

WELCOME TO _____

1041 Winding Creek Road



Minden, ON

INFORMATION PACKAGE



Schedule B Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: Kimberly A. Harrison

for the property known as 1041 Winding Creek Road, Minden ON

..... dated the day of, 20.....

The Buyer agrees to provide the deposit in the form of a certified cheque, bank draft, electronic fund wire transfer or as a direct deposit into the RE/MAX Professionals North, Brokerage Real Estate Trust Account as described within this Agreement. Funds can only be wired/deposited to our Trust Account on accepted offers. Please do not wire/deposits funds on offers that have not been accepted.

The deposit holder, RE/MAX Professionals North, advises that the Real Estate Trust account in which the deposit for this transaction ('the deposit') shall be placed attracts interest at a variable rate, calculated using the Bank of Canada prime rate, minus between 2.25% and 3.25% dependent upon the combined total of all monies in the real estate accounts for the same period. All interest earned by the monies held in the Real Estate Trust Account shall be retained by RE/MAX Professionals North.

All direct deposits must be certified or bank draft. NO CASH OR EMAILED DEPOSITS. In the event of a Mutual Release, or for Excess Funds, the Buyer and Seller acknowledges the deposit will be returned after the full bank clearing period. This period will start the next banking day after receipt of the deposit funds. For bank drafts, wire transfers or direct deposits, the period is five (5) banking days. For others, the period is twenty (20) banking days.

WIRE DEPOSITS: If Wiring funds, please add additional \$17.00 to cover the service charge. Otherwise, deposit will be \$17.00 short.

BRANCH DEPOSITS: If Direct Depositing the CERTIFIED funds into our Trust Account from any RBC Branch, the \$17 .00 fee is not required.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean 11 :59 p.m. any day, other than Saturday, Sunday and Statutory Holiday recognized in the Province of Ontario.

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

SCHEDULE "C"

Inclusions/Exclusions List

INCLUSIONS

- Fridge
- Stove
- Dishwasher
- Built in microwave
- Shelves in basement closet
- Washer
- Dryer
- Generator and generlink plus cord
- Headboard in master bedroom
- Electric fireplace
- Nest thermostat
- Garage door remotes

BUYER'S INITIALS

SELLER'S INITIALS

EXCLUSIONS

- Farmhouse mirror downstairs
- Shelving in kitchen
- Curtains and curtain rods in living room and kitchen
- Gazebo on deck, bbq smoker
- Outdoor storage boxes
- Fencing in backyard
- TV bracket in living room
- All benches in garage including the plastic shelf
- Wine racks in basement
- Cast iron garden planters at from steps
- All personal belongings
- Balance of contents of the house and garage
- All exterior furniture, planters and stuff outside

ANNUAL COSTS

- **Hydro One** - \$797.57 = 2025 NOTE: Seller gets the Ontario Electricity Rebate & the Ontario Electricity Support Program credits because her income is under \$38,000
- **Property Tax Bill** - \$1,734.08 = 2025 year
- **Propane** - \$1,800 +/- = 2025

HISTORY & IMPROVEMENTS

- Jan 25, 2024 - New Hot Water Tank
- May 9, 2024 - New Iron/Sulfide & Sediment Filter Installed
- May 2, 2024 - New deep well pump & 20 gallong pressure tank
- May 5, 2024 - Crawlspace under LR sprayfoamed & plastic on floor
- Feb 23, 2024 - New Fridge and Stove purchased
- Feb 23, 2024 - New Garage opener/remotes with camera
- Feb 2024 - New "Nest" Thermostat installed
- May 20, 2025 - Champion 9,000 Watt Generator & Generlink bought
- May 2025 - New front walkway done with ties & screenings
- May 20 2025 - New Electric Fireplace bought for LR
- 2024 - Electric updates including: outdoor plugs, garage lights, light in closet, island plug, surge panel on breaker board, electric heater in crawlspace under LR

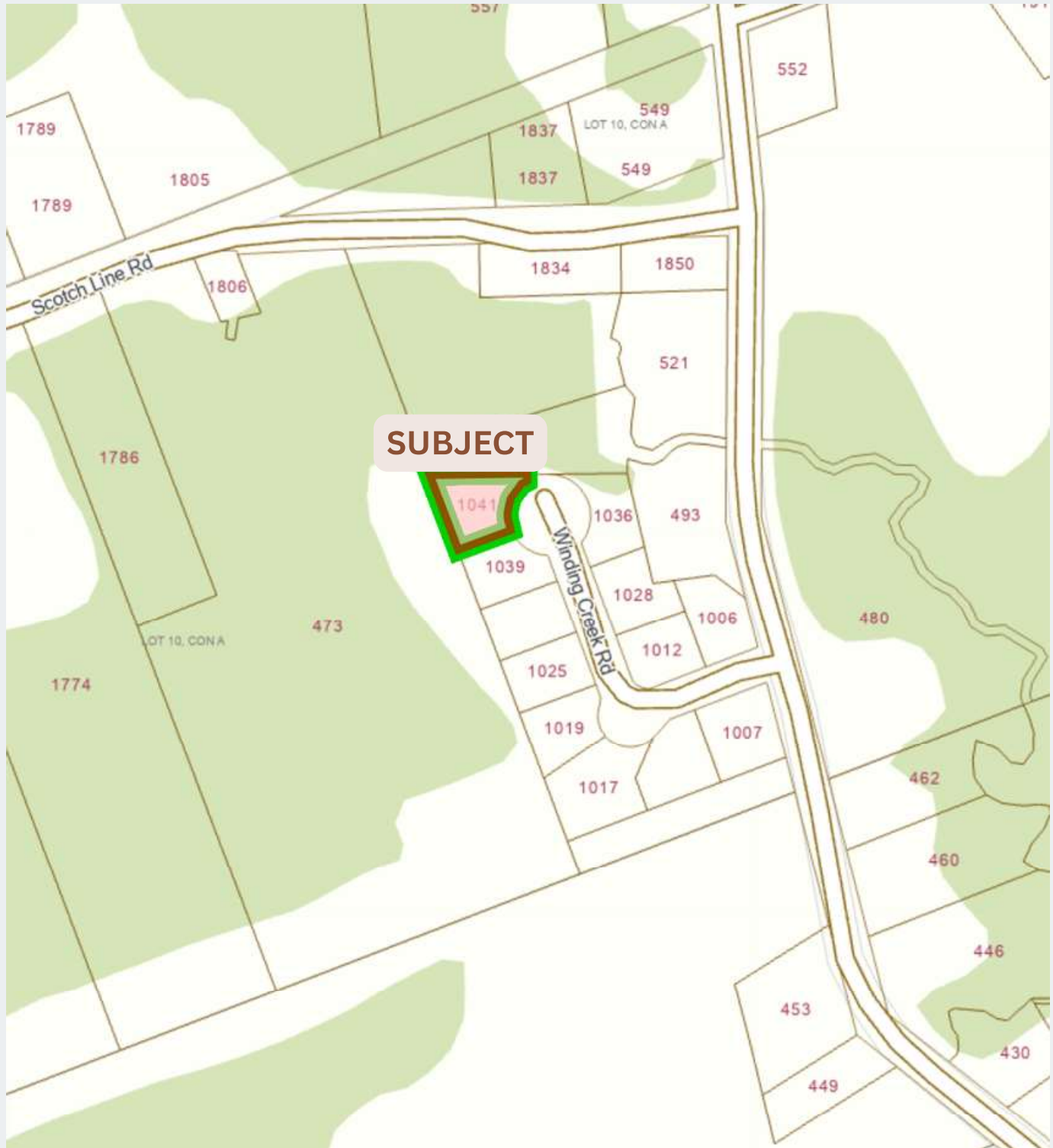
OVER \$24,000 in improvements since purchasing in fall of 2023

1053 Cheerful Lane

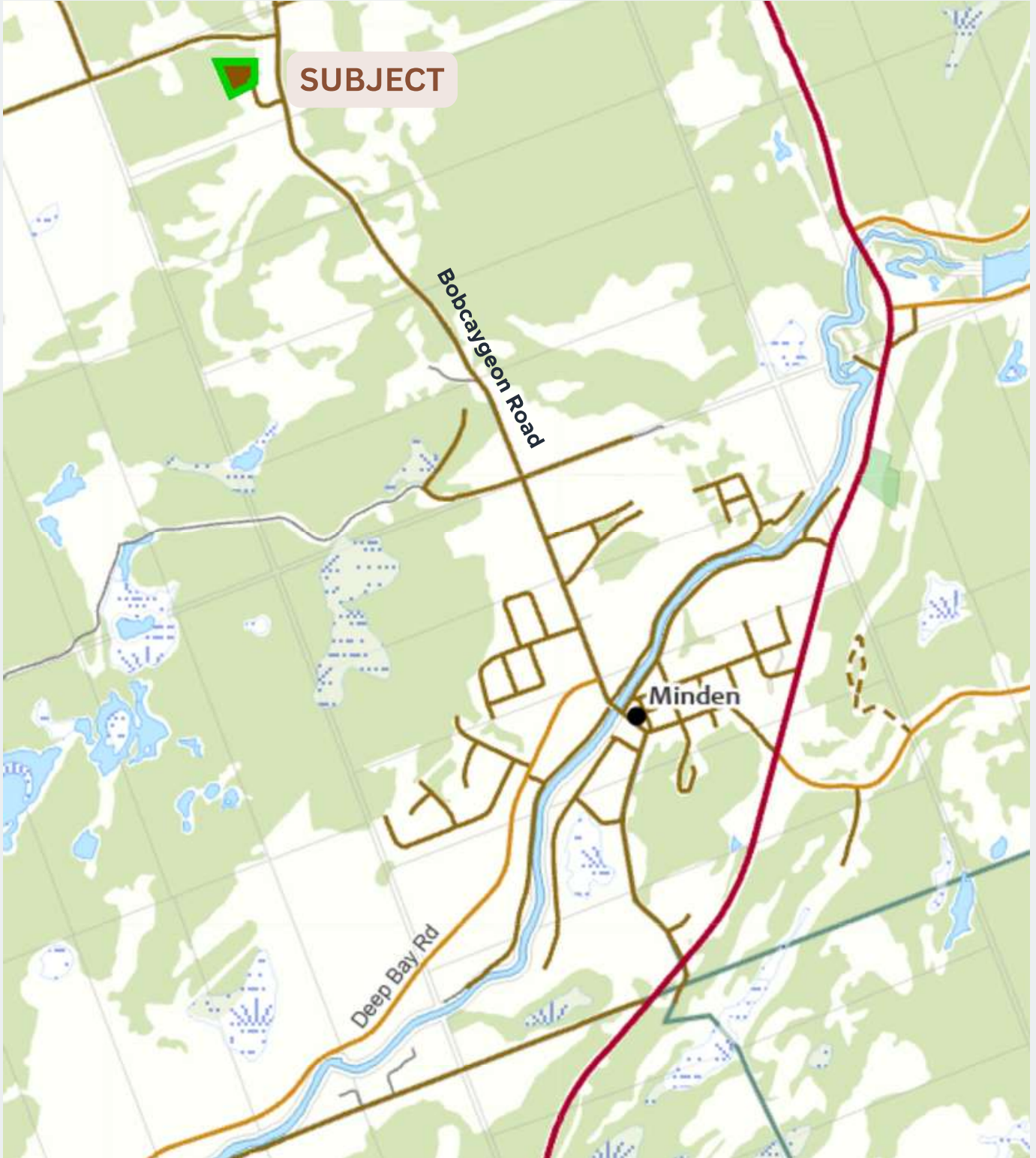
SATELLITE VIEW



LOCATION MAP

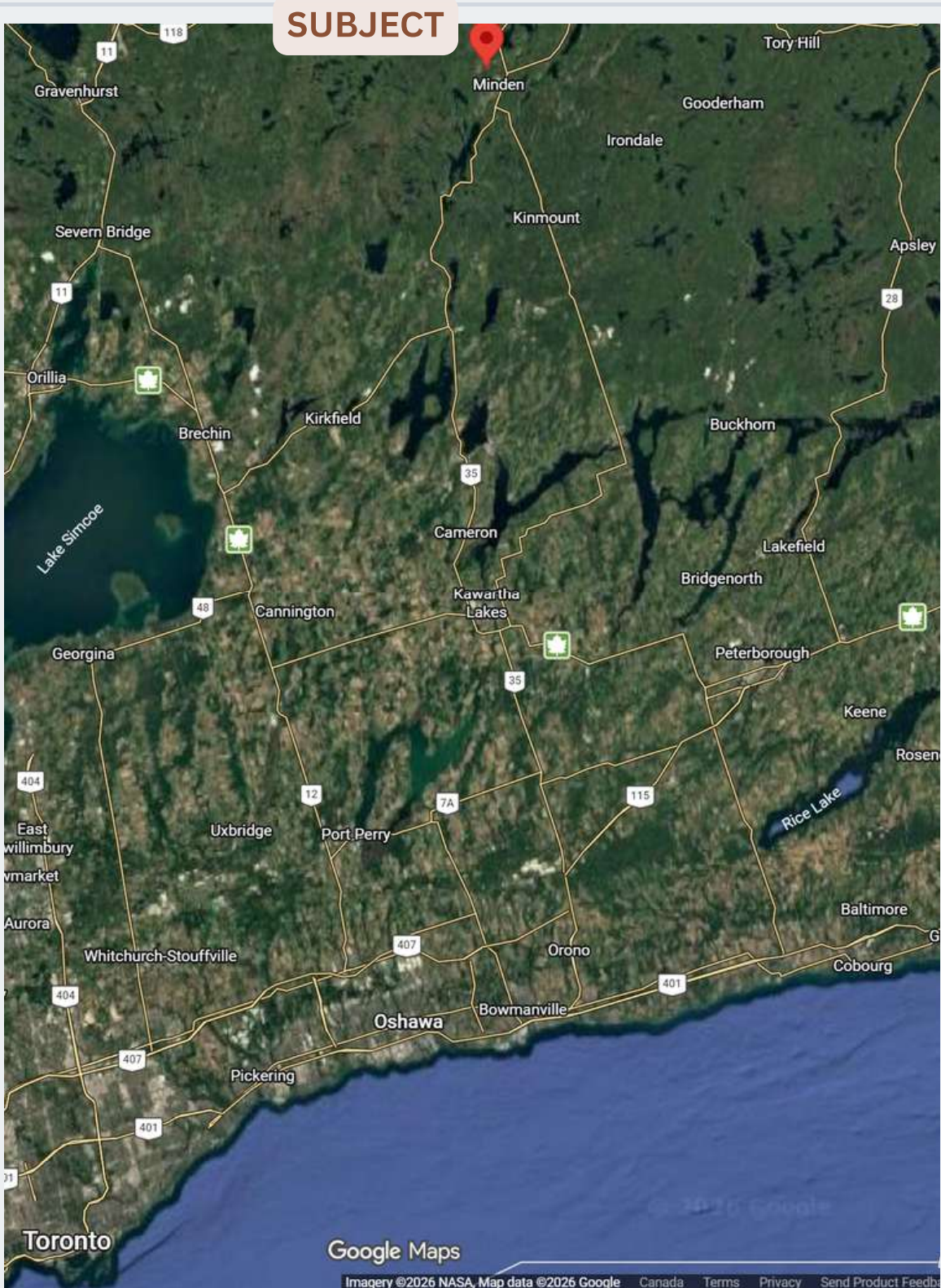


AREA MAP



1041 Winding Creek Road, Minden ON

LOCATION FROM GTA





BROUGHT TO YOU BY —

**VINCE
DUCHENE**
REALTOR®

 **705 457 0046**

 vince@vineduchene.ca

 vineduchene.ca

EXPERIENCE, *It Matters*

HOME INSPECTION October 19, 2023

PERSPECTIVE SUMMARY		No. 25369
THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS IN COMPARISON TO HOUSES OF ITS PEERS.		
<p>STRUCTURE:</p> <p style="text-align: right;">Major / Minor Complex / Simple Repairs Recommended</p>	<p>ELECTRIC:</p> <p style="text-align: right;">Major / Minor Repairs Recommended Circuit Check Recommended</p>	
<p>HEATING / AIR CONDITIONING:</p> <p style="text-align: right;">Major / Minor Repairs / Maintenance Recommended Aged Equipment</p>	<p>PLUMBING:</p> <p style="text-align: right;">Major / Minor Repairs / Maintenance Recommended</p>	
<p>BASEMENT / CRAWL SPACE / SLAB:</p> <p style="text-align: right;">Major / Minor Repairs Recommended Moisture / Seepage signs present</p>	<p>KITCHEN:</p> <p style="text-align: right;">Major / Minor Repairs Recommended Aged Equipment</p>	
<p>INTERIOR:</p> <p style="text-align: right;">Major / Minor Repairs Recommended Cosmetics</p>	<p>EXTERIOR:</p> <p style="text-align: right;">Major / Minor Repairs Recommended Cosmetics</p>	
Level of complexity: <i>Agent</i> High Medium Low		Subjectivity of opinions: High Medium <i>Low</i>
Probability of undiscovered/unreported problems/unsafe conditions		Major H M L Minor H M L
<p>MAJOR POINTS OF CONCERN ARE:</p> <ul style="list-style-type: none"> • Verify AC operation <i>DONE</i> • Access to Service panel Whirl pool GFCI prot. <i>DONE</i> 	<p>SIGNIFICANT QUALITIES OF THIS HOUSE ARE:</p> <ul style="list-style-type: none"> • Struct sound • Interior upgrades Kit upgrades Well maintained. 	
No. 25369 INVOICE # <i>388</i> DATE <i>OCT 19 2023</i> <i>MC</i> initials		
TO: <i>Kimberly Harrison</i> Present Address: _____ Street _____ City _____ Prov/ST _____ Postal/ZIP Code _____ (Work) _____ (Home) _____ (Fax) _____ (E-mail) _____ (Cell) <i>XXXXXXXXXXXX</i>		Recommendations contained in this report are acted on immediately, as you must maintain your property; budget 1-3% of the purchase price.
HOMEPRO CENTRAL ON, INC. 11411 Highway 104, Minden, ON N3B 1S9		You are expected to follow up with specialists for greater detail, etc. You must own the property. Please reread your contract and contact us.
is pleased to furnish the following report on the property known as: <i>1041 Winding Creek Rd</i> Street <i>Minden</i> City Prov/ST _____ Postal/ZIP Code _____		LIKELY TO BE MUCH THAT YOU WON'T KNOW BY VISITING THE PROPERTY. CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS: Phone <i>705-455-9055</i>

HOME INSPECTION October 19, 2023

CONFIDENTIAL: CLIENT MAY NOT
SELL OR TRANSFER THIS REPORT.

STRUCTURE

No. 25369

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: 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: **singlestory**

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 small → one-time settlements / poor drainage	
B FOUNDATION Bulged/cracked Excess load Tree root Settled slab Ongoing settlement Soft mortar Frost heave/Adherence Freezing ?		b SLAB cracked/shrinkage/finish	
C FOOTING size/placement/undercut/rotation		c Cold Pours Form Ties Porous wall	
D SLAB heave/settlement		d DETERIORATED support/s column/s	
E WOOD/EARTH close contact		e FLOOR SAG Crown/Cuts Poor Support	
F COLUMN unsound / eccentric load		f CHECK/CRACK/CUT sill beam joist post	
RD G WOOD BORERS ? Unrepaired damage		RD g ROT/DECAY Subfloor/joist/beam/sill plate/post	
RD H CANTILEVER/S unsound/rotted		h DAMP WOOD bending CREEP	
I STOOP ROTATION Foundation/Piers ?		RD i WOOD BORERS ? Unrepaired decay/damage	
J FRAMING rotted/decayed/Wood borers ?		RD j CONDITIONS conducive to wood ROT	
K EXTENSIVE ROT/DECAY roof floors walls FRT		k FRAMING Crush Hangers Bridging	
L Span/header/column/support nails		l LEANING STAIRS multi-layered support	
M LINTEL/ARCH Settled Deflected		m FLOORS deflecting / springy	
N BRICK VENEER separation settlement		n ROOF sags / ponds Cracked rafter/s	
O WALL bulge CHIMNEY settlement/cracked		RD o ROOF TOP EQUIPMENT Support/rot/decay	
P Poor bearing soil? Soil/rock ?		RD p TRUSS Rising Cut / damaged chords / rafters	
RD Q PORCH BEAM rot/decay Expanding Lintels		q RAFTER/SHEATHING rot/decay delamination	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		r LINTEL rusted / expanded	
S VERTICAL/LATERAL LOADS ? Drift		s WALL BULGE / CHIMNEY SETTLEMENT	
T STRUCTURAL CONCRETE DETERIORATION?		t CAVITY WALL flashing / weep holes	
		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 October 19, 2023

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ELECTRICAL

No. 25369

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 200 Meter base 200 ? Main box/es 1/200 / EXPANDED SYSTEM

Underground Weatherhead Breakers fuses Buzz/hot (resettable) Useful Upgrade

PANEL: Location: Main Panel *Behind paneling*

Sub Panel: Labeled M unlabeled (partial) N Single O multiple P through

Main Disconnect: *at main*

Expansion Room Y R N

A/C Readily Accommodated Y T N N/A

U Loose wiring in panel Hostile environment

INSURANCE INFORMATION:

Original Service W heaved up X (incomplete)

% wiring upgraded/added Yrs Ago

Entrance Z1 Major Appl *CU* Z2 Gen Light *CU*

(AI) (CU = Copper AL = Aluminum)

Romex (R) G romex G1 ungrounded romex BX E1 Conduit Knob + Tube

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

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

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

PLUG DISTRIBUTION: Minimum Typical upgraded two/three hole type/combo Hidden devices/switches?

WIRING: Closet/Custom/Pool Lighting P1 Outbuilding/Yard G1 Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power: NG LP Oil Gas Manual/Auto Transfer switch PV (Photo voltaic) panels S1 Substandard 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, *carpenter.* 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	<i>DONE Rpl. Ex</i>	g ADAPTERS Nonpolarized/ungrounded	
I KNOB AND TUBE wiring system		h WIRES/BOXES uncovered/loose unprotected	
J EXTENDED major appliance circuit		FIXTURES broken/defective clearance ?	<i>Rlu.</i>
K GROUND BONDING STRAP/ROD missing/loose		i RECEPTACLES dead/ungrounded/location painted/broken/covers/rusted/loose	
L CONTACT HAZARD exterior/interior		poor connections reversed polarity	
M DISTRIBUTION PANEL Locations		j SWITCHES/DIMMERS defective multiple pole needed	
<i>H) @ side of front deck</i>	<i>DONE</i>	k ANTENNA Close wire contact/ungrounded	
<i>Service panel covering cannot impend service panel access</i>	<i>DONE</i>	l ENTRANCE frayed/in trees	
<i>Whirl pool req. GFCI protection</i>	<i>DONE</i>	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 ?	
		<i>H) closet light fixture is missing</i>	<i>DONE</i>

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HOME INSPECTION October 19, 2023

CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT. HEATING/AIR CONDITIONING No. 25369

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 60^R / / / / Cooling: / / / / 2^T 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 Direct 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: 2019 / / / 5 Yr. replace prob. H M L \$ \$ \$

Wood Boiler AC AGE: 2019 / / / 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	yearly DONE
C BOILER LEAKAGE frozen/rusted system ?		c FLUE rust/connection/incline/length/cleanout	
D FLUE unsafe clearance/capacity/mixed draft/material ?		d WIRING burned/loose	
E COMBUSTION AIR insufficient ?		e PILOT/BURNER adjust/clean/replace	
F AC/HEAT PUMP UNIT/S out/partial/not tested		f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?	
BACKUP heat out/partial ?		g "V" BELT adjust/replace pulley	
G ASBESTOS? exposed friable ?		h CONTROLS/GAUGES repair/replace ?	
H STEAM CONTROL repair/replace		i AC COIL dirty clean tray condensate pump	
I APPLIANCE/WOODSTOVE clearance ?		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 ?	DONE REPLACED FILTER 1/4" x SERVICED
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	

Further evaluation is required for A/c unit (condenser) operation → DONE

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PLUMBING

No. 25369

ACCESS: (A) Typical (A) restricted (B) Utilities off/equipment not checked (B) Dry system Water Pressure **40 PSI** Reducing valve Upgrade

WATER: (C) Public ? (A) Private Separate/ (A) together PUMP: (A) shallow (F) deep piston/jet/submersible? (A) abandoned

TREATMENT: (H) Hookups (H) Equipment (H) Operating ? (H) Bottled water (H) Backwash (I) Fixture stain (J) Quality test recommended

MAIN SHUTOFF: (K) Location **Furnace room** (K) Poor access (L) FIXTURE SHUTOFFS: (Y) N (L) Some

(M) Backflow/Anti-siphon devices (A) HOSE BIBS Standard (Frostproof/all/none) (N) access, needed ? (A) Valve (A) petcock

(O) House Service Main: (P) Internal Supply lines: (Q) Drain, Waste, Vents (mechanical): Exterior

(A) Lead (A) Gal (C) Brass (A) Copp (A) Plas ? (A) Gal (A) Brass (C) Copp (A) Plas (A) Gal (A) Cast (A) Lead (A) Copp (A) Plas

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

(A) Pump-dependent system/cistern/Alarm (missing)

MISC: (V) Hot tub (A) Whirlpool (X) Steam bath (Y) Sauna

(A) Lawn sprinklers (work) ? Zones (A) Well Problems:

TILE: (A) Mastic/Mud/Painted (A) Previous repairs: (A) Vulnerable

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

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

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

(R) Rough in/partial (A) House trap (A) Stains tub/shower Problems

(U) WASHER: N/A Age **< 5 yr** Replace Prob. H M L \$ W/D connection/s available Lint Filter UPGRADE

(V) DRYER: N/A Age **< 5 yr** Replace Prob. H M L \$ Gas **electric** (A) Unvented/long/cold/Plastic

(W) WATER HEATERS: #1 Age **<** Replace Prob. H M L \$ #2 Age **<** Replace Prob. H M L \$ Gas (A) electric (Y) oil

(A) LP gas (A) solar (B) Heat pump (C) Circulated (B) Integral boiler (E) / Gal. Tank/s (A) strap/flex line upgrade (G) Instant (H) Central

(I) Flame Guard (J) Tempering Valves/missing

AMATEUR WORK: (K) (A) Substandard Maintenance

(M2) (V) Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

(N2) () 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 ?		(C) 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 ?		(C) POPUP DRAIN CONTROL repair/missing	R/U
M BRASS PIPE Deposits Copper/lead Acid		h VALVE repack/washer/seat handle/no access	
		i 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	
		b) tub	
		install a mechanical valve	
		at laundry drain pipe	
		- shut off valve recommended	
		on sewage pump	

None
Not out

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HOME INSPECTION October 19, 2023

BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. 25369

CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.

ACCESS: Typical Restricted none Traversed fully partially none

UNDER-HOUSE SPACE IS BEST DESCRIBED AS:

Basement Cellar Crawl space Slab Combination Grade beams used Open (elevated unit)

FLOOR: Dir (No vapor barrier) Concrete Finish: tiles carpeting wood/foam

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

Air passage basement/crawl space Underground Parking

VENTILATION: Typical Restrictive none Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING: All/some Original ? added later professional ? Amateur no chimney access

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

Mildew noticed Dehumidifier recommended Form ties/foundation: unpaired

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

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

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

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

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

Window stains Rust stains/appliances Other

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

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

Other

Water seepage/dampness probability after recommended changes HIGH MEDIUM LOW Refer to page B17

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, **carpenter** 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 Mildew/mold formation likely/possible ?	
B PERSISTENT MINOR SEEPAGE likely		b CRAWL SPACE ventilation ? terminate.	
<input checked="" type="checkbox"/> C HIGH MOISTURE/ROT/DECAY conditions		c VAPOR BARRIER needed/incomplete	
D SPRING/HIGH WATER TABLE likely ?		d AREAWAY damp STEP rust/rot	
E DEWATERING SYSTEM needed		e SUMP PUMP inoperative ? shallow/elevate no check valve/freeze vulnerable/cover missing/ discharge short/to sewer	
F DEWATERING VITAL AC dependent		f STEPS loose/rotted/decayed tripping hazard	
G POINTING/PARGING needed ?		g ASHDUMP Clean/secure/provide door	
H WATER SPOTS through slab		h INSULATION fallen/reversed/missing	R/U
I SLAB SETTLEMENT		i Wood forms/debris present	
J WICKING MOISTURE/CONDENSATION		j RADON SYSTEM fan out/location/slab seal	
K MILDEW/MOLD FORMATIONS.			

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.

None Noted.

• earth floor at crawl space reg a complete earth covering with 6mm poly **DONE**

- Present vapour barrier is incorrectly installed.

DONE
CRAWL UNDER LR

- SPRAY FORMED

- NEW VAPOUR BARRIER

- EBB ADDED

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

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HOME INSPECTION October 19, 2023

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KITCHEN

No. 25369

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 None 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 <input checked="" type="radio"/> LPG	1 / 2 /	(Cook) H M L \$	
Microwave			(Micro) H M L \$	
Cooktop: Ceramic induction	G E LPG		(Cook) H M L \$	
<input checked="" type="radio"/> Refrigerator <input type="radio"/> (ice maker)		1 / 2 /	(Ref.) H M L \$	
<input checked="" type="radio"/> Dishwasher (portable)	<input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="radio"/> Locked in ?		(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	
I CIRCUIT BOARD		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 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 ?	
		o PILOTS/CONTROLS out range no power	

None Noted.

None Noted.

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INTERIOR

No 25369

ACCESS: (A) Typical (A) restricted ATTIC ACCESS: (A) Typical (A) restricted (B) 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 (Q) (no access) (R) 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 (A2) Laminate (A3) Bamboo Other:

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (C2) double other:
 (E1) Single double hung (F1) Casement (G1) Sliding (H1) Awning ?
 (I1) 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 Restr. Access

INSULATION: (V1) Attic (W1) Wall (X1) Basement (Y1) Crawlspace (Z1) Radiant (AA) Upgrade Recommended ? R Value 40* Wall 2x6 ? R Value 20 W1 upgrade

ATTIC VENTILATION: (B2) Typical (C2) restrictive/damaged (D2) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence (E2) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

FAN/S: (A2) Bath (B2) discharge to attic (C2) Attic/thermostat (D2) Whole house (unguarded) (E2) Ceiling paddle fans Upgrade

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (F2) Masonry/gypsum (G2) Wood (H2) Open

MISC.: (F2) Garage Door: (F2) Auto Reversing (G2) Non-reversing Release (H2) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test
 Elevator: (I2) inclinator (tension safety) (J2) Security/Intercom System (K2) Central Vacuum (L2) PAINT: FRESH LEAD ?
 *Pest Telltales: (M2) Exterminate/clean/deodorize (N2) Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: (O2) Substandard Maintenance:

(Q2) (R2) Unexpected minor expenses for this property may approximate \$400 \$600. More Less ?
 (R2) 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	
B WOOD STOVE clearance/creosote		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 ?	
G FRIABLE ASBESTOS ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
H SLAB DUCTS water/chemicals ?		g TRIM missing/damaged/re nail	
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 CEILING/WALLS damaged/loose wallpaper/paint repairs		i INSULATION placement/baffles/vapor retarder vents blocked/pests/screening	R/U
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	

hand rail not to swing into stairs

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1041 Winding Creek Road, Minden ON

HOME INSPECTION October 19, 2023

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EXTERIOR

No. 25369

EXTERIOR: ACCESS: (A) Typical (A) restrictive (A) none ROOF: ACCESS: (A) Typical (A) restrictive (A) none

ROOF INSPECTION TYPE: (A) Walked/Viewed from: edge/ground (A) ROOF PITCH: Steep Moderate Low Flat ROOFING LEGEND

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

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 (A) flush) (O) ROOF COATING (asphalt/polyurethane/) (P) ROOF HATCH
 (Q) REPAIRS to roof/flashing (R) HIGH Maintenance/VULNERABLE areas:
 (S) 5 YR. Maintenance Budget: \$ (T) Mold/Moss/Discoloration noted:

GUTTERS: (A) Incomplete (U) Attached (A) Box (A) Trough (X) Yankee (Y) Internal (Z) Alum (A) Galv (B) Copper (C) Vinyl (D) Wood
 (E) Screens (A) Underground Drains (G) 5 year replace prob.: H M L \$

SIDING MATERIAL: (W) WOOD (R) Drop (I) Panel / no "Z" flashing (J) Shiplap (K) Board + Batten (L) Shingle/Shake (M) Pressboard
 (N) Asphalt shingle (V) Asbestos cement (P) Aluminum/steel (ground recommended)/vinyl Other (O) no "J" channel
 (R) stucco (PermaStone) (S) Texture/EIFS (T) Stone/brick/block (U) Painted Masonry (V) SOFFIT/TRIM Unstable Materials

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

PREVIOUS REPAIRS: (Y) stoops/steps/walks Upgrade (A) TREES: Large/overhanging

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

IMPROVEMENTS: POOL (B) Heated Cover Repairs TENNIS COURT (C) lights (D) Retain/seawall/s

(E) SITE: Above/below street Risk: H M L Test (F) YARD: (F) Flat/ (F) rolling/steep (A) Waterfront/flood ? (H) Debris

DRIVEWAY: (E) dirt/gravel/asphalt/concrete/brick/drain (A) Slab/freeze (J) SUBSTANDARD MAINTENANCE (K) PAINT: FRESH LEAD ?

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

(M) Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
 (N) 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	
B ROOFING prematurely aged		b FLASHING repairs vent collars	
C ROOF PITCH sagging/ponding		valley/sidewall/chimney/base	
D SHEATHING/RAFTER Rot likely ?		c CHIMNEY cap/weathering repairs	
E CHIMNEY Roof height/top repair		d MASONRY flaking/point/clean/repair	
F MASONRY Repair/point up/parge		e GUTTER realign/re nail/clean/repair Add	
G BRICK flaking/spalling		f DOWNSPOUTS add/clean/secure/extend	
H SIDING/TRIM Clean/repair/replace/paint/stain		g VENT STACK opens below roof	
I PAINT failure/chalked		h SIDING buckled/kinked/delaminated/melted	
J STUCCO texture bulge/crack(s) EIFS		split/loose/rotted/decayed ? No "J" Channel	
K PARAPET WALL Soffit damage		i TRIM/SIDING Caulk/paint/repair	
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		Roof contact Wood borers Earth contact	
M STOOP/STEP/SLAB Repair/replace		j DECK/pier/rail/escape/pad/bracing/repair/fasteners	
N DRIVEWAY repair/slope/drain/		k CAULK windows/doors/thresholds/utilities/slabs	
O RETAIN/SEAWALL repair/rebuild/replace		l STOOP/walk/patio/drive voids/repairs/hazards	
P POOL repairs/fencing Tripping hazard/s		m BREEZEWAY/GARAGE/SLAB settled/seal	
Q OUTBUILDING (S E H P E) Placement ?		n DRIVEWAY/SLABS drain toward house	
R TREES/LIMBS Trim/Remove		o LANDSCAPE grading/swales/catches	
S LOGS Chinking		p RETAIN/SEAWALL point/weepholes/repair	
		q FENCE posts/slats rotted/decayed/broken	
		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	

None
Noted

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An aerial photograph of a town in Minden, Ontario, Canada, during autumn. The town features a mix of residential houses, commercial buildings, and a large parking lot with two yellow school buses. The surrounding area is filled with trees displaying vibrant yellow and orange foliage. In the foreground, a man with short brown hair, wearing a dark suit jacket over a grey button-down shirt, is smiling at the camera. A black banner with white text is positioned in the top right corner, and a dark grey banner with white text is at the bottom.

MINDEN, ONTARIO

EXPERIENCE, *It Matters*