b>STRUCTURE</b> | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
|---------|---------|----------|------------------|------------|---------|---------|------------|----------|----------|

REFERENCE



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

## Description

### Service entrance cable and location:

- [Underground copper](#)
- [Underground - not visible](#)



17. Main power coming to the house

### Service size: • [100 Amps \(240 Volts\)](#)

### Main disconnect/service box rating:

- [100 Amps](#)



18. Main disconnect in basement



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**Main disconnect/service box type and location:**

- [Breakers - basement](#)



19.

- [Breakers - garage](#)

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution panel rating:** • [100 Amps](#)

**Distribution panel type and location:** • [Breakers - basement](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets:** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - outside](#)

**Smoke detectors:** • [Present](#)

## Limitations

**System ground:** • Continuity not verified • Quality of ground not determined

- SUMMARY
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## Description

**Fuel:** • [Gas](#)

**System type:**

• [Furnace](#)

*Note:* No evidence that the furnace has been changed but it is recommended for maintenance by a heating engineer. A normal life expectancy is 20yrs

**Heat distribution:**

• [Ducts and registers](#)

*Note:* All the ductwork is enclosed so was unable to determine the condition but I recommend cleaning annually by a competent person

**Approximate capacity:** • [100,000 BTU/hr](#) • [80,000 BTU/hr](#)

**Efficiency:** • [Conventional](#) • [Mid-efficiency](#)

**Approximate age:** • [14 years](#)

**Failure probability:**

• [Medium](#)

*Note:* Good maintenance will probably extend the life of the heating system

**Main fuel shut off at:**

• Meter



20.

# HEATING

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## Limitations

**Safety devices:** • Not tested as part of a home inspection

**Air conditioner or heat pump:** • No data Plate found

**Heat loss calculations:** • Not done as part of a home inspection

**Heat exchanger:** • Not visible

## Description

### Air conditioning type:

- [Air cooled](#)

*Note:* Not operated as the outside temperature was too cold and if operated in too cold weather it may cause damage to the system



21.



22.

**Cooling capacity:** • No Data plate was found so age and capacity could not be ascertained.

### Compressor approximate age:

- 14 years

*Note:* assuming the unit was new when the house was built

### Failure probability:

- [Medium](#)

*Note:* unknown

## Limitations

**Heat gain/loss calculations:** • Not done as part of a home inspection

**Heat gain calculations:** • Not done as part of a home inspection

**System data plate:** • Not found

## Description

### Attic/roof insulation material:

- [Glass fiber](#)

*Note:* access to the attic is in a closet which is full of clothes so I could only get to look through the access hatch. full access to the attic was not gained

### Attic/roof insulation amount: • [R-12](#)

### Attic/roof ventilation:

- [Roof and soffit vents](#)

*Note:* visual inspection from outside as no access to the attic space



23.

- [Roof vent](#)

### Wall insulation material:

- [Glass fiber](#)

*Note:* Add insulation in laundry room



24.

# INSULATION AND VENTILATION

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**Foundation wall insulation material:** • Not determined

**Air/vapor barrier:** • [Not visible](#)

## Limitations

**Inspection prevented by no access to:** • Attic

**Roof space inspection performed:** • From access hatch

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

## Description

**Water supply source:** • Public

**Service piping into house:** • [Plastic](#)

**Supply piping in house:** • [Copper](#) • [Plastic](#)

**Main shut off valve at the:**

- Basement
- Meter



25.

**Water heater fuel:** • [Gas](#)

**Water heater type:**

- [Conventional](#)



26. Water heater

**Tank capacity:** • [30 gallons](#)

**Water heater approximate age:**

• 14 years

*Note:* no evidence of replacement found so assuming the unit was new at the time of building

**Water heater failure probability:** • [Medium](#)

**Waste piping in house:** • [Plastic](#)

## Limitations

**Items excluded from a home inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Tub/sink overflows

**Fuel supply:**

• Shut off

*Note:* Shut off valve not operated



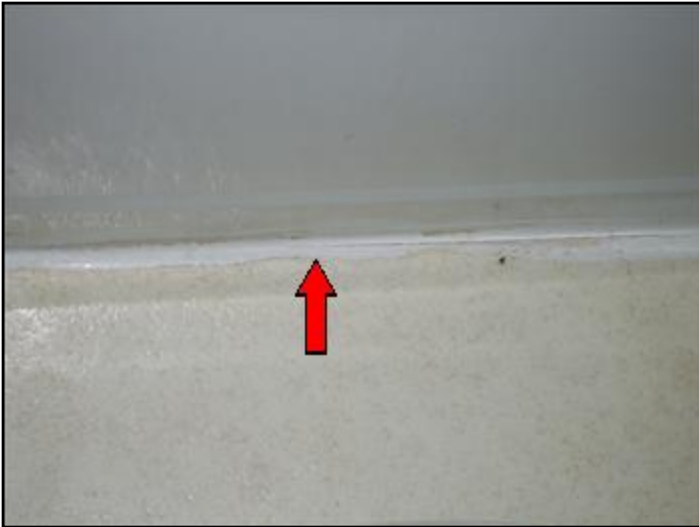
## Description

**Major floor finishes:** • [Carpet](#) • [Resilient](#)

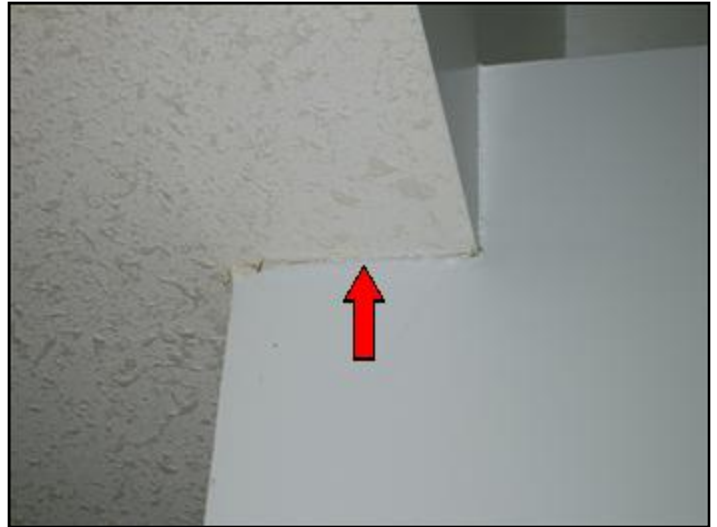
**Major wall finishes:**

• [Plaster/drywall](#)

*Note: All the cracks on the main floor appear to be related to truss heave*



27.



28. On the main floor

**Major ceiling finishes:** • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:**

• [Fixed](#)



29.

• [Casement](#)

• [Awning](#)

**Glazing:** • [Double](#)

**Exterior doors:**

• [Metal](#)

*Note:* some mechanical cosmetic damage is apparent but the doors and locks function as they should on the day of inspection

**Party walls:** • [Wood frame](#)

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Appliances:**

• Refrigerator

• Dishwasher

*Note:* present but not inspected

• Door bell

*Note:* present and worked on day of inspection

**Laundry facilities:**

• Washer

*Note:* washing machine present but not inspected

• Hot/cold water supply

• Dryer

• Vented to outside

## Limitations

**Not included as part of a home inspection:** • Carbon monoxide detectors, security systems, central vacuum • Carbon monoxide detectors • Security systems and intercoms • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

## Recommendations

**Floors \ General**

**Condition:** • Bouncy

**Implication(s):** Nuisance

**Walls \ Plaster or drywall**

**Condition:** • [Typical flaws](#)

**Implication(s):** Cosmetic defects

**Location:** Throughout

**Task:** Monitor

**Time:** Unknown

**Cost:** Depends on approach

# INTERIOR

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**END OF REPORT**

# REFERENCE LIBRARY

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## REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
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- [7. Insulation](#)
- [8. Plumbing](#)
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