

*WELCOME TO*  
1009 JM Drive  
*Koshlong Lake*



*Information Package*

# Schedule "C"

## Inclusions/Exclusions List

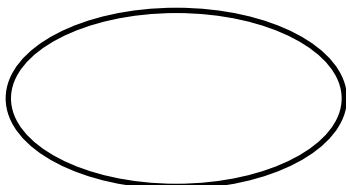
1009 JM Drive, Koshlong Lake

### INCLUSIONS

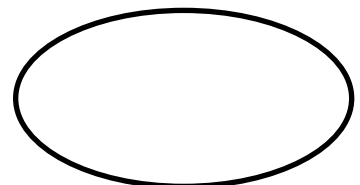
- Everything as viewed inside cottage as well as outside cottage **except** what is noted in EXCLUSIONS below

### EXCLUSIONS

- All Personal items and Artwork
  - Picture of the cottage on wall
    - Picture of loons
- All boats, motors and boating equipment
  - All fishing gear
  - ATV and Bush buggy
  - Riding Lawn Mower
    - Bench at lake
- Kitchen Table (will be replaced)
  - Whirly gig
- Wheel barrow and most tools
  - 1 Step Ladder
  - CPR step stool



Buyers Initials



Seller's Initials



# Sewage Installation Report

1009 JM Drive, Koshlong Lake

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

6L-26-78 ✓  
FILE NUMBER

## SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

### REPORT

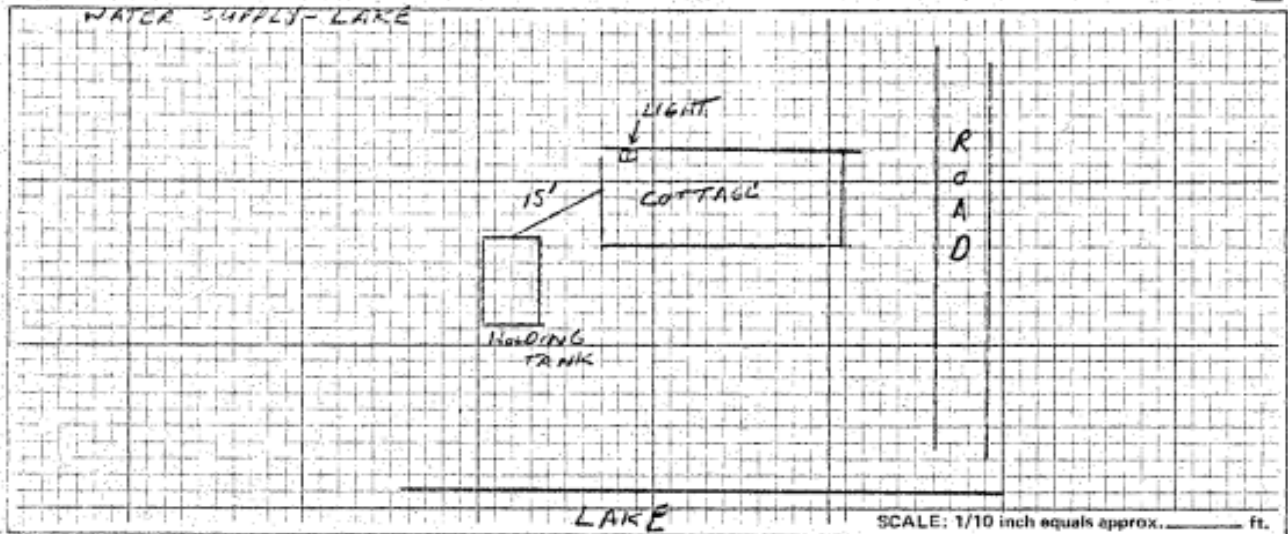
INSTALLED BY: STOUGHTON ELECTRIC

DATE: July 4 1978

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. Septic Tank/Holding Tank of working capacity of 9000 litres constructed of steel/concrete/fiberglass on site  or prefabricated  to serve 3 bedrooms
- B. Leaching Bed of total \_\_\_\_\_ lineal feet of \_\_\_\_\_ distribution pipe laid in \_\_\_\_\_ runs of \_\_\_\_\_ feet (P.V.C., Drain Tile, etc.) and fed by Gravity/Syphon/Pump.
- C. Other Details ALARM SYSTEM IS A LIGHT

Actual location and orientation of components of sewage system are as shown hereunder  or as outlined on the Certificate of Approval form



The following work remains to be completed: Backfill system and sod or seed  ; Stabilize all sloped surfaces  ; Finish grading to shed run-off and divert water around leaching bed  ; Other \_\_\_\_\_

Any use permit issued hereunder may be revoked if this work is not completed promptly to provincial standards.

### USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

VERN JUNKINS

for the use and operation of the Class 5 Sewage System installed/Altered under Certificate of Approval # 6L-26-78

such system being located on Lot 17 Conc. 3 Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_

Township/Municipality GLAMORGAN County HALIBURTON

Inspected and Recommended by Dale McEwen

Dated this 3 Day of August 1978.

Issued R. J. MacNaull  
(Director)

**NOTE:** Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

# Annual Costs

1009 JM Drive - *Koshlong Lake*

➤ Hydro One

CUSTOMER INFORMATION		ACCOUNT NUMBER	STATEMENT DATE	STATEMENT PERIOD
MR. VERNON E JUNKIN		200058275547	19-Jun-24	FROM 01-Jan-23 TO 19-Jun-24
POINT OF DELIVERY	PREMISE ADDRESS			
10232282	1009 JM DR			
TOTAL INVOICED	\$1,527.42	HST EXEMPT	No	
TOTAL HST INVOICED	\$200.23	CERTIFICATE OF RESIDENT STATUS CARD NUMBER	N/A	
TOTAL PAYMENTS	\$1,525.62	ACTIVE BUDGET BILLING	No	
PAYMENT RETURN	\$0.00	MONTHLY BUDGET BILLING AMOUNT	\$0.00	
CURRENT OUTSTANDING BALANCE	\$0.00	BUDGET BILLING BALANCE REMAINING	\$0.00	
DATE OF MOST RECENT BILL	22-May-24	SECURITY DEPOSIT REQUESTED AMOUNT (NOT INCLUDED IN TOTAL INVOICED)	\$0.00	
ACTIVE INSTALLMENT PLAN	No	SECURITY DEPOSIT PAID AMOUNT	\$0.00	
MONTHLY INSTALLMENT PLAN AMOUNT	\$0.00	SECURITY DEPOSIT RETURNED AMOUNT	\$0.00	
AMOUNT REMAINING IN INSTALLMENT PLAN	\$0.00	RETAILER NAME	N/A	
		RETAILER CONTRACT START DATE	N/A	
		RETAILER CONTRACT END DATE	N/A	

➤ Property Tax Bill = \$3,547.32 (based on 2024 Interim Bill)



# Home Inspection Report

1009 JM Drive - Koshlong Lake

PG 1

## PERSPECTIVE SUMMARY

No. 25288

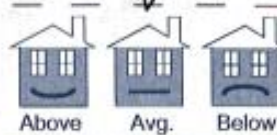
THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.

### STRUCTURE:



**Major / Minor**  
Complex / Simple  
Repairs Recommended

### ELECTRIC:



**Major / Minor**  
Repairs Recommended  
Circuit Check Recommended

### HEATING / AIR CONDITIONING:



**Major / Minor**  
Repairs / Maintenance Recommended  
Aged Equipment

### PLUMBING:



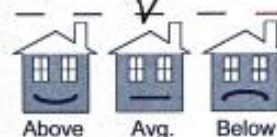
**Major / Minor**  
Repairs / Maintenance Recommended

### BASEMENT / CRAWL SPACE / SLAB:



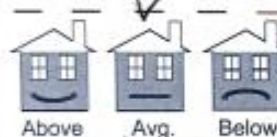
**Major / Minor**  
Repairs Recommended  
Moisture / Seepage signs present

### KITCHEN:



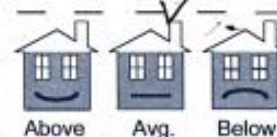
**Major / Minor**  
Repairs Recommended  
Aged Equipment

### INTERIOR:



**Major / Minor**  
Repairs Recommended  
Cosmetics

### EXTERIOR:



**Major / Minor**  
Repairs Recommended  
Cosmetics

Level of complexity: High Medium Low

Subjectivity of opinions: High Medium Low

Probability of undiscovered/unreported problems/unsafe conditions Major H M L Minor H M L

### MAJOR POINTS OF CONCERN ARE:

- Surface drainage
- Wood stove / chimney <sup>DISCONNECTED</sup>
- Service panel replace
- Grey well / service / repl.  
Cover Holding tank / alarm  
deck rails
- Freeze vulnerable water system

### SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

- Structurally sound,  
well maintained  
newer roofing material.

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance.

**CONTRACT:** This report is a summary done to a generalist level. You are expected to follow up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:

Daytime 1-800-832-0519

Evening 705-455-9055

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STRUCTURE

No. 25288

**FOUNDATION: ACCESS**  Typical  restricted Foundation Seismic Bolts retrofit  Upgrade Recommended

Full basement  Crawlspace  Slab  Post tensioned slab  Combination  Gradebeamed Upgrade

Piering (elevated)  Original construction  Dug out  Expanded  Columns: concrete / block / brick / metal / wood

**MATERIALS:**  Brick  Block (L) Parged  unparged  ICF  Terra Cotta  Stone (loose)  Poured Concrete  Wood

**SETTLEMENT NOTED:**  Slight  Moderate  Severe/Ongoing  Adequate repairs made ?

**HOUSE IS:**  Stone  Solid masonry / cavity wall  Brick veneer (W/O weeps)  Framing is: Wood / Metal  SIPS

Floor trusses / joists reinforced  Roof trusses / rafters  Log  Tremor Resist / Retrofit

Hurricane / flood resist ? Tie Beams end braces retrofit  Earth  Earth sheltered Style: **cottage**

**FRAMING:**  Settlement  Slight  Moderate  Severe/Ongoing  Adequate repairs made ?  Access impaired

LIGHT FRAMING:  Temporary supports / beams / columns  Past fire damage ?

**WOOD BORERS:**  Past activity  Evidence of treatment  Repairs adequately made ?  Not completely seen

**MISC:**  Addition/outbuildings  (M) expanded septic ? Access impaired  shallow crawl space ?  Wall Anchors

POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS/RISING DAMP ? EXIST:

COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED  AMATEUR WORK/REPAIRS

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

Check with a professional engineer, pest control contractor, carpenter for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A SOIL? slip/heave/expand/subside		a FOUNDATION CRACKS small	
B FOUNDATION Bulged/cracked Excess load		one-time settlements / poor drainage	R/U.
Tree root Settled slab Ongoing settlement		b SLAB cracked/shrinkage/finish	
Soft mortar Frost heave/Adherence Freezing ?		c Cold Pours Form Ties Porous wall	
C FOOTING size/placement/undercut/rotation	M	d DETERIORATED support/s column/s	
D SLAB heave/settlement		e FLOOR SAG Crown/Cuts Poor Support	
E WOOD/EARTH close contact		f CHECK/CRACK/CUT sill beam joist post	
F COLUMN unsound / eccentric load	M.	g ROT/DECAY Subfloor/joist/beam/sill plate/post	
g WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
h CANTILEVERS/ unsound/rotted		i WOOD BORERS ? Unrepaired decay/damage	R/U.
I STOOP ROTATION Foundation/Piers ?		j CONDITIONS conducive to wood ROT	
J FRAMING rotted/decayed/Wood borers ?		k FRAMING Crush Hangers Bridging	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l LEANING STAIRS multi-layered support	
L Span/header/column/support nails		m FLOORS deflecting / springy	
M LINTEL/ARCH Settled Deflected		n ROOF sags ponds Cracked rafter/s	M
N BRICK VENEER separation settlement		o ROOF TOP EQUIPMENT Support/rot/decay	
O WALL bulge CHIMNEY settlement/cracked		p TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soilrock ?		q RAFTER/SHEATHING rot/decay delamination	
q PORCH BEAM rot/decay Expanding Lintels		r LINTEL rusted / expanded	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?		u T.J.I. / Joist components missing	

f.) Block piers should not exceed their narrowest point. (monitor)

j) ext stairs require cut stringers to ensure proper support

intercept surface water & divert around cottage

"saddle back settling is present, cabling has been used minimize further movement.

(addition support of a kneewall would be beneficial)

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended  
 Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance \* = Questioned acceptance  
 RD = Regulated Disclosure ‡ = Do-it-yourself item may be a "major problem" if extensive or professionally contracted.

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report. REV. 18





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# HEATING/AIR CONDITIONING No. 25288

ACCESS:  Typical  restricted By:  COMBUSTION AIR SUPPLY  out/makeup/house HRV/ERV  
 Utilities/pilots off/equipment not checked  Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank  
 HEAT:  Space  Central  Combination  Multiple system/zone/balance devices.  Rooftop unit/Hostile environment/Garage  
 GAS/LP GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating / / / BTU/KW Cooling: / / / TON  
 GRAVITY  FORCED: airflow  up  down, side, or counter flow (crawl space) Attic Garage  Duct damper/booster fan/heater UPGRADE  
 Flexible ducts  Hi/low pressure  Slab ducts (transite)  Radiant ceiling plenum  returns: Central  Individual  
 Humidifier. Evap/atom/drip/steam  Electronic/special filter  Condensate pump  
 HOT WATER:  One/Two Pipe  circulated  Radiators  convectors  baseboards  fan coils  radiant  overhead loop  
 BOILER:  Conversion  tube type  STEAM:  one/two pipe  boiler upgraded  
 FUEL/S:  Gas  oil  electric/radiant  heat pump element ?  Solid Fuel  Kerosene  LP gas  Fuel change  Combustion  
 EQUIP:  Pilot  elect ignition  Flue damper  power burner  induced draft  Condensing type (discharge?)  Catalytic  
 sealed combustor  (separate flues ?) FLUES:  restricted access  Masonry  Terra cotta  Transite  Metal/Plastic  Preheater  
 OIL: Tank  (inside  Patched  outside  buried  Abandoned ?)  Filter  Old masonry flue  
 SPACE HEATING:  Elec. (bsbd/fan)  Radiant  Heat pumps  Gas  Kero  Unvented  Wood stove  (insert)  Cool flue  
 AIR CONDITIONING:  space/central/combo split/package  Electric compressor/s  Gas Chiller/s  Window/wall units  
 water heat sink  Evaporative  Retrofitted Overhead Replaced Compressor ? Discharge Air Temp. Return Air Temp.  
 THERMOSTAT/CONTROLS:  Single/multiple  Central  Combination  setback  (SIMULTANEOUS OPERATION)  
 SOLAR SYSTEM: Operating: Y N  AMATEUR WORK:  Substandard Maintenance  Living units on same air system  
 Exterior Wood Boiler HEAT AGE: / 30 yr 5 Yr. replace prob. H M L \$ \$ \$  
 AC AGE: / / 5 Yr. replace prob. H M L \$ \$ \$  
 Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?  
 Check with a code authority, health official, mechanical contractor, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A MISMATCH unit/house/distribution		a HEAT EXCHANGER/casing/duct rust	
B HEAT EXCHANGER ? cracked/holed/rusted test		b FURNACE/BOILER water/rust/clean/service	
C BOILER LEAKAGE frozen/rusted system ?		c FLUE rust/connection/incline/length/cleanout	
D FLUE unsafe clearance/capacity/mixed draft/material ?		d WIRING burned/loose	
E COMBUSTION AIR insufficient ?		e PILOT/BURNER adjust/clean/replace	
F AC/HEAT PUMP UNIT/S out/partial/not tested		f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?	
BACKUP heat out/partial ?		g "V" BELT adjust/replace pulley	
g ASBESTOS? exposed friable ?		h CONTROLS/GAUGES repair/replace ?	
H STEAM CONTROL repair replace		i AC COIL dirty clean tray condensate pump	
I APPLIANCE/WOODSTOVE clearance ?	Rpl	j SWITCH missing/broken poor location	
J FLUE DAMPER malfunction ?		k HUMIDIFIER/STAT out water/service ?	
K OIL BURNER/HEATER dangerous		l ELECT FILTER out ? hookup/dirty/service	
SPACE HEATER dangerous ? Location		m FILTER/DUCT dirty/loose/missing ?	
M UNEVEN Heat/Cool Distribution/Stratification ?		n PLENUM/DUCTS noisy/seal/insulate/repair	
SUPPLY/RETURN placement ?		o CIRCULATOR out/repair/lubricate	
N ROOMS WITHOUT heat/cooling		p VALVES lead/relief/zone/flow control AIR TANK	
O ELECTRIC UNIT out/series ?		q AIR BLOCK High/low pressure/purging	
P BURIED OIL TANK abandoned ?		r OILBURNER FIREBOX seal reline	
Q FUEL LEAKING ?		BAROMETRIC damper install service	
		s UTILITY ROOM enclosure ?	
		t RADIATOR/BASEBOARD valves/handles	
		u REGISTER missing/damaged/stuck	
		v CONDENSER/Heat Pump/chiller Clearance Support	
		Refrigerant Lines Fins Oil stains Service	
		w FLUE CAP missing/rusted/loose	
		x THERMOSTAT broken/loose/old/location	

3 season cottage.  
Presently

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PLUMBING

No. 25288

ACCESS:  Typical  Restricted  Utilities off/equipment not checked  Dry system Water Pressure **40<sup>psi</sup>** Reducing valve Upgrade

WATER:  Public ?  Private Separate/  together PUMP:  shallow  deep piston/  submersible  abandoned

TREATMENT:  Hookups  Equipment  Operating ?  Bottled water  Backwash  Fixture stains  Quality test recommended

MAIN SHUTOFF:  Location **at pump.**  Near access  FIXTURE SHUTOFFS:  N  Some

Backflow/Anti-siphon devices  ROSE BIRS Standard/Frostproof/off/home  access, needed ?  Valve  petcock

House Service Mains:  Internal Supply lines:  Drain, Waste, Vents (mechanical): Exterior

Lead  Gal  Brass  Copp  Pias ?  Gal  Brass  Copp  Pias  Gal  Cast  Lead  Copp  Pias

WASTE:  Public ?  Private septic system (infringement/s) Treatment Component  Expansion room ?

Pump-dependent systems/systems/Alarm (missing)

MISC:  Hot tub  Whirlpool  Steam bath  Sauna

Lawn sprinklers (work) ? Zones  Well Problems:

TILE:  Mastic/Mud/Painted  Previous repairs:  Vulnerable

**ATTENTION:**  Sewer pipe through wall  Bar/laundry pump  Small/old septic system  Orangeburg ?  Check/flush valve

Fixtures W/O overflow/painted/relined/fiberglass  Tub W/O Access  Ceramic tub/stall  Safety Glass? Enclosure ?  Fixtures/pipes overhead/outside wall

Fire Sprinkler  Old gas lighting system  rigid pipe/seismic area  Lead supply line  Cisterns

Rough in/partial  House trap  Stains tub/shower Problems

WASHER: N/A Age **NA** Replace Prob. H M L \$ W/D connection/s available Lint Filter UPGRADE **NO**

DRYER: N/A Age **NA** Replace Prob. H M L \$ Gas/electric  Unvented/long/old/Plastic

WATER HEATERS: #1 Age Replace Prob. H M L \$ #2 Age **+** Replace Prob. **0** H M L \$ Gas  electric  oil

LP gas  solar  Heat pump  Circulated  Integral boiler  120 Gal. Tanks  strap/flex line upgrade  Instant  Central

Flame Guard  Tempering Valves/missing **30yr +-**

AMATEUR WORK:   Substandard Maintenance

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

Check with a plumbing contractor, code authority, health official, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A WELL/SEPTIC failure/equip. out/repairs		a FLOOD RIM Laundry tub "S" trap backvent ?	
B GRAY/BLACK water septic remains ?		b DRAIN slow/stopped/incline trap/missing	
C EXTRACTOR PUMP failure/seal	<b>R/U.</b>	c STORM WATER to sanitary sewer	
D VERY/LOW FLOW 1/2" pipe/clog/kink ?		d WATER HAMMER hangers/unlike metals	
E FROZEN SYSTEM present/past ?		e WATER HEATER leak/drain/clean dip tube ?	
F FREEZE VULNERABLE pipes pumps ?		adjust flame shield/flue connection/backdraft ?	
G SHOWER/TUB leak split? Rusted		elements/thermostat/thermocouple ? extension pipe	
H CROSS CONNECTION Supply/Waste ?		H.W.T. temperature/tempering valve/electrical unions ?	
I TILE REPAIR Wall protection		f FIXTURES missing/loose/marred/crack	
J T/P VALVE needed/relocate ?		stained/chipped/peeling/crazing	
K DWV/SUPPLY Pipes Leaking/broken Lead ?		g HARDWARE clog/chatter/reverse/rebuild WELL	
L BACKVENT missing/location ?		h POPUP DRAIN CONTROL repair/missing	
M BRASS PIPE Deposits Copper/lead Acid		i VALVE repack/washer/seat handle/no access	
		j TOILET loose/leaks/hardware/flush/cracked	
		k SHOWER DOORS/HEAD repair hardware caulk	
		l TILE caulk/grout/reset/replace shower guards	
		m BATH FANS out/noisy/extend Upgrade	
		n TUB COMPRESSION SEALS out/no access ?	
		o GAS leak/valves/drip legs/flex pipe	
		p DRIP TRAY water heater/washing machine/air handler	
		q LEAK CORROSION pipes/fittings <b>the</b>	<b>Basin.</b>
		r SPRINKLER REPAIRS	
		s WASHER/DRYER hoses/knob/noisy/vent location	

**B) divert gray water to**

**F) Holding tank. Holding tank req earth cover & an audio + visual alarm system class 2 septic (grey well) req access to "pit" if not abandon.**

**installation of a "Flex" joint on soil pipe is recommended.**

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**BASEMENT/CELLAR/CRAWL SPACE/SLAB**

No. 25288

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ACCESS:  Typical  Restricted  None Traverse:  Fully  Partially  None

UNDER-HOUSE SPACE IS BEST DESCRIBED AS:  
 Basement  Cellar  Crawl space  Slab  Combination  Grade beams used  Open (elevated unit)

FLOOR:  Dirt (No vapor barrier)  Concrete Finish:  Tiles  Carpeting  Wood/foam

CRAWL SPACE: entered/inaccessible  DEEP FROST  Conditioned  Ceiling/walls insulated (partial)

Air passage basement/crawl space  Underground Parking

VENTILATION:  Typical  Restrictive  None  Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING:  All/some/none Original ?  added later  professional ?  amateur  no chimney access  
 Heat/cool (Partial) Original  Extended Added  Ceiling/walls insulated ?  (Partial) } none  
 Mildew noticed  Dehumidifier recommended  Form ties/foundation: unparged

LOWEST LEVEL:  Floor drain: Y  N  Outside entrance: Y  N  Areaway drain: Y  N N/A  
 Stiffening posts/beams  Floors shimmed/  bridging added  Hearth forms remain/cold room forms  
 Window/Door damaged/loose  Basement newly finished ?  freshly painted

WATER/MOISTURE SYMPTOMS:  Efflorescence  Peeling paint  Swelled materials  Stains  Loose flooring  
 Rotted/decayed wood  Silt  Water on floor  Damp floor/walls  Mildew/odor  Raised appliances/storage  
 Window stains  Rust stains/appliances  Other

EXISTING WATER CONTROL MEASURES:  Wall sealants  Joint fillers  Filler/coving against wall  Drainage layer/Floor-wail sluice  
 Underdrain  Perimeter drain/Sump pump Interior/Exterior  Retrofitted (AC/DC) Location/Restricted/Sealed ?  Wall/Floor plastic  
 Other

Water seepage/dampness probability after recommended changes HIGH MEDIUM LOW Refer to page B17  
(See above and also see exterior key sheet for changes)

AMATEUR WORKMANSHIP:  Yes  No  Radon Mitigation active/passive

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?  
 Check with a professional engineer, code official, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A PERSISTENT FLOODING likely		a OCCASIONAL SEEPAGE DAMP WALL	
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation ?	
D SPRING/HIGH WATER TABLE likely ?		c VAPOR BARRIER needed/incomplete Floor only	
E DEWATERING SYSTEM needed		d AREAWAY damp STEP rust/rat	
F DEWATERING VITAL AC dependent		e SUMP PUMP inoperative ? shallow/elevate	
G POINTING/PARGING needed ?		no check valve/freeze vulnerable/cover missing/ discharge short/so sewer	
H WATER SPOTS through slab		f STEPS loose/rotted/decayed tripping hazard	
I SLAB SETTLEMENT		g ASHDUMP Clean/secure/provide door	
J WICKING MOISTURE/CONDENSATION		h INSULATION fallen/reversed/missing	
K MILDEW/MOLD FORMATIONS		i Wood forms/debris present	
It is not realistic to believe a stone foundation or foundations with rock out crops within them will be 100% dry 100% of the time.		j RADON SYSTEM fan out/location/slab seal	

\*"Seepage" would rarely be expected to build water more than an inch or so deep.

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# INTERIOR

No. 25288

ACCESS:  Typical  Restricted ATTIC ACCESS:  Typical  Restricted  None ENTERED: Fully Partially

WALLS/CEILING: Plaster (  Wood  Rock  Wire lath )  Drywall  Paneling  Beaverboard  Acoustic tile  
 Dropped tile  Wood  Tin  Precast  Walkcovering/paint over paper  Textures/sand paints

HI-HAT Recessed lighting fixtures  (no access)  PREVIOUS WALL/CEILING REPAIRS:

PRIMARY FLOORS:  Strip  Tongue and groove (face nailed)  Parquet  Ceramic/quarry tile  Vinyl squares  Sheet vinyl  
 Carpet  Slate  Marble  Cork  Laminate  Bamboo Other:

PRIMARY WINDOWS:  W-Wood M-Metal V-Vinyl GLAZING:  Single  double other:  
 Single/double hung  Casement  Sliding  Awning ?  
 Jalousie  Fixed  Original  upgrades  Old casings remain  Sun Awnings Storm shutters ?

STORM WINDOWS:  None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACES:  Prefab  masonry  unlined/refined ?  No damper/s  Firebrick ?  Gas Log Restr. Access

INSULATION:  Attic **Fiberglass** ? R Value **8** Wall **2x4** ? R Value **12** ?  upgrade  
(R=Retained P=Partial U=Upgrade Recommended)

ATTIC VENTILATION:  Typical  restrictive/damaged  none Soffits (baffles)  Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence  stains active/inactive ? Leakage Probability: HIGH MEDIUM **LOW** Evidence of condensation

FAN/S:  Bath (  discharge to attic )  Attic/thermostat  Whole house (unguarded)  Ceiling paddle fans Upgrade

PARTY/FIRE WALLS VISIBLE:  Basement crawl space garage attic  Masonry/gypsum  Wood  Open

MISC.:  Garage Door:  Auto Reversing  Non-reversing Release  Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test  
 Elevator:  Incinator (tension safety)  Security/intercom System  Central Vacuum  PAINT: FRESH LEAD ?

\*Pest Telltales:   Exterminate/clean/teodorize  Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP:   Substandard Maintenance:

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?  
  Check with a professional engineer, pest control contractor, carpenter, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
* A FIREPLACE/CHIMNEY <b>unsafe</b>	<b>RPL</b>	a WALL/CEILING loose/cracks/nail pops stains/spalling/repairs	
B WOOD STOVE clearance/exposure		b PAINT old/faded/peeling/alligatoring	
C HEATING unit clearance		c FLOOR/CARPET loose/marred/stained/dirty	
D HI-HAT lights (recessed) insulation ?		d FLOOR SAG cracked floor tiles	
E INSULATION uncovered UFFI vermiculite foam ?		e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	
F GARAGE SLAB elevation/flammes separation ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
G FRIABLE ASBESTOS ?		g TRIM missing/damaged/renail	
H SLAB DUCTS water/chemicals ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ash/dump/tile Clearance Damper seal/warped/rod	
I Condensation/ventilation/ice dams ?		i INSULATION placement/baffles/vapor retarder vents blocked/pests/screening	
J CEILING/WALLS damaged/loose wallpaper/paint repairs		j FAN/S attic/whole house cut/mounting	
K FLOOR stained/swelled/rotted damaged		k GARAGE DOOR broken/sags/tracks/springs/cable/ brace/locks/power supply/remotes ?	
L CARPET Worn/Torn/Stained/pet odor		l BATH TRANSOM loose/missing	
M WINDOW/DOOR repair/replace/secure clouded between panes		m CENTRAL VACUUM cut/actuators/discharge ?	
N PARTY/FIRE WALL material type/missing/ incomplete		n STAIR Risers uneven railing PULLDOWN	
O SMOKE ALARM missing/inoperative/location		o VAPOR RETARDER in attic missing/reversed	
P STAIR/RISERS uneven/railing/spiral staircase			

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# EXTERIOR

No. 25288

EXTERIOR: ACCESS:  Typical  Restrictive  None  
 ROOF INSPECTION TYPE:  Walked/Viewed from: edge/ground  ROOF PITCH: Slope Moderate Low Flat

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)
MAIN	A			H M L \$
PORCH(ES)				H M L \$
BAY				H M L \$
GARAGE				H M L \$
OTHER	A			H M L \$

ROOFING LEGEND:  
 A= Asphalt Shingle AL= Aluminum Panel M= Metal  
 BUR= Built Up Roofing CP= Corrugated Plastic SP= Single-Ply Membrane  
 RM= Rolled Mineral S= Slate/imitation? WS= Wood Shake/Shingle  
 TC= Terra Cotta/Clay/Concrete V= Vinyl Open/Solid Sheath/Felts  
 AC= Asbestos Cement CS= Composite Shingles

REPAIRS to roof/flashing:  SKYLIGHT/S (Curb/s flush)  ROOF COATING (asphalt/polyurethane)  ROOF HATCH  
 5 YR. Maintenance Budget: \$  HIGH Maintenance/VULNERABLE areas: eaves edge  
 Mold/Moss/Discoloration noted:

GUTTERS:  incomplete  Attached  Box  Trough  Yankee  Internal  Alum  Galv  Copper  Vinyl  Wood  
 Screens  Underground Drains  5 year replace prob.: H M L \$

SIDING MATERIAL:  WOOD  Drop  Panel / no "Z" flashing  Shiplap  Board + Batten  Shingle/Shake  Pressboard  
 Asphalt shingle  Asbestos cement  Aluminum/steel (ground recommended)/vinyl Other  no "J" channel  
 stucco (Permastone)  Texture/EIFS  Stone/brick/block  Painted Masonry  SOFFIT/TRIM Unstable Materials

CHIMNEY(S):  gable  eave/ridge/other No cricket GAS:  lawn light/Grill abandoned  LAWN SPRINKLER Zones

PREVIOUS REPAIRS:  stoops/steps/walks Upgrade  TREES: Large/overhanging

DRAINAGE:  Recent improvements/repairs made  Swale/French drain close to house

IMPROVEMENTS: POOL  Heated Cover Repairs TENNIS COURT  lights  Retain/seawall/s

SITE: Above/below street Risk H M L Test  YARD:  Flat/  Rolling/slope  Waterfront/flood?  Debris

DRIVEWAY:  dirt/gravel/asphalt/concrete/brick/drain  Slab/freeze  SUBSTANDARD MAINTENANCE  PAINT: FRESH LEAD?

AMATEUR WORK:  Porch/deck/dock 5 Yr. replace prob. H M L \$

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 Check with a professional engineer, pest control contractor carpenter for complete information.

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MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs		a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sidewall/chimney/base	Ridge, R/U.
C ROOF PITCH sagging/ponding		c CHIMNEY cap/weathering repairs	
D SHEATHING/RAFTER Rot likely?		d MASONRY flaking/point/clean/repair	
E CHIMNEY Roof height/top repair	EX	e GUTTER realign/renal/clean/repair Add	
F MASONRY Repair/point up/parge		f DOWNSPOUT add/clean secure/fix	
G BRICK flaking/spalling		g VENT STACK opens below roof	
H SIDING/TRIM Clean/repair/replace/paint/stain		h SIDING buckled/kinked/delaminated/melted split/loose/rotted/decayed? No "J" Channel	
I PAINT failure/chalked		i TRIM/SIDING Caulk/paint/repair	
J STUCCO texture bulge/crack(s) EIFS		Roof contact Wood borers Earth contact	
K PARAPET WALL Soffit damage		j DECK/pier/rail/escape/pad/bracing/repair/fasteners	
L PORCH DECK/DOCK/pier/rail/escape/repair/replace	R/U.	k CAULK windows/doors/thresholds/utilities/slabs	
M STOOP/STEP/SLAB Repair/replace		l STOOP/walk/patio/drive voids/repairs/hazards	
N DRIVEWAY repair/slope/drain		m BREEZEWAY/GARAGE/SLAB settled/seal	
O RETAIN/SEAWALL repair/rebuild/replace		n DRIVEWAY/SLABS drain toward house	
P POOL repairs/fencing Tripping hazard/s		o LANDSCAPE grading/swales/catches	
Q OUTBUILDING (S E H P E) Placement?		p RETAIN/SEAWALL point/weepholes/repair	
R TREES/LIMBS Trim/Remove	EX	q FENCE posts/slats rotted/decayed/broken	
S LOGS Chinking		r TREES/LIMBS/VINES/SHRUBS trim/remove	R/U.
		s Form boards/debris pests present	
		t IRON work/rail rusted/damaged	
		u COLUMN BASE rot/crush vent holes	
		v PARAPET WALL soffit damage	
		w STEPS/STAIRS uneven/open/rails/baluster	

Steps to be taken to manage surface drainage around buildings.

b) copper flashing at ridge will stop moss growth

E) terminate operation,

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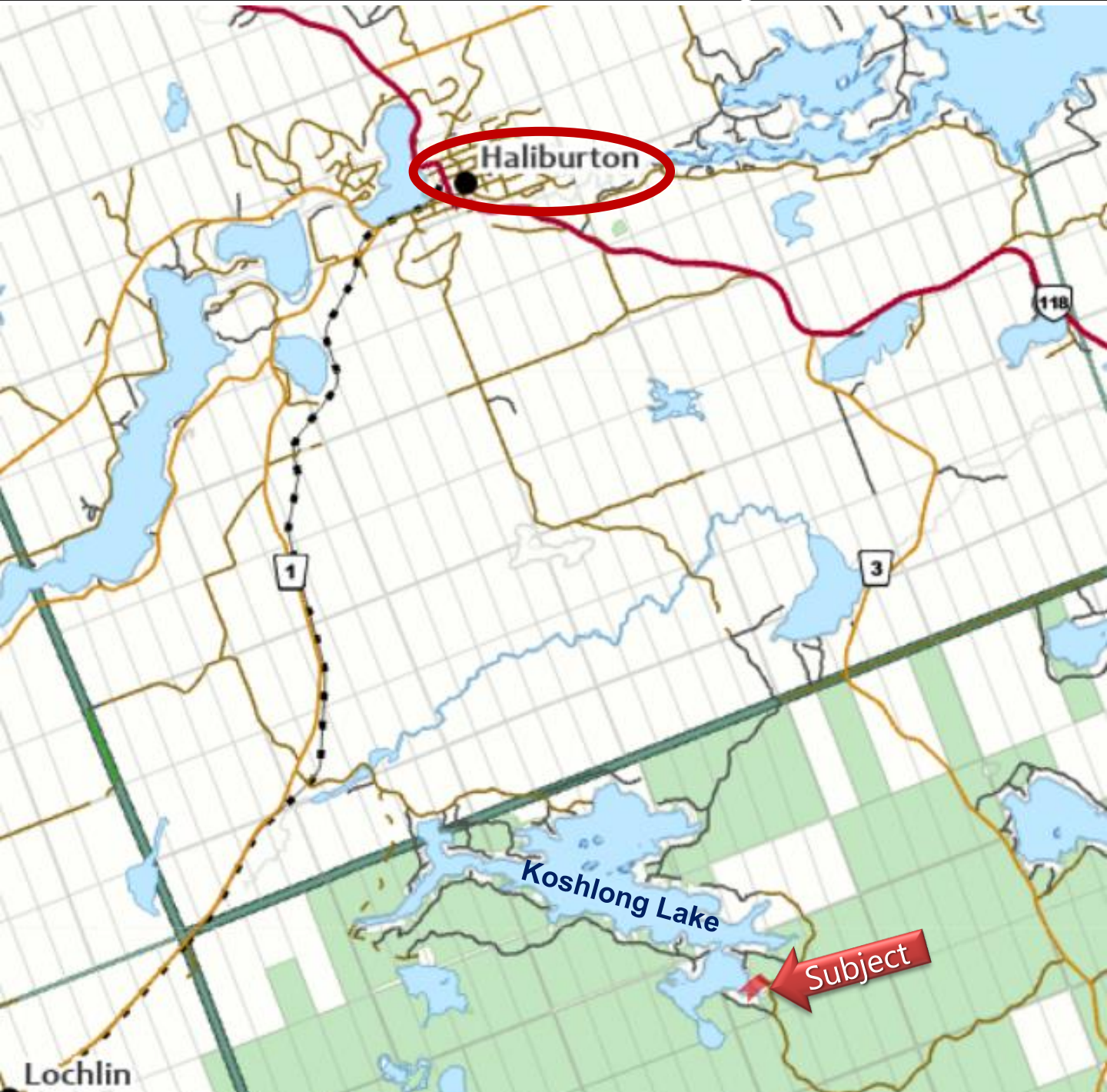
# Lake Location Map

1009 JM Drive, Koshlong Lake



# Area Map

1009 JM Drive, Koshlong Lake





# *Location from the GTA*

*1009 JM Drive, Koshlong Lake*

