

WELCOME TO

1214 BARRY LINE ROAD

WEST GUILFORD



Information Package

IMPROVEMENTS SINCE JUNE 2024

1214 Barry Line Road, West Guilford

Basement – insulation added to some that was existing and vapour barrier completed, new hot water tank, electrical inspected and repaired where needed

Main Floor – freshly painted throughout, new vinyl flooring throughout except in baths and kitchen. Electrical throughout inspected by licensed electrician and all new efficient electric baseboard heaters installed in each room to code

Home and Septic Inspections – full inspections performed in June 2024



Schedule "C" – Survey

1214 Barry Line Road, West Guilford

CONCESSION

ALLOWANCE

CONCESSION

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE: JUNE 22 1989
 PAUL WILSON

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN 19R-4427

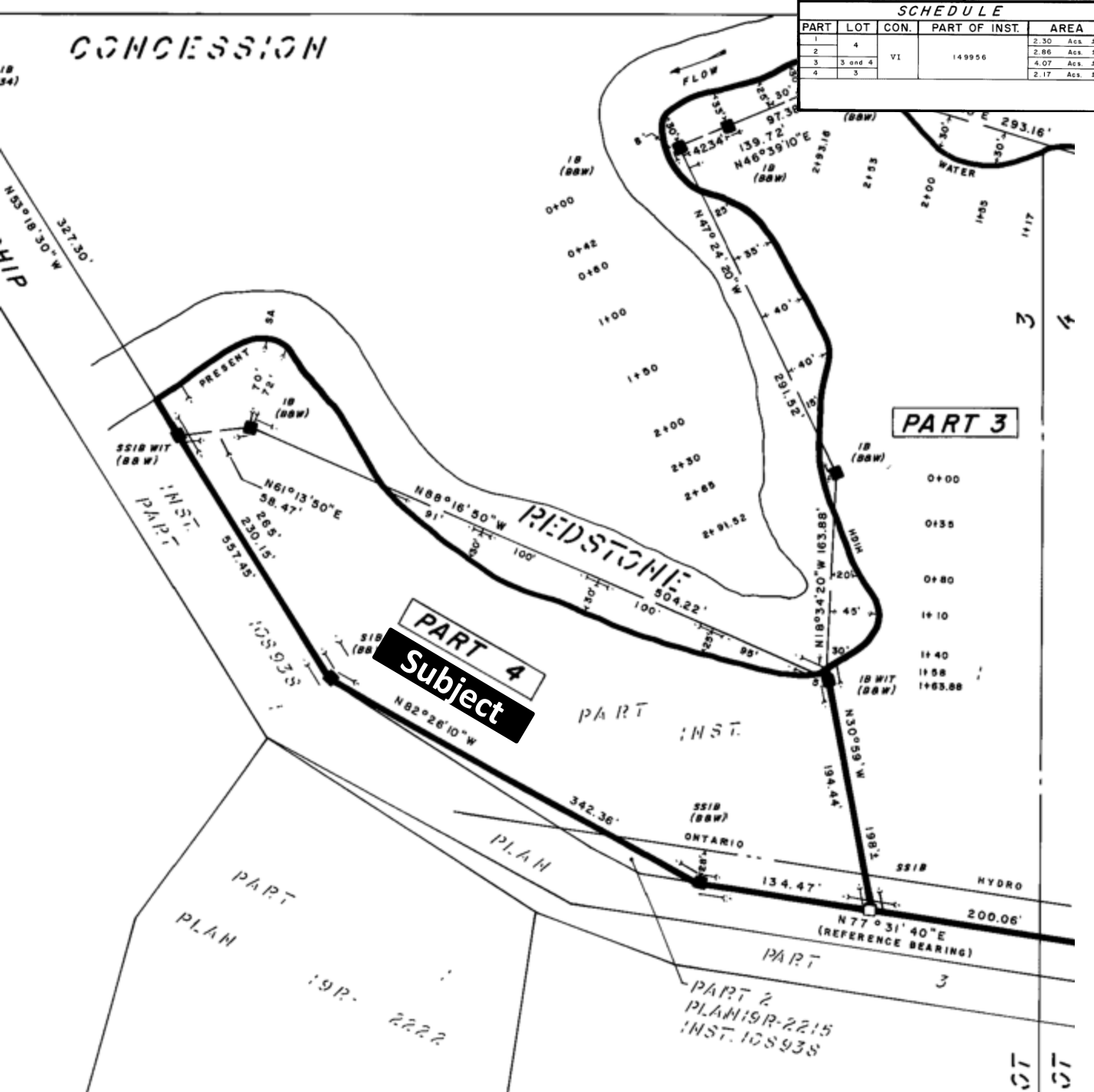
RECEIVED AND DEPOSITED

JUNE 28 1989

Melvin L. Ford
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N^o 19)

SCHEDULE

PART	LOT	CON.	PART OF INST.	AREA
1	4			2.30 Acs. 2
2				2.86 Acs. 2
3	3 and 4	VI	149956	4.07 Acs. 2
4	3			2.17 Acs. 2



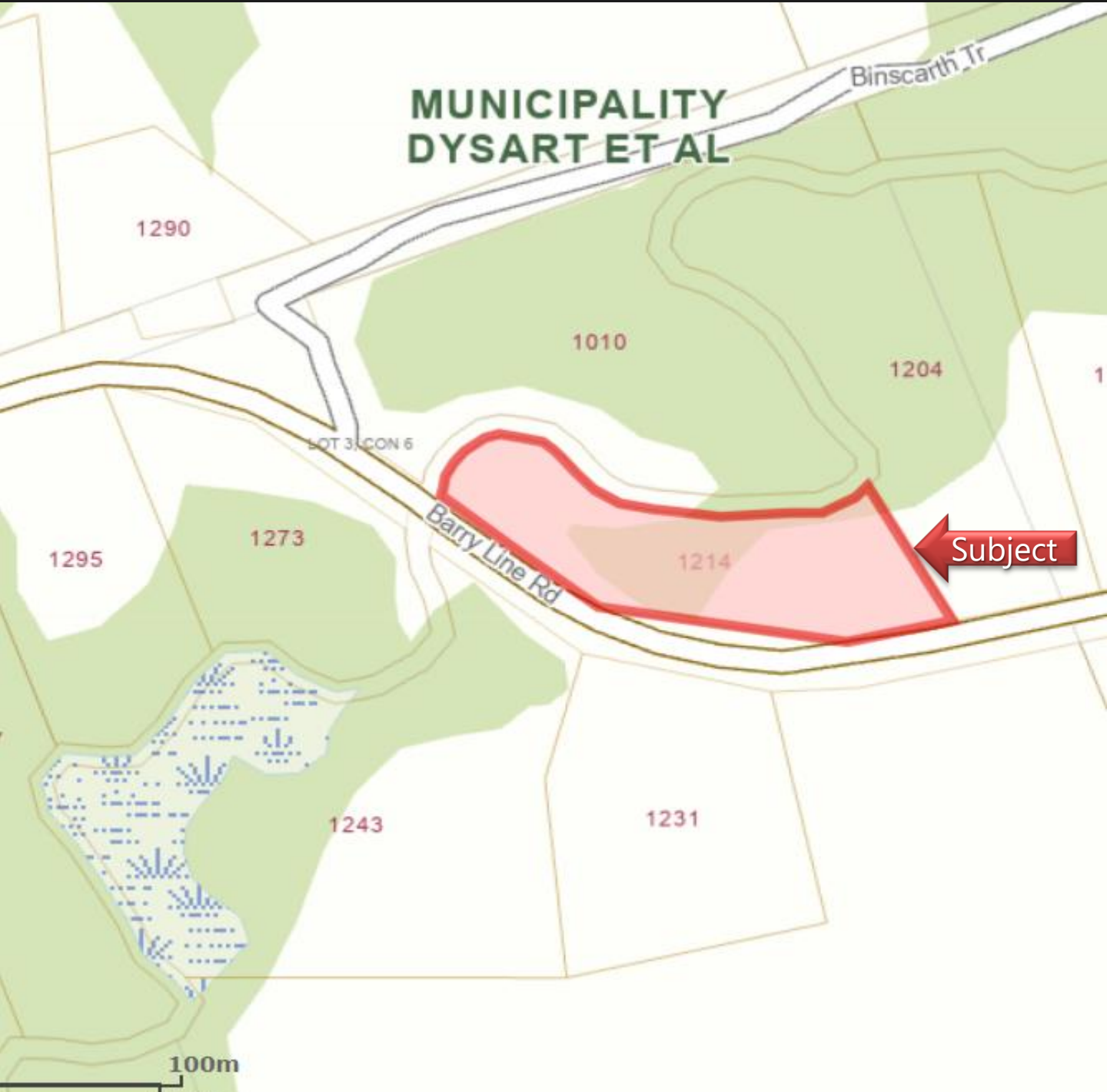
PART 3

PART 4
Subject

DISCLOSURE: This survey has been "pieced" together to mimic the original for clarity purposes only, this is NOT THE ORIGINAL AND IS A GUIDE ONLY TO ATTACH TO AN OFFER. NOT TO SCALE

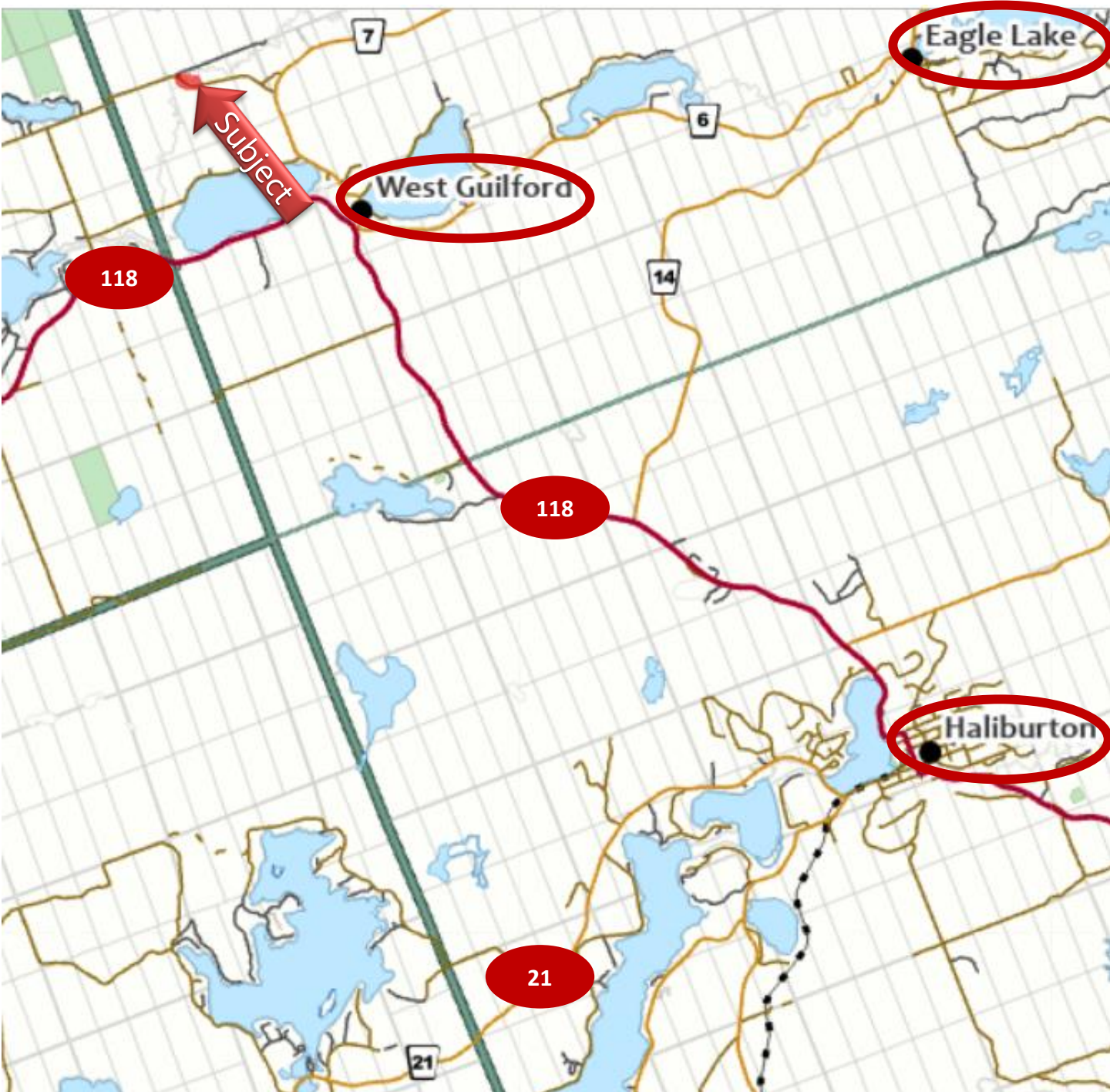
Location Map

1214 Barry Line Road, West Guilford



Area Map

1214 Barry Line Road, West Guilford



SEPTIC INSPECTION

1214 Barry Line Road, West Guilford



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SEPTIC INSPECTION

1214 Barry Line Road, West Guilford



SEPTIC REPORT

HomePro Central On. Inc.
Haliburton, Ontario KOM 1S0
705-455-9055/800-832-0519
homeproco@gmail.com

Michael Rahme
NCH BCIN 15128



Sewage Installation Report

1214 Barry Line Road, West Guilford



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

GU-26-91 ✓

FILE NUMBER

REPORT

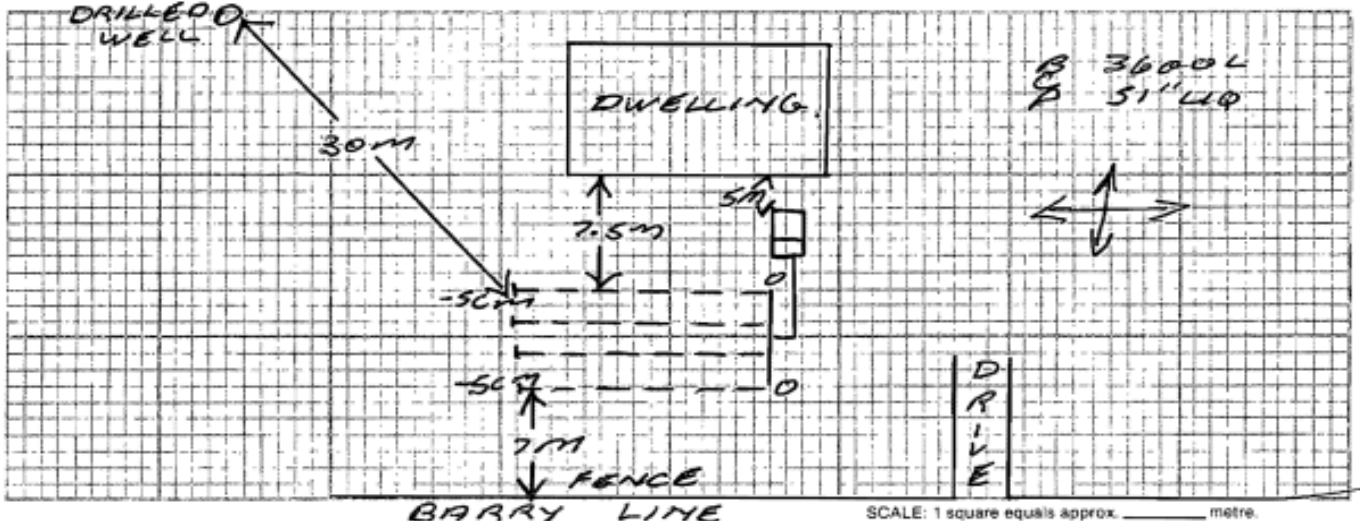
DATE OCT 3, 1991

INSTALLED BY: BRUCE JOHNSTON

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

- Septic Tank ~~Holding Tank~~ of working capacity of 3600 litres constructed ~~on site~~ or prefabricated to serve 3 bedrooms
- Distribution Pipe: Type PVC Clay Tile Other _____: Absorption Trench System
- Filter Bed System : Filter Bed Area _____ sq. m., Contact Area _____ sq. m
- Total 60 Linear Metres in 4 runs of 15 metres and fed by gravity Siphon or Pump
- Other Details _____

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



SCALE: 1 square equals approx. _____ metre.

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 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

ROSEMARY CHAPMAN

for the use and operation of the Class 4 Sewage System Installed ~~Under~~ under Certificate of Approval # GU-26-91

such system being located on Lot 3 Conc. 6 Plan _____ Sub. lot _____

Township/Municipality GUILFORD County HALIBURTON

Inspected and Recommended by RJ [Signature]

DATE OCTOBER 3, 1991 Issued RJ [Signature]
(Director)

NOTE: Section 64 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.

SEPTIC INSPECTION

1214 Barry Line Road, West Guilford



Homepro Central On. Inc.
Haliburton, Ontario
homeproco@gmail.com
1-800-832-0519 / 705-455-9055

SEPTIC TANK INSPECTION REPORT

Date: June 22, 2024
 Inspection address: 1214 Barry Line Rd. Dupart
 For: Chad Irvine Phone: 705-875-1159
 Email: Chad.Irvine@hrblock.ca

Septic tank inspection fee \$ 250 - Payment method: Cash
 Accessibility charge (Digging) \$ _____ Cheque
 HST (885861195 RT) \$ 32.50 E-transfer
 Total \$ 282.50 *with home insp*

SECTION 1: SITE EVALUATION

TOPOGRAPHY

	TO BED	FROM BED
FLAT	✓	✓
ROLLING		
STEEP		

GENERAL PROPERTY: FLAT ROLLING STEEP

SEASONAL SURFACE WATER: PROBABLE POSSIBLE

SOIL TYPES: ROCK GRAVEL SAND CLAY LOAM
 (Surface observation only)

SURROUNDING WATER BODIES

VEGETATION

REQUIRED 15 M	FROM TANK	FROM BED
LAKE	NA	NA
RIVER	24m ⁺	24m ⁺
POND	NA	NA
SPRING	NA	NA

DISTANCE	TO TANK	TO BED
		10m
TREES	15m ⁺	9m [±]
SHRUBS	10m	9m [±]
GARDENS	NA	NA

*Vegetation must be a minimum of 3 meters from septic system

SECTION 2: STRUCTURE

The required clearance for all components of an Onsite Wastewater System from the property line is 3 meters. Are inability to establish property lines will make it impossible for us to accurately assess these clearances.

HOUSE INFORMATION

SEPTIC USE PERMIT: YES NO DATE OF LAST PUMPING: unknown



SEPTIC INSPECTION

1214 Barry Line Road, West Guilford

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	8018m
# OF BEDROOMS	3
# OF BATHROOMS	1
# OF FIXTURES	7.5
WATER TREATMENT	NA
SYSTEM AGE	30 ±
USAGE	Res

DISTANCE	FROM TANK		FROM BED	
	ACTUAL	REQUIRED	ACTUAL	REQUIRED
HOUSE	> 2.5m	1.5 M	> 4m	5 M
OUTBUILDINGS	NA	1.5 M	NA	5 M
BOATHOUSE	NA	1.5 M	NA	5 M
BUNKIE	NA	1.5 M	NA	5 M
BORED WELL		15 M		15 M
DUG WELL		15 M		30 M

WATER SUPPLY TO DWELLING PROVIDED BY:

MUNICIPAL	LAKE/RIVER	WELL (DRILLED/DUG/SAND POINT)
-----------	------------	-------------------------------

→ No well locate

? unable to locate

SECTION 3: TREATMENT UNIT

TREATMENT TYPE: CLASS 1 CLASS 2 CLASS 3 CLASS 4 CLASS 5

TANK COMPOSITION

CONCRETE <input checked="" type="checkbox"/>	PLASTIC	METAL	OTHER
APPROX. TANK SIZE	3600 LITRES/GALLONS	MEASURED	PERMIT
ADEQUATE <input checked="" type="checkbox"/>	INADEQUATE	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	<u>NO</u>	
TANK PUMPING HISTORY FREQUENCY	EVERY _____ YEARS +/- UNKNOWN <input checked="" type="checkbox"/>		

SEPTIC TANK CONDITION

INTERNAL & EXTERNAL COMPONENTS OF SEPTIC TANK

STATUS	OK	CORROSION	REPAIR/REPLACE
INLET	<input checked="" type="checkbox"/>		
BAFFLE INLET	<input checked="" type="checkbox"/>		
OUTLET	<input checked="" type="checkbox"/>		
BAFFLE OUTLET	<input checked="" type="checkbox"/>		
PARTITION	<input checked="" type="checkbox"/>		
EFFLUENT FILTER	NA		

EXT. STRUCTURE DAMAGE	YES <u>NO</u>
ACCESS COVERS DAMAGED	YES <u>NO</u>
RISER RECOMMENDED	YES <u>NO</u>
FUNCTIONAL FLOW FROM HOUSE TO TREATMENT UNIT	<u>YES</u> RESTRICTED
FLOW BACK FROM BED TO TANK	YES <u>NO</u>

SEPTIC INSPECTION

1214 Barry Line Road, West Guilford

SECTION 4:

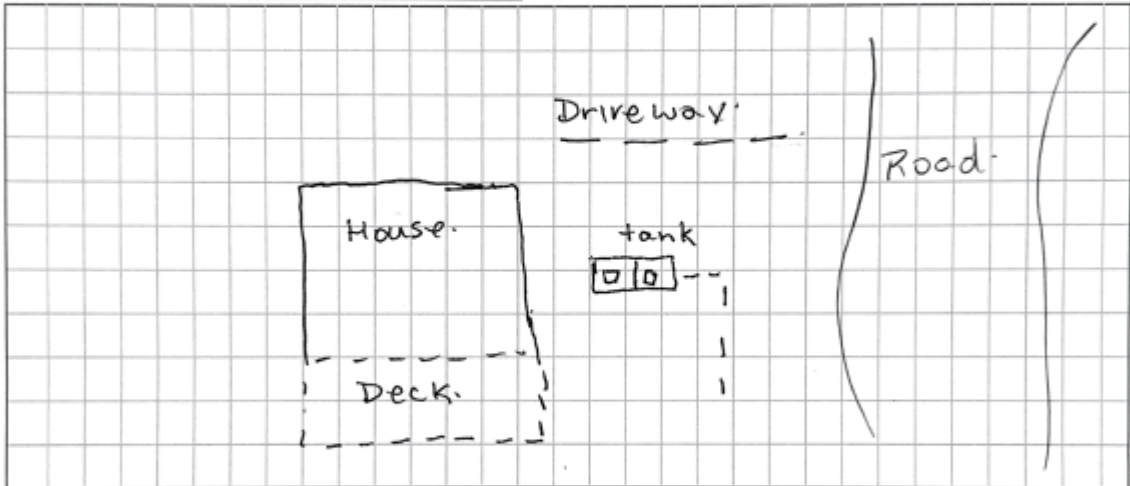
PUMP DEPENDENT SYSTEM: YES

NO

PUMPING CHAMBER

STATUS	OK	CORROSION	REPAIR/REPLACE	STATUS	OK	CORROSION	REPAIR/REPLACE
OUTLET		/		ALARM		/	
INLET				AUDIO/VISUAL			
PUMP				WIRING/GFCI			
FLOAT				LOCATION			

SKETCH AREA - LAYOUT OF SEPTIC SYSTEM



SECTION 5: SEPTIC TANK SUMMARY

AT THE TIME OF THE INSPECTION THE SEPTIC TANK IS FREE OF STRUCTURAL DAMAGE & OPERATING AS INTENDED: YES NO

Next pump out 2026+-

Mike Rahme

BCIN 15128

HOME INSPECTION

1214 Barry Line Road, West Guilford



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HOME INSPECTION

1214 Barry Line Road, West Guilford

PERSPECTIVE SUMMARY

No. 25290

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

<p>STRUCTURE:</p> <p>Major / Minor Complex / Simple Repairs Recommended</p>	<p>ELECTRIC:</p> <p>Major / Minor Repairs Recommended Circuit Check Recommended</p>
<p>HEATING / AIR CONDITIONING:</p> <p>Major / Minor Repairs / Maintenance Recommended Aged Equipment</p>	<p>PLUMBING:</p> <p>Major / Minor Repairs / Maintenance Recommended</p>
<p>BASEMENT / CRAWL SPACE / SLAB:</p> <p>unfinished Major / Minor Repairs Recommended Moisture / Seepage signs present</p>	<p>KITCHEN:</p> <p>Major / Minor Repairs Recommended Aged Equipment</p>
<p>INTERIOR:</p> <p>Major / Minor Repairs Recommended Cosmetics</p>	<p>EXTERIOR:</p> <p>Major / Minor Repairs Recommended Cosmetics</p>

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:

un finished
 some roof deck
 - decay due to condensation
 +
 - Interior finish: * FULL CARPET TEAR OUT, NEW FLOORING, NEW PAINT THROUGHOUT EXCEPT KT + BTH FLOORS.

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

• Struct. sound.
 • Septic in good shape

Locate well head * BESIDE PATH GOING DOWN TO RIVER.

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

HOME INSPECTION

1214 Barry Line Road, West Guilford

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STRUCTURE

No. 25290

FOUNDATION: ACCESS Typical restricted Foundation Seismic Bolts retrofit Upgrade Recommended
 Full basement Crawlspace Slab Post tensioned slab Combination Gradebeamed Upgrade
 Pier/piling (elevated) Original construction Dug out Expanded Columns concrete / block / brick / metal / wood
 MATERIALS: Brick Block 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 joists / joists / reinforced Roof Trusses / rafters Log Tremor Resist / Retrofit
 Hurricane / flood resist ? Tie Beams end braces retrofit Earth Earth sheltered Style: Prefab Kit
 FRAMING: Settlement Slight Moderate Severe/Ongoing Adequate repairs made ? Access impaired
 LIGHT FRAMING: Temporary supports / beams / columns Past fire damage ?
 WOOD BORERS: Pest activity Evidence of treatment Repairs adequately made ? Not completely seen
 MISC: Additions/outbuildings (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		<input checked="" type="checkbox"/> FOUNDATION CRACKS small	
B FOUNDATION Bulged/cracked Excess load		<input checked="" type="checkbox"/> one-time settlements / poor drainage	
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		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		g ROT/DECAY Subfloor/joist/beam/sill plate/post	
g WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
h CANTILEVER/S unsound/rotted		i WOOD BORERS ? Unrepaired decay/damage	
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 rafters	
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	

None Noted

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

HOME INSPECTION

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ELECTRICAL

No. 25290

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked EMF Electromagnetic Fields ?

ACCESS: Typical Restricted Utility off/system not checked Voltage 120/240/208 1-3 Phase Main Breaker/Disconnect Y N

Approx. Amps: Entrance cable Meter base Main box/es Buzz/hot (resettable) EXPANDED SYSTEM
 Underground Weatherhead 200 Breakers 200 J fuses Useful Upgrade

PANEL: Location: Main Panel *Improvement area*
Sub Panel: *NA* Main Disconnect M

Labeled unlabeled (partial) Single Multiple Trough

Expansion Room Y N

A/C Readily Accommodated Y T N N/A

Loose wires in panel Hostile environment

GROUNDING: Plumbing/gas/rod foundation multiple central ? Surge suppressor/s Lightning rods useful upgrade/s

GROUND FAULT CIRCUIT INTERRUPTER/S: Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

ARC FAULT CIRCUIT INTERRUPTER/S: Panel/Other Useful Upgrade

PLUG DISTRIBUTION: Minimum typical upgraded two three hole type combination Hidden devices/switches?

WIRING: Closet/Custom/Pool Lighting Outbuilding/Yard Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power NG LP Oil Gas Manual/Auto Transfer switch FV (Photo voltaic) panels Substandard maintenance Circuit check recommended

AMATEUR WORKMANSHIP:

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

Check with an electrician, code authority, for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A INADEQUATE POWER SERVICE		a ENTRANCE/MAJOR APPLIANCE LEADS loose	
B ENTRANCE CABLE UNDERSIZED		ANTIOXIDANT needed	
C ALUMINUM general lighting circuits		b TRIPPED BREAKER/S / BLOWN FUSES	
D UNFUSED/UNPROTECTED circuit/s (>5')		c MULTIPLE taps/Circuits ? EXTENDING of circuitry ?	
E OVERFUSING		d CIRCUIT(S) not connected in panel	
F WATER/RUSTED connections in box		e EXTENSION cords SPLICED wires	
G SHORT CIRCUIT burned/frayed wiring		f FRAYED appliance wires PLUGS	
H GFCI/ARC Fault/Circuit Breaker bad/broken		g ADAPTERS Nonpolarized/ungrounded	
I KNOB AND TUBE wiring system		h WIRES/BOXES uncovered/loose/unprotected	BU
J EXTENDED major appliance circuit		FIXTURES broken/defective clearance ?	
K GROUND BONDING STRAP/ROD missing/loose		i RECEPTACLES dead/ungrounded/location	
L CONTACT HAZARD exterior/interior		painted/broken/covers/rusted/loose	
M DISTRIBUTION PANEL Locations		poor connections reversed polarity	
		j SWITCHES/DIMMERS defective	
		multiple pole needed	
		k ANTENNA Close wire contact/ungrounded	
		l ENTRANCE frayed/in trees	
		m METER/ENTRANCE CABLE loose/frayed/drip leg	
		n OUTSIDE FIXTURES open to weather	
		o WIRE/PANEL damage/inappropriate/location	
		p DOORBELL nonfunctional	
		q SUB PANEL bonding/grounding ?	

*Test all GFCI
plugs prior to use.
↳ DONE*

*h) basement wiring
- exposed wiring to be
covered*

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HOME INSPECTION

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HEATING/AIR CONDITIONING No. 25290

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 / / / 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

FUELS: 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. (ebd/fan) Radiant Heat pumps Gas Kero (Unvented) Wood stove (insert) Cool flue

AIR CONDITIONING: space/central/combination 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 HEAT AGE: 30yr+ / / 5 Yr. replace prob. H M L \$ \$ \$

Wood Boiler 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/frosted 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 ?		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	
L SPACE HEATER dangerous ?		m FILTER/DUCT dirty/loose/missing ?	
M UNEVEN Heat/Cool Distribution/Stratification ?		n PLENUM/DUCTS noisy/seal/insulate/repair	
SUPPLY/RETURN ?		o CIRCULATOR out/repair/lubricate	
N ROOMS WITHOUT heat/cooling		p VALVES feed/relief/zone/flow control AIR TANK	
Q 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	

electric base brd. heater
upgrade recommended.
↑
DONE

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HOME INSPECTION

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PLUMBING

No. 25290

ACCESS: Typical Restricted Utilities off/equipment not checked Dry system Water Pressure 40 Reducing valve Upgrade

WATER: Public Private Separate Together PUMP: Shallow Deep piston/jet (submersible) Abandoned

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

MAIN SHUTOFF: Location Pump Poor access Fixture Shutoffs: Y/N Some

Backflow/Anti-siphon devices ROSE BIBS: Standard/Frostproof/off/none Access, needed? Valve Petcock

House Service Main: Gal Brass Copy Plas? Gal Brass Copp Plas

Internal Supply lines: Gal Cast Lead Copp Plas

Drain, Waste, Vents (mechanical): Exterior

WASTE: Public? Private septic system (Infringements) Treatment Component Expansion room?

Pump-dependent system/costly/unsafe (frising)

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/reinforced/ 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 Mouse trap Stains tub/shower Problems

WASHER: N/A Age Replace Prob. H M L \$ W/D connection/s available Lint Filter UPGRADE

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

WATER HEATERS: #1 Age 25+ Replace Prob. H M L \$ #2 Age Replace Prob. H M L \$ Gas electric oil

LP gas solar Heat pump Circulated Integral boiler / 40 Gal. Tank/s srap/flex line upgrade Instant Central

Flame Guard Tempering Valves/missing

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		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/clear <input checked="" type="checkbox"/> REPLACED	
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 valves/dielectric unions?	
I TILE REPAIR Wall protection		f FIXTURES missing/loose/marred/crack	
J T/P VALVE needed/relocate?		stained/chipped/peeling/crazing	
K DWW/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/seal 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 LEAKS/CORROSION pipes/fittings/other	
		r SPRINKLER REPAIRS	
		s WASHER/DRYER hoses/knob/noisy/vent location	

Note: Verify operation of visual alarm for lower level. A an audio component is recommended.

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HOME INSPECTION

1214 Barry Line Road, West Guilford

BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. 25290

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ACCESS: (A) Typical (R) restricted/ (N) none Traversed: fully partially none

UNDER-HOUSE SPACE IS BEST DESCRIBED AS:
 (Q) Basement (C) Cellar (A) Crawl space (S) Slab (C) Combination (G) Grille beams used (O) Open (elevated unit)

FLOOR: (A) Dirt (No vapor barrier) (1) Concrete Finish (J) tiles (K) carpeting (L) wood/foam

(M) CRAWL SPACE: entered/inaccessible (D) DEEP FROST (N) Conditioned (O) ceiling/walls insulated (partial)

(A) Air passage basement/crawl space (U) Underground Parking

(Q) VENTILATION: (A) Typical (R) Restrictive (N) none (R) Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING (S) All/some/none Original ? (A) added later (T) professional ? (U) amateur (A) no chimney access

(A) Heat/cool (Partial) Original (A) Extended Added (W) Ceiling/walls insulated ? (A) (Partial)

(A) Mildew noticed (D) Dehumidifier recommended (A) Form ties/foundation: unparged

LOWEST LEVEL: (A) Floor drain (Y) (A) N (B) Outside entrance: (Y) (N) (C) Aseaway drain: (Y) (A) N N/A

(A) Stiffening posts/beams: (A) Floors shimmed/ (F) bridging added (A) Hearth forms remain/cold room forms

(M) Window/Door damaged/loose (R) Basement newly finished ? (A) freshly painted

WATER/MOISTURE SYMPTOMS: (A) Efflorescence (A) Peeling paint (A) Swelled materials (A) Stains (A) Loose flooring

(A) Rotted/decayed wood (A) Silt (A) Water on floor (A) Damp floor/walls (A) Mildew/odor (A) Raised appliances/storage

(A) Window stains (A) Rust stains/appliances (A) Other

EXISTING WATER CONTROL MEASURES: (A) Wall sealants (A) Joint fillers (A) Filler/coving against wall (A) Drainage layer/Floor-wall sluice

(A) Underdrain (A) Perimeter drain/Sump pump Interior/Exterior (A) Retrofitted (AC/DC) Location/Restricted/Sealed ? (A) Wall/Floor plastic

(A) Other

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

AMATEUR WORKMANSHIP: (E) Some (R) Radon Mitigation active/passive

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

(H) 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 walls	DONE
E DEWATERING SYSTEM needed		d AREAWAY damp STEP rust/rot	
F DEWATERING VITAL AC dependent		e SUMP PUMP inoperative ? shallow/elevate	
G POINTING/PARGING needed ?		no check valve/freeze vulnerable/cover missing/	
H WATER SPOTS through slab		discharge short/to sewer	
I SLAB SETTLEMENT		f STEPS loose/rotted/decayed tripping hazard	
J WICKING MOISTURE/CONDENSATION		g ASHDUMP Clean/secure/provide door	
K MILDEW/MOLD FORMATIONS		h INSULATION fallen/reversed/missing	DONE R/L
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.		i Wood forms/debris present	
		j RADON SYSTEM fan out/location/slab seal	
None Noted.			

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

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HOME INSPECTION

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INTERIOR

No. 25290

ACCESS: (A) Typical (X) restricted ATTIC ACCESS: (A) Typical (X) restricted (B) none ENTERED: Fully Partially

WALLS/CEILINGS: Plaster (E) Wood (D) Rock (L) Wire lath (F) Drywall (A) Paneling (A) Beaverboard (T) Acoustic tile
 (L) Dropped tile (K) Wood (L) Tin (M) Precast (A) Wallcovering/paint over paper (A) Textures/sand paints
 (A) HI-HAT Recessed lighting fixtures (A) (no access) (A) PREVIOUS WALL/CEILING REPAIRS:

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile (V) Vinyl squares (W) Sheet vinyl
 (X) Carpet (Y) Slate (Z) Marble (M) Cork (AN) Laminate (BN) Bamboo Other: *only sub flooring*

PRIMARY WINDOWS: (W) Wood (M) Metal (V) Vinyl GLAZING: (S) Single (D) Double other: *some*
 (S) Single double hung (F) Casement (S) Sliding (M) Awning ?
 (N) Jalousie (F) Fixed (M) Original (U) upgrades (M) Old casings remain (M) Sun Awnings Storm shutters ?

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

FIREPLACES: (M) Prefab (M) masonry (A) unlined/refined ? (A) No damper/s (A) Firebrick ? (A) Gas Log Restrict Access

INSULATION: (U) Attic *Eber batt* ? R Value *40* Wall *2x6* ? R Value *20* (M) upgrade
 (R) Retrofitted (P) Partial (U) Upgrade Recommended

ATTIC VENTILATION: (S) Typical (M) restrictive/damaged (Y) none (S) baffles (G) Gables (R) Ridge thru roof Window Wall grilles upgrade

ROOF: (A) Leakage Evidence (A) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

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

PARTY/FIRE WALLS VISIBLE: (S) Basement crawl space garage attic (S) Masonry/gypsum (W) Wood (A) Open *

MISC: (F) Garage Door: (F) Auto Reversing (A) Non-reversing Release (A) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test
 Elevator: (R) Indicator (tension safety) (A) Security/Intercom System (C) Central Vacuum (A) PAINT: FRESH LEAD ?

*Pest Totals: (A) (A) Exterminate/clean/deodorize (A) Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: (M) Substandard Maintenance:

(A) (X) Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 (A) (X) 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 unsafe		a WALL/CEILING loose/cracks/nail pops stains/spalling/repairs	<i>touch up DONE</i>
B WOOD STOVE clearance/creosote		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/flames 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>	<i>R/U</i>	i INSULATION placement/baffles/vapor retarder vents blocked/pests/screening	
J CEILING/WALLS damaged/loose wallpaper/paint repairs		j FAN/S attic/whole house out/mounting	
K FLOOR stained/swelled/rotted damaged		k GARAGE DOOR brken/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 out/activators/discharge ?	
N PARTY/FIRE WALL material type/missing/incomplete		n STAIR Risers uneven railing PULLDOWN	
<i>SMOKE ALARM missing/inoperative/location</i>		o VAPOR RETARDER in attic missing/reversed	
P STAIR/RISERS uneven/railing/spiral stair/cable			

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HOME INSPECTION

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EXTERIOR

No. 25290

EXTERIOR: ACCESS: Typical Restrictive None

ROOF INSPECTION TYPE: Walked/Viewed from edge/ground Rain

ROOF: ACCESS: Typical Restrictive None

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)
MAIN	A	8	I	H M L \$
PORCH(ES)	A			H M L \$
BAY				H M L \$
GARAGE				H M L \$
OTHER				H M L \$

ROOF PITCH: Sleep Moderate Low Flat

ROOFING LEGEND

ASPHALT SHINGLE: BUR B Built Up Roofing CP Corrugated Plastic S Slate/Imitation ? WS Wood Shaker/Shingle TC Terra Cotta/Clay/Concrete AL Aluminum Panel CP Corrugated Plastic S Slate/Imitation ? WS Wood Shaker/Shingle V Vinyl AC Asbestos Cement CS Composite Shingles

SKYLIGHT(S) (Curb/s flush) ROOF COATING (asphalt/polyurethane) ROOF HATCH

REPAIRS to roof/flashing HIGH Maintenance/VULNERABLE areas

5 YR. Maintenance Budget: \$ 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 leave/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/sloep 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 \$

Unexpected minor expenses for this property may approximate: \$400 - \$800. 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 ROOF/FLASHING Repairs		a ROOFING material repairs	M
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sideval/chimney/base	
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		e GUTTER realign/renail/lean/repair Add	R/U
F MASONRY Repair/point up/parge		f DOWNSPOUT add/clean/secure/extend	
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		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	R/U
Q OUTBUILDING (S E H P E) Placement ?		p RETAIN/SEAWALL point/weepholes/repair	
R TREES/LIMBS Trim/Remove		q FENCE posts/slabs rotted/decayed/broken	
S LOGS Chinking		r TREES/LIMBS/VINES/SHRUBS trim/remove	
		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	

unable to access roof

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