

*WELCOME TO*  
1063 Madill Road  
*Gooderham, ON*



*Information Package*

# Improvements

## INTERIOR WORK

**2011**

- ✓ Kitchen – replaced fridge, stove, microwave, all cabinets, sink and faucet, window, flooring, ceiling and light
- ✓ Living Room – removed part of wall between kitchen and living room to create an open concept and bar type counter, new ceiling fan and flooring
- ✓ Hallway – ceiling and light
- ✓ Bathroom – converted 3<sup>rd</sup> bedroom to a combination laundry and 3 piece bath including all fixtures and floor and ceiling
- ✓ Small bedroom – replaced window, flooring and light
- ✓ Master bedroom – ceiling, flooring, walkway to door leading to balcony which provided a clothes line and converted old bathroom to a walk in closet

## OUTSIDE WORK

**2011**

- ✓ Built new 16' x 10' deck and replaced window with a sliding patio door off dining room
- ✓ Installed 16' of concrete block retaining wall

**2012**

- ✓ Built 112' of concrete walkways from road and in front and on one side of house
- ✓ Built 60' of new flower gardens
- ✓ Installed new air vent on roof
- ✓ Built overhang at front door to keep rain off while opening door

**2013**

- ✓ Replaced soffit and fascia around entire house

**2016**

- ✓ Replaced oil tank

**2019**

- ✓ Replaced railing and fixed ledger board for small balcony
- ✓ Bought new hot water tank

**2020**

- ✓ Installed Fence

# *Annual Costs*

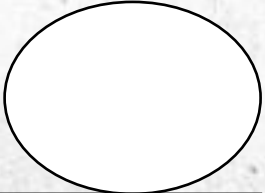
1063 Madill Road - *Gooderham, ON*

- Hydro One = \$1,080 (2023)
- Furnace Oil = \$2,500 +/- (2023)
- Property Tax Bill = \$1,159.36 (2024 Final Statement)



# Schedule "C" - Survey

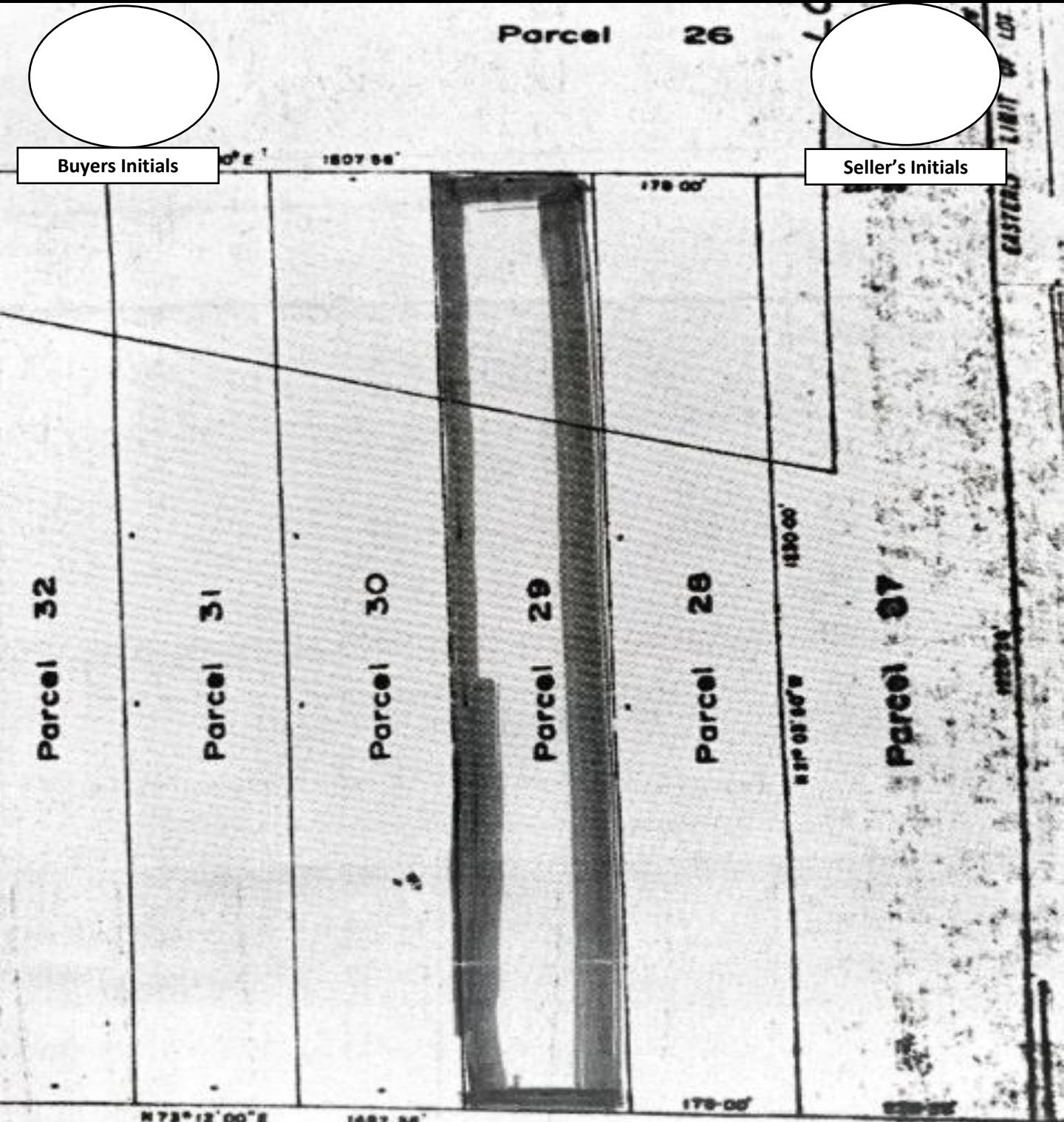
1063 Madill Road, Gooderham



Buyers Initials



Seller's Initials



ADVANCE BETWEEN CONCESSIONS I AND II

BEARING IS ASSUMED N 21° 03' 50" W OF OF WESTERLY LIMIT OF LOT B, CON II

# Sewage Installation Report

1063 Madill Road, Gooderham

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

MON-9-80 ✓  
FILE NUMBER

## SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

### REPORT

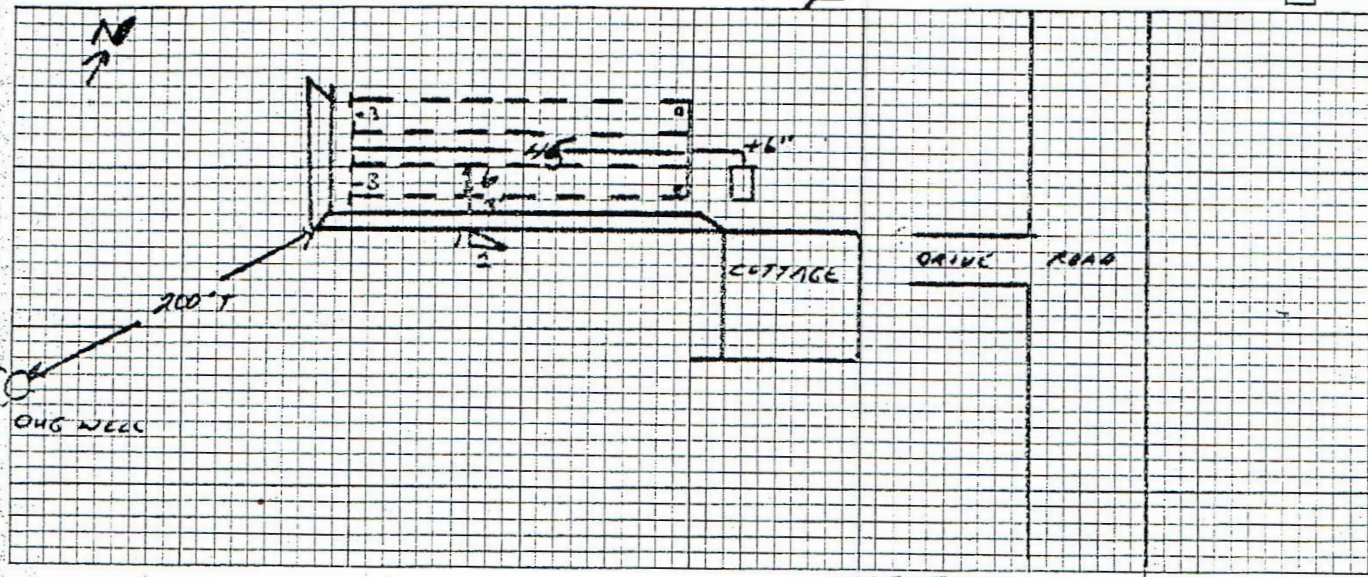
INSTALLED BY: JACK BILLINGS

DATE: JUNE 26 1980

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

- A. Septic Tank/Holding Tank of working capacity of 2700 litres constructed of steel/concrete/fiberglass on site  or prefabricated  to serve 2 bedrooms
- B. Leaching Bed of total 180 lineal feet of \_\_\_\_\_ distribution pipe laid in 4 runs of 45 feet and fed by Gravity/Syphon/Pump. (P.V.C., Drain Tile, etc.)
- C. Other Details \_\_\_\_\_

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



NOT TO SCALE: 1/10 inch equals approximately \_\_\_\_\_ ft.

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 \_\_\_\_\_

### 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

HARRY + VIOLET SMITH

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # Mon-9-80

such system being located on Lot 2 Conc. 11 Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_

Township/Municipality MONMOUTH County HALIBURTON.

Inspected and Recommended by Jim Debergh

Dated this 26 Day of JUNE 1980 Issued H. J. MacNeill  
(Director)

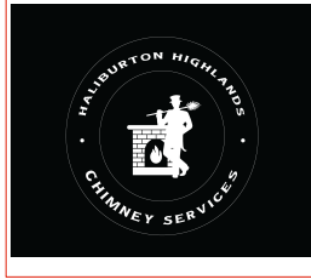
NOTE: Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

# WETT Inspection Report

## 1063 Madill Road, Gooderham



www.wettinc.ca  
@WETT\_CA



This inspection form is provided to WETT members as a recommended part of completing a WETT Inspection™. If this form is modified in any way from the official form provided by WETT, it will no longer be considered to be an official WETT Inspection™ form.

Company: Haliburton Highlands Chimney Services

Address: 10927 County Road 503, Gooderham

Website: www.haliburtonhighlandschimney.ca

Email: www.haliburtonhighlandschimney@gmail.com

Phone: (705) 457-6629

### REQUESTED BY:

Name: Mitchell Reeves

Address: 1063 Madill rd, Highlands East

Email: Mitchell\_reeves89@hotmail.com

Phone: \_\_\_\_\_

Cell Phone: 416-689-9525

Inspector's name: Jordan Askew

Reason(s) for inspection: New Installation/ Insurance purposes

Type of inspection requested:  Visual  Technical  Invasive

Date of request: \_\_\_\_\_

INSPECTION LOCATION:  Same as requested or:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

WETT #: 12879

Date of inspection: 01/24/2023

- 1. Visual Inspection:** This inspection includes the following:
- Measurements of clearances.
  - Opening stove doors and all ground-accessible dampers/clean-out doors.
  - Visual inspection of the chimney from the ground.
  - WETT report documenting all noted deficiencies and red flags that may require a more detailed inspection, including all mandatory photos in the WETT Inspection Standards of Practice (SOP).
  - Easily visible portions of the flue (such as first tiles of an open fireplace or top section if the inspector has accessed the roof).

- 2. Technical Inspection:** This inspection includes the following:
- All visual elements of the system as indicated in **Visual** Inspection.
  - Hands-on work which may include:
    - Taking apart flue pipes,
    - Opening clean-outs,
    - Entering the attic to view additional system components,
    - Accessing the chimney on the roof.
  - Review of condition of components removed or exposed through hands-on work and quantity of creosote noted in components and where visible in chimney sections.
  - All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with all mandatory photos.

- 3. Invasive Inspection:** This inspection includes the following:
- All visual elements of the system as indicated in **Visual** Inspection.
  - All hands-on work as indicated in **Technical** Inspection.
  - General construction work to building elements including:
    - Opening of walls or ceilings,
    - Disassembly or invasive work on masonry or prefab chimneys,
    - Examination of chimney liners,
  - All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with mandatory photos.

- Inspection Results:** Indicate inspection results for each component. **Code compliance** = proper use of listed components. N/A = Not Applicable. UTI = Unable To Inspect.
- Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.  
Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All **non-compliance** ratings should be considered for comment. See "Comments" page(s)
- An inspection, at any level, can be expected to include some components marked **UTI**.
- Manufacturer's specific instructions/**CSA B365**/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for "**Code Compliance**." They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report.



# WETT Inspection Report

1063 Madill Road, Gooderham

File reference #: 103

Photos taken:  Yes  No Number of photos: 0

This checklist contains: 8 pages in total | This report contains: 9 pages in total.

### Comments and observations:

All non-compliance ratings should be considered for comment. Add number of non-compliance line. More pages may be added.

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Please attach additional page(s) if needed

Customer signature: \_\_\_\_\_

Inspector signature: *John Doe*

Inspector WETT #: 12879

Date: \_\_\_\_\_

Date: 01/24/2023

## NOTE:

This is a PARTIAL WETT Inspection Report, a full report is available from the Listing Agent or Broker

# TSSA Reports - Furnace

1063 Madill Road, Gooderham



CANADIAN  
OIL HEAT  
ASSOCIATION

## FUEL OIL DISTRIBUTOR INSPECTIONS APPLIANCES - COMPREHENSIVE

REPORT NUMBER:  
**C - 364141**

MITCHELL GERMAINE

KEEVES

OWNER / OPERATOR: \_\_\_\_\_

LOCATION: 1063 MADILL RD. TELEPHONE NO. \_\_\_\_\_

OWNER'S ADDRESS (If different from above): \_\_\_\_\_

Type of Appliance	1st. APPLIANCE	2nd. APPLIANCE
Manufacturer	FORCED AIR OIL CLARE	
Model	CLARE FLETE	
Date of Manufacture or Age in Years	1995	
Size (BTU/Hr)	78000	
Serial No.	UNKNOWN	
1. Is the appliance approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the appliance installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Is the appliance being used in accordance with its approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the appliance venting installed in accordance with the fuel oil code?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the venting system free of defects, debris or corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the vent sized properly?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is proper combustion and ventilation air openings installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8. Is the installation free of indications of heat exchanger cracks, defects in the refractory, pot and/or heat shields?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Are all limits and safety controls properly installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Is the appliance installed with appropriate clearances from combustibles?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Are the results of combustion analysis acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. If required, is there a proper chimney cleanout?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
13. Is the chimney properly lined?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
14. Is the vent liner fitted with proper flashing, cap and base T?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15. If there is a sidewall vent attached to the appliance is it installed according to code and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged)		

COMMENTS:

Technician's Signature: [Signature] Certificate No.: 0144003 Date: July 18/2016



# TSSA Reports – Oil Tank

1063 Madill Road, Gooderham

## FUEL OIL DISTRIBUTOR INSPECTIONS

ABOVEGROUND TANKS  INSIDE  OUTSIDE

471657

Reeves

REPORT NUMBER:  
C-364141

**NOTE: Inspection is limited to external observation of tanks and components in their operating position.**

	1 <sup>ST</sup> TANK	2 <sup>ND</sup> TANK
Type of Tank i.e. ULC-S602	ULC-S602	
Manufacturer	GRANBY	
Date of Manufacture or Age in Years	2016	
Serial No.	A61054752	
1. Is the tank approved for its present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overfill protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non-combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
9. If two tanks are bottom connected, are they connected with 2 in. pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
10. Is the system free of leaks or any signs of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed to code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tank only)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
20. If required is the tank (over 2500L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged.)		

**COMMENTS:**

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# Location Map

1063 Madill Road, Gooderham



# Area Map

1063 Madill Road, Gooderham



# Haliburton County Location

1063 Madill Road, Gooderham

