

● PARTNER PACK

FOR LISTING & BUYER AGENTS

Realtor Partner Pack

Give buyers a straight read on the private system before they close.

We inspect private onsite systems on acreage and country-residential deals. You get a clear report — what we saw, what we couldn't check, and what matters for the file. No scare tactics.

WHAT THIS PACK IS

Four pages you can print and keep at the desk. One's a leave-behind for clients. The rest covers what's in the inspection, how we write findings, how to book, and the launch referral rate.

WHO IT'S FOR

Agents listing or writing offers on acreage and country-residential homes with a private onsite treatment system — not city sewer.

Service area: Red Deer, Lacombe, Sylvan Lake, Ponoka, Penhold, Stettler & surrounding Central Alberta.

INSIDE THIS PACK**01****This cover**

What the pack is for, who it's for, how to reach Justin.

02**Agent leave-behind**

One-page flyer — copy it or leave it on the bullpen table.

03**What clients get**

What's checked, how we label findings, what's not included.

04**Book & refer**

What to send ahead, turnaround, launch special, tear-offs.

Inspector: Justin Gouw · Alberta Private Sewage Installer CoC (PS 11034). Same crew can quote repair or replace if the report points that way.

CORE CORRIDOR**\$525**

CAD + GST · residential RE inspection

REFERRING-AGENT INTRO**\$499**

Limited launch · same full report

TRAVEL / COMPLEX**\$575** · from \$695

~60 min · multi-tank / hard access quoted

BOOK A SITE VISIT

403-896-8780

justin@cascaedwatertreatment.ca
cascaedwatertreatment.ca

Justin Gouw
Cascade Water Treatment
Alberta Private Sewage Installer
CoC PS 11034

AGENT LEAVE-BEHIND

Onsite system inspections for your deals

Certified Private Sewage Installer reporting for acreage and country-residential sales. Clear findings, no scare tactics, and a report back fast enough for your deal timeline — Red Deer, Lacombe, Sylvan Lake, Ponoka, Penhold, Stettler & surrounding.

LAUNCH INSPECTION RATE**\$525** CAD + GST

Core corridor residential inspection.

Referring-agent intro special:

\$499

(limited launch offer).

Hard access / multi-tank: quoted after we see the scope.

■ WHAT'S INCLUDED

- Document review (permits, plans, pump records)
- Tank, alarms, pumps & visible components
- Treatment / absorption area — what we can see
- Photo log + findings ranked by how urgent they are
- Written report you can put in the RE file

■ WHY AGENTS BOOK CASCADE

- Alberta Private Sewage Installer CoC (PS 11034)
- Observed vs estimated — we don't fake certainty
- Same team for repair / replace quotes if needed
- Premium Signature landscape finish for new installs
- Calm, plain updates you can forward to clients

ALSO

Also available: design & install (Essential / Signature / Estate) · service & troubleshooting · optional well addendum & water sampling.

Book an inspection

Justin Gouw · Cascade Water Treatment
403-896-8780 · justin@cascadewatertreatment.ca
cascadewatertreatment.ca · Central Alberta

Refer a deal → \$499

INSPECTION & REPORT

What your clients get

We look at the private onsite system as it stands on the visit day. The report says what we saw, what we tested, and what we couldn't check — in plain language you can leave with your client.

INSPECTION SCOPE

- Review of documents you or the owner send over
- Visual check of accessible tanks, lids, filters, pumps, alarms, and controls
- Location check against a permit or as-built when one exists
- How it runs that day (flow, pump cycle, alarm test) when it's safe and allowed
- Treatment / absorption area — surface observations only
- Photo log tied to each finding
- Written report for the transaction file

WHY AGENTS REFER CASCADE

- Alberta Private Sewage Installer CoC (PS 11034)
- Observed vs estimated — the file holds up when someone asks
- Same operator can quote repair or replace
- Signature landscape finish if a new install follows
- Short updates you can forward as-is
- Photos + urgency ranking — easy to walk a buyer through

HOW EVERY MATERIAL FACT IS LABELED

OBSERVED

We saw it or tested it on site that day.

ESTIMATED

Best read from what we could see (tank size, field outline) — and we say how we got there.

NOT VERIFIED

We couldn't open it, find it, or get the paperwork. The limit is written in plain English.

FINDINGS RANKED BY HOW URGENT THEY ARE

Safety / Immediate

Health risk, collapse, electrical, or something actively leaking to the environment.

Repair / Corrective

Something's wrong enough to hurt function or compliance. Fix before you lean on it.

Recommendation

Worth doing to protect the system or clear up a question on the deal.

Monitor / Maintenance

Routine care or a watch item — not a crisis.

Information only

Context. Gaps. Age. What we couldn't confirm.

WHAT IS NOT INCLUDED

Unless we agree to it up front:

- Digging, full-line camera, or destructive testing
- Tank pumping / sludge measure unless arranged
- Lab water or effluent analysis (optional add-on)
- Design calc for expansion or change of use
- Warranty of parts, soil capacity, or future performance
- Municipal file search beyond papers you supply

Optional well addendum — \$225 CAD + GST. Flow, visible casing / equipment, and sampling only if ordered. The core inspection doesn't assume we checked a well.

HOW TO START

Book & refer

Call or email Justin. Name the property and the referring agent. We'll confirm access, flag extras if it's multi-tank or hard to reach, then lock a visit.

BOOKING STEPS

1

Reach out

403-896-8780 ·
justin@cascadewatertreatment.ca
· cascadowatertreatment.ca

2

Name the deal

Ask for a real-estate onsite system inspection. Say who gets the report.

3

Confirm scope

We confirm corridor vs travel and any access extras before we show up.

4

Schedule

Site visit locked. Written report usually 2–4 business days after.

SEND AHEAD — IF YOU HAVE IT

- Civic address + legal / roll if known
- Permit, design, or as-built / plot plan
- Pump-out or repair receipts
- Access notes: gate code, dogs, livestock, snow, buried or locked lids
- Who's living there and a preferred visit window

REFERRAL SPECIAL — TERMS

- **\$499** for a referring realtor's buyer or seller
- One special per agent household transaction
- Same inspection and report as the \$525 rate
- Launch cap: 10 jobs or 90 days — then \$525
- Name the referring agent when you book

Written report: usually 2–4 business days after the site visit. Missing plans don't stop the inspection — they do limit what we can say, and the report will say so.

LAUNCH RATES · CAD + GST

Core corridor residential	\$525
Referring-agent intro special	\$499
Out to ~60 minutes	\$575
Multi-tank / hard access	from \$695, quoted
Well addendum	\$225

TEAR OFF · KEEP ONE

Cascade Water Treatment

Private onsite system inspections

403-896-8780

justin@cascadewatertreatment.ca
cascadowatertreatment.ca

Justin Gouw · Central Alberta

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