

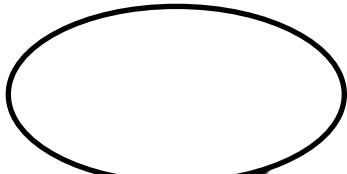
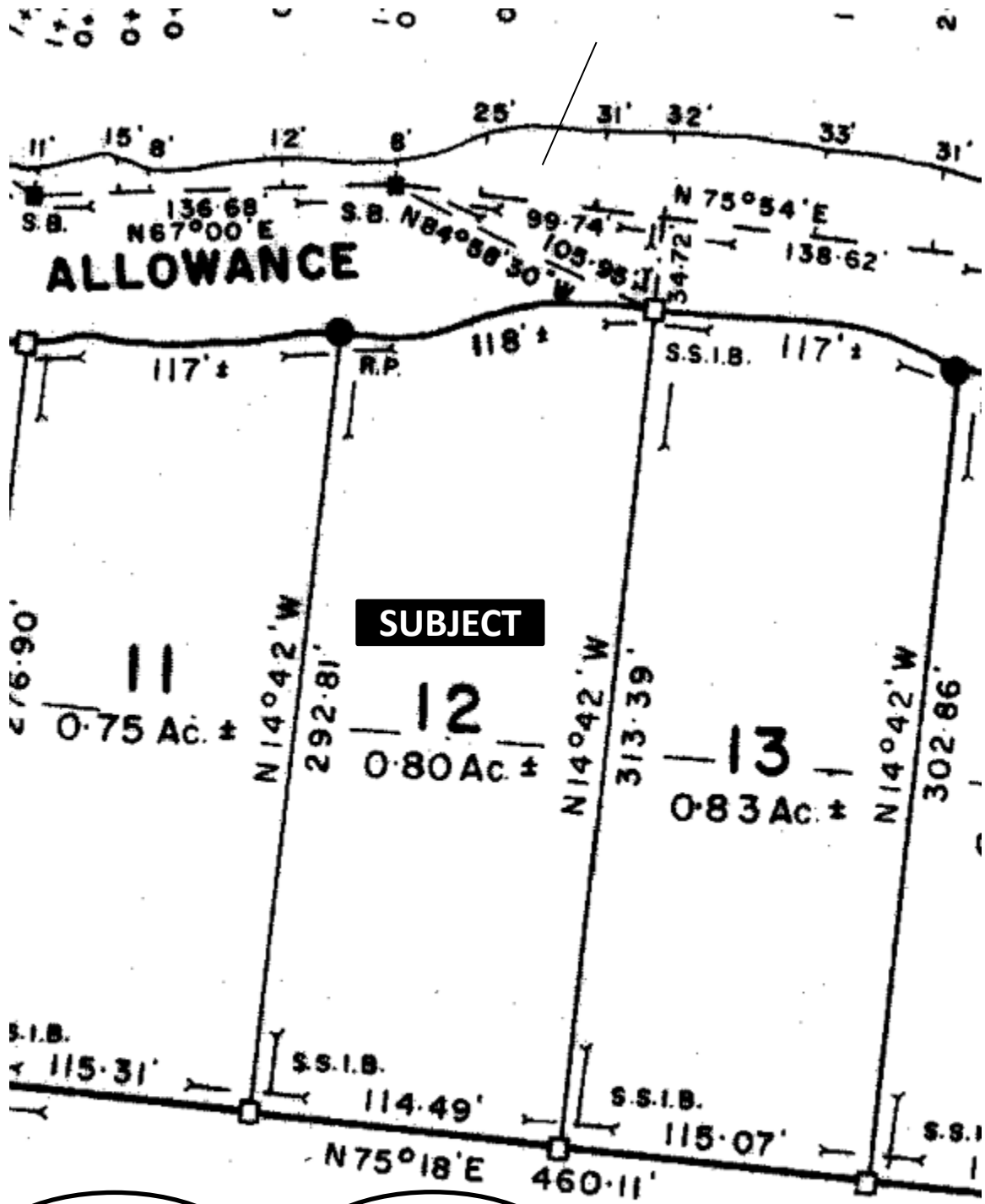
WELCOME TO
1662 Fallowfield Road
Koshlong Lake



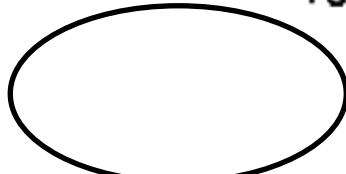
Information Package

Schedule "C" – Survey

LT 12 PL 461; PT LT 16 CON 15 GLAMORGAN



Buyers Initials

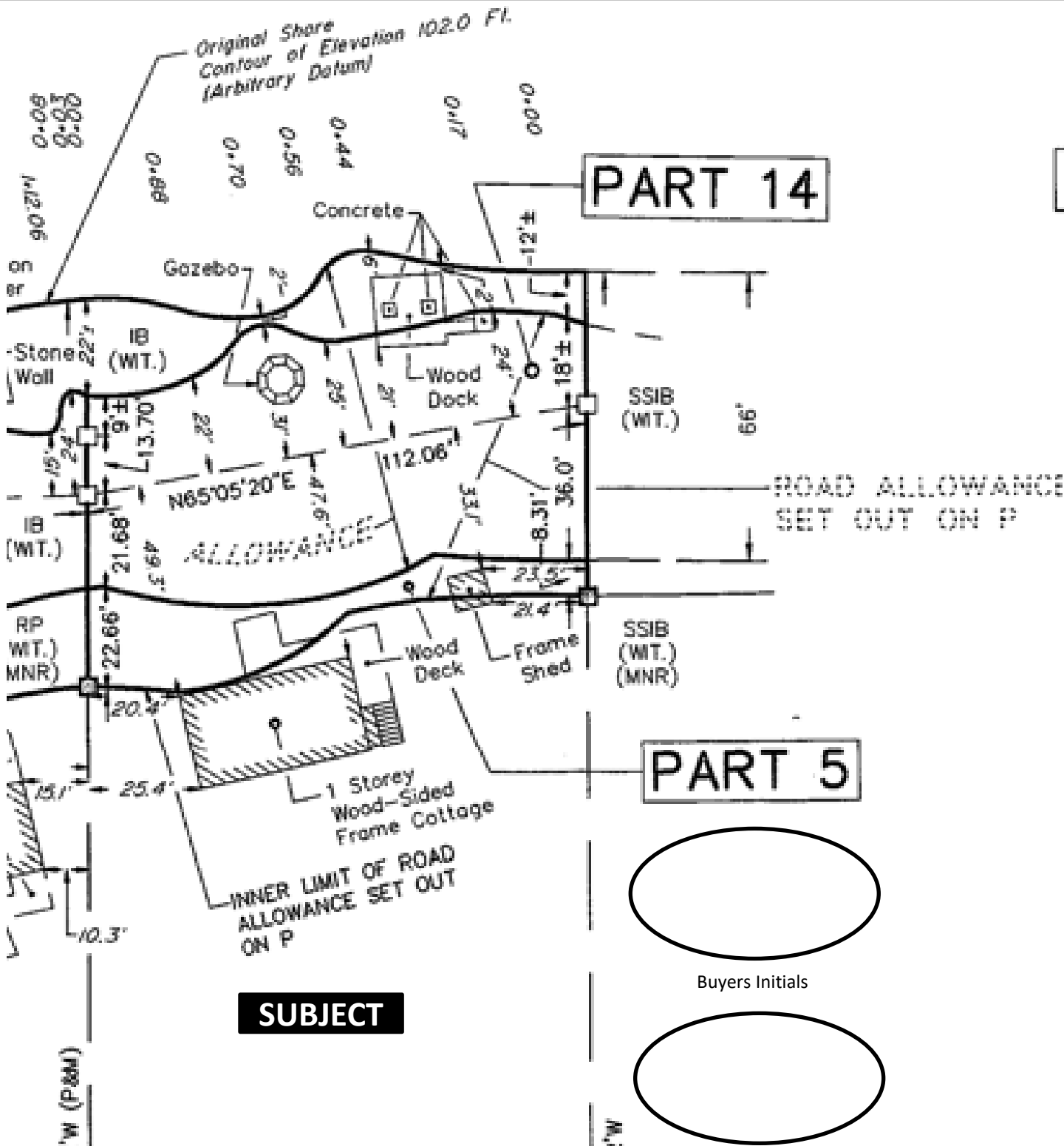


Seller's Initials

Schedule "D" -

Shoreline Road Allowance Survey

PT RDAL IN FRONT OF LT 16 CON 15 GLAMORGAN CLOSED BY H251100 PT 5 & 14 19R7575;
S/T INTEREST IN H217452; HIGHLANDS EAST



Schedule "E"

Inclusions/Exclusions List

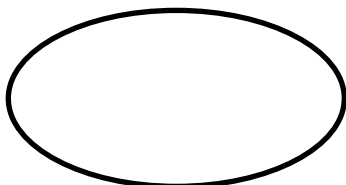
1662 Fallowfield Road, Koshlong Lake

INCLUSIONS

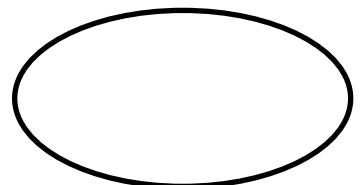
- Everything as viewed inside cottage as well as outside cottage **except** what is noted in EXCLUSIONS below
(NOTE: GE Stove in kitchen is new as of 2023)

EXCLUSIONS

- All Personal items and Artwork
 - Some dishes
- Dining Room Set with 4 chairs, Bench and Hutch
- Black cabinet in small hallway by bathrooms/bedrooms
 - 2 Leather Chairs in Living Room
 - Coffee Maker
 - Toaster Oven



Buyers Initials



Seller's Initials

Sewage Installation Report

1662 Fallowfield Road, Koshlong Lake



Sewage System Installation Report

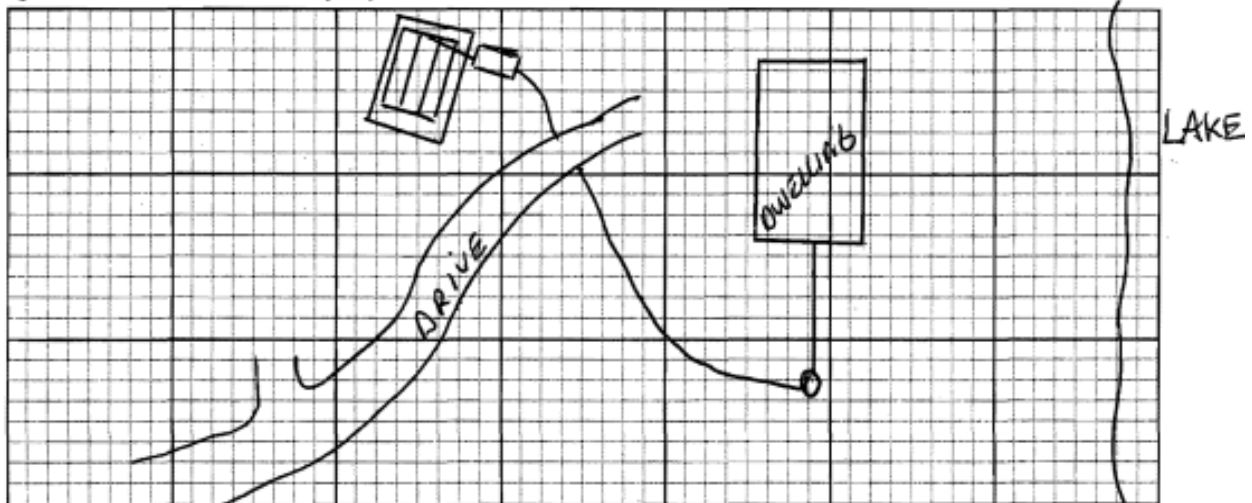
File Number: 6L-12-03

Installation by: SIM MANLEY Date: 07-09-20

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of 4500 litres constructed of plastic/concrete/fibreglass
Manufacturer: BCP
2. Distribution Pipe: Type: PVC Absorption Trench System Filter Bed System
Filter Bed Area: 28 m² Filter Sand Contact Area 28 m²
Total 24 Lineal Metres in 4 runs of 6 metres and fed by: Gravity Siphon or Pump
Loading Rate Area: NA m² 15 metre constructed mantle provided: Yes No
3. Size of System based on 4 bedrooms and/or 420 fixture units. Commercial details: _____
Area of Building: 4200 m² Total Daily Design Sewage Flow: 2000 litres
4. Other SEWAGE PUMP + ALARM.

Diagram of Installation as observed by Inspector:



Ensure the following work is completed: 1) Backfill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used ~~ensure~~, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: _____

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

ZBIGNIEW KALICKI

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # 6L-12-03

Such system being located on Lot #: 16 Conc. #: 15 Plan #: _____ Sub Lot#: _____

Civic (Emergency, Fire, 911) # _____ Street: _____

Roll # _____ Township/County/City: GLAMORGAN

Inspected & Recommended by (Appointed Inspector - Part 8): [Signature] Date: 07-09-20

Reviewed (Part 8 Coordinator): [Signature] Date: 07-09-20

Septic Pump Out Receipt

1662 Fallowfield Rd - Koshlong Lake

PG 1

756825

Haliburton Septic Pumping
Box 158
Eagle Lake, On
K0M 1M0
haliburtonsepticpumping@live.ca
HST# 809254147

DATE	June 8/24
TAX REG. NO. N° DE TAXE	
ORDER NO. N° DE COMMANDE	

SOLD TO VENDU À	Monica Kalicki
ADDRESS ADRESSE	1662 Fallowfield Rd
SHIP TO EXPÉDIER À	Koshlong Lake
ADDRESS ADRESSE	416-528-2861

SHIPPING DATE DATE D'EXPÉDITION	VIA	TERMS CONDITIONS	BUYER ACHETEUR	SOLD BY VENDU PAR
------------------------------------	-----	---------------------	-------------------	----------------------

QUANTITY QUANTITÉ	DESCRIPTION	PRICE PRIX	AMOUNT MONTANT
1			
2			
3	pump out septic		325-
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14		TVH/HST TPS/GST	42.25
15		PST/TVP	
16		TOTAL	367.25

Thanks
Duo

SIGNATURE

SALES ORDER
FORMULAIRE DE VENTE

STAPLES 528

Septic Inspection Reports

1662 Fallowfield Rd - *Koshlong 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: June 8, 2024
 Inspection address: 1663 FALLONFIELD RD, Koshlong lake
 For: Monika Kalicki Phone: 416-253-2861
 Email: miklak2012@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	NA	NA

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	NA	NA
POND	NA	NA
SPRING	NA	NA

DISTANCE	TO TANK	TO BED
TREES	<u>< 1m</u>	<u>< 1m</u>
SHRUBS	<u>< 1m</u>	<u>< 1m</u>
GARDENS		

*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: 2024 †

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	1200 ⁺
# OF BEDROOMS	4
# OF BATHROOMS	2
# OF FIXTURES	10.5
WATER TREATMENT	NA
SYSTEM AGE' ±	2003
USAGE	Seasonal

DISTANCE	FROM TANK ACTUAL REQUIRED	FROM BED ACTUAL REQUIRED
HOUSE	1.5 M	5.4 M 5 M
OUTBUILDINGS	3 m. 1.5 M	5 M
BOATHOUSE	1.5 M	5 M
BUNKIE/shed	3 m. 1.5 M	5.4 m 5 M
BORED WELL	15 M	15 M
DUG WELL	15 M	30 M

WATER SUPPLY TO DWELLING PROVIDED BY:

MUNICIPAL	<u>LAKERIVER</u>	WELL (DRILLED/DUG/SAND POINT)
-----------	------------------	-------------------------------

SECTION 3: TREATMENT UNIT

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

TANK COMPOSITION

CONCRETE	<u>PLASTIC</u>	METAL	OTHER
APPROX. TANK SIZE	<u>4500</u> LITRES/GALLONS	MEASURED	<u>PERMIT</u>
ADEQUATE	INADEQUATE	EXPANSION ROOM	Y
GREY WATER SYSTEM IN USE	YES	<u>NO</u>	
TANK PUMPING HISTORY FREQUENCY	EVERY <u>3</u> ⁺ 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	✓		

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:

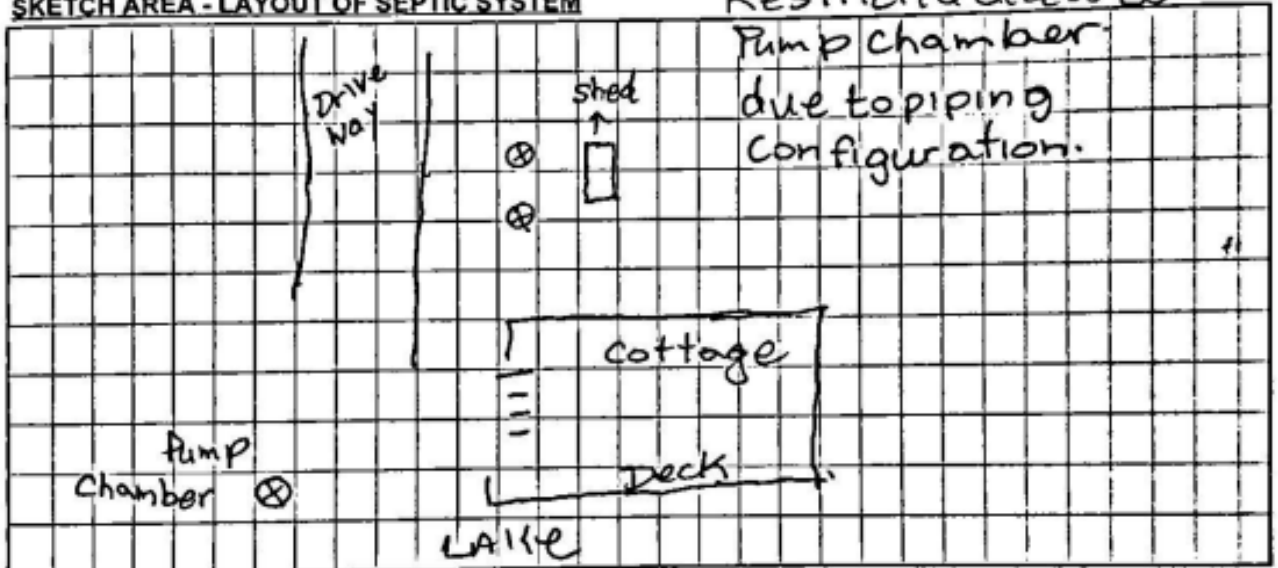
PUMP DEPENDENT SYSTEM: YES NO

PUMPING CHAMBER

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

SKETCH AREA - LAYOUT OF SEPTIC SYSTEM

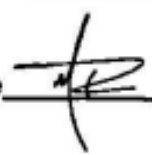
Restricted access to Pump chamber due to piping configuration.



SECTION 5: SEPTIC TANK SUMMARY

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

- minor plumbing repair recommended at pump chamber
 Audio/visual pump alarm, wiring req repair / replace. wiring req a conduit.

Mike Rahme 

BCIN 15128

WETT Inspection Report

1662 Fallowfield Rd - Koshlong Lake

PG 1

WOODSTOVE AND FLUE PIPE INSPECTION CHECKLIST

Appliance standard: ULC S627 EPA CSA B415 Unknown Uncertified
 Listing agency: ULC CSA WH(ITS) UL OIL
 Manufacturer: Regency Serial Number: 737200 D Model: F310012 Flue Collar Size: 6"
 Installation manual available: No Yes
 Installed by: Home owner Date: 2007 Unknown Approx. age: 20⁺
 Installed in: Residence Mobile Home Combustible Alcove Garage Other: cottage
 Appliance location: Basement Main Floor Other:
 Connected to: Masonry chimney With s/s liner FB chimney Other:

INSPECTION RESULTS: Indicate inspection results for each component. Code Compliance includes proper use of listed components.
 N/A = Not Applicable • UTI = Unable to Inspect (An inspection can be expected to include some components marked UTI)

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
1. Combustible side wall	24"	18"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
2. Combustible rear wall	14	12"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
3. Combustible corner	20"	8.5"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
4. Top/ceiling	60"	60"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
5. Shielding	ceramic	"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
6. Ember pool size/material	61x48	61x48	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7. Heat protection: floor			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

FLUE PIPE TYPE: Single wall Double wall Size: 6" Required Clearance: 6"

8. Clearance	<u>6"</u>	22"	57"	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
9. Total Length		25 34	27	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
10. Elbows		45°	<180°	<input type="checkbox"/> No <input type="checkbox"/> Yes
11. Fastening		3 per	3.	<input type="checkbox"/> No <input type="checkbox"/> Yes
12. Expansion joint if vertical		elbow	elbow	<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
13.				<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
14.				<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
15. Connection to brooch pipe				<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
16. Connection to FB chimney		Yes.		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	CODE COMPLIANCE
17. Alcove approved <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
18. Mobile home approved <input type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
19. Outdoor air connection Required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
18.	

FACTORY-BUILT CHIMNEY INSPECTION CHECKLIST

Chimney classification: ULC S629 (650C) ULC S604 (FB Type A) ULC S610 (FB Fireplace Chimney) Unknown

Listing agency: ULC CSA WH(ITS) UL OTL

Manufacturer: Regency Unknown

Installation manual available: No Yes

Installed by: Zigg Date: Feb 2006 Unknown Approx. age: 2006

Total height: 58" Flue Size: 6" Inside installation Outside installation

INSPECTION RESULTS: Indicate inspection results for each component. Code Compliance includes proper use of listed components.
 N/A = Not Applicable • UTI = Unable to inspect (An inspection can be expected to include some components marked UTI)

COMPONENT	CODE COMPLIANCE
1. Horizontal extension beyond inside wall surface	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
2. Wall radiation shield	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
3. Clean out Tee and Cap	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
4. Wall supports	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
5. Support spacing	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
6. Support above offset	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
7. Ceiling support	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
8. Firestops/radiation shields	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
9. Attic radiation shield	<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI
10. Enclosed through living space	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
11. Roof flashing	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
12. Roof Braces	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13. Rain Cap	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
14.	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	CODE COMPLIANCE
15. Height above roof surface (minimum 3' required) <u>58"</u>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
16. Height above any roof surface or structure within 10' (2' required)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
17. Chimney clearance to combustibles	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI
18. Areas of chimney enclosed or hidden <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
19. Attached appliance(s): Specify: <u>NA</u>	

INSPECTION COMMENT PAGE

CHECKLIST TYPE: Site Basic

Client Name: Monika Kalicki

Level of Inspection: Level 1 Level 2 Level 3

COMMENTS and OBSERVATIONS All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.

At the time of the inspect.
the wood stove and venting
are compliant with the
Standard. CSA B365

This checklist contains 3 pages in total. The Inspection Report contains 2 pages in total.

Inspector Signature: [Signature] Mike Zahmes Date: June 8 24

Annual Costs

1662 Fallowfield Road - *Koshlong Lake*

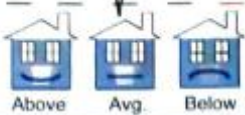

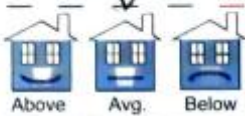

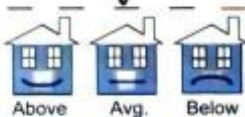



- Hydro One = \$900+/- mostly April-November Annually
- Property Tax Bill = \$3,565.58 (based on 2024 Interim Bill)
- 2023 Road Association Dues = \$350/year
- Internet = \$100.00/mth



Home Inspection Report

1662 Fallowfield Road - Koshlong Lake

PG 1

PERSPECTIVE SUMMARY	
THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.	
STRUCTURE:  Above Avg. Below Major / Minor Complex / Simple <u>Repairs Recommended</u>	ELECTRIC:  Above Avg. Below Major / Minor Repairs Recommended Circuit Check Recommended
HEATING / AIR CONDITIONING:  Above Avg. Below Major / Minor Repairs / Maintenance Recommended Aged Equipment	PLUMBING:  Above Avg. Below Major / Minor Repairs / Maintenance Recommended
BASEMENT / CRAWL SPACE / SLAB:  Above Avg. Below Major / Minor <u>Repairs Recommended</u> Moisture / Seepage signs present	KITCHEN:  Above Avg. Below Major / Minor Repairs Recommended Aged Equipment
INTERIOR:  Above Avg. Below Major / Minor Repairs Recommended Cosmetics	EXTERIOR:  Above Avg. Below Major / Minor Repairs Recommended Cosmetics
Level of complexity: High Medium Low	Subjectivity of opinions: High Medium Low
Probability of undiscovered/unreported problems/unsafe conditions	Major H M L Minor H M L
MAJOR POINTS OF CONCERN ARE: <ul style="list-style-type: none"> - wiring from garage. Some areas of wood rot in crawl space. freeze vulnerable plumbing Sewage pump repair (wiring) 	SIGNIFICANT QUALITIES OF THIS HOUSE ARE: <ul style="list-style-type: none"> - Structurally sound - Quality Lake side const. - Breaker panel. - Fiberglass shingles. - Quality deck const.
<small>Additional problems and increased expenses are likely unless consumer recommendations outlined in this report are acted upon immediately before taking ownership, increases your risk of problems and expenses. You must maintain your property, budget 1-3% for routine annual maintenance.</small>	
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	

This was referencing the deck posts which have now been remedied

Water system needs to be in an insulated room

Done & now in a new conduit

CONFIDENTIAL: CLIENT MAY NOT
SELL OR TRANSFER THIS REPORT

STRUCTURE

No. 25354

FOUNDATION: ACCESS Typical Restricted

Foundation Seismic Bolts retrofit Upgrade Recommended

(A) Full basement Crawl space Slab Post tensioned slab Combination Grade/beamed Upgrade

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

MATERIALS Brick Block Parged unparged ICF Terra Cotta Stone (bricks) Poured Concrete Wood

SETTLEMENT NOTED Slight Moderate Severe/Ongoing Adequate repairs made ?

HOUSE IS: Stone Solid masonry / cavity wall Brick veneer (W/D repair) Framing Wood/etal SIPs

Flood 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 ? Arsons, impacts

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

WOOD BORERS: Past activity Evidence of treatment Repairs adequately made ? Next completely clean

MISC: Additional buildings expanded septic ? Access impaired shadow crawl space ? Wall Anchors

POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS/RESINS DAMP ? EXIST

COMPLETE WOODPEST INFESTATION REPORT RECOMMENDED AMATEUR WORK/REPAIRS

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

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A SOIL? slip/heave/expand/subside		a FOUNDATION CRACKS small	
B FOUNDATION Bulged/cracked Excess load		one-time settlements / poor drainage	
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 post/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 rot/decay/Wood borers ?	<i>file</i>	k FRAMING Crush Rangers 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? Soil/rock ?		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	

J upper deck westside g below deck west side

K crawl space floor to be encapsulated with not less than 6mm poly

This was referencing the deck posts which have now been remedied

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 = Required Disclosure † = Do-it-yourself item may be a "major problem" if extensive or professionally contracted

REV. 14 1/2013 - User 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.

CONFIDENTIAL: CLIENT MAY NOT
SELL OR TRANSFER THIS REPORT

HEATING/AIR CONDITIONING No. 25354

ACCESS: Typical Restricted By _____

Utilizes pilots on equipment not checked Heat exchanger inaccessible/invisible MAIN GAS VALVE LOCATION inside/outside/gas tank

HEAT: Base Central Combustion Multiple system/zone-balance devices Humidifier used/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

GAS/LP GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating _____ Cooling _____

GRAVITY FORCED: airflow up down, side, or counter flow (crawl space) Attic Garage Duct damper/booster fan/water UP/GRADE

Flexible ducts High pressure Slab ducts (transfer) Radiant ceiling plenum returns: Central Individual

Humidifier: Evaporator/drip/steam Electronic/special filter Condensate pump

HOT WATER: One-Two Pipe Circulated Radiators convectors baseboards fan coils radiant Overfired 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 reduced draft Condensing type (discharge?) Catalytic

sealed combustor separate flues FLUES: restricted access Masonry Terra cotta Transfer Metal/Plastic Preheater

OIL: Tank inside Patched outside buried Abandoned (?) Filter Old masonry flue

SPACE HEATING: Elec (base/fan) Radiant Heat pumps Gas Kero (Unvented) Wood stove (insert) Coal fire

AIR CONDITIONING: space/central/combinatn split/package Electric compressor/s Gas Chiller 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

HEAT AGE: 25+ / 5 Yr. replace prob. H M L S \$ \$ \$

AC AGE: / 5 Yr. replace prob. H M L S \$ \$ \$

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

Check with a code authority, health official, mechanical contractor, _____ for complete information

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A MISMATCH unit/house/distribution		a HEAT EXCHANGER/casing/duct rust	
B HEAT EXCHANGER ? cracked/holed/rusted test		b FURNACE/BOILER water/rust/clean/service	
C BOILER LEAKAGE frozen/rusted system ?		c FLUE just/connection/incline/length/cleanout	Sweep
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 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 ?		s BAROMETRIC damper install service	
		t UTILITY ROOM enclosure ?	
		u RADIATOR/BASEBOARD valves/handles	
		v REGISTER missing/damaged/stuck	
		w CONDENSER/Heat Pump/chiller Clearance Support	
		Refrigerant Lines Fins Oil stains Service	
		x FLUE CAP missing/rusted/loose	
		y THERMOSTAT broken/loose/old/location	

None Noted

Sweep prior to use.

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PLUMBING

No. 25354

ACCESS: Typical Unusual (By system) Water Pressure 40+ PSI Reducing valve Upgrade

WATER: Public Private Separator Together PUMP shallow deep piston/jet/submersible? abandoned

TREATMENT: Hookups Equipment Operating Bottled water Backwash Fixture starts (Leaking/leak - no access)

MAIN SHUTOFF: Location at pump Post access FUTURE SHUTOFFS Form

Backflow/anti-siphon devices RIBB Standard Frostproof/effluent access needed? Valve (Leaking/leak - no access)

House Service Main Internal Supply lines Drain Waste Vents (mechanical) Exterior

WASTE: Public Private septic system (infringements) Treatment (septic tank) Expansion

MISC: Whirlpool Sauna Lawn sprinklers (work)? Zones Well Problems

TILE: Mastic/Mud/Painted Previous repairs

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

Fixtures w/o overflow/painted/reined/fiberglass Tub w/o Access Ceramic tub/stall Safety Glass? Enclosure? Fixtures/pipes overhead/outside wall

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

Rough w/partial House trap Stains tub/shower

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 Replace Prob. H M L \$ #2 Age Replace Prob. H M L \$ Gas electric oil

LP gas solar Heat pump Circulated Integral boiler 30 Gal Tanks strap/fix the connection 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/dog/kink ?		d WATER HAMMER hangers/unlike metals	
E FROZEN SYSTEM present/past ?		e) WATER HEATER leak/drain/clean dip tube ?	R/U
F FREEZE VULNERABLE pipes/pumps ?	M: R/U	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/electric unions ?	
I TILE REPAIR Wall protection		f FIXTURES missing/loose/marred/crack	
J T/P VALVE needed/relocate ?		stained/chipped/peeling/crazing	
K DWV/SUPPLY Pipes Leaking/broken Lead ?		g HARDWARE clog/chatter/reverse/rebuild WELL	
L BACKVENT missing/location ?		h POPUP DRAIN CONTROL repair/missing	
M BRASS PIPE Deposits Copper/lead Acid		i VALVE repack/washer/seat handle/no access	
		j TOILET loose/leaks/hardware/flush/cracked	
		k SHOWER DOORS/HEAD repair hardware caulk	
		l TILE caulk/grout/reset/replace shower guards	
		m BATH FANS out/noisy/extend Upgrade	
		n TUB COMPRESSION SEALS out/no access ?	
		o GAS leak/valves/drip legs/flex pipe	
		p DRIP TRAY water heater/washing machine/air handler	
		q LEAKS/CORROSION pipes/fittings/other	
		r SPRINKLER REPAIRS	
		s WASHER/DRYER hoses/knob/noisy/vent location	

(None Noted)

Water system needs to be in an insulated room

(Freeze vulnerable) ← e) restricted access

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. 25354

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ACCESS: Typical Restricted None Traversed: fully Partial None

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

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

CRAWL SPACE: entered/inaccessible DEEP FROST Conditioned Open/Walls insulated (partial)

Air passage basement/crawl space Underground Parking

VENTILATION: Typical Restrictive None Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING: All/some/non Original ? Added later Professional ? Amateur No chimney access

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

Mildew noted Dehumidifier recommended Form ties/foundation: unpaired

LOWEST LEVEL: Floor drain Y N Outside entrance Y N Areaway drain Y N N/A

Stiffening posts/beams Floors shimmed/ Bridging added Hearth forms remain/cold room forms

Window/Door damaged/loose Basement newly finished ? freshly painted

WATER/MOISTURE SYMPTOMS: Efflorescence Peeling paint Swollen materials Stains Loose flooring

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

Window stains Rust stains/appliances Other

EXISTING WATER CONTROL MEASURES: Wall sealants Joint fillers Filler/boving against wall Drainage layer/Floor-wall sludge

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

Other

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

AMATEUR WORKMANSHIP: Radon Mitigation active/passive

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

Check with a professional engineer, code official, for complete information

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A PERSISTENT FLOODING likely		i OCCASIONAL SEEPAGE DAMP WALL	
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
C HIGH MOISTURE/ROT/DECAY conditions	<i>R/U</i>	b CRAWL SPACE ventilation ?	
D SPRING/HIGH WATER TABLE likely ?		c VAPOR BARRIER needed/incomplete	
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	
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	

c) encapsulate all exposed earth with 6m poly

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

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KITCHEN

No. 25354

NOTE: Appliances are not covered by this report unless they are listed and inspected. Excludes: built-in ovens and ranges, self-cleaning, built-in cooktops, and built-in refrigerators.

KITCHEN Complete Incomplete **ACCESS** Typical Restricted

EXHAUST FAN: Exhaust discharge Recirculating down draft Approx. years ago: 8+

APPLIANCES

Range: wall ovens Convection Cont. Self-cleaning Heat Source: **G** **E** **LPG** Approximate Ages: 8+ Replace Prob. (Cook): H M L S Cost

Microwave: (Micro) H M L S

Cooktop: Ceramic induction **G** **E** **LPG** (Cook) H M L S

Refrigerator (ice maker) (Ref) H M L S

Dishwasher (portable) Locked in? Yes (D.W.) H M L S

Compactor (Comp) H M L S

Instant Hot (I.H.) H M L S

Disposer Poor Switch Location (Disp.) H M L S

batch feed / Water pipe switch Disposer feed guard in place Y N

Water filter in use: Y N

APPLIANCES NOT TESTED: **AMATEUR WORKMANSHIP:**

Pest Infestation Exterior of unit malfunctioning 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/	
G CHARCOAL COOKING EQUIPMENT		SHELVES/TRAYS/CASING damaged/missing	
H COOKTOP marred/cracked/damaged		e ICEMAKER out/noisy/leaking ?	
I CIRCUIT BOARD		f DISHWASHER noisy/out/leaks discharge hose blocked/traps water no visible vacuum breaker latch ineffective DOOR springs/rust/gasket	
		g DISPOSER out/leaks/jammed/noisy smells/rusted/wire loose	
		h INSTANT HOT out/leaking/wire	
		i EXHAUST FAN out/dirty/noisy/drafty/flap <u>exchanged?</u> <u>R/U</u>	
		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 ? <input checked="" type="checkbox"/>	
		o PILOTS/CONTROLS out range no power	

None Noted.

counter top projection should be braced to avoid damage. slight chipping at counter.

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INTERIOR

No. 25354

ACCESS: Typical Limited None **ATTIC ACCESS:** Typical Limited None **ENTERED:** Fully Partially
WALLS/CEILING: Plaster Lath Rock Wire mesh Drywall Paneling Board/built Brick Concrete
 Dropped tile Wood Tile Precast Walkover/ingress over panel Teak/other/other
 No HAT Missing lighting fixtures Insulation **PREVIOUS WALL/CEILING REPAIRS:**
PRIMARY FLOORS: Strip Tongue and groove (face nailed) Parquet Ceramic/quarry tile Vinyl squares Sheet vinyl
 Carpet Slate Marble Cork Laminate Bamboo Other
PRIMARY WINDOWS: (W) Wood (M) Metal (V) Vinyl **GLAZING:** Single Double other
 Single/double hung Casement Sliding Awning
 Jabouze Fixed Original upgrades Old casings remain Sun Awnings Storm shutters ?
STORM WINDOWS: None/partial/incomplete upgrade recommended Major / Minor condensation evidence
FIREPLACES: Prefab masonry unlined/relined ? No damper's Firebrick ? Gas Log Electric
INSULATION: Attic ? R Value Wall ? R Value upgrade
ATTIC VENTILATION: Typical restrictive/damaged none **Soffits (baffles):** Fables Ridge thru roof Window Wall grilles upgrade
ROOF: Leakage Evidence stains active/inactive ? **Leakage Probability:** HIGH MEDIUM LOW Evidence of condensation
FAN/S: Bath (discharge to attic) Attic/thermostat Whole house (unguarded) Ceiling paddle fans Upgrade
PARTY/FIRE WALLS VISIBLE: Basement crawl space garage attic Masonry/gypsum Wood Open
MISC.: Garage Door: Auto Reversing Non-reversing Release Alarms: Smoke/Carbon Monoxide Recommended upgrade ?
 Elevator: Incinerator (tension safety) Security/Intercom System Central Vacuum **PAINT: FRESH LEAD ?**
 *Pest Treatments: Exterminate/clean/deodorize Ext. Doors: Sliding/hollow core Safety Glass ? E.H.
AMATEUR WORKMANSHIP: Substandard Maintenance
 Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 Check with a professional engineer, pest control contractor, carpenter, for complete information

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A. FIREPLACE/CHIMNEY unsafe		a. WALL/CEILING loose/cracks/sink <input checked="" type="checkbox"/> pops	
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 <u>flexible</u>	
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 ? Condensation/ventilation/ice dams ?		h. FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ash/dump/tile Clearance Damper seal/warped/rod	
I. CEILINGS/WALLS damaged/loose wallpaper/paint repairs		i. <u>INSULATION placement/baffles/vapor retarder</u>	R/U
J. FLOOR stained/swelled/rotted/damaged CARPET Worn/Torn/Stained/pet odor		j. vents blocked/pests/screening	
K. WINDOW/DOOR repair/replace/secure leaked between panes		k. FAN/S attic/whole house out/mounting	
L. PARTY/FIRE WALL material type/missing/ incomplete		l. GARAGE DOOR broken/sags/tracks/springs/cable/ brace/locks/power supply/remotes ?	
M. SMOKE ALARM missing/inoperative/location		m. BATH TRANSOM loose/missing	
N. STAIR/RISERS uneven/railing/spiral staircase		n. CENTRAL VACUUM out/activators/discharge ?	
		o. STAIR Risers uneven railing <u>PULLDOWN</u>	
		p. VAPOR RETARDER in attic missing/reversed	

terminate/verify
exhaust discharge in attic

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Lake Location Map

1662 Fallowfield Road, Koshlong Lake

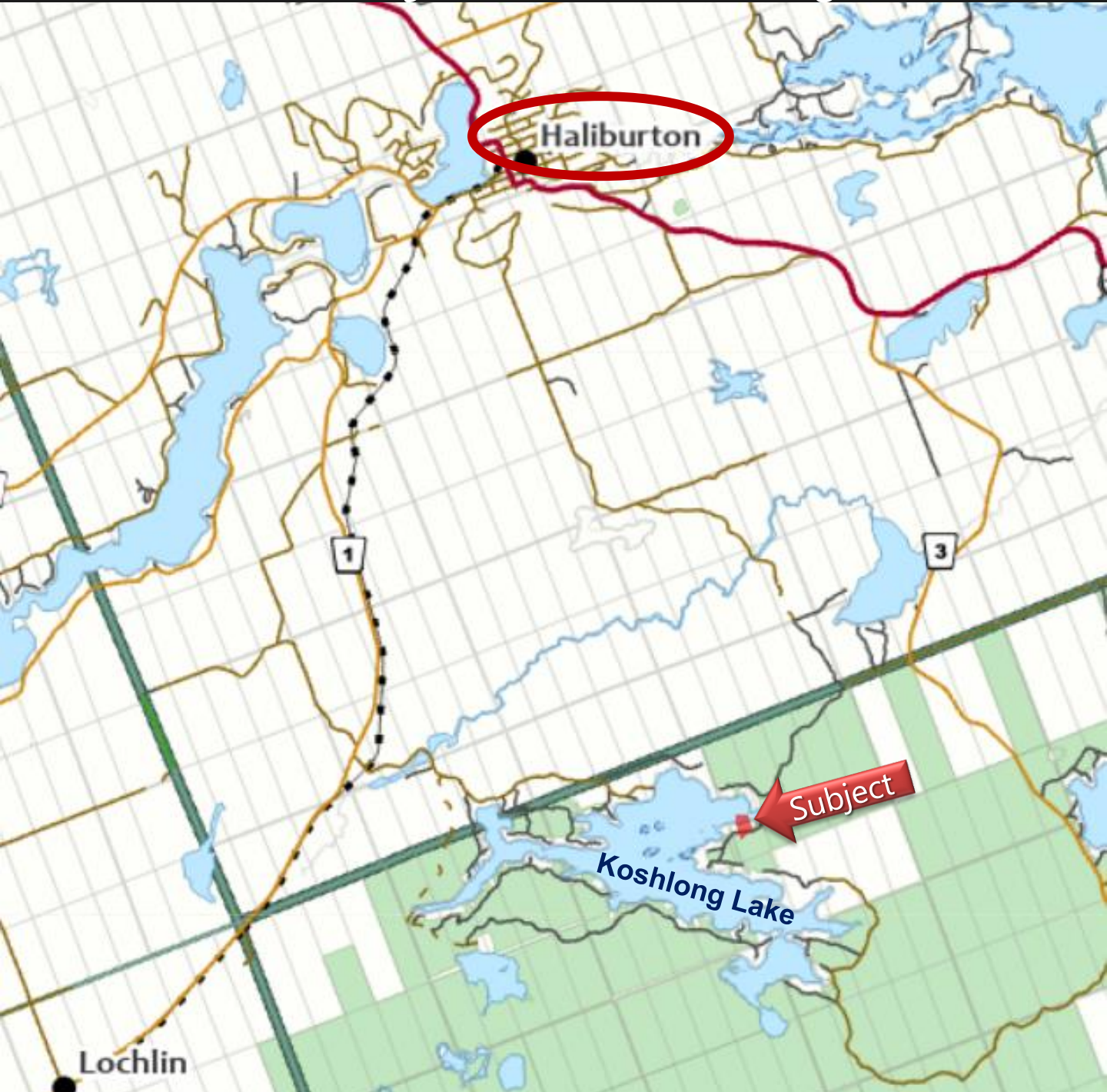


Koshlong Lake

Subject

Area Map

1662 Fallowfield Road, Koshlong Lake



Location from the GTA

1662 Fallowfield Road, Koshlong Lake

