



1148 Dark Lake Road *Wilberforce, Ontario*



*Information
Package*



Water Potability Test

Public
Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Peterborough

99 Hospital Drive
PETERBOROUGH, ON K9J 6Y8

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille

BARB DAVIES

Street address / Adresse municipale

1148 DARK LAKE ROAD

PO BOX 164

WILBERFORCE, ON K0L 3C0

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

PART LOT A 21

1148

Street address / Adresse municipale

1148 DARK LAKE RD

HIGHLANDS EAST ON K0L3C0

County / Comté: HALIBURTON

Health Unit # / # du bureau de santé: 2235

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012913815

Phone # / # tél.: 249 387 2486

Date/Time Collected / Date/heure du prélèvement*: 2025-06-09 10:30:00

Date/Time Received / Date/heure Reçu le*: 2025-06-10 13:42:00

Purification system used (e.g. UV, filtration, etc.)? /

Yes / Oui

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?*

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services or
Designate / ou Désigner

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2025-06-10

Date Read / Analyse effectuée le: 2025-06-11

Please Note / Prière de noter ce qui suit :

*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT/Toutes les heures sont exprimées en HNE ou en HAE.

**Data provided by the customer / Données fournies par le client.

Print Date / Date d'impression*: 2025-06-11

Date Reported / Date du rapport*: 2025-06-11 15:42:40

Page 1 of 1

LIMS Report #: 56377029

T_SingleSampleOPHL_WATPRIVATE.rpt

Ontario
Agency for Health
Protection and
Promotion
Agence de protection et
de promotion de la santé

Fuel Oil Distributor Report

Oil Tank



FUEL OIL DISTRIBUTOR INSPECTIONS

ABOVEGROUND TANKS

☒ INSIDE ☐ OUTSIDE

TIM BARD DAVIES

1148 DARK LK RD.

REPORT NUMBER

092

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

	1 st TANK	2 nd TANK
Type of Tank i.e. ULC-S602	ULC 5602	
Manufacturer	GRANBY	
Date of Manufacture or Age in Years	2023	
Serial No	F77600080	
1. Is the tank approved for its present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overflow protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non-combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
9. If two tanks are bottom connected, are they connected with 2 in. pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
10. Is the system free of leaks or any signs of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed to code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tank only)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
20. If required is the tank (over 2500L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

NOTES (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged)

COMMENTS:

Contractors Name (Please Print Clearly): DUNFORD HEATING

TSSA # 0144003

Technician's Name (Please print clearly): DAVID DUNFORD

Telephone 705-498

Technician's Signature *[Signature]*

Certificate No 0144003

Date DEC

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Fuel Oil Distributor Report

Furnace

FUEL OIL DISTRIBUTOR INSPECTIONS
APPLIANCES - COMPREHENSIVE

REPORT NUMBER **207**

OWNER / OPERATOR **TIM & BARG DAVIES**
LOCATION **178 DARK LN RD**
OWNER'S ADDRESS (if different from above)
TELEPHONE NO

	1 st APPLIANCE	2 nd APPLIANCE
Type of Appliance	FORCED AIR OIL	
Manufacturer	OLSEN	
Model	BCL-120 S	
Date of Manufacture or Age in Years	1992	
Size (BTU/Hr)	117,000	
Serial No	20761 Bcml	
Is the appliance approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the appliance installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the appliance being used in accordance with its approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the Appliance venting installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the venting system free of defects, debris or corrosion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the vent sized properly?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is proper combustion and ventilation air openings installed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is the installation free of indications of heat exchanger cracks, defects in the refractory pot and/or heat shields?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are all limits and safety controls properly installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the appliance installed with appropriate clearances from combustibles?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are the results of combustion analysis acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
If required, is there a proper chimney cleanout?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is the chimney properly lined?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is the vent liner fitted with proper flashing, cap and base T?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is there a sidewall vent attached to the appliance is it installed according to code and the manufacturer's instructions? (Any "No" answers must be explained in this section and the affected part repaired, replaced or tagged)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

REMARKS:

Name (Please Print Clearly) **DUNFORD HEATING** TSSA # **0144603**
Name (please print clearly) **DAVID DUNFORD** Telephone **705-448-2096**
Signature *[Signature]* Certificate No **0144603** Date **DEC 15 2022**



Septic Inspection

1148 Dark Lake Road, Wilberforce

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 18, 2005
Inspection address: 1148 DARK LANE RD, WILBERTFORCE
For: Bird Davies Phone: 249-387-2486
Email: barbgadames@gmail.com

Septic tank inspection fee \$ 300-
Accessibility charge (Digging) \$ 39-
HST (885861195 RT) \$ 39-
Total \$ 339-

Payment method: Cash
Cheque
E-transfer

with home inspection

SECTION 1: SITE EVALUATION

TOPOGRAPHY

	TO BED	FROM BED
FLAT	✓	✓
ROLLING		
STEEP		

GENERAL PROPERTY: FLAT ROLLING STEEP

SEASONAL SURFACE WATER: PROBABLE POSSIBLE

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

SURROUNDING WATER BODIES

VEGETATION

REQUIRED 15 M	FROM TANK	FROM BED
LAKE	NA	"
RIVER	NA	"
POND	NA	"
SPRING	NA	"

DISTANCE	TO TANK	TO BED
TREES	5 ⁺⁻ m	> 8 m
SHRUBS	> 3m	> 5m
GARDENS	3m	3m ⁺

*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: 3⁺⁻ yrs

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	± 1000m
# OF BEDROOMS	3
# OF BATHROOMS	1
# OF FIXTURES	9.5
WATER TREATMENT	NA
SYSTEM AGE	.
USAGE	Res.

DISTANCE	FROM TANK ACTUAL REQUIRED	FROM BED ACTUAL REQUIRED
HOUSE	7m 1.5 M	13m 5 M
OUTBUILDINGS	> 5m 1.5 M	7 5 M
BOATHOUSE	1.5 M	NA 5 M
BUNKIE	NA 1.5 M	NA 5 M
BORED WELL	15 M	NA 15 M
DUG WELL	NA 15 M	> 35 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

CONCRETE ✓	PLASTIC	METAL	OTHER
APPROX. TANK SIZE	3600 ⁺ LITRES/GALLONS	MEASURED	PERMIT
ADEQUATE ✓	INADEQUATE	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	NO	
TANK PUMPING HISTORY FREQUENCY	EVERY 3 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 NO
ACCESS COVERS DAMAGED	YES NO
RISER RECOMMENDED	YES NO
FUNCTIONAL FLOW FROM HOUSE TO TREATMENT UNIT	YES RESTRICTED
FLOW BACK FROM BED TO TANK	YES NO

SECTION 4:

PUMP DEPENDENT SYSTEM: YES

NO

PUMPING CHAMBER

STATUS	OK	CORROSION	REPAIR/ REPLACE	STATUS	OK	CORROSION	REPAIR/ REPLACE
OUTLET ✓				ALARM		} NA	
INLET ✓				AUDIO/VISUAL			
PUMP NA				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



Home Inspection

1148 Dark Lake Road, Wilberforce

HomePro Central On. Inc.

Haliburton, Ontario KOM 1S0

705-455-9055/800-832-0519

homeproco@gmail.com

Michael Rahme

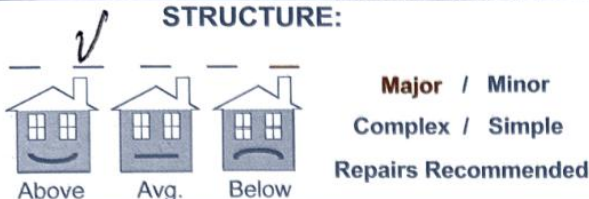


PERSPECTIVE SUMMARY

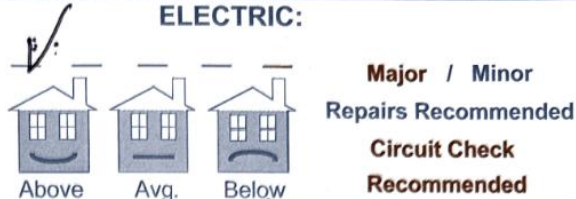
No. 25554

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

STRUCTURE:



ELECTRIC:



HEATING / AIR CONDITIONING:



PLUMBING:



BASEMENT / CRAWL SPACE / SLAB:



KITCHEN:



INTERIOR:



EXTERIOR:



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:

- Garage roof fasteners
- Chimney upgrades.
- Sump hole/pump

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

Struct. sound
Furnace/oil tank upgrade.
electrical upgrade.
newer house shingles.
Inter. upgrades.

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 Daytime: 1-800-832-0519

Evening

**CONFIDENTIAL: CLIENT MAY NOT
SELL OR TRANSFER THIS REPORT.**

STRUCTURE

No.25554

FOUNDATION: ACCESS ☒ Typical/ ☒ restricted

☒ Full basement ☒ Crawl space ☒ Slab ☒ Post tensioned slab ☒ Combination ☒ Upgrade Recommended

☒ Pier/piling (elevated) ☒ Original construction ☒ Dug out ☒ Expanded ☒ Columns concrete / block / brick metal wood

MATERIALS: ☒ Brick ☒ Block (La) 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 in 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: Bungalow

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/RISE 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	
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 ?	R/L	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	
O WALL bulge CHIMNEY settlement/cracked		rd p TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soil/rock ?	Rp Rpl	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	

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: 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/Disconnector ☒ Y ☐ N
Approx. Amps: ☒ Entrance cable Meter base 200 ? ☒ Main Box/es 100 100 ☒ EXPANDED SYSTEM
☒ Underground ☒ Weatherhead ☒ Breakers ☒ fuses ☒ Buzz/hot ☒ (resettable) Useful Upgrade

PANEL: Location: Main Panel

Sub Panel:

Main Disconnect:

☒ Labeled ☒ unlabeled (partial) ☒ Single ☒ multiple ☒ trough

☒ Expansion Room ☒ R ☒ N

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

☒ U Loose wiring in panel ☒ Hostile environment

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

GROUNDING: ☒ Plumbing/gas/rod foundation multiple central ? ☒ H1 Surge suppressor/s ☒ H2 Lightning rods useful upgrade/s

GROUND FAULT CIRCUIT INTERRUPTER/S: ☒ U1 Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

ARC FAULT CIRCUIT INTERRUPTER/S: ☒ V1 Panel/Other none Useful Upgrade

PLUG DISTRIBUTION: ☒ Minimum ☒ typical ☒ upgraded ☒ two/three hole type/combination ☒ H1 Hidden devices/switches?

WIRING: ☒ 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 ☒ 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, 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	
		p DOORBELL nonfunctional	
		q SUB PANEL bonding/grounding ?	

Clear all obstruction
from service panel.

electrical circuit check
is recommended.

ensure all wiring is
properly connected & grounded.

ACCESS: (A) Typical (B) restricted By: Debris (D) COMBUSTION AIR SUPPLY (A) out/makeup/house HRV/ERV
(C) Utilities/pilots off/equipment not checked (A) Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank
HEAT: (E) Space (F) Central (G) combination (H) Multiple system/zone/balance devices (A) Rooftop unit/Hostile environment/Garage
(A) GAS/LP GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating 80K / / BTU/KW Cooling: 2 / 1 / TON
(A) GRAVITY (A) FORCED: airflow (A) up (N) down, side, or counter flow (crawl space) Attic Garage (O) Duct damper/booster fan/heater UPGRADE
(P) Flexible ducts (C) Hi/low pressure (A) Slab ducts (transite) (S) Radiant ceiling plenum (T) returns: Central (U) individual
(V) Humidifier: Evap/atom/drip/steam (W) Electronic/special filter (X) Condensate pump
HOT WATER: (Y) One/Two Pipe (Z) circulated (A1) Radiators (B1) convectors (C1) baseboards (D1) fan coils (E1) radiant (F1) overhead loop
BOILER: (G1) Conversion (H1) tube type (H) STEAM: (A1) one/two pipe (A) boiler upgraded
FUEL/S: (L1) Gas (M1) oil (N1) electric/radiant (O1) heat pump element ? (P1) Solid Fuel (R1) Kerosene (S1) LP gas (A1) Fuel change (T1) Combustion
EQUIP: (U1) Pilot (V1) elect ignition (W1) Flue damper (X1) power burner (Y1) Induced draft (Z1) Condensing type (discharge?) (A2) Catalytic
(B2) sealed combustor (A) (separate flues ?) FLUES: (B) restricted access (D2) Masonry (E2) Terra cotta (F2) Transite (G2) Metal/Plastic (A2) Preheater
(I2) OIL: Tank (J2) Inside (J2) Patched (K2) outside (L2) buried (A2) Abandoned ? (N2) Filter (A2) Old masonry flue
(P2) SPACE HEATING: (C2) Elec (bsbd/fan) (D2) Radiant (R2) Heat pumps (S2) Gas (T2) Kero (A2) Unvented (U2) Wood stove (V2) (insert) (W2) Cool flue
AIR CONDITIONING: (X2) space/central/combination split/package (Y2) Electric compressor/s (Z2) Gas Chiller/s (A3) Window/wall units
(B3) water heat sink (C3) Evaporative (A3) Retrofitted Overhead Replaced Compressor ? Discharge Air Temp. Return Air Temp.
THERMOSTAT/CONTROLS: (D3) Single/multiple (E3) Central (F3) Combination (G3) setback (A3) (SIMULTANEOUS OPERATION)
(I3) SOLAR SYSTEM: Operating: Y N (A3) AMATEUR WORK: (K3) Substandard Maintenance (A3) Living units on same air system
(M3) Exterior HEAT AGE: / / 5 Yr. replace prob. H M L \$ \$ \$
Wood Boiler AC AGE: 2021 / / 5 Yr. replace prob. H M L \$ \$ \$
(N3) ☒ Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?
(O3) ☒ 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 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	
RD 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	

Remove & replace old chimneys

size oil tank info metal

- 910 Ltr

- 2.3 mm thick

catch basin

double wall

full inspect prior to winter. replace trans for mer.

ACCESS: ☒ Typical ☐ Restricted ☐ Utilities off/equipment not checked ☐ Dry system Water Pressure ☒ 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 ☒ Poor access ☐ FIXTURE SHUTOFFS: Y N ☒ Some

☒ Backflow/Anti-siphon devices ☐ ROSE 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 ☐ Plas ☐ Gal ☐ Cast ☐ Lead ☐ Copp ☐ Plas

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

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

MISC: ☒ Hot tub ☐ Whirlpool ☒ Steam bath ☐ Sauna

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

TILE: ☐ Mastic/Mud/Painted ☐ Previous repairs: ☐ Vulnerable

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

☐ Fixtures W/O overflow/painted/reined/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 ☒ 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 ?	
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	

Replace plumbing
drainage in cellar.

Remove all debris
in pump room.

All ways verify whirlpool
GFG prior to use.

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.

REV. 18 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.

ACCESS: ☒ Typical/ ☒ Restricted/ ☐ none Traversed: fully ☐ partially ☐ none clutter.

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

M 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/none Original ? ☒ added later ☐ professional ? ☒ Amateur ☐ no chimney access

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

☐ Mildew notices ☒ Dehumidifier recommended ☐ Form ties/foundation: unparged

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 ☐ 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
 (See below and also see exterior key sheet for changes)

AMATEUR WORKMANSHIP: ☒ ☐ 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	W
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
<input checked="" type="radio"/> C HIGH MOISTURE/ROT/DECAY conditions	R/U	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		<input checked="" type="radio"/> e SUMP PUMP inoperative ? shallow/elevate	R/U
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	
<input checked="" type="radio"/> 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	
K) remove all debris & elevate all materials in lower level.		j RADON SYSTEM fan out/location/slab seal	
Properly install sump pit SEAL sump pit			
		- clean all debris from lowest level perimeter	
		- terminate all venting in area way entrance.	

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

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CONFIDENTIAL: CLIENT MAY NOT
SELL OR TRANSFER THIS REPORT.

KITCHEN

No. 25554

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

☒ Range/s wall oven/s ☒ LPG (Cook) H M L \$

Convection - ☒ Cont./Self-cleaning (Micro) H M L \$

Microwave (Cook) H M L \$

Cooktop: Ceramic induction ☒ LPG (Ref.) H M L \$

☒ Refrigerator ☐ (ice maker) (D.W.) H M L \$

☒ Dishwasher (portable) ☒ Locked in ? (Comp.) H M L \$

☒ Compactor (I.H.) H M L \$

☒ Instant Hot (Disp.) H M L \$

☒ Disposer Poor Switch Location

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

☒ 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

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REV. 18 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.

ACCESS: ☒ Typical ☐ Restricted ATTIC ACCESS: ☐ Typical ☐ Restricted ☐ None ENTERED: Fully ☒ Partially

WALLS/CEILINGS: Plaster (☐ Wood ☐ Rock ☐ Wire lath) ☐ Drywall ☐ Paneling ☐ Beaverboard ☐ Acoustic tile
☐ Dropped tile ☐ Wood ☐ Tin ☐ Precast ☐ Wallcovering/paint over paper ☐ Textures/sand paints

☐ HI-HAT Recessed lighting fixtures ☐ (no access) ☐ PREVIOUS WALL/CEILING REPAIRS:

PRIMARY FLOORS: ☐ Strip ☐ Tongue and groove (nail) ☐ Parquet ☐ Ceramic/quarry tile ☐ Vinyl squares ☐ Sheet vinyl
☒ Carpet ☐ Slate ☐ Marble ☐ Cork ☐ Laminate ☐ Bamboo Other:

PRIMARY WINDOWS: ☐ (W=Wood M=Meta V=Vinyl) GLAZING: ☐ Single ☒ Double other:
☐ Single/double hung ☐ Casement ☐ Sliding ☐ Awning ?
☐ Jalousie ☐ Fixed ☒ Original ☐ upgrades ☐ Old casings remain ☐ Sun Awnings Storm shutters ?

STORM WINDOWS: ☐ None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACES: ☐ Prefab ☐ masonry ☐ unlined/relined ? ☐ No damper/s ☐ Firebrick ? ☐ Gas Log Restrict. Access

INSULATION: ☐ U1 Attic ☐ R Value Wall 2x4 12 ? R Value ☐ Upgrade

ATTIC VENTILATION: ☐ Typical ☒ Restrictive/damaged ☐ None Soffits (baffles) Gables 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 Test

Elevator: ☐ inclinator (tension safety) ☐ Security/Intercom System ☐ Central Vacuum ☐ PAINT: FRESH LEAD ?

*Pest Telltales: ☐ ☒ Exterminate/clean/deodorize ☐ Ext. Doors: Sliding/hollow core Safety Glass ? Bars

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/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/	
rd G FRIABLE ASBESTOS ?		weatherstrip/hardware/locks/screens/glazing/seals ?	
H SLAB DUCTS water/chemicals ?		f STORM SASH incomplete/broken/adjust	
I Condensation/ventilation/ice dams ?		caulk/weep holes	
J CEILINGS/WALLS damaged/loose		g TRIM missing/damaged/renail	
wallpaper/paint repairs		h FIREPLACE smoky cracked/point up (cap+screen)	
K FLOOR stained/swelled/rotted damaged		Gas logs service/repair Clean ash/dump/tile	
L CARPET Worn/Torn/Stained/pet odor		Clearance Damper seal/warped/rod	
M WINDOW/DOOR repair/replace/secure		i INSULATION placement/baffles/vapor retarder	
clouded between panes		vents blocked/pests/screening	
N PARTY/FIRE WALL material type/missing/		j FAN/S attic/whole house out/mounting	
incomplete		k GARAGE DOOR broken/sags/tracks/springs/cable/	
O SMOKE ALARM missing/inoperative/location		brace/locks/power supply/remotes ?	
P STAIR/RISERS uneven/railing/spiral staircase		l BATH TRANSOM loose/missing	
		m CENTRAL VACUUM out/activators/discharge ?	
		n STAIR Risers uneven railing PULLDOWN	
		o VAPOR RETARDER in attic missing/reversed	

Replace old chimneys

Vapour barrier entire earth
floor at area way entrance

EXTERIOR: ACCESS: ☒ Typical ☐ restrictive ☐ none ROOF: ACCESS: ☒ Typical ☐ restrictive ☐ none

ROOF INSPECTION TYPE: ☒ Walked/viewed from: edge/ground ☐ ROOF PITCH: Steep Moderate Low Flat

ROOFING LEGEND

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)	A = <input type="checkbox"/> Asphalt Shingle	AL = <input type="checkbox"/> Aluminum Panel	M = <input type="checkbox"/> Metal
MAIN				H M L \$	BUR = <input type="checkbox"/> Built Up Roofing	CP = <input type="checkbox"/> Corrugated Plastic	SP = <input type="checkbox"/> Single-Ply Membrane
PORCH(ES)				H M L \$	RM = <input type="checkbox"/> Rolled Mineral	S = <input type="checkbox"/> Slate/Imitation ?	WS = <input type="checkbox"/> Wood Shake/Shingle
BAY				H M L \$	TC = <input type="checkbox"/> Terra Cotta/Clay/Concrete	V = <input type="checkbox"/> Vinyl	Open/Solid Sheath/Felts
GARAGE				H M L \$	AC = <input type="checkbox"/> Asbestos Cement	CS = <input type="checkbox"/> Composite Shingles	
OTHER				H M L \$			

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

☐ REPAIRS to roof/flashing ☐ HIGH Maintenance/VULNERABLE areas:

☒ 5 YR. Maintenance Budget: \$ ☐ Mold/Moss/Discoloration noted:

GUTTERS: ☐ Incomplete ☐ Attached ☐ Box ☐ Trough ☐ Yankee ☐ Internal ☒ Alum ☐ Galv ☐ Copper ☐ Vinyl ☐ Wood

☐ Screens ☐ Underground Drains ☐ 5 year replace prob.: H M L \$

SIDING MATERIAL: WOOD ☐ Drop ☐ Panel / no "Z" flashing ☐ Shiplap ☐ Board + Batten ☐ Shingle/Shake ☐ Pressboard

☐ Asphalt shingle ☐ Asbestos cement ☒ Aluminum/steel (ground recommended)/vinyl Other ☐ no "J" channel

☐ stucco (PermaStone) ☐ Texture/EIFS ☐ Stone/brick/block ☐ Painted Masonry ☐ SOFFIT/TRIM Unstable Materials

CHIMNEY(S): ☐ gable ☐ leave/ridge/other No cricket GAS: ☐ lawn light/Grill abandoned ☐ LAWN SPRINKLER Zones

PREVIOUS REPAIRS: ☐ stoops/steps/walks Upgrade ☐ TREES: Large/overhanging

DRAINAGE: ☐ Recent improvements/repairs made ☐ Swale/French drain close to house

IMPROVEMENTS: POOL ☐ Heated Cover Repairs TENNIS COURT ☐ lights ☐ Retain/seawall/s

☐ SITE: Above/below street Risk H M L Test ☐ YARD: ☐ Flat/ ☐ rolling/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, 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	R/U.	a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sideval/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/realign/clean/repair Add	Stoop. R/U.
F MASONRY Repair/point up/parge		f DOWNSPOUT add/clean secure/extend	
G BRICK flaking/spalling		g VENT STACK opens below roof	
H SIDING/TRIM Clean/repair/replace/paint/stain		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	
J STUCCO texture bulge/crack(s) EIFS		Roof contact Wood borers Earth contact	
K PARAPET WALL Soffit damage		j DECK/pier/rail/escape/pad/bracing/repair/fasteners	
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		k CAULK windows/doors/thresholds/utilities/slabs	
M STOOP/STEP/SLAB Repair/replace		l STOOP/walk/patio/drive voids/repairs/hazards	
N DRIVEWAY repair/slope/drain/		m BREEZEWAY/GARAGE/SLAB settled/seal	
O RETAIN/SEAWALL repair/rebuild/replace		n DRIVEWAY/SLABS drain toward house	
* P POOL repairs/fencing Tripping hazard/s		o LANDSCAPE grading/swales/catches	W
* Q OUTBUILDING (S E H P E) Placement ?		p RETAIN/SEAWALL point/weepholes/repair	
R TREES/LIMBS Trim/Remove		RD q FENCE posts/slats rotted/decayed/broken	
S LOGS Chinking		r TREES/LIMBS/VINES/SHRUBS trim/remove	
		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	R/U.
		(Front ent.)	

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.



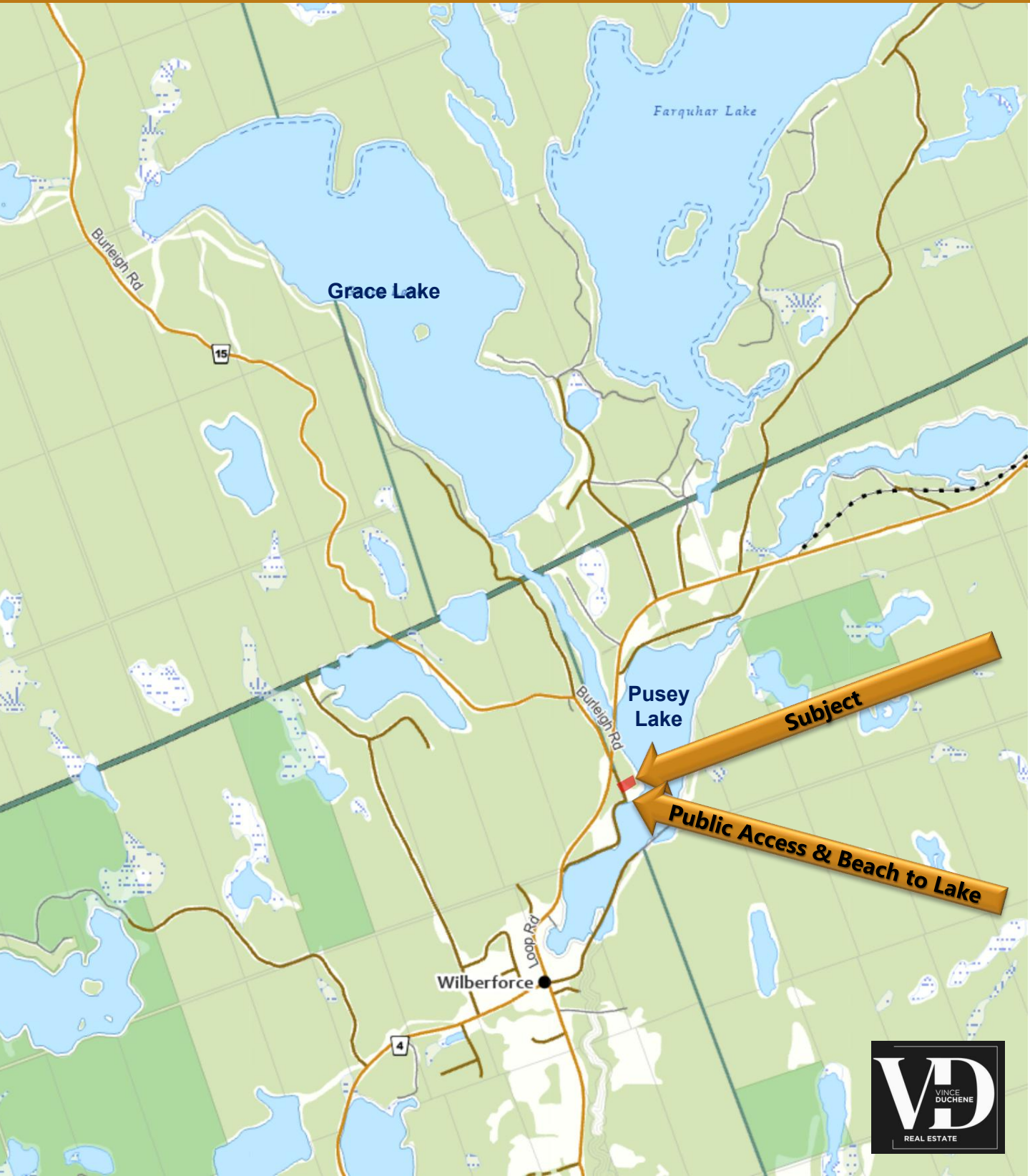
Aerial View

1148 Dark Lake Road, Wilberforce



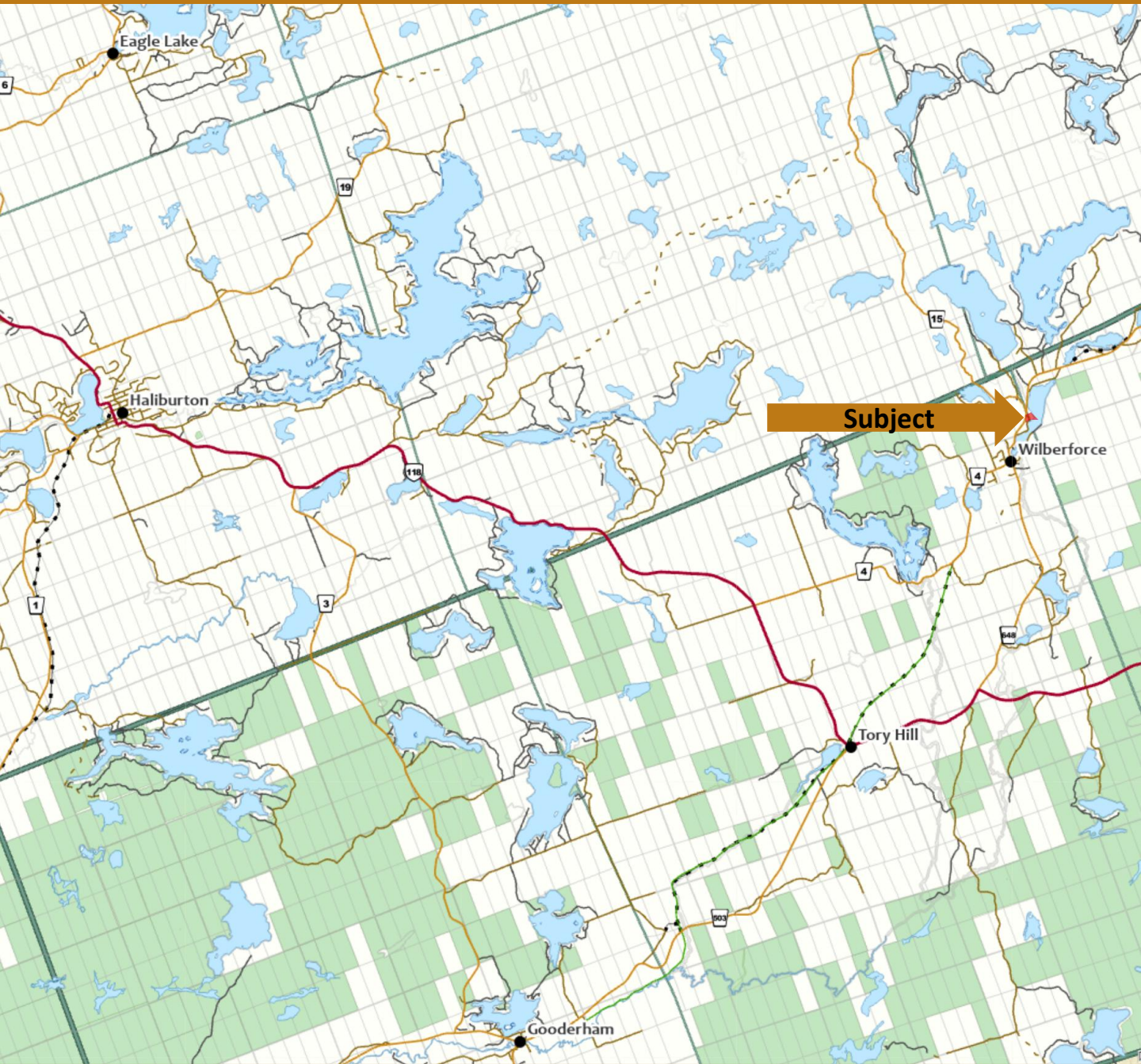
Subject Lands

1148 Dark Lake Road, Wilberforce



Area Location Map

1148 Dark Lake Road, Wilberforce



Wilberforce, Ontario