

2.2.1 Siding, Flashing & Trim

SIDING REQUIRES RE-INSTALLATION

Re-install siding. Consider aluminum nails/fastener's to prevent reoccurrence

Recommendation

Contact a handyman or DIY project



Reinstall Siding



Re-install Siding

2.2.2 Siding, Flashing & Trim

PROPER FLASHING / RAINPROOFING REQUIRED

Siding cut out or vent is possibly required to keep abandoned fireplace chase vented. Consider installing proper flashing or vent cover, similar to dryer vent cap. This will support keeping rain out of cavity.

Recommendation

Contact a handyman or DIY project

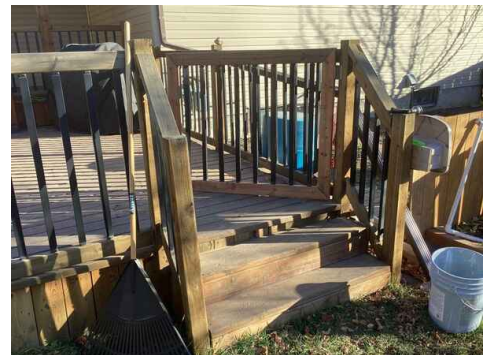


2.4.1 Decks, Balconies, Porches & Steps

GUARD RAILS AND STEP RAILINGS SHOULD BE TIGHTENED

Recommendation

Contact a handyman or DIY project



2.6.1 Grading and Drainage

PROVIDE PROPER GRADING

 Recommendation

Considering the basement foundation type grading should be a number one concern.

Recommendation
Contact a qualified professional.



Sidewalk has Sunken

2.7.1 Walkways, Patios & Driveways

DRIVEWAY AND SIDEWALK CRACKING - MAJOR

 Recommendation

Major cracks observed. Recommend driveway contractor evaluate and repair or replace.

To extend life of current driveway consider crack repair/sealing to prevent further water penetration

Recommendation
Contact a qualified driveway contractor.



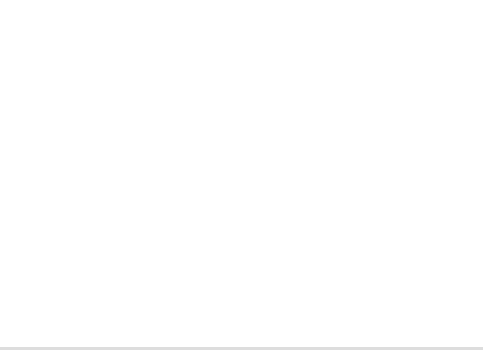
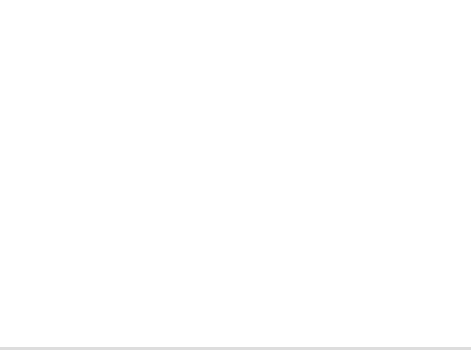
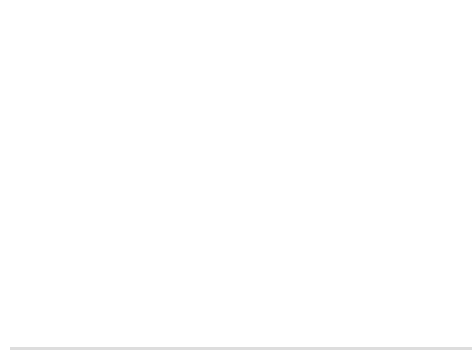
3.1.1 Coverings

DAMAGED (GENERAL)

 Recommendation

Roof coverings showed obvious deterioration. Recommend a qualified roofing professional evaluate and repair.

Recommendation
Contact a qualified roofing professional.



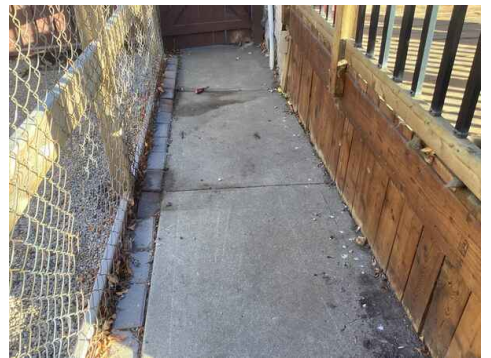
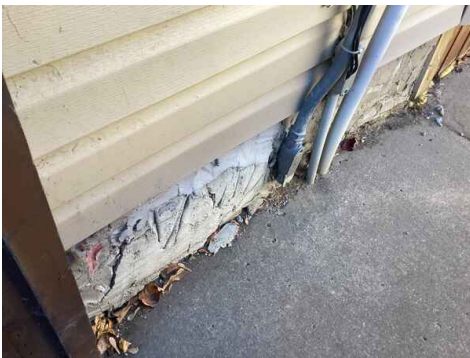


4.1.1 Foundation and Basement **WATER INTRUSION**

 Major Issue or Safety Hazard

Water intrusion and negative grading was evident on the exterior. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify potential sources of moisture and remedy.

Recommendation
Contact a qualified professional.



5.1.1 Equipment **FURNACE FILTER COVER MISSING**

 Maintenance Item

Provide metal cover for filter housing.

Recommendation
Contact a handyman or DIY project



6.3.1 Water Supply, Distribution Systems & Fixtures



Recommendation

POLYBUTYLENE SUPPLY PIPES

Water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend a qualified plumber replace pipes and fittings with an approved material like PEX.

You can read more about polybutylene piping [here](#) and [here](#).

Recommendation

Recommend monitoring.



6.3.2 Water Supply, Distribution Systems & Fixtures



Maintenance Item

KITCHEN SINK HOT AND COLD ARE REVERSED

KITCHEN

Hot and Cold appear reversed, acceptable but consider reverting to typical standard for sink fixtures.

Recommendation

Contact a handyman or DIY project



6.5.1 Fuel Storage & Distribution Systems



Major Issue or Safety Hazard

NATURAL GAS PIPING FOR BBQ NOT SECURED

Piping and Valve Box should be secured to prevent damage and possible pipe leaking natural gas.

Recommendation

Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



Major Issue or Safety Hazard



7.4.2 Lighting Fixtures, Switches & Receptacles

ELECTRICAL SWITCHES NOT OPERATING ANY DEVICE

Electrical Switches not appearing to operate a light or receptacle. Investigate further. Cause may be as simple as burnt out bulbs.

Recommendation

Contact a handyman or DIY project



Maintenance Item



7.4.3 Lighting Fixtures, Switches & Receptacles

OUTDOOR RECEPTACLE NOT WATERPROOF

Outdoor receptacle along north wall of deck requires waterproofing, no photo available

Recommendation

Contact a handyman or DIY project



Maintenance Item

7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Major Issue or Safety Hazard



7.6.1 Smoke Detectors and Carbon Monoxide Detectors

SMOKE AND CARBON MONOXIDE DETECTORS REPLACE WITH NEW

Must be replaced every 10 years, even if they are hard-wired. Exact install dates are not investigated as part of visual home inspection.

Information from the City of Saskatoon can be referenced here: [City of Saskatoon Smoke Detectors](#)



Major Issue or Safety Hazard

Recommendation
Contact a handyman or DIY project

8.1.1 Attic Inspection

ROOF VENT MAY BE LEAKING

Signs of water infiltration. Investigate and repair.

Recommendation
Contact a qualified roofing professional.



Maintenance Item



9.1.1 Doors and Windows

BASEMENT DOOR NOT CLOSING

Recommendation
Contact a handyman or DIY project



Maintenance Item



9.1.2 Doors and Windows

CABINET HINGE BROKEN

BASEMENT
Recommendation
Contact a handyman or DIY project



Maintenance Item



9.4.1 Walls and Ceilings

WALL AND CEILING MINOR REPAIRS REQUIRED

Recommendation
Contact a handyman or DIY project



Maintenance Item





9.6.1 Countertops & Cabinets

CABINET HINGE LOOSE



Maintenance Item

One or more cabinet hinges were loose or require lubrication.
Recommend a qualified handyman or cabinet contractor repair.

Recommendation

Contact a handyman or DIY project



Loose Slider

9.8.1 Fire Extinguisher

FIRE EXTINGUISHERS REPLACEMENT



Maintenance Item

Replace with new to ensure FE's are current and operable

Recommendation

Contact a handyman or DIY project

10.4.1 Central Vacuum

CENTRAL VACUUM EXHAUST PORT NOT PIPED TO OUTSIDE



Maintenance Item

It is recommended exhaust port be piped to outside to mitigate exhaust dust into home

Recommendation

Contact a handyman or DIY project



Exhaust Port



Excessive Dust Accumulation

11.6.1 Attached Garage Inspection

GARAGE FLOOR TILE AND VEHICLE ENTRANCE REPAIRS



Maintenance Item

Requires Repair

Recommendation

Contact a handyman or DIY project

