



SASKATCHEWAN REAL ESTATE COMMISSION
ANCILLARY SERVICES IN THE PURCHASE OF RESIDENTIAL REAL ESTATE

Revised 2013

www.srec.ca

INFORMATION ONLY

Name of Buyer(s): _____

Address of Property Being Purchased: _____

In the purchase of real estate, buyers may want additional information and clarification to assist in the determination of property defects. In addition, buyers may elect to ensure that the information and representations made to them are in fact accurate. If you are of the opinion that a problem may exist with a property, a prudent buyer should consider an inspection report from a qualified individual to determine the facts with respect to the potential problem. The following information is designed to inform buyers of the potential services that are available to them in conjunction with the purchase of a property. This list of services is not all-inclusive, but includes the more common reports or inspections usually requested (buyers may request any additional service that they require). The service or services that are or are not chosen are entirely the buyer's decision. The buyer assumes any and all liability arising from all defects related to and that may have been determined and discovered by inspections listed herein but not chosen. Your real estate agent can write a condition, or conditions, in the Contract of Purchase and Sale to allow for sufficient time to complete all requested inspections and/or reports. It is understood that in most instances the buyer is responsible to pay, when required, for the inspection and/or report to be completed. **(Please initial those items that you wish to proceed with in the purchase of this property.)**

Initial here

	1. APPRAISAL REPORT: An appraisal report is provided by an accredited appraiser and estimates the value of the property. A mortgage company may require an appraisal to determine if the property warrants the mortgage amount.
	2. ELECTRICAL INSPECTION: An electrical inspection is an inspection of the electrical components in a home and a report is provided outlining any deficiencies.
	3. ENGINEERS REPORT: A report provided by an engineer on any number of issues such as the electrical/mechanical or structural integrity of the buildings.
	4. ENVIRONMENTAL REPORT: An environmental report is provided to determine if there are any environmental problems with the property. An engineer or consultant specializing in environmental issues usually provides the report.
	5. FURNACE AND CHIMNEY INSPECTION: A furnace and chimney inspection is conducted to determine if the furnace and the chimney meet current safety standards.
	6. GAS LINE INSPECTION: Your local gas company conducts gas line inspections. The inspection will determine if any improvements to the property have been built over the gas line into the property and whether the gas line must be relocated.
	7. HOME INSPECTION: A home inspection is an inspection of the condition of a property.
	8. MUNICIPAL COMPLIANCE REPORT: A report from the municipality where the property is located regarding compliance or non-compliance with relevant municipal bylaws, regulations or relaxations granted by the municipality.
	9. PROPERTY CONDITION DISCLOSURE STATEMENT: A Property Condition Disclosure Statement is a statement provided by the seller concerning the condition of the property.
	10. REAL PROPERTY REPORT/SURVEYORS CERTIFICATE: Real Property Report/Surveyors Certificate is a report provided by a land surveyor and shows the legal outline of the property and the locations of all improvements on the land.
	11. SEPTIC/SEWER INSPECTION: A septic/sewer inspection is usually requested to determine if the sewer/septic system is operating properly.
	12. WELL and/or WATER QUALITY/QUANTITY TEST: A water quality/quantity test is usually requested to determine the recovery rate of the water supply and the quality of the water for consumption.
	13. WOOD STOVE/FIREPLACE INSPECTION: A wood stove/fireplace inspection is undertaken to determine if the fireplace or wood stove meets the buyer's insurance requirements.
	14. ROOF INSPECTION: A roof inspection is requested to determine the life expectancy or any defects of the roofing materials exposed to the elements and/or defects in the underlay roofing material.
	15. GST OPINION: The buyer may wish to seek the professional advice of an expert, such as an accountant or The Canadian Revenue Agency, as to whether or not GST is payable on the purchase of this property and if so, by whom.
	16. OTHER REPORT(S):

The Buyer's Brokerage has explained the potential implications of not completing any of the above inspections or reports and the Buyer has chosen to decline them.

I/We acknowledge that we have reviewed the above information and are aware of the ancillary services available and agree that it is our responsibility to take any necessary action respecting these items in conjunction with a real estate transaction.

Dated at _____ this _____ day of _____, 20__

Witness _____ Buyer's Signature _____

Witness _____ Buyer's Signature _____

Name of Buyer's Brokerage _____

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