

**WELCOME TO** \_\_\_\_\_  
**1226 Hubbard &  
Montgomery Lane**



**Minnicock Lake**

**INFORMATION PACKAGE**

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

**BUYER:** ....., and

**SELLER:** Myra Jane Partridge and Richard Howell Partridge

for the property known as 1226 Hubbard & Montgomery Lane, Minnicock Lake

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

The Buyer agrees to provide the deposit in the form of a certified cheque, bank draft, electronic fund wire transfer or as a direct deposit into the RE/MAX Professionals North, Brokerage Real Estate Trust Account within 24 hours of the acceptance of this Agreement. Funds can only be wired/deposited to our Trust Account on accepted offers. Please do not wire/deposit funds on offers that have not been accepted.

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

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

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

**BRANCH DEPOSITS:** If Direct Depositing the CERTIFIED funds into our Trust Account from any RBC Branch, the \$17.00 fee is not required.

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

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c1 7 as amended from time to time with respect to this agreement and any other documents respecting this transaction.

Subject to any exceptions set out or prescribed in the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, (statute), the Buyer represents and warrants that the Buyer is not now, and on completion will not be, a non-Canadian under the non-Canadian provisions of the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, which representation and warranty shall survive and not merge upon the completion of this transaction.

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

**INITIALS OF BUYER(S):** 

**INITIALS OF SELLER(S):** 

# SCHEDULE "C"

## INCLUSIONS

- All appliances and contents of the cottage as viewed except what is noted in Exclusions
- Docking system
- Outdoor furniture
- Contents of shed
- Canoe, kayak and paddle board

## EXCLUSIONS

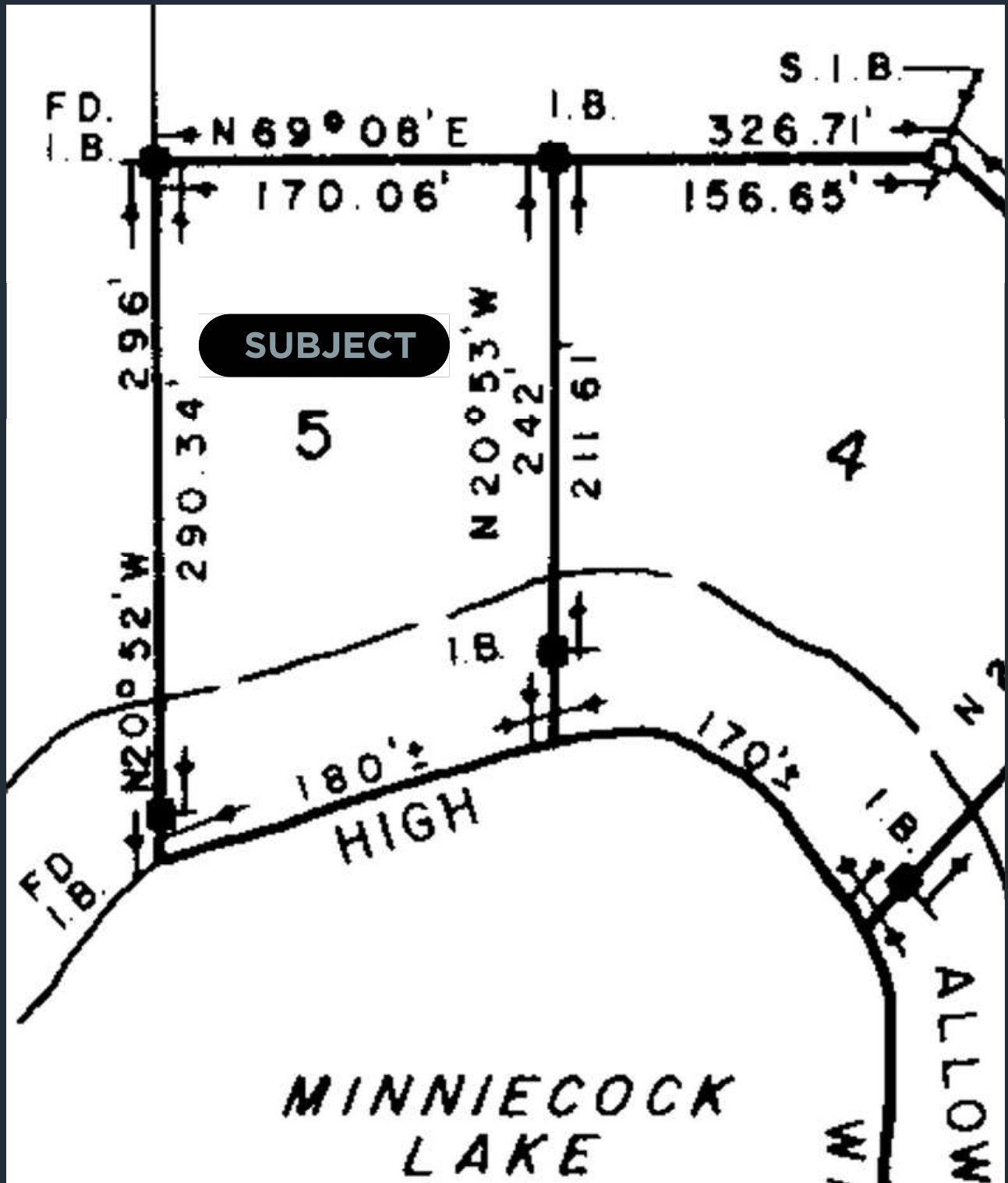
- Spinning Wheel in Dining Room
- Armoire in Living Room
- Antique Radio in Bedroom
- Personal items

**BUYER'S INITIALS**

**SELLER'S INITIALS**



# SCHEDULE "D" - Survey



BUYER'S INITIALS

SELLER'S INITIALS

# Improvements and Upgrades

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- June 2015, New Dock, Timber Mart, \$3,300
- July 2017, New Deck, JPG Decks, \$12,825
- May 2019, Storage Shed built, JPG, \$5,300
- August 2021, New Shingles, Algonquin Roofing, \$10,125
- June 2022, Part Kevlar 17' Canoe purchased, Algonquin Outfitters, \$2,900
- April/May 2026 new propane fireplace and mantelpiece carpentry, \$10,500
- May 2026 - Arborist hired for tree cleanup & removal of dead trees, \$2,500



# ANNUAL EXPENSES

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**Annual rental of two propane tanks is \$350 a year plus HST**

**Hydro January 29 - April 29/2026: \$329.55**

**Hydro April 28/2025 - April 29/2026: \$1743.50**

**Municipal Taxes - \$2650.45 for 2025**

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## **ROAD ASSOCIATION COST AND INFORMATION**

### **Annual Road Fees:**

**For 2026, a total of \$300 for the year for road maintenance and costs for the Minnicock Lake West Road Cottagers Association (MLWRCA Inc.), such as property taxes and liability insurance. All owners of cottages on the privately owned roads (Hubbard and Montgomery Lane and Aspen Lane) own one share of the corporation which owns the roads. It was Incorporated under Ontario law in 2003. All cottage owners thus have legal right-of-way to their cottages - an important and rare benefit valued by lenders, lawyers and insurers. Incorporation means that members of the Association are protected from litigation related to any incidents on the road. As the owner of the road the Association maintains liability insurance of \$2 million.**

**The constitution of the Association specifies that membership automatically transfers to a new owner when a cottage property is sold.**

**For cottagers who wish to have access to their property in winter there is an additional charge for plowing, including a parking spot (\$300 for 2026).**

1226 Hubbard & Montgomery Lane, Minnicock Lake

# Septic Pump Out Invoice

700124

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

DATE	Oct 20/25
TAX REG. NO. N° DE TAXE	
ORDER NO. N° DE COMMANDE	

SOLD TO VENDU À	Rich Partridge
ADDRESS ADRESSE	1226 Hubbard & Montgomery
SHIP TO EXPÉDIER À	Minnicock Lake
ADDRESS ADRESSE	416-737-7028

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

QUANTITY QUANTITÉ	DESCRIPTION	PRICE PRIX	AMOUNT MONTANT
1			
2			
3			
4	pump out septic		350.00
5			
6			
7			
8			
9			
10			
11			
12			
13			
14		TVH/HST TPS/GST	4550
15		PST/TVP	
16		TOTAL	39550

Thanks  
Paul  
pd  
G

SIGNATURE

# Septic Inspection Report



## SEPTIC REPORT

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

**Michael Rahme**  
**NCH BCIN 15128**



# Septic Inspection Report



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

## SEPTIC TANK INSPECTION REPORT

Date: Oct 20 2025  
 Inspection address: 1226 HUBBARD + MONTGOMERY Lane, Highlands East  
 For: Rich Partridge Phone: 416-737-7028  
 Email: srich.partridge@gmail.com

Septic tank inspection fee	\$ <u>300 -</u>	Payment method:	Cash
Accessibility charge (Digging)	\$ _____		Cheque
HST (885861195 RT)	\$ <u>39 -</u>		E-transfer
Total	\$ <u>339 -</u>		

*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	<u>&gt; 5m</u>	<u>&gt; 5m</u>
RIVER	<u>720m</u>	
POND		<u>NA</u>
SPRING	<u>NA</u>	<u>NA</u>

DISTANCE	TO TANK	TO BED
TREES	<u>&gt; 3</u>	<u>&gt; 3m</u>
SHRUBS	<u>&lt; 3</u>	
GARDENS		

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

### SECTION 2: STRUCTURE

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

#### HOUSE INFORMATION

SEPTIC USE PERMIT: YES NO not available  
 DATE OF LAST PUMPING: 2022

# Septic Inspection Report

## OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	800 >
# OF BEDROOMS	3
# OF BATHROOMS	1
# OF FIXTURES	6.5
WATER TREATMENT	NA
SYSTEM AGE	40 <sup>+</sup>
USAGE	Season

DISTANCE	FROM TANK		FROM BED	
	ACTUAL	REQUIRED	ACTUAL	REQUIRED
HOUSE	> 5m	1.5 M	> 7m	5 M
OUTBUILDINGS	> 5m.	1.5 M	> 7m	5 M
BOATHOUSE	NA	1.5 M	NA	5 M
BUNKIE	> 5m	1.5 M	NA	5 M
BORED WELL	> 16m	15 M	> 20m	15 M
DUG WELL	NA	15 M	NA	30 M

## WATER SUPPLY TO DWELLING PROVIDED BY:

<input type="checkbox"/> MUNICIPAL	<input type="checkbox"/> LAKE/RIVER	<input type="checkbox"/> 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 Yes	INADEQUATE	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	NO	
TANK PUMPING HISTORY FREQUENCY	EVERY _____ 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		Recommended.	

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

# Septic Inspection Report

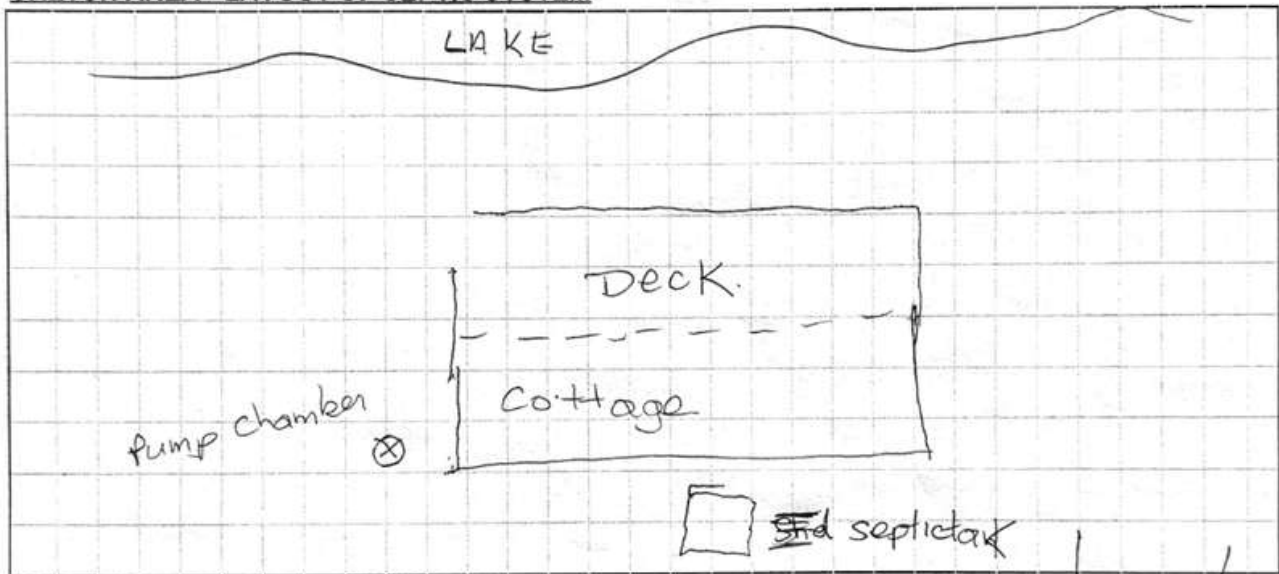
**SECTION 4:**

PUMP DEPENDENT SYSTEM:  YES  NO

**PUMPING CHAMBER**

STATUS	OK	CORROSION	REPAIR/REPLACE	STATUS	OK	CORROSION	REPAIR/REPLACE
OUTLET	<input type="radio"/>			ALARM	<input checked="" type="checkbox"/>		
INLET	<input type="radio"/>			AUDIO/VISUAL	<input checked="" type="checkbox"/>		
PUMP	<input type="radio"/>			WIRING/GFCI			R
FLOAT	<input checked="" type="radio"/>			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

Provide a conduit to protect pump wiring

# HOME Inspection Report



**HomePro Central Ont. Inc.**

**MIKE RAHME**

*National Certification 0078*

*BCIN 15128*

**Phone: (705) 455-9055**

**Toll Free: 1-800-832-0519**

**Email: [homepromike@gmail.com](mailto:homepromike@gmail.com) Office: [homeproco@gmail.com](mailto:homeproco@gmail.com)**

**Website: [www.homeproinspections.ca](http://www.homeproinspections.ca)**



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**by Michael P. Lennon**

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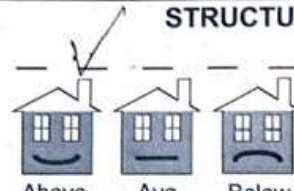
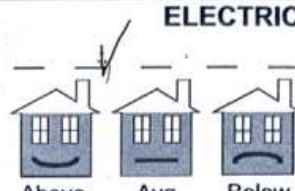
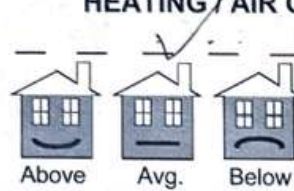
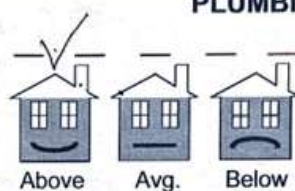

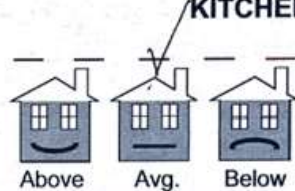
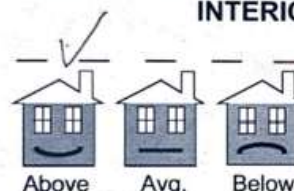
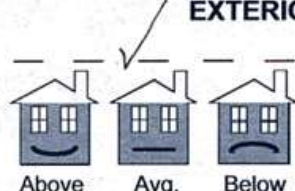
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# HOME Inspection Report

## PERSPECTIVE SUMMARY

No. 25721

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

<p><b>STRUCTURE:</b></p>  <p><b>Major / Minor</b> <b>Complex / Simple</b> Repairs Recommended</p>	<p><b>ELECTRIC:</b></p>  <p><b>Major / Minor</b> Repairs Recommended <b>Circuit Check</b> Recommended</p>
<p><b>HEATING / AIR CONDITIONING:</b></p>  <p><b>Major / Minor</b> Repairs / Maintenance Recommended <b>Aged Equipment</b></p>	<p><b>PLUMBING:</b></p>  <p><b>Major / Minor</b> Repairs / Maintenance Recommended</p>
<p><b>BASEMENT / CRAWL SPACE / SLAB:</b></p>  <p><b>Major / Minor</b> Repairs Recommended <b>Moisture / Seepage</b> <b>signs present</b></p>	<p><b>KITCHEN:</b></p>  <p><b>Major / Minor</b> Repairs Recommended <b>Aged Equipment</b></p>
<p><b>INTERIOR:</b></p>  <p><b>Major / Minor</b> Repairs Recommended <b>Cosmetics</b></p>	<p><b>EXTERIOR:</b></p>  <p><b>Major / Minor</b> Repairs Recommended <b>Cosmetics</b></p>

Level of complexity: High Medium Low      Subjectivity of opinions: High Medium Low

Probability of undiscovered/unreported problems/unsafe conditions      Major H M L      Minor H M L

<p><b>MAJOR POINTS OF CONCERN ARE:</b></p> <ul style="list-style-type: none"> <li>- seal crawl space</li> <li>- siding repair</li> </ul>	<p><b>SIGNIFICANT QUALITIES OF THIS HOUSE ARE:</b></p> <ul style="list-style-type: none"> <li>structurally sound</li> <li>well maintained</li> <li>200 amp</li> <li>septic in good cond.</li> </ul>
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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 **Evening: 705-455-9055**

# HOME Inspection Report

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

## STRUCTURE

No. 25721

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 (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 is (Wood/Metal)  SIPS

Floor trusses / joists / reinforced  Roof Trusses / Rafters  Log  Tremor Resist / Retrofit

Hurricane / flood resist ?  Tie Beams end braces retrofit  Earth  Earth sheltered Style: Bungobw

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		<input checked="" type="checkbox"/> 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		<input checked="" type="checkbox"/> ROT/DECAY Subfloor/joist/beam/sill plate/post	
<input checked="" type="checkbox"/> WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
<input checked="" type="checkbox"/> CANTILEVER/S unsound/rotted		<input checked="" type="checkbox"/> WOOD BORERS ? Unrepaired decay/damage	
i STOOP ROTATION Foundation/Piers ?		<input checked="" type="checkbox"/> 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		<input checked="" type="checkbox"/> ROOF TOP EQUIPMENT Support/rot/decay	
<input checked="" type="checkbox"/> WALL bulge CHIMNEY settlement/cracked		<input checked="" type="checkbox"/> TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soil/rock ?		q RAFTER/SHEATHING rot/decay delamination	
<input checked="" type="checkbox"/> 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	

Floor joist under porch  
req "Bridging"

concrete perimeter  
block are to be filled  
(concrete or 2 lb foam.  
Block piers should be  
concrete filled.

**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.



# HOME Inspection Report

CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.

## HEATING/AIR CONDITIONING No. 25721

ACCESS:  Typical  restricted By:  COMBUSTION AIR SUPPLY  out/makeup/house HRV/ERV

Utilities/pilots off/equipment not checked  Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank

HEAT:  Space  central  combination  Multiple system/zone/balance devices  Rooftop unit/Hostile environment/Garage

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

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

Flexible ducts  Hi/low pressure  Slab ducts (transite)  Radiant ceiling plenum  returns: Central  individual

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

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

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

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  buried  Abandoned ?  Filter  Old masonry flue

SPACE HEATING:  Elec. (bsbd/fan)  Radiant  Heat pumps  Gas  Kero (  Unvented)  Wood stove  (insert)  Cool flue

AIR CONDITIONING:  space/central/combination split/package  Electric compressor/s  Gas Chiller/s  Window/wall units

water heat sink  Evaporative  Retrofitted. Overhead Replaced Compressor ? Discharge Air Temp. Return Air Temp.

THERMOSTAT/CONTROLS:  Single/multiple  Central  Combination  setback  (SIMULTANEOUS OPERATION)

SOLAR SYSTEM: Operating: Y N  AMATEUR WORK:  Substandard Maintenance  Living units on same air system

Exterior HEAT AGE: 30+ / / 5 Yr. replace prob. H M L \$ \$ \$

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

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

Check with a code authority, health official, mechanical contractor, 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	
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	

Replace wood stove  
fire brick.

Replace (upgrade Base  
Board heating

\* Sweep prior to use  
↳ WOOD FIREPLACE REMOVED, DOES NOT PASS W.E.T.T.

\* NEW PROPANE FP INSTALLED

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# HOME Inspection Report

## BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. 25721

CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.

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

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

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

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

Air passage basement/crawl space  Underground Parking

VENTILATION:  Typical  Restrictive  none  Ducts wrapped Upgrade Pipes wrapped Upgrade

FINISHING:  All/some/none Original ?  added later  professional ?  amateur  no chimney access

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

Mildew noticed  Dehumidifier recommended  Form ties/foundation: unparged

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

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 ?	
<input checked="" type="checkbox"/> 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 INSULATION fallen/reversed/missing	
It is not realistic to believe a stone foundation or foundations with rock out crops within them will be 100% dry 100% of the time.		i Wood forms/debris present	
		j RADON SYSTEM fan out/location/slab seal	

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

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# HOME Inspection Report

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

## KITCHEN

No. 25721

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

KITCHEN:  Complete  Incomplete ACCESS:  Typical  restricted  
 New Original  Updated partially/completely  Approx. years ago

EXHAUST FANS:  External discharge  downdraft  Recirculating None Upgrade HRV

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

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

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?  
 Check with an appliance contractor, code official, for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A TOTAL REMODELING recommended		a OVEN bake/broil element out/together	
B FLOORING buckled/swelled/split/seams scratched/damaged		DOOR hinges ? warped/glass/latch gasket/closure oven dirty anti-tip device	
C CABINETS or COUNTERTOPS damaged		b COOKTOP element/burner out/stained	
D EXTRA CIRCUITRY recommended		c MICROWAVE out/timer/malfunction ?	
E GAS/MICROWAVE leakage/problem ?		d REFRIGERATOR/freezer out/noisy/closure cabinet not level/dirty/damaged	
F STOVE CLEARANCE top/side/window		GASKETS torn/loose/dirty DEFROST FAN/ SHELVES/TRAYS/CASING damaged/missing	
G CHARCOAL COOKING EQUIPMENT		e ICEMAKER out/noisy/leaking ?	
H COOKTOP marred/cracked/damaged		f DISHWASHER noisy/out/leaks discharge hose blocked/traps water no visible vacuum breaker latch ineffective DOOR springs/rust/gasket	
I CIRCUIT BOARD		g DISPOSER out/leaks/jammed/noisy smells/rusted/wire loose	
		h INSTANT HOT out/leaking/wire	
		i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ? <i>R</i>	
		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.*

*i). Krt. without discharge.*

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# HOME Inspection Report

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**INTERIOR**

No. 25721

ACCESS: (A) Typical (A) restricted ATTIC ACCESS: (A) Typical (B) restricted (B) none ENTERED: Fully Partially  
 WALLS/CEILINGS: Plaster (C) Wood (D) Rock (E) Wire lath (F) Drywall (G) Paneling (H) Beaverboard (I) Acoustic tile  
 (J) Dropped tile (K) Wood (L) Tin (M) Precast (N) Wallcovering/paint over paper (O) Textures/sand paints  
 (P) HI-HAT Recessed lighting fixtures (A) (no access) (A) PREVIOUS WALL/CEILING REPAIRS:  
 PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile (V) Vinyl squares (W) Sheet vinyl  
 (X) Carpet (Y) Slate (Z) Marble (M) Cork (N) Laminata (N) Bamboo Other:  
 PRIMARY WINDOWS: (B) (W=Wood M=Metal V=Vinyl) GLAZING: (C) Single (D) double other:  
 (E) Single/double hung (F) Casement (G) Sliding (H) Awning ?  
 (I) Jalousie (J) Fixed (K) Original (L) upgrades (M) Old casings remain (N) Sun Awnings Storm shutters ?  
 STORM WINDOWS: (C) None/some/all/incomplete upgrade recommended Major / Minor condensation evidence  
 FIREPLACES: (P) Prefab (M) masonry (A) unlined/relined ? (A) No damper/s (A) Firebrick ? (A) Gas Log Restr. Access  
 INSULATION: (U) Attic ? R Value Wall ? R Value 20 upgrade  
 ATTIC VENTILATION: (R) Retrofitted (P) Partial (U) Upgrade Recommended (X) typical (Y) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade  
 ROOF: Leakage Evidence (A) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation  
 FAN/S: (A) Bath (A) discharge to attic (B) Attic/thermostat (C) Whole house (unguarded) (D) Ceiling paddle fans Upgrade  
 PARTY/FIRE WALLS VISIBLE: (E) Basement crawl space garage attic (E) Masonry/gypsum (E) Wood (A) Open  
 MISC.: (F) Garage Door: (F) Auto Reversing (A) Non-reversing Release (A) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test  
 Elevator: (C) inclinator (tension safety) (J) Security/Intercom System (G) Central Vacuum (A) PAINT: FRESH LEAD ?  
 \*Pest Tel/tales: (A) (A) Exterminate/clean/deodorize (A) Ext. Doors: Sliding/hollow core Safety Glass ? Bars  
 AMATEUR WORKMANSHIP: (G) Substandard Maintenance:  
 (G)  Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?  
 (R)  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/alligating	
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/	
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 ashdump/tile	
L CARPET Worm/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	

*None Noted*

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# HOME Inspection Report

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## EXTERIOR

No. 25721

EXTERIOR: ACCESS:  Typical  restrictive  none  
 ROOF INSPECTION TYPE:  Walked/viewed from: edge/ground  ROOF PITCH: Steep Moderate Low Flat

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

ROOFING LEGEND:  
 A=  Asphalt Shingle AL=  Aluminum Panel M=  Metal  
 BUR=  Built Up Roofing CP=  Corrugated Plastic SP=  Single-Ply Membrane  
 RM=  Rolled Mineral S=  Slate/Imitation ? WS=  Wood Shake/Shingle  
 TC=  Terra Cotta/Clay/Concrete V=  Vinyl Open/Solid Sheath/Felts  
 AC=  Asbestos Cement CS=  Composite Shingles

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  weave/ridge/other No cricket GAS:  lawn light/Grill abandoned  LAWN SPRINKLER Zones  
 PREVIOUS REPAIRS:  stoops/steps/walks Upgrade  TREES: Large/overhanging  
 DRAINAGE:  Recent improvements/repairs made  Swale/French drain close to house  
 IMPROVEMENTS: POOL  Heated Cover Repairs TENNIS COURT  lights  Retain/seawall/s  
 SITE: Above/below street Risk H M L Test  YARD:  Flat/  rolling/steep  Waterfront/flood ?  Debris  
 DRIVEWAY:  dirt/gravel/asphalt/concrete/brick/drain  Slab/freeze  SUBSTANDARD MAINTENANCE  PAINT: FRESH LEAD ?  
 AMATEUR WORK:  Porch/deck/dock 5 Yr. replace prob. H M L \$  
 Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?  
 Check with a professional engineer, pest control contractor, carpenter, for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs		a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars valley/sidewall/chimney/base	
C ROOF PITCH sagging/ponding		c CHIMNEY cap/weathering repairs	
<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/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	
• Q OUTBUILDING (S E H P E) Placement ?		p RETAIN/SEAWALL point/weepholes/repair	
<input checked="" type="checkbox"/> R TREES/LIMBS Trim/Remove	Arborist	<input checked="" type="checkbox"/> q FENCE posts/slats rotted/decayed/broken	
<input checked="" type="checkbox"/> S LOGS Chinking		r TREES/LIMBS/VINES/SHRUBS trim/remove	
		<input checked="" type="checkbox"/> 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	

\* Arborist evaluation is

recommended.  
 + DANGER  
 ↳ ARBORIST HIRED + CUT DEAD TREES } MAY 2026.  
 + CLEANED AROUND COTTAGE

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# A "Closer Look" at the Minnicock Lake Charter

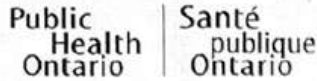
## MINNICOCK LAKE CHARTER

As a welcoming and supportive community, we will co-operate with good will and tolerance to sustain one another and the ecological health and serenity of Minnicock Lake. As stewards, we will respect and preserve this unique and beautiful natural heritage, building on the legacy of the original developers of this Lake, whose foresight we acknowledge with gratitude.

We commit that we will:

- live in harmony with and protect Minnicock Lake's wildlife;
- practise responsible forest management by maintaining natural shoreline growth, encouraging regeneration, being thoughtfully selective when culling, limbing rather than cutting whenever possible, and actively planting where appropriate;
- preserve the wilderness appearance of Minnicock Lake by encouraging and maintaining indigenous ground-cover, and, while acknowledging the advisability of planting grasses on septic fields, prohibiting seeded or sodded 'city-type' lawns;
- further preserve the wilderness appearance of Minnicock Lake by ensuring that all residences are stained to blend in with the natural environment; that out-buildings or additional structures are as inconspicuous as possible; and that no paint be applied other than for the trimming of doors and windows;
- use ecologically-approved, biodegradable products wherever possible; encourage composting, and discourage the use of fertilizers;
- minimize motorized watercraft activity and noise by agreeing to use motors no larger than six horsepower, and by agreeing to a Lake-wide maximum speed limit of ten kilometres per hour and the encouragement of electric or four-stroke (low emission) motors, canoes, sailboats, paddleboats and rowboats;
- carefully monitor, maintain and regularly pump out septic systems and ensure that drainage pits are located so as to minimize run-off toward the Lake;
- discourage future over-building on Minnicock Lake by retaining the goal, per lot, of a minimum lake frontage of two hundred feet and one residence plus out-buildings (thereby continuing the standard of existing oversized Lake lots established in the original Covenant);
- respect one another's right to privacy and quiet enjoyment of Minnicock Lake;
- take responsibility for safeguarding the security of this lake community;
- value the islands as unique features of Minnicock Lake and protect them from fire and other environmental hazards;
- strongly urge all guests and renters to abide by this Charter;
- deal with issues directly and with good humour, looking for solutions and depersonalizing problems.

# Water Sample - April 29, 2026



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**

<b>Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse**</b> First Name, Last Name / Prénom, Nom de famille <b>RICHARD PARTRIDGE</b> Street address / Adresse municipale <b>76 LAKESIDE AVE TORONTO, ON M1N 3C1</b>	<b>Location of Water Source / Emplacement de la source d'eau**</b> Lot, Concession / ou lot, concession      Emergency Locator # / 911#  Street address / Adresse municipale <b>1226 HUBBARD AND MONTGOMERY LANE HIGHLANDS EAST ON</b> County / Comté: <b>HALIBURTON</b> Health Unit # / # du bureau de santé: <b>2235</b>
---	--

**Specimen details / Détails sur l'échantillon:**

<b>Barcode / Code à barres: 013277956</b> Phone # / # tél **: <b>416 728 8175</b> Date/Time Collected / Date/heure du prélèvement **: <b>2026-04-28 11:00:00</b> Date/Time Received / Date/heure Reçu le*: <b>2026-04-29 13:47:00</b>	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? ** <b>No / Non</b>  Authorized by / Autorisé par  Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner
<b>Specimen Note / Note sur l'échantillon:</b> 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.  Submit your water sample information and get your test report quickly online through our Water Testing Portal: <a href="http://www.publichealthontario.ca/WaterPortal">www.publichealthontario.ca/WaterPortal</a> / Soumettez les informations relatives à votre échantillon d'eau et obtenez rapidement votre rapport d'analyse en ligne sur notre portail d'analyse de l'eau de puits : <a href="http://www.publichealthontario.ca/WaterPortal">www.publichealthontario.ca/WaterPortal</a> .	

**Test results / Résultats d'analyse:**

<b>Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL</b>	<b>0</b>
<b>E.coli CFU/100 mL / E. coli UFC/100 mL</b>	<b>0</b>
<b>Interpretation / Interprétation:</b> 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: <b>2026-04-29</b> Date Read / Analyse effectuée le: <b>2026-04-30</b>	

**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@oahpp.ca](mailto:customerservicecentre@oahpp.ca). For operating hours see our website [www.publichealthontario.ca/labs](http://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@oahpp.ca](mailto:customerservicecentre@oahpp.ca). Pour connaître les heures d'ouverture, veuillez consulter notre site Web à [www.publichealthontario.ca/labs](http://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\*: 2026-04-30

Date Reported / Date du rapport\*: 2026-04-30 16:11:01

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Final

LIMS Report #: 59407238

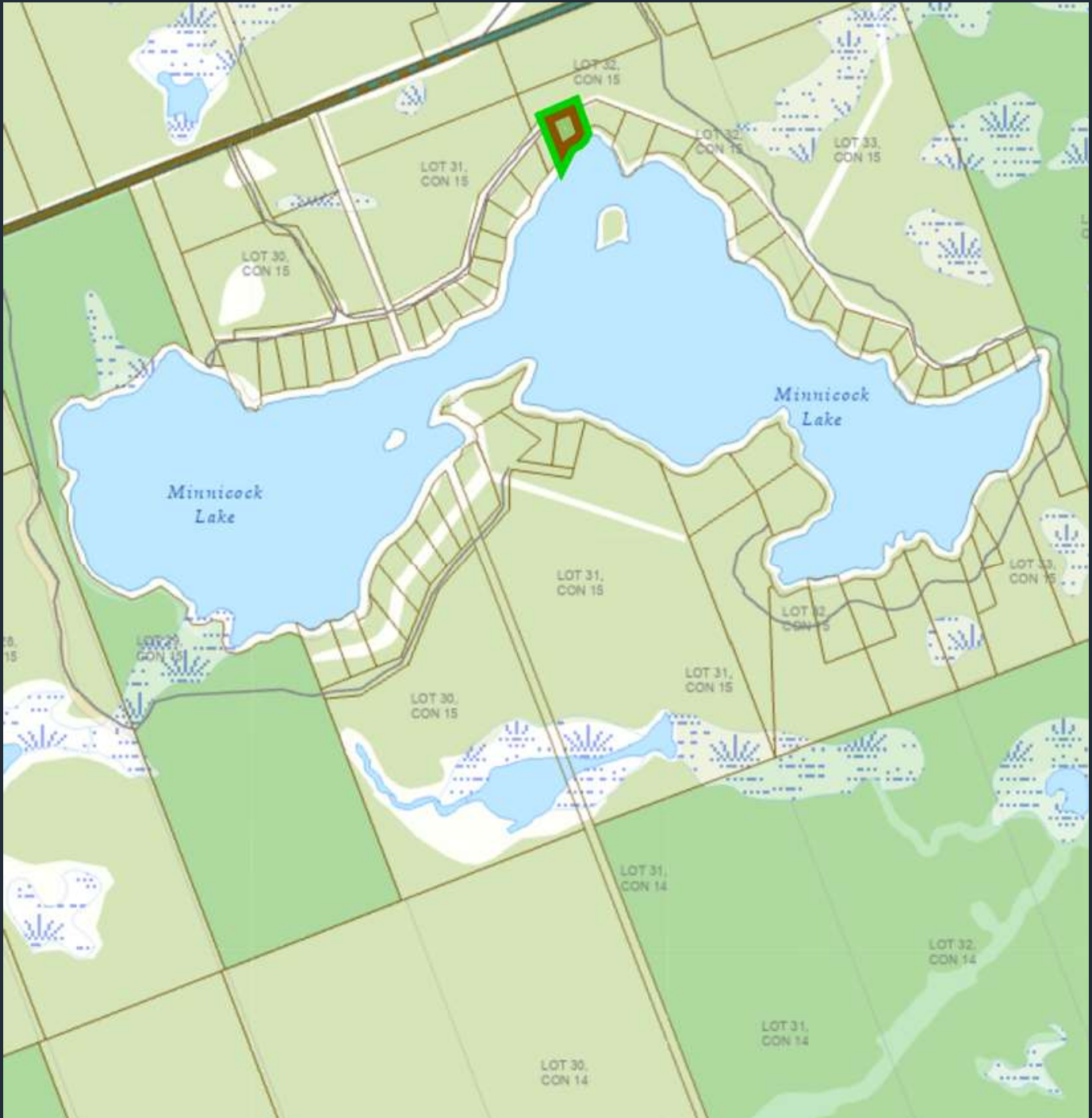
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1226 Hubbard & Montgomery Lane, Minnicock Lake

# Minnicock Lake

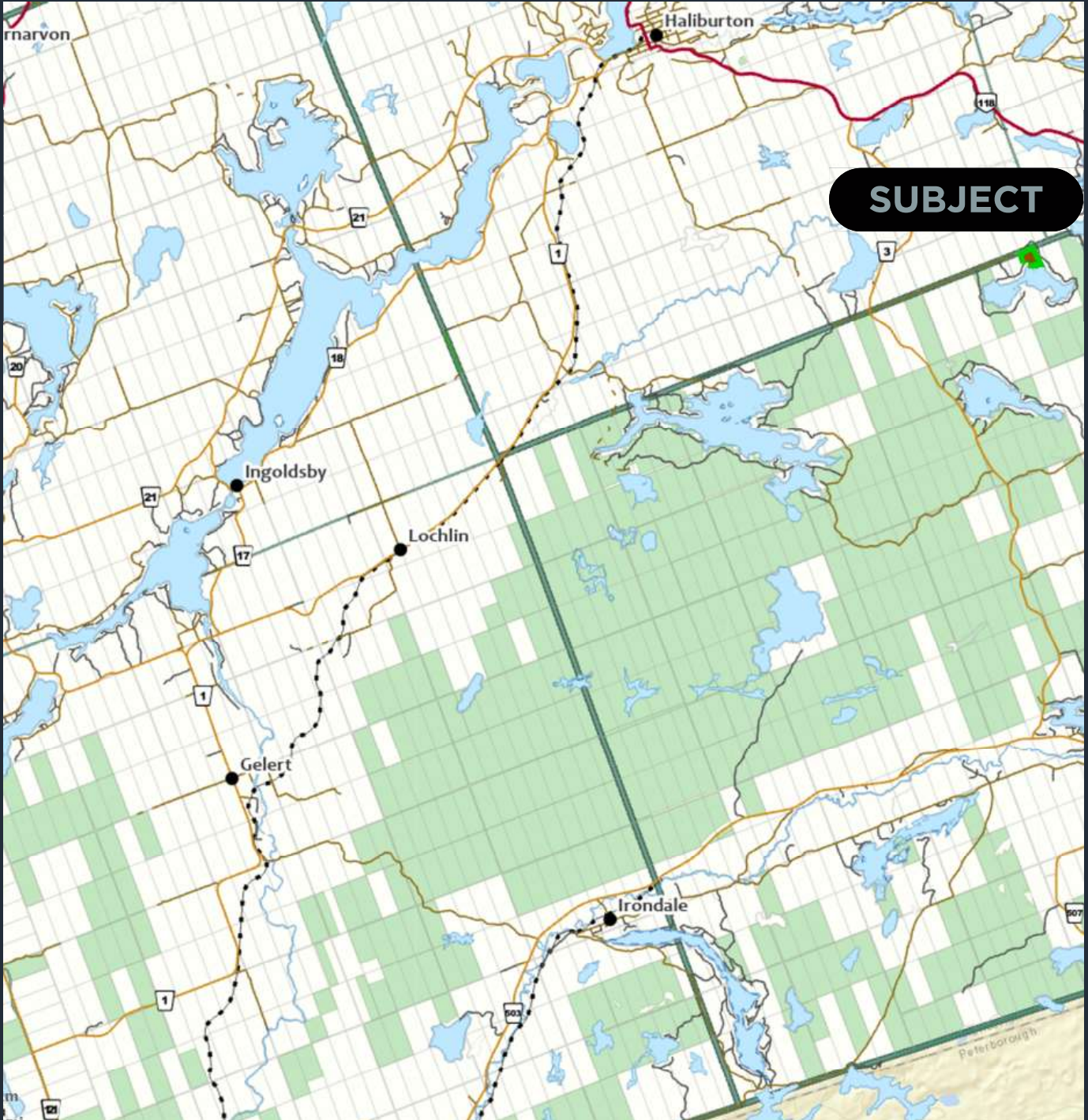
## Location Map



1226 Hubbard & Montgomery Lane, Minnicock Lake

# Minnicock Lake

## Area Map





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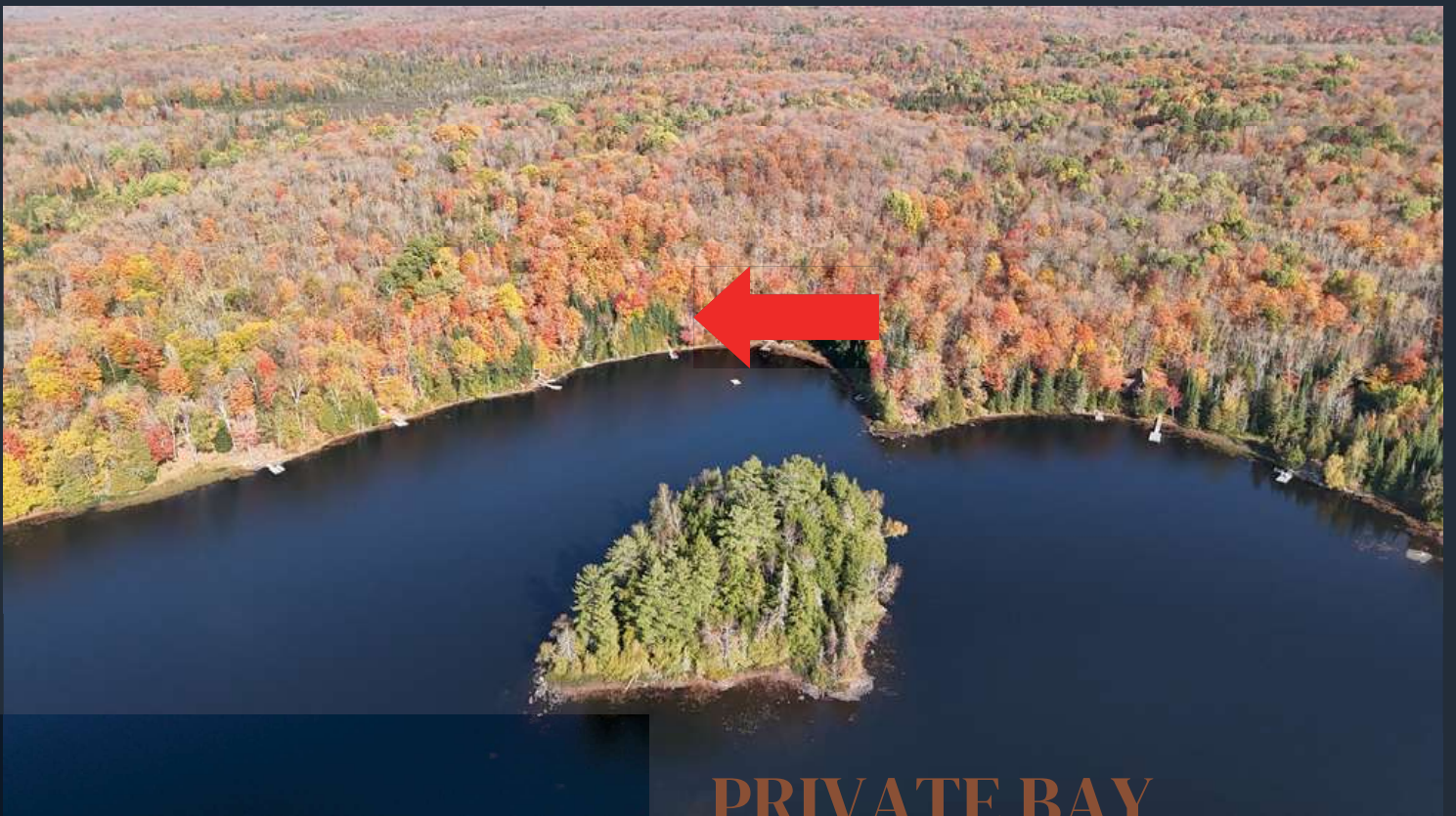
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