

WELCOME TO

1202 Twist Lane

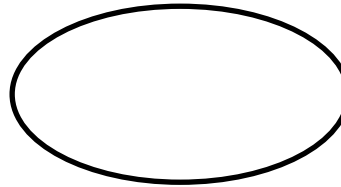
Salerno Lake



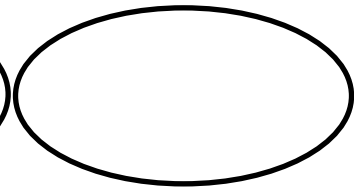
*Buyer Information
Package*

Schedule "C" – Survey

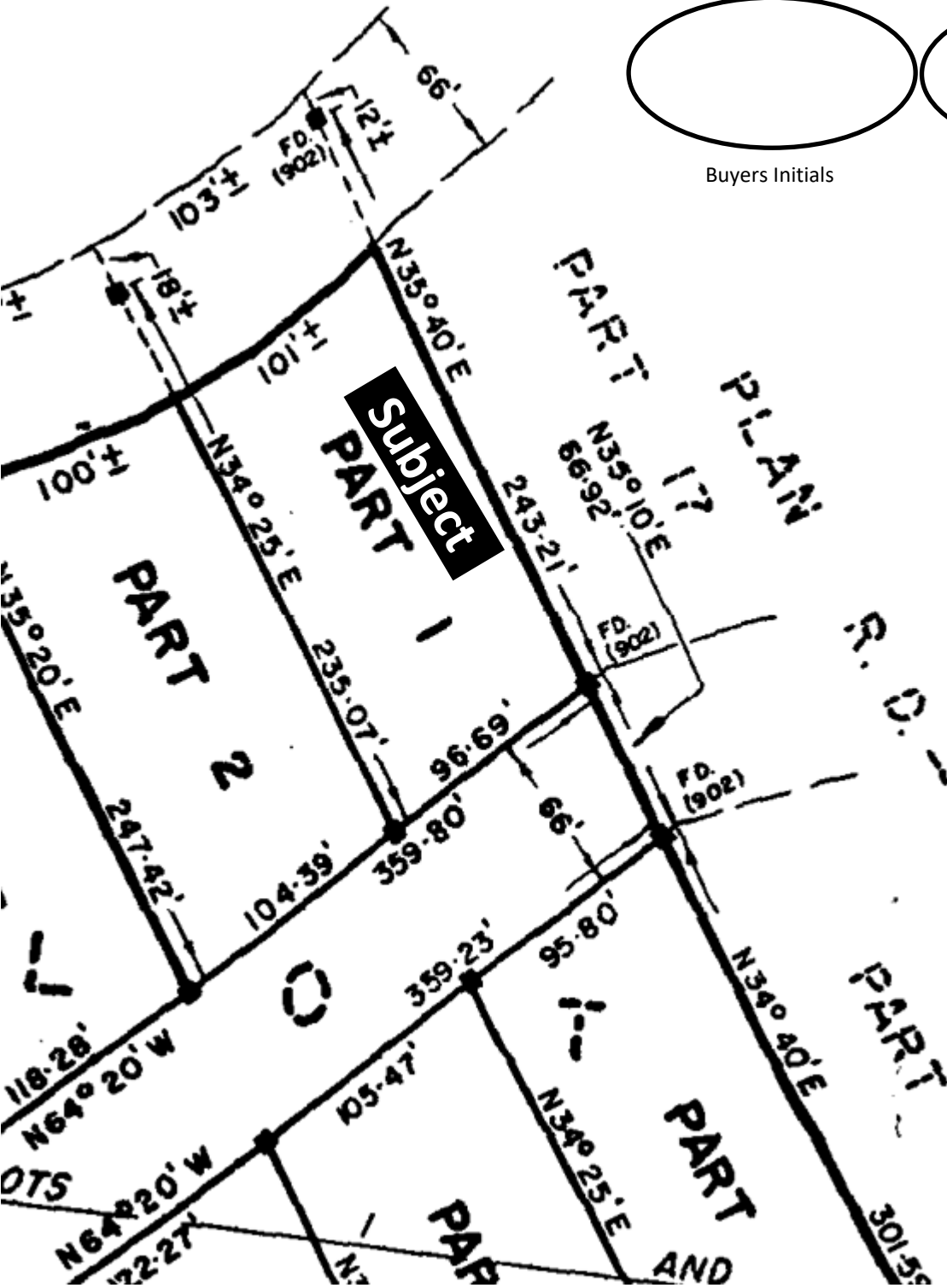
PT LT 2 CON 4 GLAMORGAN PT 1 RD66 T/W H175804
S/T INTEREST IN H175804; HIGHLANDS EAST



Buyers Initials



Seller's Initials



Upgrades and Dates

YEAR	Description of Completed Improvements
2023	Stain all decks and docks- new shingles on storage shed
2021	New - Expanded Staircase to fixed dock- Lumber stairs/ aluminum stringers New- floating dock- extended to 8x24 with new ramp New front windows- 4- 3 right of front door/ 1 left of front door
2020	Remove old dock/ rebuild dock crib (plastic timbers)extend supports Replace supports with plastic lumber /stainless steel treated bars for crib Expand fixed dock deck new PT wood Driveway resurface with crushed granite
2019	Upper Deck (adjoining shed)expansion driveway side and new railings installed. Deck seal/ old cut deck-removed New water pump and pressure tank Upgraded concrete piers beneath cottage (driveway side) as needed to reinforce
2018	Upper Deck replaced and new railings installed all new PT lumber Driveway side/ Front Door- Improved new access stairs (aluminum stringers wider stairs all new PT lumber All new around cottage to screened in porch
2015	Remove old roof main cottage reshingle- add new plywood as needed Add new roof trusses over screened in porch, side new roof line
2013	New vinyl siding whole cottage New cork backed/vinyl tile floor-main
2010	New windows-3 driveway side living room
2004	Screened in porch added-more supports to original roof trusses and sides- Screen doors added rear exit New siding trim carpet Reinforce under porch area Driveway e Back of house/ kitchen New Windows- 4- Bedrooms
2000	New Windows-2 Living room and kitchen
1998	Screened in porch ceiling/paint/paint bathroom Build closet in bathroom move vanity - Driveway behind cottage extended Add a kitchen range hood
1997	Rewire all electrical- new panel new over head lights. New receptacles in each bedroom and new outlets in kitchens - Exterior GFI breakers and outlets exterior lighting Wiring of storage shed- add exterior circuit. Fireplace- new floor tiles/ double lined insulated stove pipe steel heat shielded all added for insurance
1996	Footings for upper and lower deck and screened in porch Upgraded concrete piers beneath cottage as needed to reinforce Extend driveway from landing to beside cottage- bulldozing

Home Inspection Report

1202 Twist Lane - *Salerno Lake*

PG 1

PERSPECTIVE SUMMARY

No. 24927

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

STRUCTURE:



Major / Minor
Complex / Simple
Repairs Recommended

ELECTRIC:



Major / Minor
Repairs Recommended
Circuit Check
Recommended

HEATING / AIR CONDITIONING:



Major / Minor
Repairs / Maintenance Recommended
Aged Equipment

PLUMBING:



Major / Minor
Repairs / Maintenance Recommended

BASEMENT / CRAWL SPACE / SLAB:



Major / Minor
Repairs Recommended
Moisture / Seepage
signs present

KITCHEN:



Major / Minor
Repairs Recommended
Aged Equipment

INTERIOR:



Major / Minor
Repairs Recommended
Cosmetics

EXTERIOR:



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:

- wood stove & chimney
 - up grade sewage pump & HWT.
- ensure smoke & C.O alarms are present
Deck steps rail

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

- Structurally sound
 - Window upgrades
 - newer shingles
- Septic operating as intended

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance.

CONTRACT: This report is a summary done to a generalist level. You are expected to follow up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:

Daytime 1-800-832-0519

Evening 705-455-9055

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STRUCTURE

No. 24927

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: Pier Cottage

FRAMING: Settlement Slight Moderate Severe/Ongoing Adequate repairs made ? Access impaired

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

WOOD BORERS: Past activity Evidence of treatment Repairs adequately made ? Not completely seen

MISC: Additions/outbuildings expanded septic ? Access impaired shallow crawl space ? Wall Anchors

POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS/RISING DAMP ? EXIST.

COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED AMATEUR WORK/REPAIRS

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

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A SOIL? slip/heave/expand/subside		a FOUNDATION CRACKS 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/joist/beam/sill plate/post	
g WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
h CANTILEVER/S unsound/rotted		i WOOD BORERS ? Unrepaired decay/damage	
I STOOP ROTATION Foundation/Piers ?		j CONDITIONS conducive to wood ROT	
J FRAMING rotted/decayed/Wood borers ?		k FRAMING Crush Hangers Bridging	R/U.
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		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	M	s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?		u T.J.L. / Joist components missing	

Pier building are expected to small degree of seasonal movement

d) below bath room

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ELECTRICAL

No. 24927

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 100/1 EXPANDED SYSTEM

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

PANEL: Location: Main Panel Bedroom
Sub Panel: N/A Main Disconnect: w/ panel

Labeled unlabeled (partial) Single multiple trough

Expansion Room Y R N

A/C Readily Accommodated Y N N/A

Loose wiring in panel Hostile environment

INSURANCE INFORMATION:

Original Service heaved up (incomplete)

% wiring upgraded/added 60% ± Yrs Ago

Entrance Cu Major Appl Cu Gen Light Cu

(AL) CU = Copper AL = Aluminum

Romex/Loomex ungrounded romex BX Conduit Knob + Tube

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

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

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

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

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

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

AMATEUR WORKMANSHIP:

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

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A INADEQUATE POWER SERVICE		a ENTRANCE/MAJOR APPLIANCE LEADS loose	
B ENTRANCE CABLE UNDERSIZED		ANTIOXIDANT needed	
* C ALUMINUM general lighting circuits		b TRIPPED BREAKER/S / BLOWN FUSES	
D UNFUSED/UNPROTECTED circuit/s (>5)		c MULTIPLE taps/Circuits ? EXTENDING of circuitry ?	
E OVERFUSING		d CIRCUIT(S) not connected in panel	
F WATER/RUSTED connections in box		e EXTENSION cord, SPLICED wires	
G SHORT CIRCUIT burned/frayed wiring		f FRAYED appliance wires PLUGS	
H GFCI/ARC Fault/Circuit Breaker bad/broken		g ADAPTERS Nonpolarized/ungrounded	
*** I KNOB AND TUBE wiring system		h WIRES/BOXES uncovered/loose unprotected	
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 ?	

ensure plumbing in
crawl space & wiring
is properly isolated

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HEATING/AIR CONDITIONING No. 24927

ACCESS: Typical Restricted By: COMBUSTION AIR SUPPLY out/makeup/through HRV/ERV

Utilities/pilots off/equipment not checked Heat exchanger in/case/condition visible **MAIN GAS VALVE LOCATION:** inside/outside/gas tank

HEAT: Space Central Combination Multiple system/zone/balance devices Rooftop unit/Hostile environment/Garage

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

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

Flexible ducts Hi/low pressure Slab ducts (bamite) Radiant ceiling plenum returns: Central Individual

Humidifier: Evap/atom/drip/steam Electronic/special filter Condensate pump

HOT WATER: One/Two Pipe circulated Radiators convectors baseboards fan coils radiant overhead loop

BOILER: Conversion tube type STEAM: one/two pipe boiler upgraded

FUELS: Gas oil electric/radiant heat pump element ? Solid Fuel Kerosene LP gas Fuel change Combustion

EQUIP: Pilot elect ignition Flue damper power burner induced draft Condensing type (discharge?) Catalytic

sealed combustor (separate flues ?) **FLUES:** restricted access Masonry Terra cotta Transite Metal/Plastic Preheater

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

SPACE HEATING: Elec (base/lan) 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 Wood Boiler **HEAT AGE:** 40+ / / / 5 Yr. replace prob. # M L \$ \$ \$ \$

AC AGE: 40+ / / / 5 Yr. replace prob. # M L \$ \$ \$ \$

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

Check with a code authority, health official, mechanical contractor, **WETT** for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A MISMATCH unit/house/distribution		a HEAT EXCHANGER/casing/duct rust	
B HEAT EXCHANGER ? cracked/holed/rusted test		b FURNACE/BOILER water/rust/clean/service	
C BOILER LEAKAGE frozen/rusted system ?		c FLUE_rust/connection/incline/length/cleanout	
D FLUE unsafe clearance/capacity/mixed draft/material ?	R/U Ex	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 ?	Ex	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/ok/location	

Remove window A/C

i) wood stove is not CBA approved.

Replace A/c

upgrade Basebrd heaters is recommended

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PLUMBING

No. 24927

ACCESS: Typical Fresh/sold Utilities off/equipment not checked Dry system Water Pressure 40⁺ 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 below sat. PUMP Floor access FIXTURE SHUTOFFS N Some

Backflow/Anti-siphon devices HOSE BIBS Standard/Frostproof/off/none access, needed? Valve patch

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 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 Ag 40⁺ 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. Tank/s strap/plex 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	
<input checked="" type="checkbox"/> EXTRACTOR PUMP failure/seal	upgrade	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 ?	
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	

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

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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: Dbl No vapor barrier Concrete Finish Tiles Carpeting Wood/foam

CRAWL SPACE: entered/in accessible 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 } N/A
 Heat/cool (Partial) Original Extended Added Ceiling/walls insulated ? (Partial)
 Mildew noticed 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 filers Filler/coving against wall Drainage layer/Floor-wall splice
 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		a OCCASIONAL SEEPAGE DAMP WALL	
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation ?	
D SPRING/HIGH WATER TABLE likely ?		c VAPOR BARRIER needed/incomplete	
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) <u>INSULATION</u> 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	

h) at ceiling
 elevated unit, piers
 will have some degree
 of seasonal movement
 - Manage drainage

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

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KITCHEN

No. 24927

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 ovens Convection - <input checked="" type="radio"/> Cont./Self-cleaning	G <input checked="" type="radio"/> LPG	40+	(Cook) H M L \$	
Microwave			(Micro) H M L \$	
Cooktop: Ceramic induction	G <input checked="" type="radio"/> LPG		(Cook) H M L \$	
<input checked="" type="radio"/> Refrigerator <input type="radio"/> (ice maker)		30+	(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	Face 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 tenting 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/	
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 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

discharge to exterior

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended
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RD = Regulated Disclosure ‡ = Do-it-yourself item may be a "major problem" if extensive or professionally contracted.

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INTERIOR

No. 24927

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

WALLS/CEILINGS: Plaster (Wood Rock Wire lath) Drywall Gypsum Beaverboard Acoustic tile
 Dropped tile Wood Tin Precast Walkover/board over paper Textures/sand paints
 HI-HAT Recessed lighting fixtures (no access) 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 ?
 Jalousie Fixed Original Upgrades Old casings remain Sun Awnings - Storm shutters ?

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

FIREPLACE/S: Prefab masonry unlined/relined ? No dampers Firebrick ? Gas Log Restrict Access

INSULATION: Attic ? R Value Wall 2x4 ? R Value 8± 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/themostal 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: Incinator (tension safety) Security/Intercom System Central Vacuum PAINT: FRESH LEAD ?
 *Pest Telltales: Examine/clean/deodorize Ext. Doors: Sliding/borrow cone 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	EXA	a WALL/CEILING loose/cracks/nail pops stains/spalling/repairs	R/U
B WOOD STOVE clearance/creosote		b PAINT old/faded/peeling/alligatoring	
C HEATING unit clearance ?		c FLOOR/CARPET loose/marred/stained/dirty	
D HI-HAT lights (recessed) insulation ?		d FLOOR SAG cracked floor tiles	
E INSULATION uncovered UFFI vermiculite foam ?		e WINDOW/DOOR adjust/repair/replace/stuck/ weatherstrip/hardware/locks/screens/glazing/seals ?	
F GARAGE SLAB elevation/flames separation ?		f STORM SASH incomplete/broken/adjust caulk/weep holes	
G FRIABLE ASBESTOS ?		g TRIM missing/damaged/renail	
H SLAB DUCTS water/chemicals ?		h FIREPLACE smoky cracked/point up (cap+screen) Gas logs service/repair Clean ashdump/tile Clearance Damper seal/warped/rod	
I Condensation/ventilation/ice dams ?		i INSULATION placement/baffles/vapor retarder vents blocked/pests/screening	
J CEILINGS/WALLS damaged/loose wallpaper/paint repairs		j FAN/S attic/whole house out/mounting	
K FLOOR stained/swelled/rotted damaged		k GARAGE DOOR broken/sags/tracks/springs/cable/ brace/locks/power supply/remotes ?	
L CARPET Worn/Torn/Stained/pet odor		l BATH TRANSOM loose/missing	
M WINDOW/DOOR repair/replace/secure clouded between panes		m CENTRAL VACUUM out/activators/discharge ?	
N PARTY/FIRE WALL material type/missing/ incomplete		n STAIR Risers uneven railing PULLDOWN	R/U
O SMOKE ALARM missing/inoperative/location		o VAPOR RETARDER in attic missing/reversed	
P STAIR/RISERS uneven/railing/spiral staircase			

None Noted

n) to upper bunk

encapsulate exposed foam

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended
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EXTERIOR

No. 24927

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 checked="" type="checkbox"/> Asphalt Shingle	AL= <input type="checkbox"/> Aluminum Panel	M= <input type="checkbox"/> Metal
MAIN	A	8 ⁺		H M L S	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 S	RM= <input type="checkbox"/> Rolled Mineral	S= <input type="checkbox"/> Slate/Imitation ?	WS= <input type="checkbox"/> Wood Shake/Shingle
BAY				H M L S	TC= <input type="checkbox"/> Terra Cotta/Clay/Concrete	V= <input type="checkbox"/> Vinyl	Open/Solid Sheath/Felts
GARAGE				H M L S	AC= <input type="checkbox"/> Asbestos Cement	CS= <input type="checkbox"/> Composite Shingles	
OTHER				H M L S			

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

REPAIRS to roof/flashing HIGH Maintenance/VULNERABLE areas: Mold/Moss/Discoloration noted

5 YR. Maintenance Budget: \$ 5 year replace prob.: H M L \$

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 lean/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/sleep Waterfront/road ? Debris

DRIVEWAY: dirt/gravel/asphalt/concrete/brick/drain Slab/freeze STANDARD MAINTENANCE PAINT: FRESH LEAD ?

AMATEUR WORK: Porch/deck/dock 5 Yr. replace prob. H M L S

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

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

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs		a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sideval/chimney/base	
C ROOF PITCH sagging/ponding		c CHIMNEY cap/weathering repairs	
<input checked="" type="checkbox"/> D SHEATHING/RAFTER Rot likely ?		d MASONRY flaking/point/clean/repair	
E CHIMNEY Roof height/top repair		e GUTTER realign/renail/clean/repair Add	
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		<input checked="" type="checkbox"/> h SIDING buckled/kinked/delaminated/melted split/loose/rotted/decayed ? No "J" Channel	
I PAINT failure/chalked		<input checked="" type="checkbox"/> 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/pien/rail/escape/pad/bracing/repair/fasteners	
L PORCH/DECK/DOCK/pien/rail/escape/repair/replace	R/U	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	
Q OUTBUILDING (S E H P E) Placement ?		p RETAIN/SEAWALL point/weepholes/repair	
R TREES/LIMBS Trim/Remove	Ex.	q FENCE posts/slats rotted/decayed/broken	
S LOGS Chinking		r TREES/LIMBS/VINES/SHRUBS trim/remove	R/U
		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	

\$ steps to dock req
a hand rail on both
side.
B) at back of cottage

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended
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Septic Inspection Reports

1202 Twist Lane - *Salerno 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: July 18, 2023
 Inspection address: 1202 TWIST LAKE, Highlands East
 For: Mike Gannon Phone: 705-761-4877
 Email: Krock08@hotmail.ca

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>		

SECTION 1: SITE EVALUATION

TOPOGRAPHY

	TO BED	FROM BED
FLAT	✓	
ROLLING		✓
STEEP		✓

GENERAL PROPERTY: FLAT ROLLING STEEP
 SEASONAL SURFACE WATER: PROBABLE POSSIBLE
 SOIL TYPES: ROCK GRAVEL SAND CLAY LOAM
 (Surface observation only)

SURROUNDING WATER BODIES

VEGETATION

REQUIRED 15 M	FROM TANK	FROM BED
LAKE	<u>>20 m</u>	<u>>20 m</u>
RIVER	<u>NA</u>	<u>NA</u>
POND	<u>NA</u>	<u>NA</u>
SPRING	<u>NA</u>	<u>NA</u>

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

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

SECTION 2: STRUCTURE

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

HOUSE INFORMATION

SEPTIC USE PERMIT: YES (NO) DATE OF LAST PUMPING: 10⁺

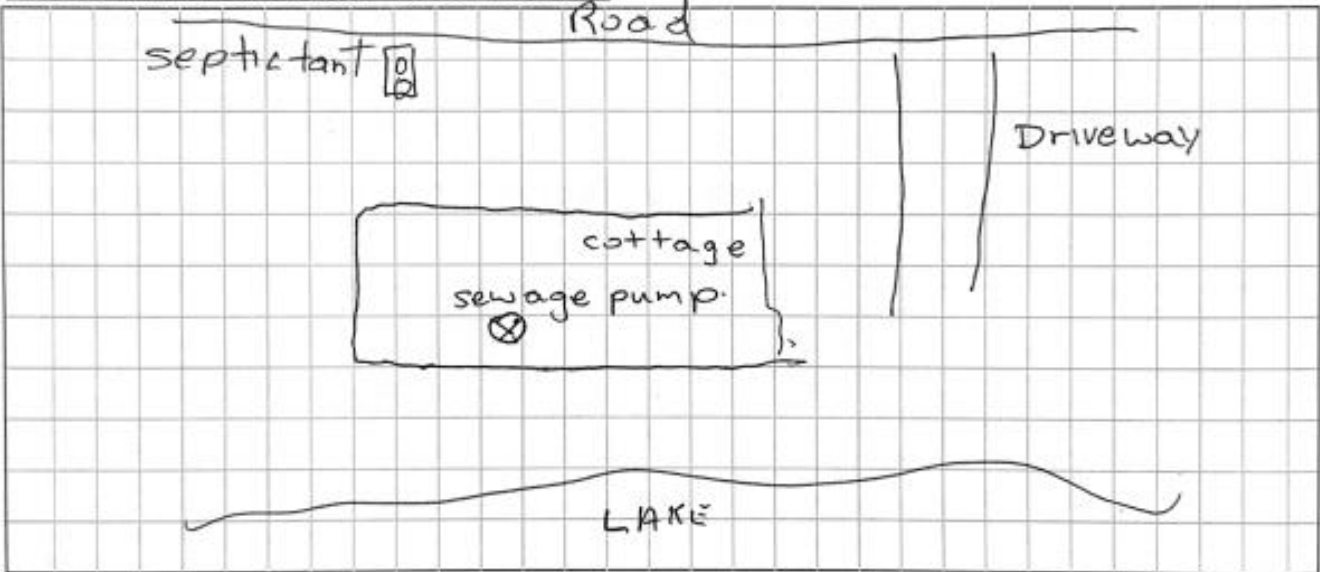
SECTION 4:

PUMP DEPENDENT SYSTEM: YES NO

PUMPING CHAMBER

STATUS	OK	<u>CORROSION</u>	REPAIR/REPLACE	STATUS	OK	CORROSION	REPAIR/REPLACE
OUTLET			✓	ALARM			✓
INLET		✓		AUDIO/VISUAL			✓
PUMP	✓		upgrade	WIRING/GFCI		✓	✓
FLOAT	✓			LOCATION		below cottage	


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

ensure septic Bed remains free of over grown foliage

Mike Rahme 

BCIN 15128

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	< 200m
# OF BEDROOMS	3
# OF BATHROOMS	1
# OF FIXTURES	7
WATER TREATMENT	NA
SYSTEM AGE	50 ±
USAGE	Season

DISTANCE	FROM TANK		FROM BED	
	ACTUAL	REQUIRED	ACTUAL	REQUIRED
HOUSE	> 15m	1.5 M	> 10m	5 M
OUTBUILDINGS	> 15m	1.5 M	> 10m	5 M
BOATHOUSE		1.5 M	> 20m	5 M
BUNKIE	> 5m	1.5 M	> 10m	5 M
BORED WELL	NA	15 M	NA	15 M
DUG WELL	NA	15 M	NA	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 MR	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	NO	
TANK PUMPING HISTORY FREQUENCY	EVERY 8 ± 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

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	< 200m
# OF BEDROOMS	3
# OF BATHROOMS	1
# OF FIXTURES	7
WATER TREATMENT	NA
SYSTEM AGE	50 ±
USAGE	Season

DISTANCE	FROM TANK		FROM BED	
	ACTUAL	REQUIRED	ACTUAL	REQUIRED
HOUSE	> 15m	1.5 M	> 10m	5 M
OUTBUILDINGS	> 15m	1.5 M	> 10m	5 M
BOATHOUSE		1.5 M	> 20m	5 M
BUNKIE	> 5m	1.5 M	> 10m	5 M
BORED WELL	NA	15 M	NA	15 M
DUG WELL	NA	15 M	NA	30 M

WATER SUPPLY TO DWELLING PROVIDED BY:

MUNICIPAL	<u>LAKE/RIVER</u>	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	<u>3600</u> LITRES/GALLONS	MEASURED ✓	PERMIT
ADEQUATE ✓	INADEQUATE MR	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	<u>NO</u>	
TANK PUMPING HISTORY FREQUENCY	EVERY <u>8±</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	NA		

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



1032 Gooderham St. PO Box 22
 Gooderham ON K0M 1R0
 Phone: 705-447-0051 Fax: 705-447-0053
ldevolin@highlandseast.ca

Roll No. 4601-901-000-44600-0000
 1202 Twist Ln

August 18, 2021

Dear Carolyn Gannon,

Re: On-site Sewage System Maintenance Inspection Program
 (Summer Re-inspection Program)

As you may know the On-site Sewage System Maintenance Inspection program has begun this spring. The purpose of this program is to ensure that existing on-site sewage systems do not have any adverse impacts on the watershed and public health. Please note that it is the property owner's responsibility to ensure their private on-site sewage systems are in good working order and are in compliance with the standards outlined in Part 8 of the Ontario Building Code. Through these preventative measures we can eliminate any hazards and preserve the biodiversity within our community. These inspections provide us the information needed to determine the performance and condition of a property owner's system and benefit future owners with information regarding the existing system.

A preliminary site inspection has been conducted on your property on August 18, 2021 and it has been noted that:

- Sewage disposal system appears to be in compliance with current Building Code requirements
 No re-inspection of the system is required at this time.
- No record of installation report or permit on file. Should you have a copy, please provide one.
- More information on your sewage disposal system is required
- Sewage disposal system could not be located
- Sewage disposal system requires some repair and or maintenance
 - The existing filter bed appears to have small vegetation and overgrowth on it. The roots could plug the buried pipes compromising the system. Sunlight being able to evaporate liquids off of the bed is also important to prevent pooling. To ensure the longevity of the system it is recommended that the vegetation should be cleared to at least 3 meters back from the bed.
- Sewage disposal system appears to not be in compliance with current Ontario Building Code requirements

With respect to any issue outlined above, a re-inspection may be required in order to assess the potential problem and discuss any remedial action required. Please contact the Building and Planning Department by: **September 8, 2021**

Arlene Quinn
 Septic Inspector
aquinn@highlandseast.ca
 705-447-0051 ext. 443

Laurie Devolin
 By-law Officer
ldevolin@highlandseast.ca
 705-447-0051 ext. 440

Summer Student Inspector
 Natalie Hunter – nhunter@highlandseast.ca
 Desmond Davies – ddavies@highlandseast.ca

Road Dues

1202 Twist Lane - *Salerno Lake*

8/9/23, 10:14 AM

Gmail - Re: INTERAC e-Transfer: A money transfer from Dee Gannon has been automatically deposited.



Dee Gannon <dee2733@gmail.com>

Re: INTERAC e-Transfer: A money transfer from Dee Gannon has been automatically deposited.

1 message

TLSTRA Road Association <tlstroadassociation@gmail.com>
To: Dee Gannon <dee2733@gmail.com>

Wed, Jun 14, 2023 at 1:37 PM

Thank you

On Wed, Jun 14, 2023 at 1:36 PM Dee Gannon <notify@payments.interac.ca> wrote:



[View in browser](#) | [Français](#)

HI TWIST LANE SPENCER'S,

Dee Gannon has sent you \$350.00 (CAD) and the money has been automatically deposited into your bank account at Kawartha Credit Union.

Message:

1202 Twist Lane- The Gannon Family- \$210 + \$140 increase

Reference Number: C1AP8Kgh2MHV

Please do not reply to this email.

[FAQs](#) | This is a secure transaction



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Email or text messages carry the notice while the financial institutions securely transfer the money using existing payment networks. For the answers to common questions please visit our [FAQs](#).

This email was sent to you by Interac Corp., the owner of the *Interac e-Transfer*® service, on behalf of Dee Gannon at Manulife Bank of Canada.

Interac Corp.
P.O. Box 45, Toronto, Ontario M5J 2J1

Road Information

1202 Twist Lane - *Salerno Lake*



Twist Lane Spencer's Trail road association

June 14, 2023

Greetings to all from the TLSTRA executive. Another summer season is upon us which will bring with it many weeks of enjoying the warm days and beautiful evenings. We would like to take this opportunity to welcome the many new residents who have chosen Salerno Lake as their own piece of paradise, one that we all enjoy immensely. As new owners, you hopefully will meet new people and form lifelong friendships with this extraordinary cottage community.

As you know, we have in the past years enjoyed both summer and winter maintenance at a very reasonable cost from our contractors which has resulted in the low annual fees that we assess to each of you.

With the increase of cottages being sublet as holiday rentals through services such as VRBO and AirB&B or even privately, insurance underwriters are now rating the risk of maintaining roads, (summer & winter) extremely high from an insurance perspective. Where our contractors have been able to keep the costs of their services down much to our benefit, their premiums have risen by as much as 500%, which, unfortunately will be passed on directly to associations like ours who rely on their services. In short, it is very difficult to find people to do this work at a reasonable cost in our area and, as their business expenses have markedly increased (not only for insurance but also equipment operating costs), these costs ultimately get passed through proportionately to us, TLSTRA, as end users. In the past years, we have been able to enjoy superb road maintenance at the lowest annual cost of any other group of roads on the lake.

TLSTRA has been diligent in maintaining a road liability policy to prove coverage for TLSTRA property owners if a liability claim was to arise from an accident on our roads. In order for our insurance broker to continue providing TLSTRA with liability coverage, they too are now requiring that any contractor engaged by us must maintain a year-round comprehensive liability policy in effect for both summer and winter maintenance services. *As a note, there is a stark difference in the cost of individual cottage insurance by as much as 35-45% more if the roads were deemed seasonal use only.* Because we maintain the roads over the entire year, all property owners on Twist Lane and Spencer's Trail enjoy this benefit.

Faced with the inevitable issue of a potential annual fee increase of two to three times our current annual fee, we took the liberty to reach out to our own contacts in the insurance industry to see if we could assist Bill Godfrey (our current contractor) with obtaining a reasonably priced policy. We were fortunate in our efforts to be able to put him in touch with a broker that would provide him with a policy at about one-third of the cost he was being quoted through his own efforts. As a result, we have been able to lessen the financial impact on our association.

The cost of this past 2022 summer/winter season totalled \$9,525.23, (\$8,325.00 for road work and \$1,198.23 for insurance and accounting cost). Our budget is based on \$9,870.00 if all owners paid the \$210.00/year. We still have three owners who refuse to pay, thus reducing our available funds to \$9,240.00. With the increase in our contractors' costs going forward we expect our road maintenance costs to be in the range of \$16,000.00 for the year. In order to meet these costs and have maintain the level of road quality that you all have come to expect, we will need to increase the fees for this and the ensuing years by an additional \$140.00/yr/owner to make an annual fee of \$350.00/year. As you have already received an invoice for the usual \$210.00 (*this was automatically generated by our accounting software*), we will be issuing a top-up invoice for the \$140.00 shortly.

This increase will also be able to pay for the cost of ongoing road washout mitigation at the top of Twist Lane. For those that have been up in the past couple of weeks, you may have seen the piles of Gabion stone that will be placed in the ditching on the south side of Twist Lane from Salerno Lake Road down to the first bend. This is much needed, as even with good ditching, the water flow has become so excessive that it is undercutting and eroding the road in numerous places along this stretch. The placement of this stone will stop this erosion for many years to come. The cost to do this work will be approximately

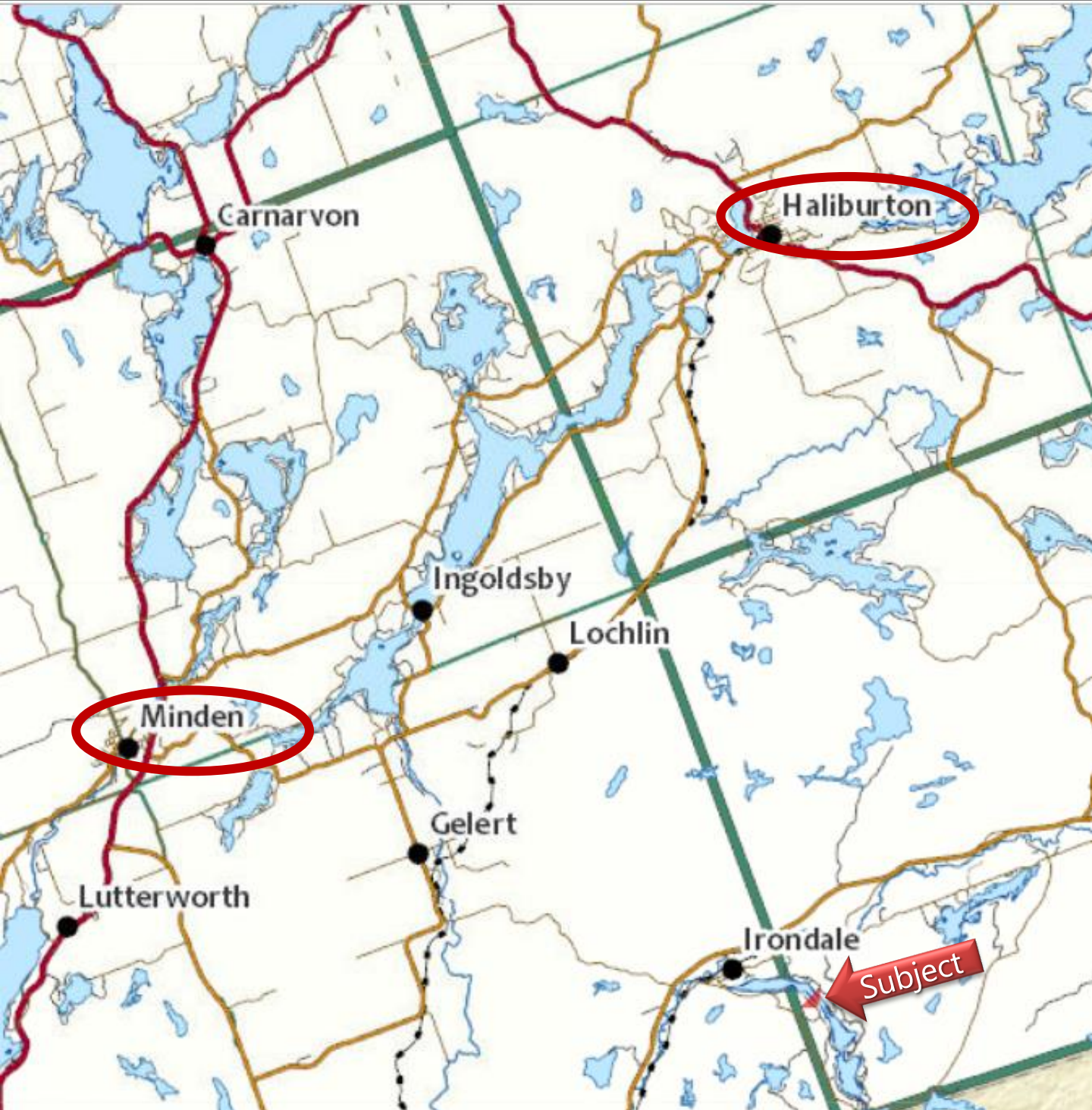
Lake Location Map

1202 Twist Lane, Salerno Lake, Irondale, Ontario



Area Map

1202 Twist Lane, Salerno Lake, Irondale, Ontario



Location from the GTA

1202 Twist Lane, Salerno Lake, Irondale, Ontario

