

WELCOME TO
1611 Percy Lake Road
Percy Lake



Information Package

Annual Costs

1611 Percy Lake Road - *Percy Lake*

- Hydro One = \$1,179.79 (2023)
- Property Tax Bill = \$2,828.20 (2024 Final Statement)



Schedule "C"

Inclusions/Exclusions List

1611 Percy Lake Road, Percy Lake

INCLUSIONS

- Everything as viewed in/outside cottage, garage and bunkie **except** what is noted in EXCLUSIONS below

EXCLUSIONS

Cottage

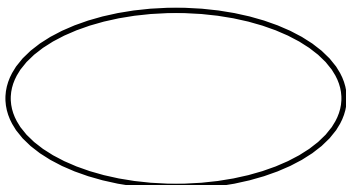
- All Personal items and Artwork
 - Chesterfield in Living Room
- Wooden kitchen table, chairs & bench in Dining Room
 - TV in Living Room
 - Glassware in cottage
 - Patio sectional on top deck
- 4 White Muskoka chairs on the dock
 - Personal storage items and tools
 - Golf net

Garage

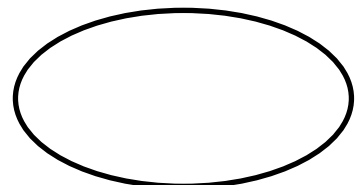
- Personal storage items and tools

Bunkie

- Desk and chair



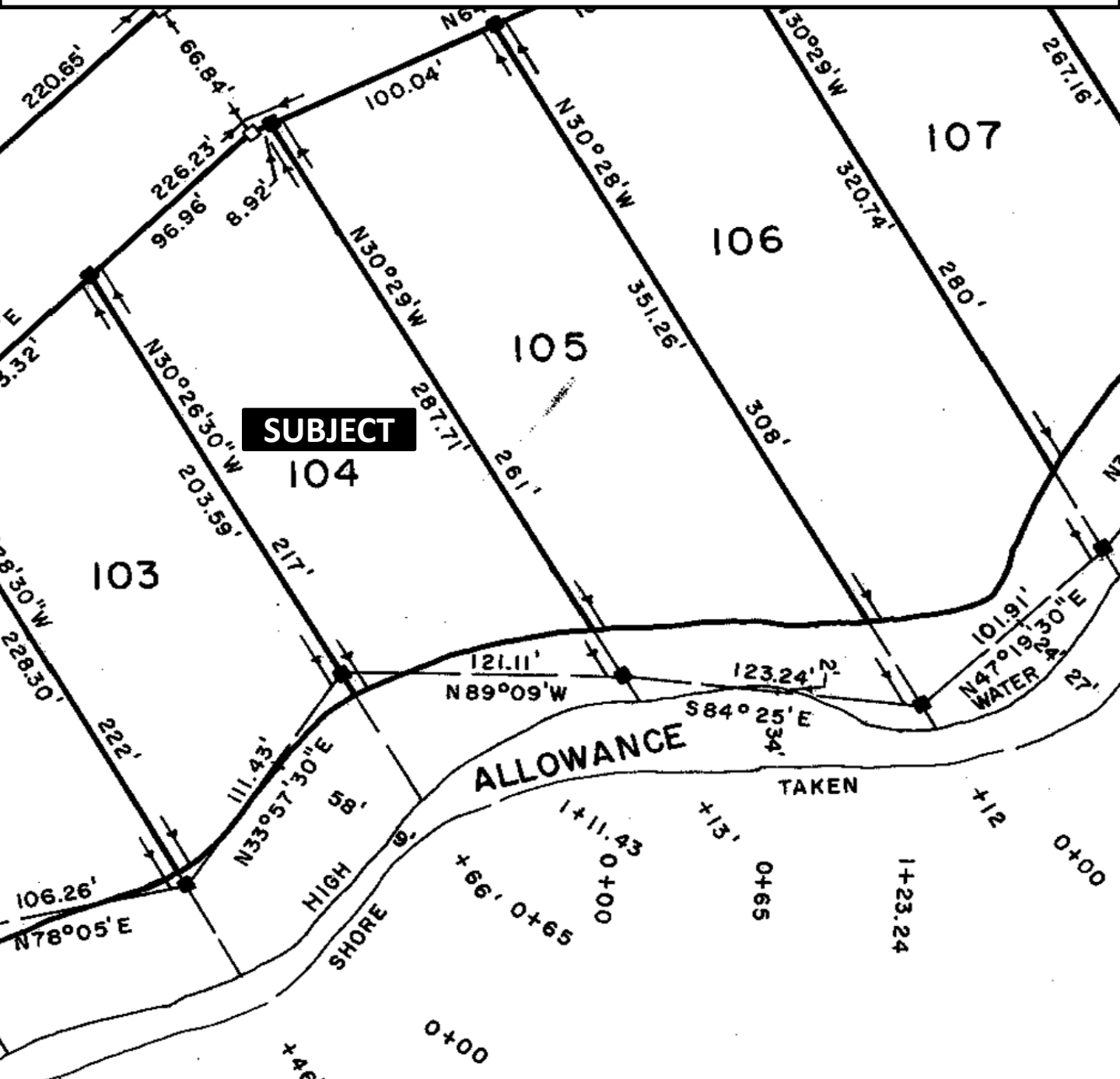
Buyers Initials



Seller's Initials

Schedule "D" – Survey

LOT 104, PLAN 524, Dysart et al



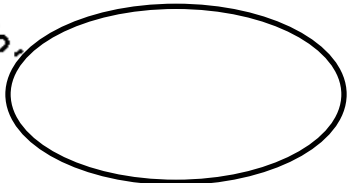
SUBJECT

104

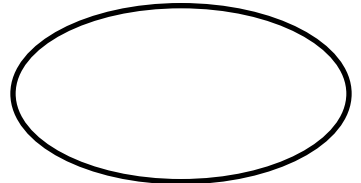
ALLOWANCE

TAKEN

PERCY



Buyers Initials



Seller's Initials

Sewage Installation Report

1611 Percy Lake Road, Percy Lake

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

HAR-21-76 EXT
FILE NUMBER

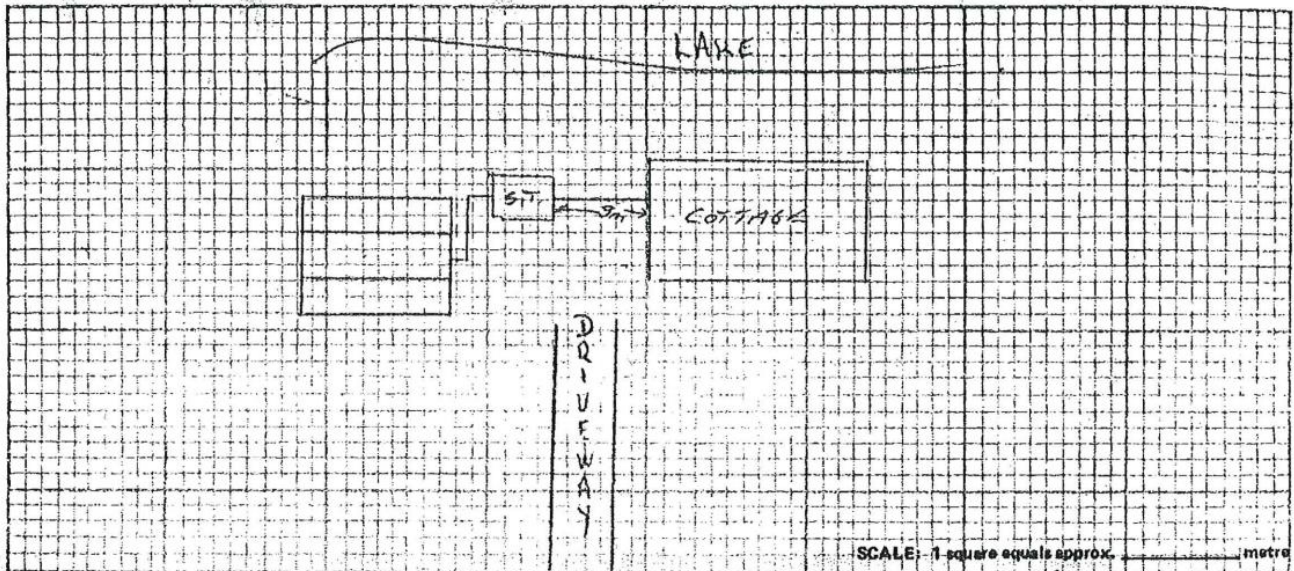
REPORT

DATE: JUNE 5, 1984

INSTALLED BY: KEN EVANS

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

- A. Septic Tank/Holding Tank of working capacity of 360 litres constructed of steel/concrete/fiberglass on site or prefabricated to serve 3 bedrooms
- B. Distribution Pipe: Type - PVC Clay Tile Other _____; Absorption Trench System ; Filter Bed System :
Total 20 Lineal Meters in 4 runs of 7.5 m. and fed by gravity ; Syphon or Pump .
- C. Other Details 3 m x 7.5 m = 22.5 m²
- 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 _____

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

CORSON BENNETT

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # HAR-21-76 EXT

such system being located on Lot _____ Cons. _____ Plan 524 Sub. lot 104

Township/Municipality HARBUR County HALIBURTON

Inspected and Recommended by Alan O'Sullivan

Date June 5/84 Issued R. J. [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 Pump Out Receipt

1611 Percy Lake Road - *Percy Lake*

PG 1

Septic Inspection Reports

1611 Percy Lake Road - *Percy Lake*

PG 1



SEPTIC REPORT

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

Michael Rahme
NCH BCIN 15128





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

SEPTIC TANK INSPECTION REPORT

Date: Aug 14, 2024
 Inspection address: 1011 Percy Lake Rd, Dupont
 For: Ben Parker Phone: 647-518-3908
 Email: ben.parker0404@gmail.com

Septic tank inspection fee	\$ <u>250-</u>	Payment method:	Cash
Accessibility charge (Digging)	\$		Cheque
HST (885861195 RT)	\$ <u>32.50</u>		E-transfer
Total	\$ <u>282.50</u>		

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	<u>> 20m</u>	<u>> 20m</u>
RIVER	<u>NA</u>	<u>NA</u>
POND	<u>NA</u>	<u>NA</u>
SPRING	<u>NA</u>	<u>NA</u>

DISTANCE	TO TANK	TO BED
TREES	<u>< 2m</u>	<u>3m</u>
SHRUBS	<u>3m</u>	
GARDENS	<u>NA</u>	<u>NA</u>

*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: 4 years.

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	800 ²
# OF BEDROOMS	3
# OF BATHROOMS	1
# OF FIXTURES	5.5
WATER TREATMENT	NA
SYSTEM AGE	
USAGE	seasonal

DISTANCE	FROM TANK		FROM BED	
	ACTUAL	REQUIRED	ACTUAL	REQUIRED
HOUSE	> 3m	1.5 M	6.5	5 M
OUTBUILDINGS	>	1.5 M	4.4	5 M
BOATHOUSE	NA	1.5 M	NA	5 M
BUNKIE	3m	1.5 M	5 M	5 M
BORED WELL	NA	15 M		15 M
DUG WELL	NA	15 M		30 M

WATER SUPPLY TO DWELLING PROVIDED BY:

MUNICIPAL	LAKE/RIVER	WELL (DRILLED/DUG/SAND POINT)
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SECTION 3: TREATMENT UNIT

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

TANK COMPOSITION

<u>CONCRETE</u>	PLASTIC	METAL	OTHER
APPROX. TANK SIZE	3600 LITRES/GALLONS	MEASURED	<u>PERMIT</u>
ADEQUATE ✓	INADEQUATE	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	<u>NO</u>	
TANK PUMPING HISTORY FREQUENCY	EVERY 4 YEARS +/- UNKNOWN		

SEPTIC TANK CONDITION

INTERNAL & EXTERNAL COMPONENTS OF SEPTIC TANK

STATUS	OK	CORROSION	REPAIR/REPLACE
INLET	✓		
BAFFLE INLET	✓		
OUTLET	✓		
BAFFLE OUTLET	✓		
PARTITION	✓		
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>

SECTION 4:

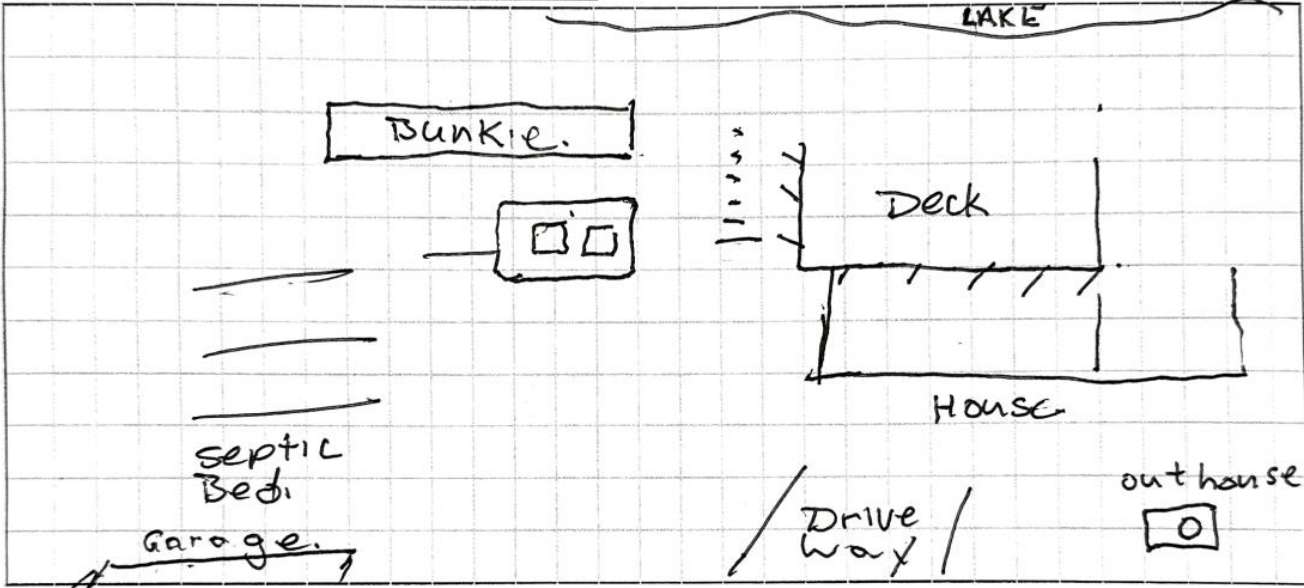
PUMP DEPENDENT SYSTEM: YES

NO

PUMPING CHAMBER

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

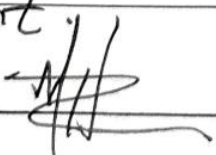
SKETCH AREA - LAYOUT OF SEPTIC SYSTEM



SECTION 5: SEPTIC TANK SUMMARY

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

at the time of the insp. the class 1 septic is compliant.

Mike Rahme 

BCIN 15128

Home Inspection Report

1611 Percy Lake Road - *Percy Lake*

PG 1



HOME Inspection Report

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

Michael Rahme
NCH BCIN 15128



PERSPECTIVE SUMMARY

No. 25230

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>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:

- Hydro pole repair
- Tree trimming
- Wood stove clearance
- Deck rail at back of cottage.

BEING REPAIRED + WETT CERTIFICATE WILL BE AVAILABLE @ SELLER'S EXPENSE

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

- Structurally sound
- Septic system working as intended.
- Interior finish.
- Metal roofing (main)
- electrical upgrade

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. 25230

FOUNDATION: ACCESS Typical restricted Foundation Seismic Bolts retrofit Upgrade Recommended

Full basement Crawl space 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: 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: 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		a FOUNDATION CRACKS <u>small</u> -	
B FOUNDATION Bulged/cracked Excess load		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		RD g ROT/DECAY Subfloor/joist/beam/sill plate/post	
RD G WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
RD H CANTILEVER/S unsound/rotted		RD i WOOD BORERS ? Unrepaired decay/damage	
I STOOP ROTATION Foundation/Piers ?		RD 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	
N BRICK VENEER separation settlement		RD o ROOF TOP EQUIPMENT Support/rot/decay	Rpl
O WALL bulge CHIMNEY settlement/cracked		RD p TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soil/rock ?		q RAFTER/SHEATHING rot/decay delamination	
RD 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.

o) wood stove chimney

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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ELECTRICAL

No. 25230

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 Phase Main Breaker/Disconnect N

Approx. Amps: D Entrance cable 100 Meter base 200 ? E Main Boxes / / / EXPANDED SYSTEM

Underground H Weatherhead I Breakers J fuses J Buzz/hot K (resettable) Useful Upgrade

PANEL: Location: Main Panel
 Sub Panel: Lower level Main Disconnect: yes

L Labeled M unlabeled (partial) N Single O multiple P trough

Q Expansion Room R N

S A/C Readily Accommodated Y T N N/A

U Loose wiring in panel Hostile environment

INSURANCE INFORMATION:
 Original Service W/heavily up X (incomplete)
 Y % wiring upgraded/added Yrs Ago
 Za Entrance Zb Major Appl Cu Zc Gen Light Cu
 A1 (CU = Copper) AL = Aluminum
 B1 Romex/Loomex C1 ungrounded romex D1 BX E1 Conduit Knob + Tube

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

GROUND FAULT CIRCUIT INTERRUPTER/S: J1 Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

ARC FAULT CIRCUIT INTERRUPTER/S: V1 Panel/Other Useful Upgrade

PLUG DISTRIBUTION: A1 Minimum L1 typical M1 upgraded N1 two three hole type/combination W1 Hidden devices/switches?

WIRING: A1 Closet/Custom/Pool Lighting P1 Outbuilding/Yard Q1 Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

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

AMATEUR WORKMANSHIP:

U1 Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 V1 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	
LNA I KNOB AND TUBE wiring system		h WIRES/BOXES uncovered/loose unprotected	
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	R/U.
		p DOORBELL nonfunctional	
		q SUB PANEL bonding/grounding ?	

L) significant decay at base of hydro pole further evaluation required

(None Noted) cottage.

Note: GFCI is not req at pump connection due to nuisance tripping receptacles are not to be with in cabinetry.

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.

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HEATING/AIR CONDITIONING No. 25230

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 HEAT AGE: 25 + / / 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, WETT 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	
<input checked="" type="checkbox"/> 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	
no 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 placement ?		o CIRCULATOR out/repair/lubricate	
N ROOMS WITHOUT heat/cooling		p VALVES feed/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	

D) Rubber chimney flashing is not CSA approved for solid fuel appliances.

↑

SELLER REPAIRING TO OBTAIN WETT CERTIFICATE

x) up grade electric heat system recom.

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PLUMBING

No. 25230

ACCESS: Typical Restricted Utilities off/equipment not checked Dry system Water Pressure **50** PSI 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 **at pump** Poor access **FIXTURE SHUTOFFS:** Some
 Backflow/Anti-siphon devices HOSE BIBS Standard/Frostproof/ off/none access, needed ? Valve petcock
 House Service Main: Internal Supply lines: Drain, Waste, Vents (mechanical): Exterior
 Lead Gal Brass Copp Plas ? Gal Brass Copp Gal Cast Lead Copp Plas
WASTE: Public ? Private septic system (Infringements) Treatment Component Expansion room ? **NO**
 Pump-dependent system/cistern/Alarm (missing) **INSURANCE INFORMATION:**
 Hot tub Whirlpool Steam bath Sauna % supply piping updated
 Lawn sprinklers (work) ? Zones Well Problems: Number of years ago
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 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 **7** † Replace Prob. H M L \$ #2 Age Replace Prob. H M L \$ Gas electric oil
 LP gas solar Heat pump Circulated Integral boiler Gal. Tank/s strap/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 ?	R/U.
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/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 valves/dielectric unions ?	R/U.
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 LEAKS/CORROSION pipes/fittings/other	
		r SPRINKLER REPAIRS	
		s WASHER/DRYER hoses/knob/noisy/vent location	

Note: presently Laundry discharge has not been installed.

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. 25230

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ACCESS: A Typical RA restricted/ none Traversed: fully partially none

UNDER-HOUSE SPACE IS BEST DESCRIBED AS:
 B Basement CA Cells DA Crawl space EA Slab FA Combination GA Grade beams used GAa Open (elevated unit)

FLOOR: AA Dirt (No vapor barrier) I Concrete Finish: J tiles K carpeting LA wood/foam

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

PA Air passage Basement/crawl space PA Underground Parking

VENTILATION: AA Typical RA Restrictive DA none R Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING: S All/some none Original SA added later T professional ? U amateur UA no chimney access

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

AA Mildew noticed Y Dehumidifier recommended Z Form ties/foundation: unparged

LOWEST LEVEL: A1 Floor drain: Y AN O Outside entrance: Y N C1 Areaway drain: Y AN N/A

AA Stiffening posts/beams EA Floors shimmed/ P bridging added AA Hearth forms remain/cold room forms

H1 Window/Door damaged/loose H2 Basement newly finished ? AA freshly painted

WATER/MOISTURE SYMPTOMS: AA Efflorescence KA Peeling paint AA Swelled materials MA Stains AA Loose flooring

AA Rotted/decayed wood PA Silt AA Water on floor RA Damp floor/walls SA Mildew/odor TA Raised appliances/storage

AA Window stains AA Rust stains/appliances AA Other

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

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

AA Other

D2 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: E2 F2 Radon Mitigation active/passive

G2 Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

H2 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	M.
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
^{RO} C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation ?	
D SPRING/HIGH WATER TABLE likely ?		c VAPOR BARRIER needed/incomplete	Rlu.
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	
		i Wood forms/debris present	
		j RADON SYSTEM fan out/location/slab seal	

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.

M

To reduce moisture levels cover entire floor with 6mm poly

(Handwritten note in a circle): Lower level insulation wall insulation will be req. (MA)

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

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KITCHEN

No. 25230

NOTE: Appliances are not moved, areas beneath & behind are not checked. Freezers, food centers, and oven self-cleaning functions are not checked.

KITCHEN: Complete Incomplete ACCESS: Typical Restricted
 New Original Updated partially/completely Approx. _____ years ago
 EXHAUST FANS: External discharge downdraft Recirculating Nonrec Upgrade HRV

APPLIANCES	Heat Source	Approximate Ages	Replace Prob.	Cost
<input checked="" type="radio"/> Range/s wall oven/s Convection - <input checked="" type="radio"/> Cont./Self-cleaning	G E LPG		(Cook) H M L \$	
Microwave			(Micro) H M L \$	
Cooktop: Ceramic induction	G E LPG		(Cook) H M L \$	† -
<input type="radio"/> Refrigerator <input type="radio"/> (ice maker)		2009	(Ref.) H M L \$	† -
<input checked="" type="radio"/> Dishwasher (portable)	<input type="radio"/> la <input type="radio"/> Ja <input type="radio"/> Ka Locked in ?	2009	(D.W.) H M L \$	
<input checked="" type="radio"/> Compactor			(Comp.) H M L \$	
<input checked="" type="radio"/> Instant Hot			(I.H.) H M L \$	
<input checked="" type="radio"/> Disposer	Poor Switch Location		(Disp.) H M L \$	
batch feed / Water pipe switch	Disposer feed guard in place	Y N		
<input checked="" type="radio"/> Water filter in use: Y N				

APPLIANCES NOT TESTED: Pest telltales Extermination recommended
 AMATEUR WORKMANSHIP: Substandard Maintenance

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 Check with an appliance contractor, 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 TOTAL REMODELING recommended		a OVEN bake/broil element out/together	
B FLOORING buckled/swelled/split/seams scratched/damaged		DOOR hinges ? warped/glass/latch gasket/closure oven dirty anti-tip device	
C CABINETS or COUNTERTOPS damaged		b COOKTOP element/burner out/stained	
D EXTRA CIRCUITRY recommended		c MICROWAVE out/timer/malfunction ?	
E GAS/MICROWAVE leakage/problem ?		d REFRIGERATOR/freezer out/noisy/closure cabinet not level/dirty/damaged	
F STOVE CLEARANCE top/side/window		GASKETS torn/loose/dirty DEFROST FAN/ SHELVES/TRAYS/CASING damaged/missing	
G CHARCOAL COOKING EQUIPMENT		e ICEMAKER out/noisy/leaking ?	
H COOKTOP marred/cracked/damaged		f DISHWASHER noisy/out/leaks discharge hose blocked/traps water no visible vacuum breaker latch ineffective DOOR springs/rust/gasket	
I CIRCUIT BOARD		g DISPOSER out/leaks/jammed/noisy smells/rusted/wire loose	
		h INSTANT HOT out/leaking/wire	
		i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ?	
		j COMPACTOR out/dirty/noisy/locked ?	
		k SINK damaged hardware leaks RINSE HOSE out	
		l CABINETS/COUNTERTOPS damaged/loose/warped	
		m DOORS/DRAWERS strike/guides/hardware	
		n FLOOR seams/buckled/uneven/loose/ dirty/delaminated/torn ?	R/u
		o PILOTS/CONTROLS out range no power	

None
Noted.

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INTERIOR

No. 25230

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

WALLS/CEILING: Plaster (C) Wood (D) Rock (E) Wire lath (F) Drywall (G) Paneling (H) Beaverboard (I) Acoustic tile

(J) Dropped tile (K) Wood (L) Tin (M) Precast (N) Wallcovering/paint over paper (O) Textures/sand paints

(P) HI-HAT Recessed lighting fixtures (A) (no access) (Q) 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 (A1) Cork (A1a) Laminata (A1b) Bamboo Other:

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (D1) double other:

(E1) Single Double hung (F1) Casement (G1) Sliding (H1) Awning ?

(H) Jalousie (J1) Fixed (K1) Original (L1) upgrades (M1) Old casings remain (N1) Sun Awnings Storm shutters ?

STORM WINDOWS: (O1) None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACE/S: (P1) Prefab (Q1) masonry (R1) unlined/relined ? (S1) No damper/s (T1) Firebrick ? (U1) Gas Log Restrict. Access

INSULATION: (U1) Attic Fiberglass? (R) Value 20+ Wall 2x4 ? R Value 12 Upgrade

(R=Retrofitted) (S=Partial) (U=Upgrade Recommended)

ATTIC VENTILATION: (X1) Typical (X1) restrictive/damaged (Y1) none Soffits (Baffles) Gables Ridges thru roof Window Wall grilles upgrade

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

FAN/S: (A2) Bath (A) discharge to attic (B2) Attic/thermostat (C2) Whole house (unguarded) (D2) Ceiling paddle fans Upgrade

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (E2) Masonry/gypsum (E2) Wood (A) Open

MISC.: (F2) Garage Door (F2) Auto Reversing (F2) Non-reversing Release (A) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test

Elevator: (B) inclinator (tension safety) (J2) Security/Intercom System (G2) Central Vacuum (A) PAINT: FRESH LEAD ?

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

AMATEUR WORKMANSHIP: (O2) Substandard Maintenance:

(Q2) [X] Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

(R2) [X] Check with a professional engineer, pest control contractor, carpenter, WETT 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	
B WOOD STOVE clearance/creosote	Exp	stains/spalling/repairs	
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligatoring	
D HI-HAT lights (recessed) insulation ?		c FLOOR/CARPET loose/marred/stained/dirty	
E INSULATION uncovered UFFI vermiculite foam ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	
RD G FRIABLE ASBESTOS ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
H SLAB DUCTS water/chemicals ?		g TRIM missing/damaged/renail	
I Condensation/ventilation/ice dams ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance, Damper seal/warped/rod	
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		i INSULATION placement/baffles/vapor retarder vents blocked/pests/screening	
K FLOOR stained/swelled/rotted damaged		j FAN/S attic/whole house out/mounting	
L CARPET Worn/Torn/Stained/pet odor		k GARAGE DOOR broken/sags/tracks/springs/cable/ brace/locks/power supply/remotes ?	
M WINDOW/DOOR repair/replace/secure clouded between panes		l BATH TRANSOM loose/missing	
N PARTY/FIRE WALL material type/missing/ incomplete		m CENTRAL VACUUM out/activators/discharge ?	
O SMOKE ALARM missing/inoperative/location		n STAIR Risers uneven railing PULLDOWN	
P STAIR/RISERS uneven/railing/spiral staircase		o VAPOR RETARDER in attic missing/reversed	

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EXTERIOR

No. 25230

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

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (%)	H	M	L	\$
MAIN	M	20	1					
PORCH(ES)								
BAY								
GARAGE	A							
OTHER	M							

ROOFING LEGEND:
 A = (B) Asphalt Shingle AL = (F) Aluminum Panel M = (K) Metal
 BUR = (C) Built Up Roofing CP = (G) Corrugated Plastic SP = (L) Single-Ply Membrane
 RM = (D) Rolled Mineral S = (H) Slate/Imitation ? WS = (M) Wood Shake/Shingle
 TC = (E) Terra Cotta/Clay/Concrete V = (I) Vinyl Open/Solid Sheath/Felts
 AC = (J) Asbestos Cement CS = (N) Composite Shingles

(N) 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 Prop 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 weave/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/steep 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 - \$600. More Less ?
 Check with a professional engineer, pest control contractor, carpenter, Landscaper 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	
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sidewall/chimney/base	
C ROOF PITCH sagging/ponding		c CHIMNEY cap/weathering repairs	
RD D SHEATHING/RAFTER Rot likely ?		d MASONRY flaking/point/clean/repair	
E CHIMNEY Roof height/top repair		e GUTTER realign/re nail/clean/repair Add	M
F MASONRY Repair/point up/parge		f DOWNSPOUT add/clean secure/extend	M R
G BRICK flaking/spalling		g VENT STACK opens below roof	
H SIDING/TRIM Clean/repair/replace/paint/stain		RD h SIDING buckled/kinked/delaminated/melted split/loose/rotted/decayed ? No "J" Channel	
I PAINT failure/chalked		RD i TRIM/SIDING Caulk/paint/repair Roof contact Wood borers Earth contact	
J STUCCO texture bulge/crack(s) EIFS		i DECK pier rail/escape/pad/bracing/repair/fasteners	
K PARAPET WALL Soffit damage		k CAULK windows/doors/thresholds/utilities/slabs	
L PORCH DECK/DOCK/pier/rail/escape/repair/replace	R/U	l STOOP/walk/patio/drive voids/repairs/hazards	
M STOOP/STEP/SLAB Repair/replace		m BREEZEWAY/GARAGE/SLAB settled/seal	
N DRIVEWAY repair/slope/drain/		n DRIVEWAY/SLABS drain toward house	
O RETAIN/SEAWALL repair/rebuild/replace		o LANDSCAPE grading/swales/catches	M
P POOL repairs/fencing Tripping hazard/s		p RETAIN/SEAWALL point/weepholes/repair	
Q OUTBUILDING (S E H P E) Placement ?		RD q FENCE posts/slats rotted/decayed/broken	
R TREES/LIMBS Trim/Remove		r TREES/LIMBS/VINES/SHRUBS trim/remove	M
S LOGS Chinking	Exp. M/R	RD 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	

P) Deck rail not less than 43" high. Spindals must be vertical on 4" centres. caution. irregular landscape to lake can be hazardous.

j) Stairs to upper deck.

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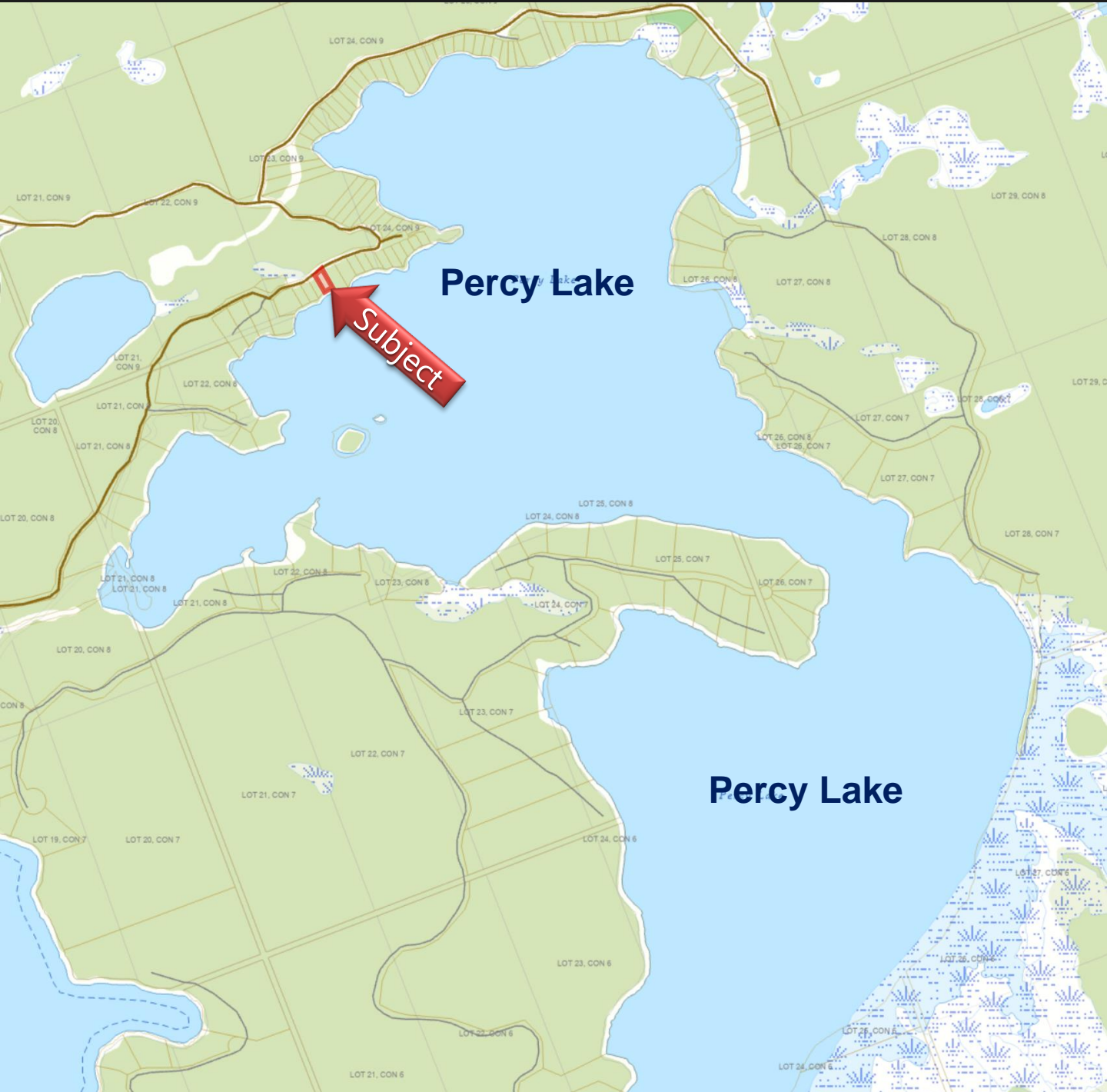
Location Map

1611 Percy Lake Road, Percy lake



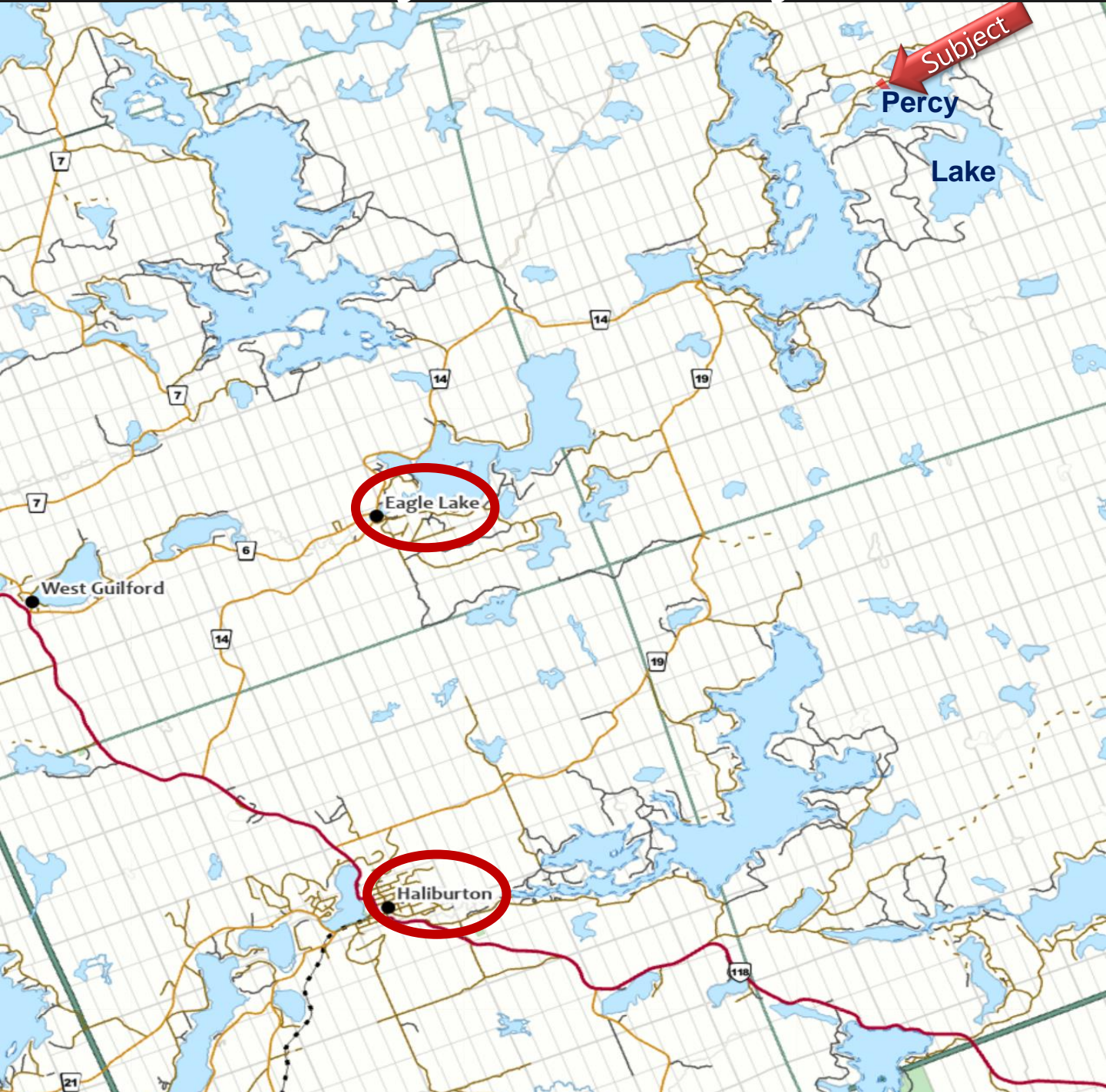
Lake Location Map

1611 Percy Lake Road, Percy lake



Area Map

1611 Percy Lake Road, Percy Lake



Location from the GTA

1611 Percy Lake Road, Percy Lake

