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RESIDENTIAL REPORT

1234 Main Street
Saskatoon, SK S7H 1B9

Buyer Name
11/06/2025 9:00AM

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1: INSPECTION DETAILS

Information

Report Category Definitions

Report Categories

1. **Minor Issues or Maintenance Issues**
   - Description: This category includes minor items that should not affect the condition of the property. These are smaller items that should be easily fixed or are considerations for maintenance tasks to keep the building and equipment running at optimum performance.
2. **Issues Requiring Review by Qualified Individuals**
   - Description: This category covers issues that can be minor or more significant. This category recommends the issue should be reviewed by a qualified individual. Issues can range from simple items such as a non-functioning doorbell to a major item such as needing an electrician to assess or rectify. The assumption is that the buyer cannot perform this duty themselves or lacks the necessary skill sets.
3. **Major or Safety Issues**

Description:

- This category includes major issues that should be investigated or could be of concern to the homeowner. Items here are typically associated with the building's longevity, such as cracked rafters in the attic. These issues would typically require expert evaluation.
- This category also identifies safety issues, which can be easily remedied or require a qualified individual. The most common is the presence and replacement of smoke and carbon monoxide detectors.

Weather Conditions

Recent Rain, Cloudy

Pre-Purchase Inspection

Pre-Occupancy Inspection for a New-build

The pre-purchase inspection is attempting to find defects within the home. The summary report output in the reporting system is the primary deliverable. The summary report identifies all the defects that were able to be found by the inspector. Elements within the home that do not appear to be defective are not included.

All items that appear to have a defect are categorized as "A Recommendation", as it is assumed the General Contractor will take overall responsibility.

The full report tab also identifies additional items within the inspection that the inspector may consider as useful information for that particular home. It is not to be considered a full report on all elements within the home. Numerous elements within the full report are blank as no visual defects were found.

It should also be noted this home is still under construction. Numerous doors, finishes, hardware are yet to be installed. Appliances were being delivered during the inspection.

Saskatchewan Home Owner's Warranty: Homes Covered by Saskatchewan Home Owner's Warranty

Saskatchewan Home Warranty provides a third-party guarantee of a Builder Member's warranty obligations and undertakes to backstop those obligations should the Builder Member be unable to fulfil those obligations. Builder Members register all eligible homes with the Program.
I would recommend informing yourself of the details associated with the Saskatchewan Home Warranty Program. An important page to review is the "Prior to Possession/Substantial Completion" which you can access here: https://saskhw.com/homeowners/how-do-i-choose-a-builder/prior-to-possession/

SASKATCHEWAN
HOME WARRANTY

Saskatchewan Home Owner Warranty

2: EXTERIOR

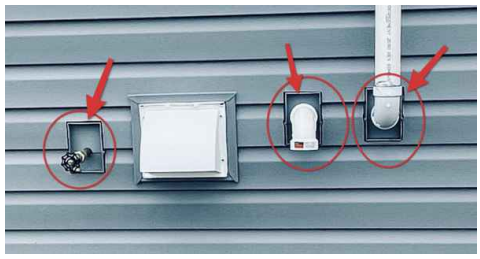
Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

VINYL SIDING POCKETS FOR PIPE PENETRATIONS SHOULD HAVE CAPS OR BE WATERPROOFED

THROUGHOUT EXTERIOR OF BUILDING

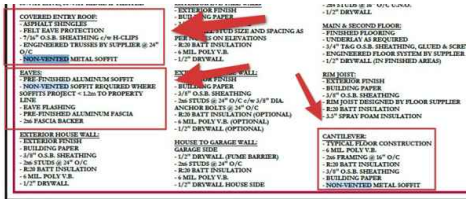


2.4.1 Eavestroughs, Downspouts, Soffits & Fascia

Recommendation

NON-VENTED SOFFITS MISSING

The drawings reviewed reference non-vented soffits, indicating roof plan drawing A01 shows locations. As this drawing was not provided, no non vented soffits were observed, From the drawings supplied it is believed non-vented soffits are required in the cantilevered locations in the building as well as the covered entry roof.



Vented Soffit at Cantilever

Vented Soffit at Cantilever

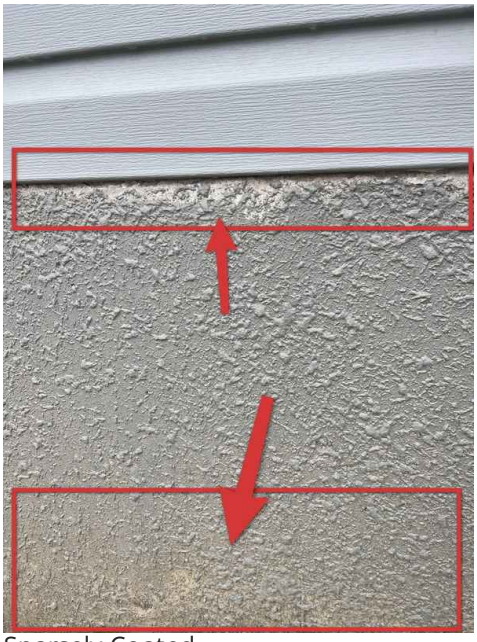
2.7.1 Exterior Parging

Recommendation

EXTERIOR PARGING APPEARS TO BE A VERY THIN COAT

EXTERIOR PARGING

The exterior parging appears to be a spray coat of acrylic or other product. The spray coating appears to be very thin with concrete from foundation exposed. Numerous areas show damaged coating or no spray coating at all. Consider reviewing and recoating, consulting manufacturer's recommendations.


Sparsely Coated


Sparsely Coated


Sparsely Coated


Appears Damaged

3: ROOF

Information

Coverings: Asphalt Shingles

Appear to be in good shape, monitor over life of building

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement Considered under Construction

Basement is considered under construction. Obvious Deficiencies are not documented. It is expected that if basement construction is continued, installation and correction of all items will be completed.

Deficiencies

4.2.1 Basements & Crawlspaces

PIPE PENETRATION THROUGH RIM JOIST NEEDS SPRAY FOAM REPAIR

SOUTH EAST CORNER BASEMENT

Recommendation

5: HEATING AND COOLING

Information

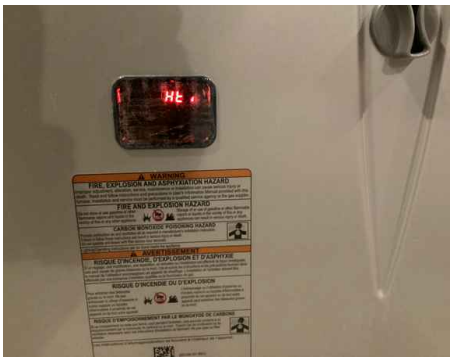
Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

You should get the HVAC system inspected and serviced every year. Air filters should be chnaged on a regular basis, typically every 2 to 3 months. Frequency of changes depends upon house conditions and furnace usage.

Heating Equipment: Brand

Carrier



Deficiencies

5.2.1 Heating Equipment

FILTER COVER MISSING

Recommendation

5.2.2 Heating Equipment

Recommendation

INSPECTION PANEL EXCESSIVE AIR LEAKAGE

BASEMENT

The furnace access door should be sealed properly without any gaps.

5.2.3 Heating Equipment

Recommendation

EXHAUST COLLAR NEEDS TIGHTENING

5.2.4 Heating Equipment

Recommendation

HEAT SOURCE IN EVERY ROOM, MISSING IN BASEMENT

South West living area in basement does not have heat source. North west and south east portions have a heat source.

South West Corner has no heat

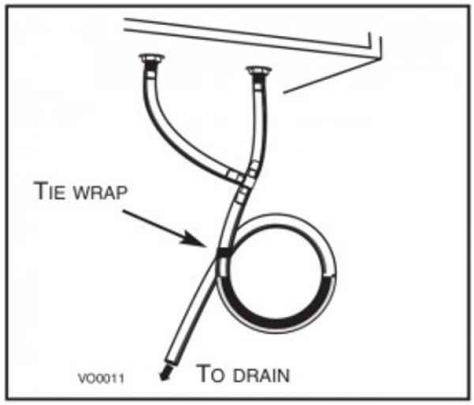
5.5.1 Heat Recovery Ventilator

Recommendation

HRV CONDENSATE P-TRAP MISSING

BASEMENT

Condensate drain from HRV should have a P-Trap as shown.



5.5.2 Heat Recovery Ventilator

Recommendation

DUCTWORK NEEDS SMALL REPAIR

Ductwork at location shown requires proper connection to HRV, investigate and repair.

5.5.3 Heat Recovery Ventilator

Recommendation

HRV HAS EXCESSIVE AIR NOISE

The HRV went on high speed has an excessive air noise. Connections immediately above the hrv may be the source of where air is leaking out. Investigate and repair

Excessive air noise from HRV

5.5.4 Heat Recovery Ventilator

Recommendation

HRV OWNER AND MAINTENANCE MANUAL MISSING

The manual to operate the HRV is not included in the manual folder location in the furnace room. The sump pump and water heater manuals should be added hear as well.

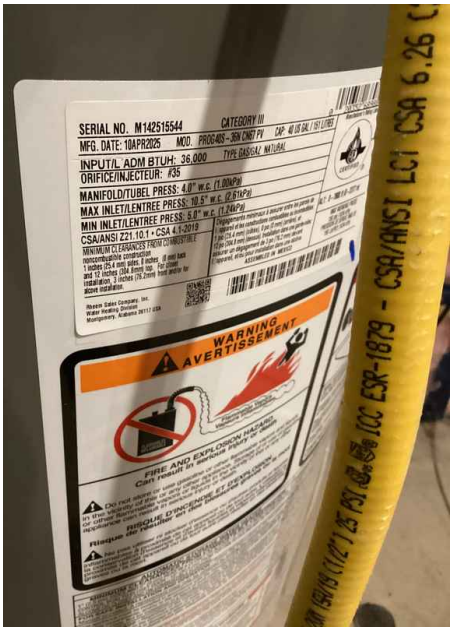
6: PLUMBING

Information

Drain, Waste, & Vent Systems: Drain Size
Various Sizes

Drain, Waste, & Vent Systems: Material
ABS

Hot Water Systems, Controls, Flues & Vents: Capacity
40 US gallons



Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Natural Gas

Sump Pump: Location
Basement

Sump Pump: Power Source
120 Volt - Normal Power

Sump Pump: Sump Pump Operation

Sump Pump operated with float

Consider testing sump pump annually for proper operation

Deficiencies

6.2.1 Drain, Waste, & Vent Systems

Recommendation

ABS IN ATTIC OBSERVED TO BE LESS THAN 3"

ABS pipe in attic observed to be 1-1/2". It is the understanding that a three inch vent has to be present. Ensure that a three inch vent is present within the home as one was not observed from the attic hatch. The en-suite sink (far left) and the second-floor main bathroom sink produce a gurgling sound when draining, indicating possible venting issues.

1-1/2" Vent Pipe

6.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

HOT WATER HEATER SHOULD HAVE DEDICATED RECEPTACLE.

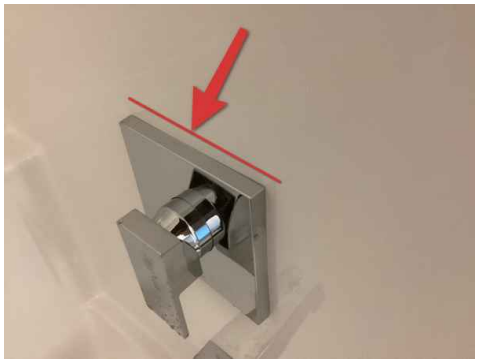
Water heater is plugged into the service receptacle underneath the electrical panel. It is believed that a water heater should have a dedicated circuit.

6.7.1 Tub and/or Shower Assemblies

Recommendation

TUB SPOUT IS LOOSE, TUB SPOUT AND VALVE TRIM SHOULD BE WATERPROOFED

The tub spout does not press against the shower wall. Readjust tub spout so it's flush against the shower wall. Provide sealant on the top and sides of the tub spout to stop any water penetration. Valve trim should have waterproofing on top portion and sides to prevent water from infiltrating behind into shower wall

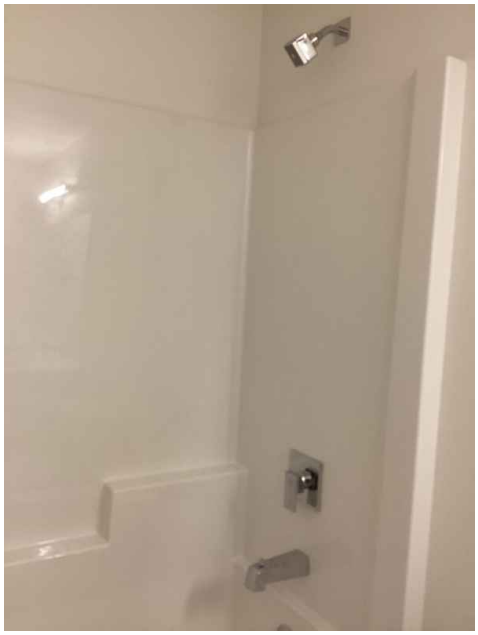


6.7.2 Tub and/or Shower Assemblies

Recommendation

SHOWER AND BATHTUB ASSEMBLIES ARE DIFFERENT SIZES AS SPECIFIED IN DRAWINGS

Shower and Tub Assemblies are specified to be 36" wide. En-suite is 34", main second floor bathroom is 33".



7: ELECTRICAL

Deficiencies

7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

RECEPTACLES LOCATED ON VERTICAL FACE OF ISLAND CABINET

Receptacles located on vertical faces of Kitchen Islands that are accessible by children have been deemed a safety hazard. This is highlighted only to notify the owner that this is a potential safety hazards for children. If the cord is pulled the appliance can be pulled off the island and possibly cause an injury especially if the appliance has hot contents. These receptacles are installed as per code at time of installation. Newer codes, if adopted, do not allow this type of installation.

7.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

SOUTH DOOR STAIR LIGHT AND BASEMENT LIGHTS

BASEMENT STAIR AND BASEMENT

The South entrance stairway light and all of the basement lights are on the one switch entering the main floor of the home. This switch appears to be a 2-way switch located at the top of the stairs. A three way switch should control the stair light with an additional switch located at the bottom of the stairs. This is shown on the electrical drawings. One convenience light switch could be provided for the other lights in the basement. This should be done prior to turnover as it is not known how this can be wired after the home is turned over to the new owner

Recommendation

Contact a qualified electrical contractor.

8: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: **Insulation Type**
Loose-fill, Cellulose

Attic Insulation: Attic Inspection

Blown In Insulation is adequate. Rafters and Underside of roof plywood appear dry. Joint Wall is drywalled. Ventilation routes from soffits do not appear to be hindered. Roof vents are open for air flow. As the party wall is required to have Type-X fire rated gypsum, insufficient detail on the drawings cannot determine if party wall requires joint compound. This is a question for the contractor or building official.

Joint Wall

Joint Wall

Joint Wall

9: DOORS, WINDOWS & INTERIOR

Deficiencies

9.2.1 Windows

HARDWARE DIFFICULT TO OPERATE

Recommendation

SOUTH WEST SECOND FLOOR BEDROOM

Lock is difficult to operate. Staff were informed on sit and may be fixed.

9.4.1 Walls and Ceilings

LACKING DRYWALL SCREWS IN EXPOSED DRYWALL

Recommendation

Lack of Drywall Screws

9.4.2 Walls and Ceilings

DRYWALL AND FINISHING TO BASEMENT NOT FINISHED

Recommendation

It is understood that the basement is not part of the contract for finishing. The stairwell going down to the basement would not be typically aligned to the same space as the basement, they are 2 distinct spaces. Unless specifically noted in the contract the basement drywall should be finished to the level as is on the main and upper floors


9.9.1 Closet and Pantry Shelving and Hardware

Recommendation

CLOSET SHELVING MISALIGNED

Misalignments are obvious in 2 locations; Ensuite closet and Closet adjacent to Kitchen Island. Investigate and repair. Review entire home.


Main Floor


Main Floor


Main Floor


En-Suite

9.9.2 Closet and Pantry Shelving and Hardware

Recommendation

PANTRY SHELVING POSSIBLY NOT SUFFICIENT FOR LONG TERM LOAD BEARING

The half inch shelving located in the pantry may not be sufficient for long term storage. As the home is still under construction there may still be a possibility of a support column in the center, if not should consider one

10: APPLIANCES

11: GARAGE

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating and Cooling
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.