

WELCOME TO

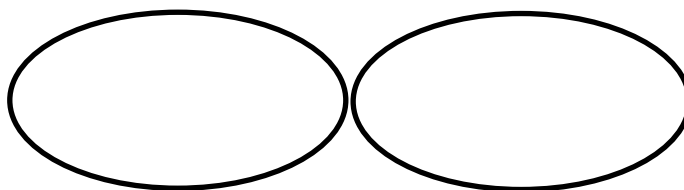
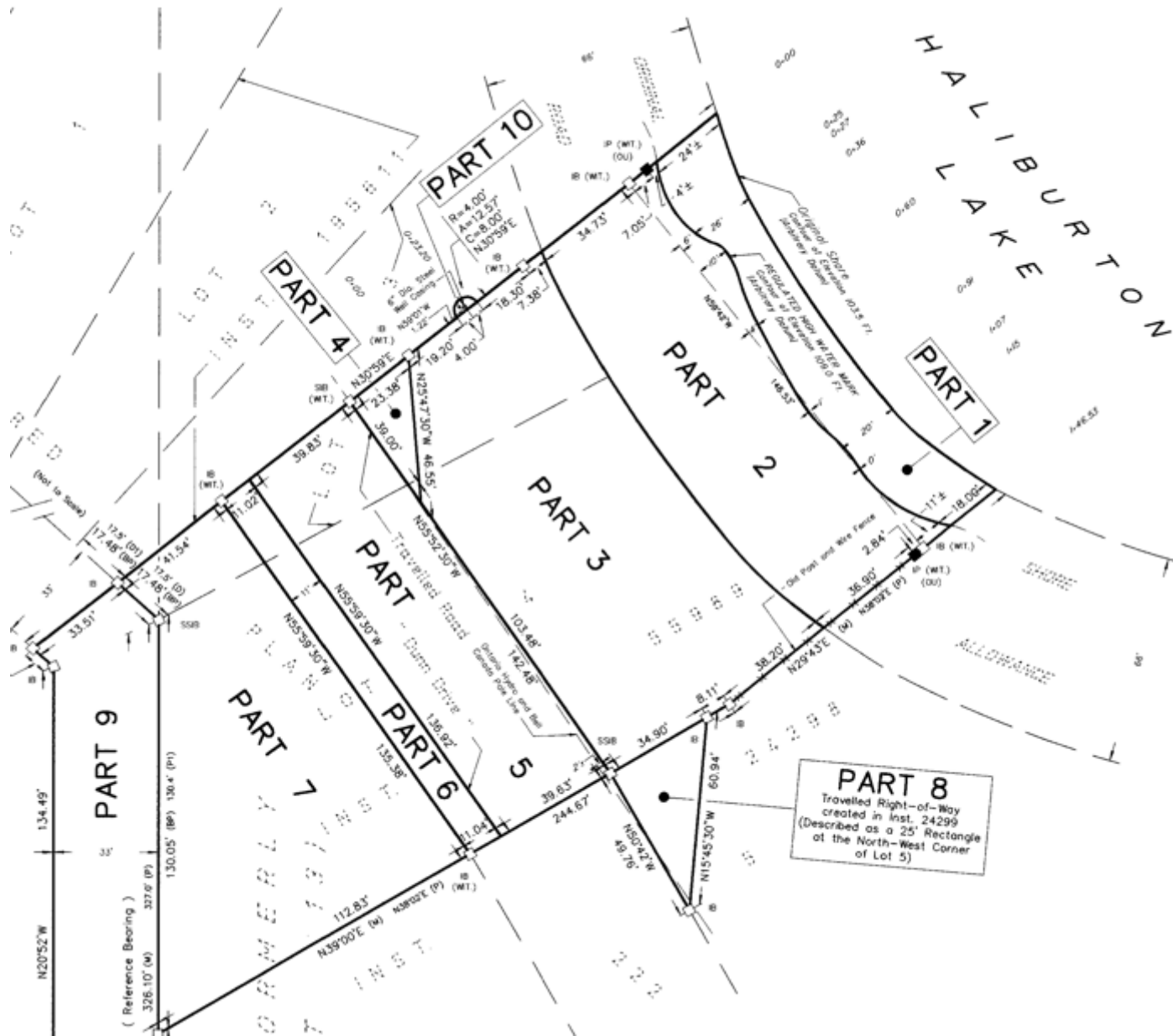
1271 Dunn Road,
Haliburton Lake



*Buyer Information
Package*

Schedule "C" – Survey

LT 4 PL 222; PT LT 3 PL 222 PTS 3 - 7 19R7021,
S/T & T/W H247363; DYSART ET AL



Buyers Initials

Seller's Initials

Sewage Installation Report

1271 Dunn Road - Haliburton Lake

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

HAR-12-81
FILE NUMBER

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REPORT

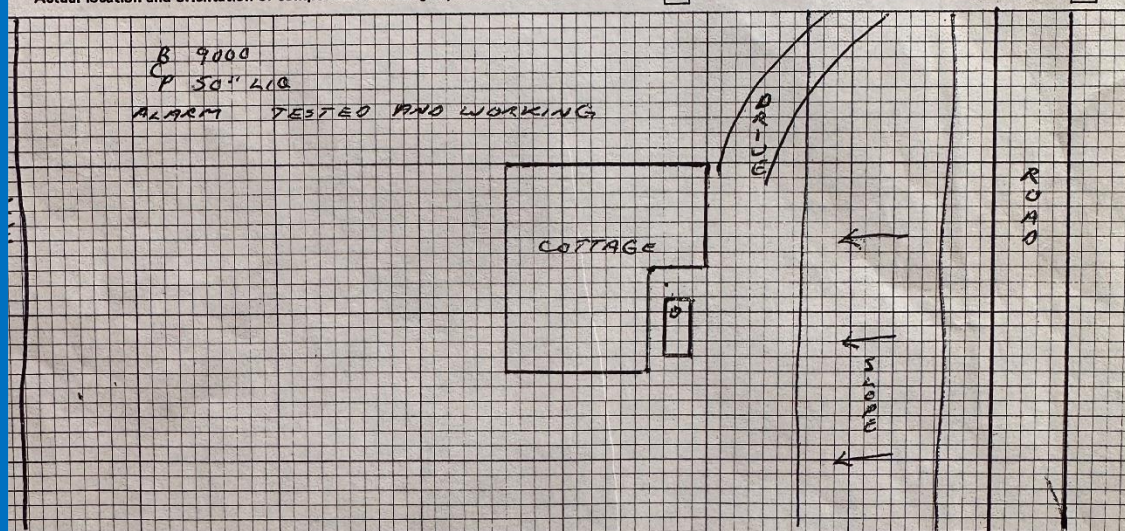
DATE: JUNE 19 1981

INSTALLED BY: HAWK RIVER CONSTRUCTION (LARRY HEWITT)

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. ~~Septic Tank/Holding Tank~~ of working capacity of 9000 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 3 bedrooms
- B. Leaching Bed of total lineal feet of distribution pipe laid in runs of feet and fed by Gravity/Syphon/Pump. (P.V.C., Drain Tile, etc.)
- C. Other Details ALARM DEVICE MERCURY FLOAT HOOKED TO LIGHT

Actual location and orientation of components of sewage system are as shown hereunder ☐ or as outlined on the Certificate of Approval form ☐



SCALE: 1/10 inch equals approx. ft

The following work remains to be completed: Backfill system and sod or seed ☐ ; Stabilize all sloped surfaces ☐ ; Finish grading to shed run-off and divert water around leaching bed ☐ ; Other

USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

GORD DOBSON

for the use and operation of the Class 5 Sewage System Installed/Altered under Certificate of Approval # HAR-12-81

such system being located on Lot 13 Conc. 5 Plan 222 Sub. lot 3rd PART

Township/Municipality HARBURN County HALIBURTON

Inspected and Recommended by Jim Debenham

Dated this 19 Day of JUNE 19 81

Issued (Director)

NOTE: Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

(See Reverse for Maintenance Information)

Septic Pumping Invoice

1271 Dunn Road - *Haliburton Lake*

Invoice

Total Site Services Inc.

6522 Gelert Rd

Haliburton Ontario K0M 1S0

705-457-9558

send e-tsf to: accounting@totalsiteservices.ca
HST# 848914586 RT0001

To:

Bob Dann

HT300

1271 Dunn Road, Haliburton, ON, Canada

Invoice #: INV-7163

Issue Date: 11 October 2022

Due Date: 21 October 2022

Amount Due: \$339.00

Job # **7994**

Work carried out at: **1271 Dunn Road, Haliburton, ON, Canada**

Date: 11 October 2022

Title	Description	Amount	Tax	Total
Pump Out	Holding Tank	\$300.00	HST (13.0%)	\$339.00

Subtotal: \$300.00

HST: \$39.00

Grand Total: \$339.00

Amount Due: \$339.00

Septic Pumping & Septic Installations



Well Drilling
Well Inspection
Geothermal Drilling
Hydro Fracturing
Landscaping
Septic Pumping
Septic Installations
Pump Installation
Site Clearing
Drilling & Blasting
Road Building
Driveway Maintenance
Utility Trenches
Backfilling & Excavation
Retaining Walls

WSB Compliant • Fully Insured & Licensed • Free Site Visit
705.457.9558 • Toll Free 877.586.8232 • Fax 705.457.3485
6522 Gelert Rd • Haliburton • totalsiteservices.ca

**Make your first call the
only call you need to make!**



Water Well Record

1271 Dunn Road - Haliburton Lake



Ministry
of the
Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

COUNTY OR DISTRICT: Haliburton TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Dysart CON. BLOCK, TRACT, SURVEY, ETC.: Plan 222 LOT: 21 of 4
OWNER (SURNAME FIRST): Carole Dubois ADDRESS: RR#1 Uxbridge Loc 1K0 DATE COMPLETED: 21 MO: 05 YR: 8

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	SAND	Rocks	Loose	0'	32'
Black/Green	Granite		Medium	32'	70'
Black	Granite		Hard	70'	110'
Black/White	Granite		Medium	110'	135'
White/Green	Granite	Mica	Medium	135'	156'

WATER RECORD

WATER FOUND AT - FEET: 50
KIND OF WATER: ☒ FRESH ☐ SALT ☐ SULPHUR ☐ MINERALS ☐ OIL ☐ GAS

WATER LEVELS DURING: 135 FEET
PUMPING RATE: 4 GPM
DURATION OF PUMPING: 1 HOUR 0 MIN

CASING & OPEN HOLE RECORD

WELL DEPTH: 180 FEET
Casing: 6 1/4 INCHES
Open Hole: 0' 33"

PLUGGING & SEALING RECORD

DEPTH SET AT - FEET: 0' 32'
MATERIAL AND TYPE: Reseal

PUMPING TEST

STATIC LEVEL: 30 FEET
WATER LEVEL END OF PUMPING: 155 FEET
PUMPING RATE: 4 GPM
DURATION OF PUMPING: 1 HOUR 0 MIN

FINAL STATUS OF WELL

WATER USE: ☒ WATER SUPPLY ☐ IRRIGATION ☐ INDUSTRIAL ☐ OTHER

METHOD OF CONSTRUCTION: ☒ RIG ☐ AUGER ☐ OTHER

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

Diagram showing well location relative to Haliburton Lake, Cottage, and Driveway. Distance from road: 40'.

CONTRACTOR

NAME OF WELL CONTRACTOR: Itus Well Drilling
ADDRESS: Goodrich
WELL CONTRACTOR'S LICENCE NUMBER: 5020
WELL TECHNICIAN'S LICENCE NUMBER: 70412
DATE: 22 MO: 07 YR: 89

OFFICE USE ONLY

66202

Potable Water Test

1271 Dunn Road - Haliburton Lake

Public
Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Peterborough

99 Hospital Drive
PETERBOROUGH, ON K9J 6Y8 SEP 05 2023

Pick L

acteriological Analysis of Drinking Water for Private Citizen, Single Household Only
alyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

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

First Name, Last Name / Prénom, Nom de famille

ROBERT DANN

Street address / Adresse municipale

460 QUEENS QUAY W

205E

TORONTO, ON M5V 2Y4

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency Location # / 911 #

1271

Street address / Adresse municipale

1271 DUNN RD

DYSART ON

County / Comté HALIBURTON

Health Unit # / # du bureau de santé: 2235

ecimen details / Détails sur l'échantillon:

rcode / Code à barres: 009330075

ne # / # tél: 416 536 7573

Time Collected / Date/heure du prélèvement: 2023-08-31 11:30:00

Time Received / Date/heure Reçu le: 2023-09-01 14:02:00

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

ecimen Note / Note sur l'échantillon:

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

et results / Résultats d'analyse:

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

0

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

0

Interpretation / Interprétation:

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

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

Date of Analysis / Date de l'analyse: 2023-09-01

Date Recd / Analyse effectuée le: 2023-09-02

Please Note / Prière de noter ce qui suit:

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

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

ote: 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 nificant 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.

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 / 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/abs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publhealthontario.ca/abs.

End of report / Fin du rapport

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

Print Date / Date d'impression: 2023-09-05

Page 1 of 1

Date Reported / Date du rapport: 2023-09-05 07:50:32



LIMS Report #: 60059392

T_SingleSampleOPHL_WATPRIVATE.rpt



Annual Costs

1271 Dunn Road - *Haliburton Lake*

- Superior Propane - 09/2022 - 08/2023 = \$4,753.78
- Hydro One - 09/2022 - 08/2023 = \$1,480.55
- Propane Hot Water Tank Monthly = \$31.97
- Septic Holding Tank Pump Out = \$339.00
- 2023 Property Tax Bill = \$2,995.84

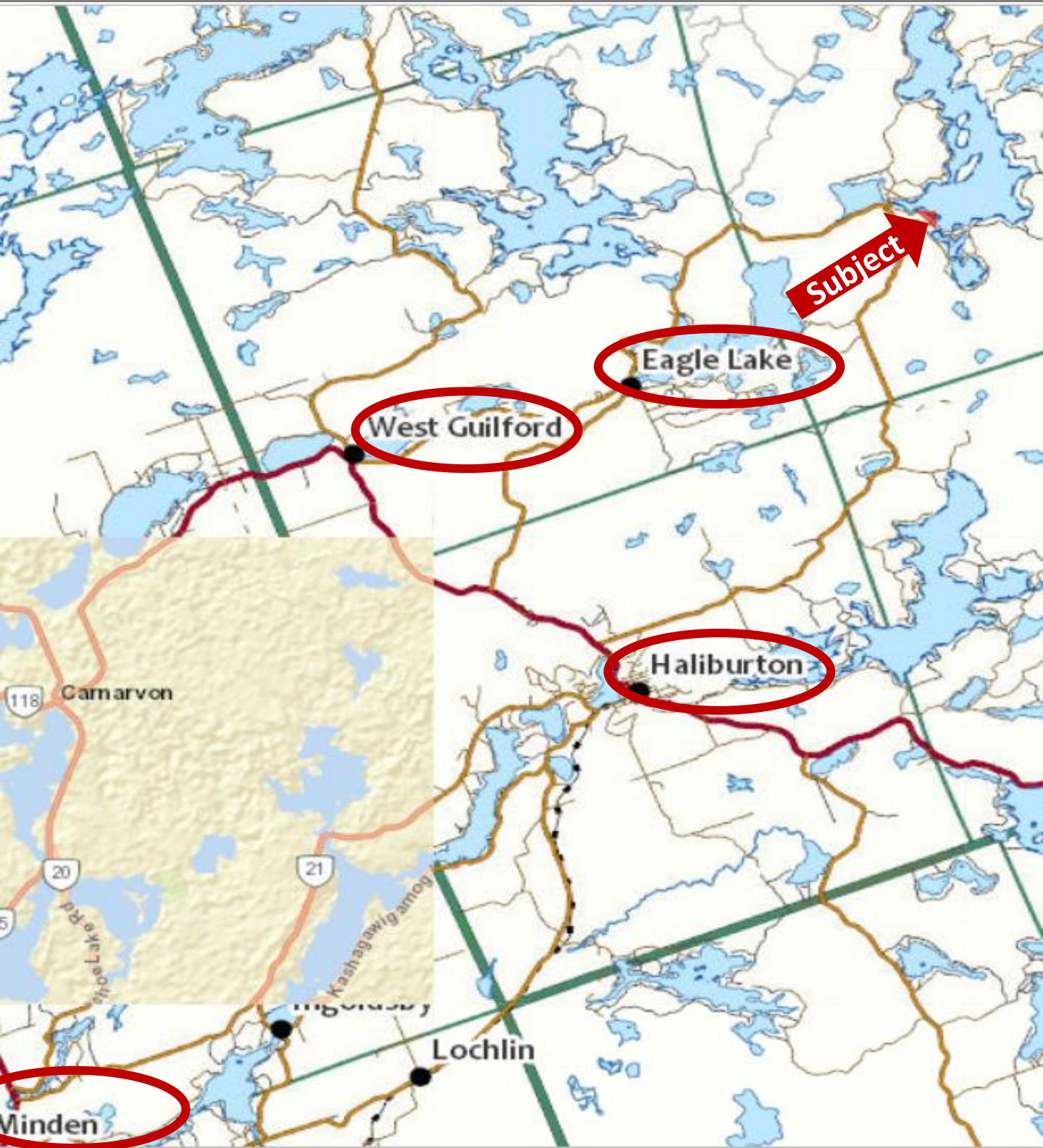
Lake Location Map

1271 Dunn Road, Haliburton Lake



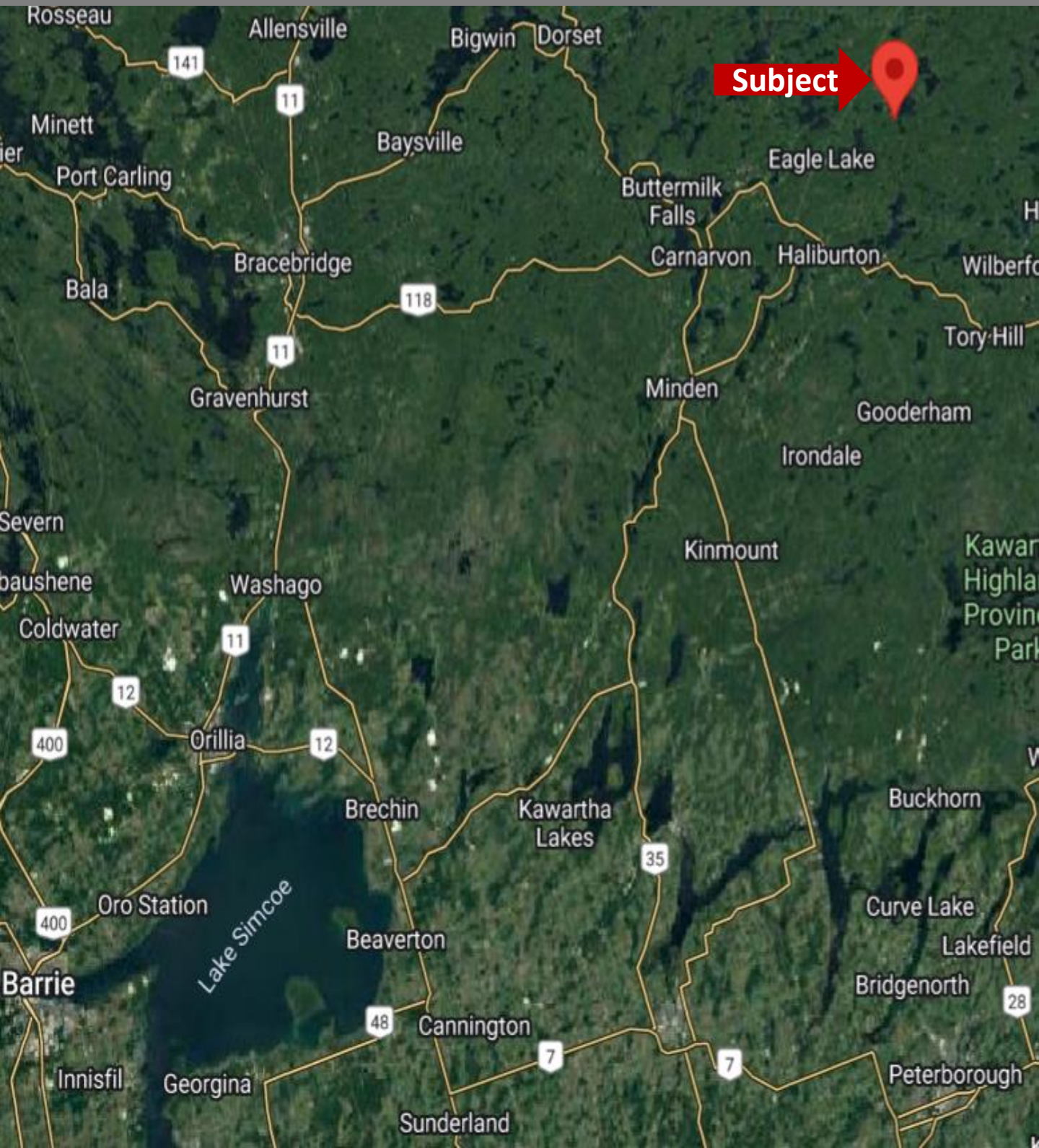
Area Map

1271 Dunn Road, Haliburton Lake



Location from the GTA

1271 Dunn Road, Haliburton Lake



Home Inspection Report

1271 Dunn Rd - Haliburton Lake

PG 1

PERSPECTIVE SUMMARY

No. 25029

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:

- Aspenite sheathing in carport
- Grey water system service/replace
- obtain access to crawlspace
- Sub floor ^{Framing} ~~Stranding~~ assessment

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

- Metal roofing
- Boat house
- Electrical up grade
- Kit. upgrade
- HWT upgrade

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

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

STRUCTURE

No. 25029

FOUNDATION: ACCESS ☐ Typical/ ☒ restricted None 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 is: Wood/Metal ☒ SIPS
☒ Floor: trusses /joists /reinforced ☒ Roof /trusses /Rafters ☒ Log ☒ Tremor Resist / Retrofit cottage
☒ Hurricane / flood resist ? Tie Beams end braces retrofit ☒ Earth ☒ Earth sheltered Style: bungalow
FRAMING: ☒ Settlement ☒ Slight ☒ Moderate ☒ Severe/Ongoing ☒ Adequate repairs made ? ☒ Access impaired
☒ LIGHT FRAMING: ☒ Temporary supports / beams / columns ☒ Past fire damage ?
WOOD BORERS: ☒ Past activity ☒ Evidence of treatment ☒ Repairs adequately made ? ☒ Not completely seen
MISC: ☒ Additions/outbuildings ☒ (expanded septic ?) Access impaired ☒ shallow crawl space ? ☒ Wall Anchors
☒ POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS/RISEING 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 / <u>poor drainage</u>	
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 <u>DETERIORATED support/s column/s</u>	
D SLAB heave/settlement		e FLOOR SAG Crown/Cuts Poor Support	
E WOOD/EARTH close contact		f CHECK/CRACK/CUT sill beam joist post	
F COLUMN unsound / eccentric load		rd g ROT/DECAY Subfloor/joist/beam/sill plate/post	
rd G WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
rd H CANTILEVER/S unsound/rotted		rd i WOOD BORERS ? Unrepaired decay/damage	
I STOOP ROTATION Foundation/Piers ?		rd j CONDITIONS conducive to wood ROT	
J <u>FRAMING</u> rotted/decayed/Wood boreis - ?	<u>Exp</u>	k FRAMING Crush Hangers Bridging	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l LEANING STAIRS multi-layered support	
L <u>Span</u> /header/column/support nails	<u>floor joist Exp</u>	m FLOORS deflecting / springy	
M LINTEL/ARCH Settled Deflected		n ROOF sags / ponds Cracked rafter/s	<u>s/light</u>
N BRICK VENEER separation settlement		rd o ROOF TOP EQUIPMENT Support/rot/decay	
O WALL bulge CHIMNEY settlement/cracked		rd p TRUSS Rising Cut / damaged chords / rafters	
P Poor bearing soil? Soil/rock ?		q RAFTER/SHEATHING rot/decay delamination	
rd Q PORCH BEAM rot/decay Expanding Lintels		r LINTEL rusted / expanded	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?		u T.J.I. / Joist components missing	

original cottage roof
framing is light by today's
standard.
No cracks noted, just
Rafter deflection

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.

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ELECTRICAL

No. 25029

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 / / / 20 ☒ EXPANDED SYSTEM
☐ Underground ☐ Weatherhead ☐ Breakers ☐ fuses ☐ Buzz/hot ☐ (resettable) Useful Upgrade

PANEL: Location: Main Panel entrance

Sub Panel: closet Main Disconnect: at main

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

☒ Expansion Room ☒ Y ☐ R ☐ N

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

☐ U Loose wiring in panel ☒ Hostile environment

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

GROUND FAULT CIRCUIT INTERRUPTER/S: ☐ J1 Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement

ARC FAULT CIRCUIT INTERRUPTER/S: ☐ V1 Panel/Other

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:

☒ U1 ☒ V1 Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

☒ V1 ☒ Check with an electrician, code authority,

for complete information.

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

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

Verify all lake side recep.
are GFCI protected

complete gen. service is
req. yearly

i) all ext. recept. are to be
GFCI protected.
- Remove all dead wire in bathhouse
- Garage Hydro mast req's
guy wire roof support

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended
Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance
RD = Regulated Disclosure ‡ = Do-it-yourself item may be a "major problem" if extensive or professionally contracted.

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

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HEATING/AIR CONDITIONING No. 25029

ACCESS: ☒ Typical ☒ Restricted By: cl set ☒ 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 76000 / 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

FUEL/S: ☒ 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: 2012 / / 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	yearly
C BOILER LEAKAGE frozen/rusted system ?		c FLUE rust/connection/incline/length/cleanout	
D FLUE unsafe clearance/capacity/mixed draft/material ?		d WIRING burned/loose	
E COMBUSTION AIR insufficient ?		e PILOT/BURNER adjust/clean/replace	
F AC/HEAT PUMP UNIT/S out/partial/not tested		f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?	
BACKUP heat out/partial ?		g "V" BELT adjust/replace pulley	
rd G ASBESTOS? exposed friable ?		h CONTROLS/GAUGES repair/replace ?	
H STEAM CONTROL repair replace		i AC COIL dirty clean tray condensate pump	
I APPLIANCE/WOODSTOVE clearance ?		j SWITCH missing/broken poor location	
J FLUE DAMPER malfunction ?		k HUMIDIFIER/STAT out water/service ?	
K OIL BURNER/FILTER dangerous		l ELECT FILTER out ? hookup/dirty/service	monthly
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	

None Noted

basebrd fan upgrade room.

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

INTERIOR

EXTERIOR

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PLUMBING

No. 25029

ACCESS: (A) Typical ☒ (B) Restricted ☒ (C) Utilities off/equipment not checked ☒ (D) Dry system Water Pressure 60 PSI Reducing valve Upgrade

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

TREATMENT: (Hb) Hookups ☒ Equipment ☒ Operating ? ☒ Bottled water ☒ Backwash ☒ Fixture stains ☒ Quality test recommended

MAIN SHUTOFF: (K) Location Laundry room ☒ Poor access ☒ FIXTURE SHUTOFFS: (Y) N ☒ Some

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

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

☒ Lead ☒ Gal ☒ Brass ☒ Copp ☒ Plas ? ☒ Gal ☒ Brass ☒ Copp ☒ Plas ☒ Gal ☒ Cast ☒ Lead ☒ Copp ☒ Plas

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

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

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

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

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

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

☒ Fixtures W/O overflow/painted/relined/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

(R1) Rough in/partial ☒ House trap ☒ Stains tub/shower Problems

(U1) WASHER: N/A Age 20⁺ Replace Prob. H M L \$ W/D connection/s available Lint Filter UPGRADE

(V1) DRYER: N/A Age 20⁺ Replace Prob. H M L \$ Gas/electric ☒ Unvented/long/cold/Plastic

(W1) WATER HEATERS: #1 Age 20 Replace Prob. H M L \$ #2 Age Replace Prob. H M L \$ Gas (X1) electric (Y1) oil

☒ LP gas ☒ solar ☒ Heat pump ☒ Circulated ☒ Integral boiler ☒ 40 Gal. Tank/s ☒ strap/flex line upgrade ☒ Instant ☒ Central

☒ Flame Guard ☒ Tempering Valves/missing

AMATEUR WORK: ☒ Substandard Maintenance

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

☒ Check with a plumbing contractor, code authority, health official, septic installer for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A WELL/SEPTIC failure/equip. out/repairs		a FLOOD RIM Laundry tub "S" trap backvent ?	
B GRAY/BLACK water septic remains ?		b DRAIN slow/stopped/incline trap/missing	
C EXTRACTOR PUMP failure/seal		c STORM WATER to sanitary sewer	
D VERY/LOW FLOW 1/2" pipe/clog/kink ?		<u>WATER HAMMER, hangers/unlike metals</u>	Exp
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 <u>WASHER/DRYER</u> hoses/knob/noisy/vent location	R/U

Class 2 septic system
(Grey well) is being utilized
complete access is required for
service

Holding tank is to be audio &
visual.

W) Wash room

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BASEMENT/CELLAR/CRAWL SPACE/SLAB

No. 25029

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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: ☒ 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 ParkingVENTILATION: ☒ Typical ☒ Restrictive ☒ none ☒ Ducts wrapped Upgrade Pipes wrapped UpgradeFINISHING: ☒ 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: unpargedLOWEST LEVEL: ☒ Floor drain: Y ☒ Outside entrance: Y ☒ 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 paintedWATER/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 ☒ OtherEXISTING 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 B17AMATEUR WORKMANSHIP: ☒ E2☒ Radon Mitigation active/passive☒ G2 ☒ Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?☒ H2 ☒ Check with a professional engineer, code official,

for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A PERSISTENT FLOODING likely		a OCCASIONAL SEEPAGE DAMP WALL	
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
^{MD} C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation ?	
D SPRING/HIGH WATER TABLE likely ?		[*] c VAPOR BARRIER needed/incomplete	R/U
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		i Wood forms/debris present	
foundations with rock out crops within them will		j RADON SYSTEM fan out/location/slab seal	
be 100% dry 100% of the time.			

Provide adequate
access to crawlspace

SEPT. 14, 2023 - After cutting an access to the crawlspace the floor beams and floor joists were not in good condition with several areas showing aggressive signs of wood rot and some mold.

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

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CP = Regulated Disclosure † = Do-it-yourself item may be a "leakage" at the time of inspection

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KITCHEN

No. 25029

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

EXHAUST FANS: ☒ External discharge ☒ downdraft ☐ Recirculating ☐ None ☐ Upgrade ☐ HRV

APPLIANCES Heat Source Approximate Ages Replace Prob. Cost

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

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

Microwave (Cook) H M L \$

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

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

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

☒ Compactor (I.H.) H M L \$

☒ Instant Hot (Disp.) H M L \$

☒ Disposer Poor Switch Location batch feed / Water pipe switch Disposer feed guard in place Y N

☒ Water filter in use: Y N

APPLIANCES NOT TESTED: ☐ ☒ Pest telltales ☐ Extermination recommended

AMATEUR WORKMANSHIP: ☒ ☐ Substandard Maintenance

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

☐ Check with an appliance contractor, code official, for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A TOTAL REMODELING recommended		a OVEN bake/broil element out/together	
B FLOORING buckled/swelled/split/seams scratched/damaged		DOOR hinges ? warped/glass/latch gasket/closure oven dirty anti-tip device	
C CABINETS or COUNTERTOPS damaged		b COOKTOP element/burner out/stained	
D EXTRA CIRCUITRY recommended		c MICROWAVE out/timer/malfunction ?	
E GAS/MICROWAVE leakage/problem ?		d REFRIGERATOR/freezer out/noisy/closure cabinet not level/dirty/damaged	
F STOVE CLEARANCE top/side/window		GASKETS torn/loose/dirty DEFROST FAN/	
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	

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INTERIOR

No. 25029

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

WALLS/CEILINGS: Plaster (☐ Wood ☐ Rock ☐ Wire lath ☐ Drywall ☐ Paneling ☐ Beaverboard ☐ Acoustic tile ☒ chip brd

☐ Dropped tile ☐ Wood ☐ Tin ☐ Precast ☐ Wallcovering/paint over paper ☐ Textures/sand paints

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

PRIMARY FLOORS: ☐ Strip ☐ Tongue and groove (face nailed) ☐ Parquet ☐ Ceramic/quarry tile ☐ Vinyl squares ☐ Sheet vinyl

☐ Carpet ☐ Slate ☐ Marble ☐ Cork ☐ Laminated ☐ Bamboo Other:

PRIMARY WINDOWS: ☐ (W=Wood M=Metal V=Vinyl) GLAZING: ☐ Single ☐ double ☐ other:

☐ Single/double hung ☐ Casement ☐ Sliding ☐ Awning ?

☐ Jalousie ☐ Fixed ☐ Original ☐ L1 upgrades ☐ M1 Old casings remain ☐ N1 Sun Awnings Storm shutters ?

STORM WINDOWS: ☐ D1 None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACE/S: ☐ P1 Prefab ☐ Q1 masonry ☐ R1 unlined/relined ? ☐ S1 No damper/s ☐ T1 Firebrick ? ☐ U1 Gas Log Restrict. Access

INSULATION: ☐ U1 Attic ☐ R Value $40/50$ Wall 2×4 12×6 ? R Value ☐ W1 upgrade $R 40$

ATTIC VENTILATION: ☐ X1 Typical ☐ X1 restrictive/damaged ☐ Y1 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: ☐ A2 Bath (☐ discharge to attic) ☐ B2 Attic/thermostat ☐ C2 Whole house (unguarded) ☐ D2 Ceiling paddle fans Upgrade

PARTY/FIRE WALLS VISIBLE: ☐ E2 Basement crawl space garage attic ☐ E2 Masonry/gypsum ☐ E2a Wood ☐ Open *

MISC.: ☐ F2 Garage Door: ☐ F2 Auto Reversing ☐ F2a Non-reversing Release ☐ K2 Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test

Elevator: ☐ I2 Inclinator (tension safety) ☐ J2 Security/Intercom System ☐ G2 Central Vacuum ☐ H2 PAINT: FRESH LEAD ?

*Pest Telltales: ☐ A2 Exterminate/clean/deodorize ☐ N2 Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: ☐ O2 Yes ☐ P2 Substandard Maintenance:

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

☒ ☐ Check with a professional engineer, pest control contractor (carpenter) for complete information.

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

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
* A FIREPLACE/CHIMNEY unsafe		a WALL/CEILING loose/cracks/nail pops	
B WOOD STOVE clearance/creosote		stains/spalling/repairs	
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligatoring	
D HI-HAT lights (recessed) insulation ?		c FLOOR/CARPET loose/marred/stained/dirty	
E INSULATION uncovered UFFI vermiculite foam ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		e WINDOW/DOOR adjust/repair/replace/stuck/	upgrade
RD G FRIABLE ASBESTOS ?		weatherstrip/hardware/locks/screens/glazing/seals ?	
H SLAB DUCTS water/chemicals ?		f STORM SASH incomplete/broken/adjust	
I Condensation/ventilation/ice dams ?		caulk/weep holes	
J CEILINGS/WALLS damaged/loose		g TRIM missing/damaged/renail	
wallpaper/paint repairs		h FIREPLACE smoky cracked/point up (cap+screen)	
K FLOOR stained/swelled/rotted damaged		Gas logs service/repair Clean ashdump/tile	
L CARPET Worn/Torn/Stained/pet odor		Clearance Damper seal/warped/rod	
M WINDOW/DOOR repair/replace/secure	upgrades	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/	adjust
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	
		k) opener	
		e) Two Key lock should have	
		key left in lock.	

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REV. 18

EXTERIOR

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EXTERIOR

No. 25029

EXTERIOR: 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 checked="" type="checkbox"/> Metal
MAIN	<input checked="" type="checkbox"/> M	15		H M L \$ +-	BUR= <input checked="" type="checkbox"/> Built Up Roofing	CP= <input type="checkbox"/> Corrugated Plastic	SP= <input type="checkbox"/> Single-Ply Membrane
PORCH(ES)				H M L \$	RM= <input type="checkbox"/> Rolled Mineral	S= <input type="checkbox"/> Slate/Imitation ?	WS= <input type="checkbox"/> Wood Shake/Shingle
BAY				H M L \$	TC= <input type="checkbox"/> Terra Cotta/Clay/Concrete	V= <input type="checkbox"/> Vinyl	Open/Solid Sheath/Felts
GARAGE				H M L \$		AC= <input type="checkbox"/> Asbestos Cement	CS= <input type="checkbox"/> Composite Shingles
OTHER	<input checked="" type="checkbox"/> M			H M L \$			

☒ 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: \$

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 ☐ Hardboard ☐ no "J" channel

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

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

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

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

IMPROVEMENTS: POOL ☐ Heated Cover Repairs

TENNIS COURT ☐ lights ☐ Retain/seawall/s

☐ SITE: Above/below street Risk ☐ H M L Test ☐ YARD: ☐ Flat/ ☐ rolling/steep ☐ Waterfront/flood ? ☐ Debris

DRIVEWAY: ☐ dirt/gravel/Asphalt/concrete/brick/drain ☐ Slab/freeze ☐ SUBSTANDARD MAINTENANCE ☐ PAINT: FRESH LEAD ?

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

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

☐ 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	R/U.
B ROOFING prematurely aged		b) FLASHING repairs vent collars	
C ROOF PITCH sagging/ponding		valley/sidewall/chimney/base	
RD D SHEATHING/RAFTER Rot likely ?		c) CHIMNEY cap/weathering repairs	
E CHIMNEY Roof height/top repair		d) MASONRY flaking/point/clean/repair	
F MASONRY Repair/point up/parge		e) GUTTER realign/renail/clean/repair/Add	R/U.
G BRICK flaking/spalling		f) DOWNSPOUT add/clean secure/extend	
H SIDING/TRIM Clean/repair/replace/paint/stain		g) VENT STACK opens below roof	
I PAINT failure/chalked		RD h) SIDING buckled/kinked/delaminated/melted	
J STUCCO texture bulge/crack(s) EIFS		split/loose/rotted/decayed ? No "J" Channel	
K PARAPET WALL Soffit damage		RD i) TRIM/SIDING Caulk/paint/repair	
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		Roof contact Wood borers Earth contact	
M STOOP/STEP/SLAB Repair/replace		j) DECK/pier/rail/escape/pad/bracing/repair/fasteners	
N DRIVEWAY repair/slope/drain		k) CAULK windows/doors/thresholds/utilities/slabs	
O RETAIN/SEAWALL repair/rebuild/replace M R M		l) STOOP/walk/patio/drive voids/repairs/hazards	M
* P PQOL repairs/fencing Tripping hazard/s		m) BREEZEWAY/GARAGE/SLAB settled/seal	
* Q OUTBUILDING (S E H P E) Placement ?		n) DRIVEWAY/SLABS drain toward house	
R TREES/LIMBS Trim/Remove	Exp.	o) LANDSCAPE grading/swales/catches	
S LOGS Chinking		p) RETAIN/SEAWALL point/weepholes/repair	
		RD q) FENCE posts/slabs rotted/decayed/broken	
		r) TREES/LIMBS/VINES/SHRUBS trim/remove	
		RD s) Form boards/debris pests present	
		t) IRON work/rail rusted/damaged	
		u) COLUMN BASE rot/crush vent holes	
		v) PARAPET WALL soffit damage	
		w) STEPS/STAIRS uneven/open/rails/baluster	

Note: Aspenite (chip brd)
is not rated for ext use
unless painted/sealed
carport.

a) installation of "icebreaks"
at eaves edge is rec.
m) ensure carport drain is clear

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended
Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance
RD = Regulated Disclosure ‡ = Do-it-yourself item may be a "major problem" if extensive or professionally contracted.

Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.