# COLLABORATIVE REAL ESTATE

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KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



# Listing Information Package 102 Schooner's Lane, Thornbury



KAREN E. WILLISON Sales Representative 705-888-0075 | kwillison@royallepage.ca









# CollaborativeRealEstate.ca











3+1 Bath



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# Quick Facts 102 Schooner's Lane, Thornbury

- Brand new build barely two blocks from a private community beach on Georgian Bay, minutes from a great golf course and the lovely town of Thornbury. Enjoy this thriving and friendly enclave -- the 'Cottages' neighbourhood at Lora Bay.
- Floor to ceiling gas fireplace in great room
- The completely finished lower level offers even more abundant space
- 2+2 bedrooms
- 3+1 baths
- Attached garage

# KAREN E. WILLISON

WORKING TOGETHER & HELPING YOU IS WHAT WE DO kwillison@royallepage.ca Cell: (705) 888-0075 www.CollaborativeRealEstate.ca

# 102 SCHOONER'S Lane, Thornbury, Ontario N0H 2P0

#### Client Full Active / Residential

#### **102 SCHOONER'S Ln Thornbury**

MLS®#: 40461827 Price: **\$1,398,000** 



#### Grey/Blue Mountains/Blue Mountains . /!!. .

2 Storey/r	louse				
	Beds	Baths	Kitch		
Lower	2	1		Beds (AG+BG):	<b>4</b> ( <b>2</b> + <b>2</b> )
Main	1	2	1	Baths (F+H):	4(3+1)
Second	1	1		AG Fin SE Range	3,390 2001 to 3000
				AG Fin SF: BG Fin SF: DOM: Common Interest: Tax Amt/Yr: Condo Fee/Freq:	2,099/Other 1,292/Other 55 Condominium \$597.79/2023 \$162.93/Monthly

**Remarks/Directions** 

Public Rmks: Biggest lot in the development! Create your own private backyard retreat backing to protected woodlands. This brand new build is just a hop skip and a jump from the private community beach on Georgian Bay, minutes from a great golf course and the lovely town of Thornbury. Enjoy this thriving and friendly enclave -the 'Cottages' neighbourhood at Lora Bay. The bright home is decked out in high end finishes throughout with a stylish design and user friendly layout. Bright and cheerful with a cathedral ceiling in the great room and a soaring two-storey stone gas fireplace. The kitchen is full gourmet with sparking quartz countertops and loads of drawers, cupboards and places to sit at the expansive breakfast bar. The large dining area can accommodate all your guests in comfort, just like the spacious living area with sliding doors to the rear yard and plenty of room for a large sectional. The sunny primary bedroom is on the main floor with a pretty ensuite bathroom and a huge walk in closet with built ins. Up the extra wide stairs to the second floor, you will find a roomy loft area that overlooks the great room below and could be a den, ty area or a guest retreat for the very private bedroom suite adjacent. The completely finished lower level offers even more space with a recreation room, two more bedrooms and a full bathroom, plus lots of storage. This Energy Star home is low maintenance resort style living whether you are living here full time or using it as a vacation home and home base for living the Georgian Bay lifestyle. Directions: Highway 26 to Christie Beach Road, right on 39th Side Road, right on Anchor's Way, Right on Dory Row, Right on Schooner's Lane. Last house on left side. Cross St: 39th Side Road **Common Elements** 

Common Element/Condo Amenities: BBQs Permitted Condo Fees: \$162.93/Monthly Condo Fees Rmrks: POTL Locker: None Balcony: None Pets Allowed: **GVLCC 127** Restricted Condo Corp #: Prop Mgmnt Co: E & H Property Management Condo Corp Yr End: Prop Mgt Contact: /519-599-3585 Status Certificate Date: Exterior Backs on Greenbelt, Recreational Area, Year Round Living Exterior Feat: Construct. Material: Hardboard, Stone Roof: Asphalt Shingle Shingles Replaced: **Poured Concrete** Prop Attached: Detached Foundation: Year/Desc/Source: 2023/Completed / New/Owner Apx Age: New Property Access: Public Road, Year Round Road Rd Acc Fee: Garage & Parking: Attached Garage//Private Drive Double Wide//Gravel Driveway Parking Spaces: Garage Spaces: 20 Driveway Spaces: 2.0 Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Services: Natural Gas, Recycling Pickup, Street Lights, Telephone Available Water Source: Municipal-Metered Water Tmnt: Sewer: Sewer (Municipal) Lot Size Area/Units: 0.239/Acres Acres Rent: Acres Range: < 0.5 Lot Shape: Lot Front (Ft): Lot Depth (Ft): Pie Location: Urban Lot Irregularities: Front x 197.17' x Land Lse Fee: 221.06' x 96.87' Area Influences: Beach, Golf, Greenbelt/Conservation, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing View: Trees/Woods Retire Com: Topography: Level Fronting On: South Easement, Subdiv. Covenant Restrictions: Exposure: North, East Bluewater District School Board, Bruce-Grey Catholic District School Board School District: Georgian Bay Community, St. Mary's High School:

Elementary School: Beaver Valley Community, Georgian Bay Community (FI), Notre Dame Catholic, St. Basil's, Pretty River



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Academy

			:	Interior			
Interior Feat:	Air Exchang Heater Own	er, Auto Garage ed, Wet Bar	Door Remote(s	), Central Vacuı	um, On De	mand Water Heate	er, Sump Pump, Water
Security Feat:	Carbon Mon	oxide Detector(s	s), Smoke Deteo	ctor(s)			
Basement:	Full Baseme	ent	Basement Fin:	Fully Finished			
Laundry Feat:	Laundry Roo	om, Main Level					
Cooling:	Central Air Firoplaco-Gr	as Earcad Air G					
Firenlace	1 / Living Po	om Natural Gas	15			FP Stove On:	Vac
Under Contract:	None					Contract Cost/Mo:	105
Inclusions:	Carbon Mon	oxide Detector,	Central Vac, Ga	rage Door Open	er, Hot Wa	ter Tank Owned,	Range Hood, Smoke
I	Detector						
Exclusions:	None						
Electric Age:	2023		Plumbing Age:	2023		Furnished:	
Fulliace Age.	2025		Talik Aye.	2023		UFFI. NO	
			Proper	ty Information			
Common Elem Fe	e: No				Local Im	provements Fee:	
Legal Desc:	UNIT 32, L	EVEL 1, GREY V	ACANT LAND CO	NDOMINIUM P	LAN NO. 1	27 AND ITS APPU	RTENANT INTEREST
	SUBJECT T	O AND TOGETHE	R WITH EASEM	IENTS AS SET O	UT IN SCH	EDULE A AS IN GY	219631 SUBJECT TO
Zoning:	AN EASEM	ENT AS IN GY22	4571 IOWN OF	THE BLUE MOU	SURVOV	Unknown	/
Assess Val/Year:	\$132.000/	2023			Hold Ove	er Davs: <b>120</b>	
PIN:	37927003	2			Occupar	it Type: Vacant	
ROLL:	42420000	1518666			·	<i>,</i> ,	
Possession/Date:	Immediate	e/			Deposit:	Minimum	5%
			Brokera	ge Information			
List Date: List Brokerage:	08/02/2 <u>Royal Le</u>	023 Page Locations I	North (Collingw	ood Unit B) Bro	<u>kerage </u>		
					-		
Source Board: The Prepared By: Kare Date Prepared: 09	e Lakelands A en E. Willison, 9/26/2023	Association of REAL , Salesperson	TORS®	*Information POWERED by	n deemed reli y <u>itsorealesta</u>	able but not guaranteed te.ca. All rights reserve	d.* CoreLogic Matrix d.
MLS®#: 4040	61827						
Room	level	Dimensions		Dimensions (	(Metric)	Room Features	
Kitchen	Main	14' 4" X 15' 9		4.37 X 4.80		Double sink, Op Pantry, Tile Floo	en Concept, ors
Living Room	Main	19' 0" X 18' 1		5.79 X 5.51		Fireplace, Hardy Concept, Sliding Ceiling	wood floor, Open g doors, Vaulted
Dining Room	Main	12' 6" X 8' 3"		3.81 X 2.51		Hardwood floor	, Open Concept
Office	Main	9' 8" X 13' 5"		2.95 X 4.09	)	Hardwood floor	,
Bedroom Prima	ry Main	12' 3" X 14' 8		3.73 X 4.47	,	Broadloom, Ens Closet	uite, Walk-in
Primary Ensuite Bathroom	e Main	5' 3" X 11' 3"		1.60 X 3.43	:	3-Piece, Tile Flo	oors
Bathroom	Main	5' 1" X 5' 6"		1.55 X 1.68		2-Piece, Tile Flo	oors
Laundry	Main	6' 7" X 7' 10"		2.01 X 2.39	)	Tile Floors	
Family Room	Second	19' 1" X 12' 9	"	5.82 X 3.89	)	Broadloom	
Bedroom	Second	12' 4" X 14' 0	"	3.76 X 4.27	,	Broadloom	
Bathroom	Second	5' 6" X 9' 8"		1.68 X 2.95	1	4-Piece, Tile Flo	ors
<b>Recreation Roo</b>	m Lower	18' 3" X 37' 2	"	5.56 X 11.3	3	Broadloom, We	t Bar
Bedroom	Lower	16' 9" X 10' 4	"	5.11 X 3.15	1	Broadloom	
Bedroom	Lower	16' 9" X 13' 1	1"	5.11 X 4.24		Broadloom	
Bathroom	Lower	9' 8" X 5' 11"		2.95 X 1.80	)	4-Piece, Tile Flo	ors
Storage	Lower	8' 3" X 6' 9"		2.51 X 2.06		Broadloom	
Utility Room	Lower	9' 11" X 12' 1		3.02 X 3.68			
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## Expense/Utility/House Details

## 102 Schooners Lane, Thornbury

House Details		
Item	Year	Notes
Year Home was Built	2023	
Air Conditioner	2023	
Air Exchanger	2023	
Windows	2023	
Roof	2023	
Furnace	2023	

### Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$1,255.36 (will be reassessed)	The Town of Blue Mountains
Insurance Premium	TBD	Brand new
Gas	TBD	Brand new
Hydro	TBD	Brand new
Rental Equipment Contracts	\$0	None
Water/Sewer	TBD	Brand new
Internet/Cable Provider	TBD	Brand new
Lawn/Garden Maintenance	TBD	Brand new
Snow Removal	TBD	Brand new
Condo Fee (if applicable)	\$1955.16	GVLCC 127

#### Additions/Upgrades

Main Level - Fireplace - SL Fusion 36' with clean face black trim, black interior with log set full height stone up to the 9' ceiling. Maple mantle, distressed beam. Touchscreen remote for the fireplace.

Main Level - Potlights

Main Level - Hardwood / Tile

Main level - Square black iron pickets/red oak post/railing - square plain post and square black iron pickets, stained finish

Main Level - Garage door opener

Main Level - Waterline to fridge

Primary Bedroom - Pocket Doors

Kitchen - Quartz Calacatta countertops, Blanco kitchen sink, Rough in for gas range

Kitchen - Under cabinet lighting

Kitchen - Pull down kitchen faucet

Kitchen - 36" Canopy hood fan with baffles

Kitchen - Hexagon backsplash

Lower Level - Finished lower level with smooth ceilings

Lower level - Oak stair to lower level

Lower level - Increase finished lower level height by 1'.0\*

Lower level - Bar sink

Lower level - Pot lights

Throughout - Cabinetry Upgrade Package - \$30,889.00

Throughout - Upgraded toilets and sinks

Exterior - Rough in for gas bbq

Exterior - Coach lights

Main Building: Total Exterior Area Above Grade 2098.63 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

⊡iGUIDE

## 102 Schooners Ln, Thornbury, ON





White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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€iGUIDE

## 102 Schooners Ln, Thornbury, ON

2nd Floor Exterior Area 665.40 sq ft Interior Area 585.02 sq ft





PREPARED: 2023/08/01



## 102 Schooners Ln, Thornbury, ON

Lower Level (Below Grade) Exterior Area 1291.80 sq ft

Interior Area 1178.66 sq ft



0



### **Property Details**

#### **Room Measurements**

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### **Main Building**

MAIN FLOOR 2pc Bath: 5'1" x 5'6" 3pc Ensuite: 5'3" x 11'3" Dining: 12'6" x 8'3" Garage: 18'2" x 20'7" Kitchen: 14'4" x 15'9" Laundry: 6'7" x 7'10" Living: 19' x 18'1" Office: 9'8" x 13'5" Primary: 12'3" x 14'8" Wic: 4'11" x 9'10"

#### 2ND FLOOR

4pc Bath: 5'6" x 9'8" Bedroom: 12'4" x 14' Family: 19'1" x 12'9"

#### LOWER LEVEL

4pc Bath: 9'8" x 5'11" Bedroom: 16'9" x 10'4" Bedroom: 16'9" x 13'11" Rec Room: 18'3" x 37'2" Storage: 8'3" x 6'9" Utility: 9'11" x 12'1"

#### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### **Main Building**

MAIN FLOOR Interior Area: 1313.77 sq ft Excluded Area: 397.35 sq ft Perimeter Wall Thickness: 8.0 in Exterior Area: 1433.22 sq ft

#### 2ND FLOOR

Interior Area: 585.02 sq ft Perimeter Wall Thickness: 8.0 in Exterior Area: 665.40 sq ft

LOWER LEVEL (Below Grade) Interior Area: 1178.66 sq ft Perimeter Wall Thickness: 8.0 in Exterior Area: 1291.80 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1898.80 sq ft Excluded Area: 397.35 sq ft Exterior Area: 2098.63 sq ft



#### iGUIDE Method of Measurement

#### Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

#### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

#### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

#### **PDF Floor Plans**

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

#### More Information About the Standards

A. RECA RMS 2017: https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard

B. ANSI Z765 2021: https://www.homeinnovation.com/z765



## Appliance Package Pricing

Provided By:



MATTRESSES & APPLIANCES



# BERTAZZONI

# 30" All Gas Range, Master Series 5 Burner



### **KEY FEATURES**

- Category-leading time-to-boil water under 6 minutes
- Dual ring power burners for sear and simmer
- Multiple size monobloc burners
- Continuous surface cast iron contour grates
- Thermocouple safety device standard on every burner
- Product shown features brass burners, available on select models

Maintop	5 Monobloc aluminum burners		
Burner power	1 power burner 1300 - 19000 BTU 1 large burner 2500 - 10400 BTU 2 medium burners 1500 - 5900 BTU 1 simmer burner 750 - 3500 BTU		
Knobs	Metal		
Ignition system	Electric with thermocouple safety device		
Grates	Cast iron		
Included accessories	1" stainless steel island trim Simmer ring		
OVEN FEATURES			
Oven type	Gas oven with infrared gas broiler		
Burner power	Bake element 3500-14000 BTU Broiler element 9000 BTU		
Oven volume	4.7 cu.ft		
Convection	Dual horizontal fans		
Functions	Bake - Convection Bake - Broil		
Oven door	Tempered edge-to-edge triple glass		
Oven door hinges	Soft-motion		
Included accessories	2 wire shelves Baking tray with grill trivet		
TECHNICAL SPECIFICAT	IONS		
Electrical supply	120V 60 Hz - 300W 2.5 Amp dedicated circuit		
Power connection	NEMA 5-15P plug with 59* cord		
Certification	CSA		
Warranty	2 years parts & labor		
Gas type and conversion	Bertazzoni ranges are available in NG (standard) or LPG (selected models). A ga		







Appliance Package Pricing

PRODUCT FEATURES

Provided By:





# BERTAZZONI

# 36" Built-in French Door Refrigerator - Professional Series



## **KEY FEATURES**

- Energy Star rated 19.6 cu.ft. total storage capacity
- Variable-speed compressor and dual evaporators
- Dual Cooling Shield System
- Precise temperature control for optimal food preservation
- Automatic ice maker
- Internal water dispenser with inline filter
- Digital LED touch interface with user-friendly controls

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		F	1	T



Size	W 36"	
Volume	Ref 14 cu.ft / Frz 5.6 cu.ft	
Door finish	Panel ready	
User interface	Internal digital LED touch interface	
Lighting	Top and sidewall LED lights	
Refrigerator shelves	1 stationary + 2 height-adjustable	
Refrigerator drawers	1 large + 2 medium, of which 1 fresco drawer with separate temperature control	
Freezer compartment	2 drawers	
Door storage	2 height-adjustable gallon sized + 4 stationary bins	
lce maker	Automatic ice maker 3.9 lbs / 24 hrs	
Settings	Super cool, Super freeze, Ice maker, Water filter replacement alarm, Water dispenser, Eco mode, Vacation mode Sabbath mode	
TECHNICAL SPECIFIC	ATIONS	
Electrical supply	115 V 60 HZ - 120 W - 3 Amp	
Power connection	NEMA 5-15P with 90" power cord	
Sound rating	43 dbA	
Water connection	1/4" waterline with shut-off valve	
Water supply pressure	25-80 psi (1.7-5.5 bar)	
Energy consumption	589.0 kwh/yr	
Certification	ADA Compliant, CB, CEC, ETL	
Warranty	2 years parts & labor Sealed system: 5 years labor	
Packaging dimensions	W 38 3/16" H 90 9/16" D 26 3/8"	
Weight	400.0 lbs	





Appliance Package Pricing

Provided By:



RIA IIIIII



# 24" Dishwasher Stainless Panel



PRODUCT FEATURES	
Style	Stainless steel panel installed
Interior finish	Stainless steel tub
User interface	Concealed electronic touch interface
Sound insulation	48 db(A)
Racks	2 with height-adjustable middle rack
Place settings	14
Wash cycles	6 – Normal, Heavy, Auto, Quick, Rinse, ECO
Wash options	4 – Extra Dry, Sani Boost, Hi Temp, Delay Start
Drying system	Turbo drying
Filter	Triple-stage filter
Food disposer	Yes
Sprayer arms	3
Lighting	No
TECHNICAL SPECIFICATI	ONS
Voltage, Frequency, Amps	120V 60Hz - 8.5 Amps 975W
EnergyStar	Yes 249 kWh/yr
Power connection	Direct wiring, no cord
Water connection	Min. 3/8* copper pipe with accessible shut-off valve
Certification	CSA
Warranty	2 years parts & labor

### **KEY FEATURES**

- 14 Place Settings
- 6 Wash Cycles / 4 Wash Options
- Stainless Interior
- Triple Filter System
- Energy Star
- Available Handle Kits: Master,
   Professional, Heritage Sold Separately







Appliance Package Pricing Provided By: Tom The Dreamer

# ZEPH'R

# Presrv<sup>™</sup> French Door Dual Zone Wine Cooler



The Presrv<sup>™</sup> French Door Wine Cooler is the ultimate in sophisticated home beverage service, ready for dinner parties, happy hours, and more. This large capacity cooler maintains two distinct temperature zones with PreciseTemp<sup>™</sup> temperature control, Active Cooling Technology and loads of other features from an updated kickplate with lock to Full-Extension Wood Racks to a Vibration Dampening System and more. And now you can enhance any party's vibe with an illuminated control panel and dual-level 3-Color LED lighting.

MATTRESSES & APPLIANCES

## **KEY FEATURES**

- Capacity: 21 bottles (each side)
- Temperature Range: 38° 65° F (each side)
- Concealed, Zero-Clearance Door Hinge
- Door Lock
- Door Open Alarm
- Dual-Pane, Low-e Argon-Filled Glass
- 304-Grade Stainless Steel
- 3-Color Electronic Touch Controls

- Dual-Level, 3-Color LED Lighting in Cloud White, Deep Blue and Amber
- Full-Extension, Black Wood Racks with Stainless Steel Trim (6) (each side)
- Dual Evaporators
- Carbon Filter Air Filtration
- Sabbath Mode
- PreciseTemp<sup>™</sup>
- Active Cooling Technology
- Vibration Dampening System

![](_page_16_Picture_22.jpeg)

![](_page_16_Picture_23.jpeg)

![](_page_16_Picture_26.jpeg)

## Appliance Package Pricing Provided By:

![](_page_17_Picture_1.jpeg)

MATTRESSES & APPLIANCES

# SHARP

# 24" Microwave Drawer™

![](_page_17_Picture_5.jpeg)

It's your kitchen, your design and your lifestyle. Sharp's Microwave Drawer Oven allows you to focus on the design elements you prefer by removing the microwave from sightlines and enabling more design versatility. The Microwave Drawer offers exible placement options below an island, peninsula, or standard cabinetry, and can also be installed adjacent to your wall oven. The Microwave Drawer allows you to showcase your design savvy and create a kitchen that ows with your lifestyle.

## **KEY FEATURES**

- The Next Generation of 24" Microwave Drawer<sup>™</sup> Oven
- Hidden Control Panel, angled for easy viewing
- Larger 1.2 cu. ft. capacity fits a 7" mug or 20 oz. cup
- Stainless Steel
- New Melt, Soften, Warm settings plus Beverage Centre
- Automatic drawer opening system

- Full 950 watts with Sensor Cook, Reheat and Popcorn
- Digital LCD Display
- Auto-Touch™ Control System
- 12 Sensor Cook® Settings
- 2 Preprogrammed Reheat Settings
- 6 Automatic Defrost Setting

![](_page_17_Picture_20.jpeg)

![](_page_17_Picture_21.jpeg)

![](_page_17_Picture_24.jpeg)

Appliance Package Pricing Provided By:

![](_page_18_Picture_1.jpeg)

# Electrolux

Front Load Perfect Steam Washer with LuxCare Plus Wash & SmartBoost

![](_page_18_Picture_4.jpeg)

# Front Load Perfect Steam Electric Dryer with Balanced Dry & Instant Refresh

![](_page_18_Picture_6.jpeg)

## **KEY FEATURES**

- 5.2 cu.ft I.E.C
- SmartBoost premises water and detergent maximizing cleaning power
- Optic Whites cycle keeps whites whiter than bleach
- Pure Rinse option rinses cleaner
- 15-Minute fast wash

## **KEY FEATURES**

- 8.0 cu.ft I.E.C
- Balance Dry keeps clothes cooler
- LuxCare Dry System detects humidity
- Instant Refresh revives fabrics without washing
- 15-Minute fast dry

![](_page_18_Picture_19.jpeg)

![](_page_18_Picture_20.jpeg)

![](_page_18_Picture_23.jpeg)

Appliance Package Pricing Provided By:

![](_page_19_Picture_1.jpeg)

MATTRESSES & APPLIANCES

# **Appliance Pricing:**

30" All Gas Range, Master Series 5 Burner

36" Built-in French Door Refrigerator - Professional Series

24" Dishwasher Stainless Panel

Presrv<sup>™</sup> French Door Dual Zone Wine Cooler

24" Microwave Drawer™

Front Load Perfect Steam Washer with LuxCare Plus Wash & SmartBoost

Front Load Perfect Steam Electric Dryer with Balanced Dry & Instant Refresh

Total Package Price:

**\$29,852.00** + tax

![](_page_19_Picture_13.jpeg)

![](_page_19_Picture_14.jpeg)

KAREN E. WILLISON Sales Representative 705-888-0075 | kwillison@royallepage.ca

![](_page_19_Picture_17.jpeg)

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	College to the second	H3597403
<ol> <li>Complete this form with accurate information consequences for the Vendor's licence); and</li> </ol>	mouding the sinal purchase price. (Pendio to color may show and the	ENROLMENT CONFIRMATION DATE
<ol> <li>Deliver a signed copy of this document to: (I) Tarion within 15 days from the date of possessi</li> </ol>	the homeowner on or before the Pre-Delivery inspection date; and (ii) submit on (ONLY if you have NOT submitted it through BuilderLink), to 5150 Yonge	April 18, 2023
Street, 7th Floor Toronto, Ontario M2N 6L9 or b 3. Not resubmit a signed copy to Tarion if you ha	y email to customerservice@tarion.com; and we already submitted through BuilderLink	COMMON ELEMENT, NO. (If applicable) H3593013
VENDOR NAME: Sherwood Homes Ltd.	VENDOR LIC	CENCE NO : 827334
VENDOR ADDRESS: 204 - 485 Pinebush	Road Cambridge ON N1T 0A6	
BUILDER NAME:	BUILDER	R LICENCE NO .: B27334
BUILDER ADDRESS	and a second sec	1027334
204 - 485 Pinebush F	load Cambridge ON N1T 0A6	
HOME ADDRESS (Please correct as r	equired):	
102 Schooners	Lane	
NUMBER STREET	NAME	SUITE NO.
THORNBURY	ANNUASES	
CITY/TOWN	POSTAL CODE	
LEGAL DESCRIPTION (Please correct	as required):	
		THE BLUE MOUNTAINS, TOWN
LOT UNIT LEVE	L PLAN BLOCK CONCESSION	THE BLUE MOUNTAINS, TOWN LOCAL MUNICIPALITY (Where building permit was issued)
	L PLAN BLOCK CONCESSION	THE BLUE MOUNTAINS, TOWN LOCAL MUNICIPALITY (Where building permit was issued)
LOT UNIT LEVE	L PLAN BLOCK CONCESSION	THE BLUE MOUNTAINS, TOWN LOCAL MUNICIPALITY (Where building permit was issued)
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![](_page_21_Figure_0.jpeg)

TC 191.71 BC 191.66 M TC 191.46 BC 191.41 TC 191.47 BC 191.27 BC 191.27	SCALE: N.T.S. NOTES 1. ALL MEASUREMENTS ARE IN METRES. TO CONVERT TO IMPERIAL, MULTIPLY BY
39 GAS	<ol> <li>CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES IN ELEVATIONS MUST BE REPORTED TO THIS OFFICE.</li> <li>ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.</li> </ol>
N	ASSUMED BENCHMARK TBM #1 ELEV 190.19 FIRE HYDRANT FLANGE LOCATED AT NORTHEAST CORNER OF DORY ROW & SCHOONER'S LANE DESIGN CRITERIA 1. 0.23m (9") THICK FOOTING MINIMUM 2. 2.95m (9'-8") FROM BFE TO FFE 3. 0.20m (8") MIN FROM GRND TO TFDN 4. 1.22m (4'-0") MIN FROM GRND TO USF
	LEGEND ×2 <sup>19.06</sup> EX. ELEVATION (SURVEYED) ×219.06 PROPOSED ELEVATION ×219.06 MATCH EXISTING ELEVATION PROPOSED GRASS SWALE
1-60  ZONING = 971m <sup>2</sup> = 173m <sup>2</sup> = 18% (50% MAX)	<ul> <li>DRAINAGE DIRECTION</li> <li>EXISTING LIGHT STANDARD</li> <li>EXISTING WATER SERVICE</li> </ul>
PR. LOT 0.30m DEEP (MIN.)	<ul> <li>(S) EXISTING SANITARY SERVICE</li> <li>▲4R NUMBER 0.20m (8") RISERS</li> <li> PR. 150mmø SUBDRAIN</li> <li>°DS PR. DOWNSPOUT</li> <li>°SP PR. SUMP PUMP DISCHARGE</li> <li> 3:1 MAX SLOPE</li> </ul>
ONLY REQUIRED LESS THAN 1.5%	No. REVISION DATE (MDY) O FOR CLIENT REVIEW APR/07/22 1 PERMIT & CONSTRUCTION APR/08/22
PHASE 5 UNTAINS	CROZIER CONSULTING ENGINEERS
'S LANE) N	Drown By         R.L./J.B.         Design By         R.L./J.B.         Project         183-6302           Scole         1: 200         Date         MAR/15/2022         Check: By         A.S./Z.H.         Drowing         861

![](_page_22_Figure_0.jpeg)

![](_page_23_Figure_0.jpeg)

![](_page_24_Figure_0.jpeg)

![](_page_25_Figure_0.jpeg)

![](_page_26_Figure_0.jpeg)

![](_page_27_Figure_0.jpeg)

![](_page_28_Picture_0.jpeg)

# **Inspection Report**

# AmeriSpec Move in Ready

**Property Address:** 102 Schooners Lane Thornbury Ontario N0H 2P0

![](_page_28_Picture_4.jpeg)

## AmeriSpec of Barrie, Orillia and Muskoka

Andrew LaRoche RHI C1800268 andrew.laroche@amerispec.ca www.home-inspection-barrie.ca 479-65 Cedar Pointe Dr Barrie On L4N 9R3 1-888-516-6337 705-722-5876

![](_page_29_Picture_2.jpeg)

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General Summary

#### AmeriSpec of Barrie, Orillia and Muskoka

Date:	2023-07-27
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**Property:** 102 Schooners Lane Thornbury Ontario N0H 2P0 Time: 09:00 AM Customer:

AmeriSpec Move in Ready

Report ID: AB-230744 Real Estate Professional: Karen Willison Royal LePage

#### **DEFINITION OF TERMS**

The following definitions of comment descriptions represent this inspection report. Please take the time to analyze the following pages contained herein. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified or licensed contractor.

**Inspected (IN)** = A visual or operational was performed on the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**NOT INSPECTED (NI)** = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

Not Applicable (N/A) = The item or component does not apply to this property.

(Summary Items) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life.

 This is a new home referenced under the PDI documentation and the Tarion Construction Performance Guidelines. These conditions may be covered by the Tarion Warranty Program. Additional information can be obtained by logging onto their Web Site at: www.tarion.com or by calling Tarion at 1-877-982-7466. We also recommend managing your warranty online at MyHome, Tarion's online service for homeowners. Reference number H3597403 Warranty start date 2023-07-11.

**Type of building:** Single Family (1 1/2 story) In Attendance: Client representative

Standards Of Practice: CAHPI 2023

Weather: Clear and warm Start Time: Start Time: 9:00 AM

New Construction

Approximate age of building:

Finish Time: Finish Time: 11:00 AM

# 1. Exterior

Our exterior evaluation is visual in nature as viewed from the ground only. It is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials			
<b>Driveway:</b> Gravel		<b>Walkways:</b> Paver/Tile	<b>Exterior Wall Cladding:</b> Stone Veneer Hard Board Siding
<b>Exterior Entry Doors:</b> Metal Clad Sliding		<b>Windows and Frames:</b> Double Glazed/Insulated Vinyl frame	<b>Trim:</b> Aluminum
1.0	Driveways		
1.1	Walkways		
1.2	Exterior Wall Cladding		
1.3	Trim, Eaves, Soffits and Fascias		
1.4	Windows & Frames		
1.5	Doors (Exterior)		
1.6	Electrical (exterior)		
1.7	Gas Meter		
1.8	Exterior Water Faucets		
1.9	Lot Grade and Drainage		
1.10	Stairs and Steps		
1.11	Exterior Comments		
1.12	Porch and railings		

## **Comments:**

- **1.0** Incomplete at inspection time.
- **1.1** Incomplete at inspection time.

**1.2** Opening noted around the sump pump discharge pipe at the left side. We recommend properly caulking and sealing.

![](_page_33_Picture_6.jpeg)

1.2 Item 1(Picture) unsealed pipe

**1.3** Evidence of previous bird infiltration noted at the right side soffit light. We recommend further review and removal as required.

![](_page_34_Picture_3.jpeg)

1.3 Item 1(Picture)

![](_page_34_Picture_5.jpeg)

1.4 Item 1(Picture) loose window wells

**1.4** (1) Loose window wells noted. We recommend they be secured to the foundation as required.

### **1.4** (2)

 Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

### 1.5 Inspected

### 1.6 (1) GFCI protected outlets present.

**1.6** (2) Openings noted around the exterior outlet box by the patio door. We recommend caulking/sealing to prevent water entry.

![](_page_35_Picture_7.jpeg)

1.6 Item 1(Picture) openings
**1.7** The gas meter is located at right side of home. The main gas shut off value is located at the meter.

- 1.8 Inspected
- **1.9** Grading incomplete at inspection time.

#### 1.10 Inspected

**1.11** Loose vent covers noted at the left side and rear. We recommend properly securing. Evidence of previous bird infiltration noted at the right side vent. We recommend further review and removal as required.





#### 1.12 Inspected

# 2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

	Styles & Materials			
<b>Method Used to Inspect Roof:</b> Ground Binoculars		Roof Material Type: Asphalt Composition Shingle	Roof Structure: Engineered Wood Trusses OSB Sheathing	
Roof-Type: Gable				
2.0	Roof Conditions			
2.1	2.1 Roof Penetrations and Exposed Flashings			
2.2	Roof Drainage Systems (Gutters,	/Downspouts)		

#### **102 Schooners Lane**

**2.0** The roof was inspected from the ground only due to the roof height and pitch. Our roofing review is limited to visible accessible components as viewed from these areas. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

#### 2.1 Inspected

**2.2** Downspout extensions not installed at inspection time.



2.2 Item 1(Picture) missing extension

# 3. Garage

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

	Styles & Materials			
Gar	age Type:	Exterior Wall Cladding:	Roof Material Type:	
Atta	iched	Same as House	Same as House	
Method Used to Inspect Roof:		Garage Door Material:		
Sar	ne as House	Metal		
3.0	Exterior Wall Cladding			
3.1	Roof Conditions			
3.2	Floor			
3.3 Garage Door(s)				
3.4	3.4 Occupant Door(s)			
3.5	3.5 Walls			
3.6	Ceiling			
3.7	Electrical Receptacles, Switches an	d Fixtures		

#### **Comments:**

<b>3.0</b> Same as Exterior.
3.1 Same as Roof System.
3.2 Inspected
3.3 Inspected
3.4 Inspected
3.5 (1) Inspected
3.5 (2)

- Attached garages in most jurisdictions should be separated from common walls of the house by an
  effective barrier to gas and exhaust fumes, proper fire separation and a fire rated door. This is to
  keep the migration of any carbon monoxide, smoke or fire from entering the house. A self closer on
  the fire door between the garage and the house is an additional safety precaution.
- 3.6 Inspected. Attic access noted. Not accessible at inspection time.
- 3.7 Inspected

# 4. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

	Styles & Materials			
Foundation Type: Basement Poured Concrete		Floor Structure: Engineered Floor Joists OSB sheathing	Wall Structure: 2 X 6 Wood Studs	
<b>Colur</b> Meta	<b>nns or Piers:</b> I Posts	Floor System Insulation: Fiberglass	Foundation Ventilation: Windows	
4.0 4.1	Slab Foundation, Basement and Crawlsp	ace		
<ul> <li>4.2 Sub Floors (Basement and Crawlspace)</li> <li>4.3 Walls (Basement and Crawlspace)</li> </ul>				
<ul> <li>4.4 Ceilings (Basement)</li> <li>4.5 Columns or Piers (Basement and Crawlspace)</li> </ul>				
4.6 4.7	.6 Joists (Basement and Crawlspace) .7 Beams (Basement and Crawlspace)			
4.8	B Doors (Basement)			
4.9 4.10	Electrical (Basement and Crawlspac	e)		
4.11 4.12	Insulation Under Floor System Ventilation (Foundation Areas and A	ttics)		

**4.0** Inspected where visible.

#### 4.1 Inspected

**4.2** Inspected where visible.

**4.3** The basement walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using thermal imaging, a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement walls.



4.3 Item 1(Picture) normal moisture reading



4.9 Item 1(Picture) window conditions

**4.10** Receptacle not installed in the basement stairwell. Open ground outlet noted on the wall mounted receptacle. We recommend electrical repairs be completed.



4.10 Item 1(Picture) missing receptacle

4.10 Item 2(Picture) open ground

4.11 Inspected where visible.

4.12 Inspected

# 5. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Styles & Materials			
Water Source (To Home): Public		Plumbing Water Distribution (Inside home): PEX	Plumbing Waste & Vent Pipes: ABS
Wat	er Shut Off Location:	Main Fuel Shut Off Location:	
Furnace room		Right Side Exterior at Gas Meter	
5.0	Plumbing Water Supply System		
5.1 Drain Waste and Vent Systems			
5.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)		ports)	
5.3	Sump Pump(s)		

**5.0** Inspected. A cross connection control (back flow prevention) with an expansion tank is present.



5.0 Item 1(Picture) main shut off

#### 5.1 Inspected

#### 5.2 Inspected

**5.3** Missing gasket noted on the sealed sump lid. We recommend installation as required.



5.3 Item 1(Picture) opening

# 6. Electrical System

Our electrical inspection meets the CAHPI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

#### Styles & Materials

<b>Mair</b> Bas	n Electrical Panel Location: ement	Equipment Grounding Present: Not visible	Electrical Main Service: Underground Aluminum
<b>Serv</b> 200	<b>rice Amperage:</b> AMPS	Panel Type: Breakers	Branch Wiring Type: Copper
Wiring Methods: Non Metallic Sheathed Cable (Romex)		Futures Avaliable: Yes	Electric Panel Manufacturer: SCHNEIDER
<b>GFCI Reset Location(s):</b> Exterior Kitchen Bathrooms Wet Bar		AFCI Reset Location(s): Main Electrical Panel	
6.0	Electrical Main Service		
6.1 Equipment Grounding			

6.2 Main Electrical Panel Condition

Carbon Monoxide Alarms

**Electrical Comments** 

Smoke Alarms

Operation of GFCI (Ground Fault Circuit Interrupters)

Operation of AFCI (ARC Fault Circuit Interrupters)

6.3

6.4

6.5

6.6

6.7

6.0 Inspected

**6.1** The ground wire retainer clamp and grounding rod are buried therefore inspector is unable to view connection.

# 6.2 (1) Inspected

# 6.2 (2) Futures are available for expansion in the electrical panel 6.3 Inspected 6.4 Inspected

**6.5** Smoke alarms present on all levels. Periodic testing is suggested to ensure proper working order.

6.6 Carbon monoxide detector(s) present. Periodic testing is suggested to ensure proper working order.

**6.7** A whole house surge protector has been installed at the main panel.



6.7 Item 1(Picture) surge protection

# 7. Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

**Styles & Materials** 

Number of Heating Systems: One		Heating Unit Location(s): Basement	Heating System(s) Service: Entire Home
Heating System Type(s): High Efficient Gas Forced Air Furnace		Energy Source: Natural Gas	Ductwork: Duct and registers
Filter Size: 16x25x1		Filter Type: Disposable	Heating System Brand: GOODMAN
7.0	Heating Equipment Condition		
7.1	Energy Source		
7.2	Exhaust Venting		
7.3	Thermostat		
7.4	Air Filters		
7.5	Distribution / Ducting Systems		
7.6	Automatic Safety Controls		
7.7	HRV		

#### **Comments:**

**7.0** (1) Cover attachment screw and manufacturers plate missing. We recommend installation as required.



7.0 Item 1(Picture) furnace conditions

#### **7.0** (2)

The gas furnace was tested using normal operating controls and functioned properly at time of
inspection. Unit is a high efficiency gas furnace. Due to inaccessibility of many of the components of
this unit, the review is limited. Holes or cracks in the heat exchanger (if applicable to this type
system) are not within the scope of this inspection as heat exchangers are not visible or accessible
to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can
fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection
is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and
safe operation of this unit.

7.1 Inspected	
7.2 Inspected	
7.3 Inspected	
7.4 Inspected	
7.5 Inspected	
7.6 Inspected	

7.7 The home is equipped with a VANEE heat recovery ventilation system (HRVS). The system tested operable at the time of the inspection. HRVS are mechanical ventilation systems that provide controlled ventilation to homes. This type of system delivers a continuous supply of fresh air into the home, while venting stale, humid indoor, along with household pollutants, to the exterior of the home. While in operation, the HRV will extract heat from the outgoing stale air (cool air in the summer), and use it to preheat (or cool) the incoming fresh air. The stale air then gets exhausted to the exterior of the home. As a result of this process, significantly less energy is required to heat (or cool in summer) the incoming air. Your filters and core of the HRV should be cleaned according to manufacturer's directions and serviced annually. If you are not comfortable doing it yourself, contact a technician accredited by the Heating, Refrigeration and Air Conditioning Institute of Canada (HRAI). Make sure the technician you call has been trained by the manufacturer of your HRV. You can find additional information on maintaining your HRV at this site http://www.cmhcschl.gc.ca/en/co/maho/gemare/ gemare\_004.cfm



7.7 Item 1(Picture) HRV

# 8. Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE **OF THIS INSPECTION.** 

Styles & Materials			
Num	ber of AC Systems:	AC Unit Location(s):	AC System(s) Service:
Cooling Equipment Type(s): Split Air Conditioning System		Cooling Equipment Energy Source: Electricity	Ductwork: Same as Heating System
Air Condtioner Brand: GOODMAN			
8.0	Cooling and Air Handler Equipme	ent Condition	
8.1	1 Energy Source		
8.2	Distribution / Ducting Systems		
8.3	Automatic Safety Controls		

#### **Comments:**

**8.0** The air conditioner was activated to check the operation of the motor and the compressor, both of which are in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.



8.0 Item 1(Picture) air condenser

#### 8.1 Inspected

**8.2** Same as Heating System distribution / ducting systems.

#### 8.3 Inspected

## 9. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

		Styles & Materials			
Num	Number of Water Heating Systems: Water Heater Location(s): Water Heater Design Type:				
One	2	Mechanical Room	Power vented		
			Tankless-Natural Gas		
Wat	er Heater Energy Source:	Water Heater Brand:			
Natural Gas F		RINNAI			
9.0	Water Heater Condition				
9.1	Supply Lines				
9.2	9.2 Energy Source				
9.3	9.3 Flue Venting				
9.4	Temperature / Pressure Release Val	ve			

**9.0** (1) Inspected



9.0 Item 1(Picture) water heater

#### **9.0** (2)

Tankless water heater(s) observed also called instantaneous or on demand water heaters. These
water heaters consist of an gas burners or electric heating element enclosed in a small module.
Instead of warming a large amount of water stored in a tank, a tankless unit heats only the water that
flows through it. When you turn on the hot water faucet, the module senses the change in flow and
pressure, and the heating element immediately switches on. Shut off the faucet, the heater stops
immediately. The energy savings with this technology can be significant. With conventional water
heaters, up to 20 percent of the energy used is wasted because of standby heat loss from the tank
and hot water pipes. Tankless models eliminate these losses, resulting in energy savings. The
biggest drawback to a tankless water heater is the price; they are much more expensive than a
normal storage type water heater. This technology also requires larger gas lines or an additional
electrical panel, different exhaust vents and water treatment, creating additional installation
expense. Another consideration is the maximum flow rate, if you have a large family, you might not
have enough flow capacity to take two showers and run the clothes washer simultaneously. You can
avoid those problems by running appliances late at night or having two or more tankless water
heaters installed for your specific needs.

#### 9.1 Inspected

#### 9.2 Inspected

#### 9.3 Inspected

9.4 Inspected

# 10. Kitchen(s) and Built-in Appliances

Our kitchen appliance inspection is visual in nature of the installation of the built-in appliances only. It is beyond the scope of the inspection to determine the operation of these appliances. If these appliances are included in the sale, you should check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. A representative number of cabinets and countertops were inspected.

#### Styles & Materials

Cabine	(s): Countertop(s):
Wood	Solid surface
10.0	Floors
10.1	Walls
10.2	Ceiling
10.3	Heat / Cooling Source
10.4	Receptacles, Switches and Fixtures
10.5	Counters and Cabinets (representative number)
10.6	Sinks
10.7	Plumbing Drains
10.8	Dishwasher(s)
10.9	Ranges/Ovens/Cooktops
10.10	Range Hood(s)
10.11	Refrigerator

10.0	Inspected
10.1	Inspected
10.2	Inspected
10.3	Inspected
10.4	GFCI protected outlets present.
10.5	Inspected
10.6	Inspected
10.7	Inspected
10.8	Not installed at inspection time.

**10.9** Not installed at inspection time. Capped gas line with shut off noted.



10.9 Item 1(Picture) gas line

**10.10** Not installed at inspection time.



10.10 Item 1(Picture) roughed in range hood

**10.11** Not installed at inspection time.

# 11. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation. A representative number of cabinets and countertops were inspected.

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Bath Tub / Shower:	Exhaust Fans:	Countertop(s):	
Standard Bath Tub	Fan Only	Solid Surface	
Seperate Shower			
Stand alone tub			

#### Cabinet(s):

Wood

11.0	Floors
11.1	Walls
11.2	Ceiling
11.3	Doors
11.4	Closets
11.5	Windows
11.6	Heat / Cooling Source
11.7	Receptacles, Switches and Fixtures
11.8	Exhaust Fan(s)
11.9	Bath Tub
11.10	Shower
11.11	Sinks
11.12	Toilet
11.13	Counters and Cabinets

11.0	Inspected
11.1	Inspected
11.2	Inspected
11.3	Inspected
11.4	Inspected
11.5	Inspected
11.6	Inspected

**11.7** A Ground Fault Circuit Interrupter (GFCI) is not present in the downstairs bathroom, suggest installing GFCI for safety.



11.7 Item 1(Picture) standard outlet

#### 11.8 Inspected

#### 11.9 Inspected

#### 11.10 Inspected

**11.11** Stopper to the sink in the hall bathroom did not operate properly; adjustments/replacement is needed for proper operation.



11.11 Item 1(Picture) drain stopper

#### 11.12 Inspected

#### 11.13 Inspected

### 12. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials			
Dryer	Power Source:	Dryer Vent:	
240 \	/olt Electric	Rigid metal duct	
12.0	Floors		
12.1	Walls		
12.2	Ceiling		
12.3	Doors		
12.4	Counters and Cabinets (represe	entative number)	
12.5	Laundry Tub / Sink		
12.6	Heat / Cooling Source		
12.7	Receptacles, Switches and Fixt	ures	
12.8	Clothes Dryer Exhaust Venting		
12.9	Exhaust Fan		

12.0	Inspected
12.1	Inspected
12.2	Inspected
12.3	Inspected
12.4	Inspected
12.5	Inspected. Located in the basement.
12.6	Inspected
12.7	Inspected
12.8	Inspected
12.9	Inspected

# 13. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. A representative number of interior doors and windows were inspected.

Styles & Materials				
Floor Covering(s):		Wall Material(s):	Ceiling Material(s):	
Carpe	t	Gypsum Board (Drywall)	Gypsum Board (Drywall)	
Tile				
Wood				
Interio	r Doors:	Window Type(s):	Types of Fireplaces / Wood Stove:	
Hollow	/ Core	Same as Exterior	Gas Fireplace	
13.0	Floors			
13.1	Walls			
13.2	Ceilings			
13.3	Doors (representative number)			
13.4	Closet Doors (representative number)			
13.5	Windows (representative number)			
13.6	Heat / Cooling Source			
13.7	Receptacles, Switches and Fixtures			
13.8	Fireplaces and Woodstoves			
13.9	Stairways			
13.10	Interior Rooms and Areas Co	omments		
13.11	Wet Bar			

13.0	Inspected
13.1	Inspected
13.2	Inspected
13.3	Inspected
13.4	Inspected
13.5	Inspected
13.6	Inspected
13.7	Inspected

**13.8** The gas fireplace tested operable using the normal operating controls.



13.8 Item 1(Picture) gas fireplace

#### 13.9 Inspected

**13.10** The interior rooms and areas were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using thermal imaging, a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the walls and ceilings.



13.10 Item 1(Picture) thermal imaging

**13.11** Inspected. GFCI receptacle observed near the sink.
# 14. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (http://www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

### Styles & Materials

Method Used to Inspect Attic:	Attic Access Type:	Attic Insulation:
Viewed From Entry	Attic Hatch	Blown-In
	Knee wall access	Batt
		Fiberglass
		Cellulose
		R-60
		Vapour Barrier present where visible

### Ventilation:

Soffit Vents

Roof Vents

14.0	Attic Access
14.1	Attic Framing
14.2	Attic Sheathing
14.3	Attic Insulation
14.4	Attic Ventilation
14.5	Ventilation Ducts
14.6	Electrical Wiring, Switches and Fixtures

# **Comments:**



# **14.0** (2)

 Did not enter, unable to access attic due to insulation, low clearance and/or personal storage. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

### 14.1 Inspected

### 14.2 Inspected

### 14.3 Inspected



14.3 Item 1(Picture) insulation conditions

14.3 Item 2(Picture) installation tag

14.4 Inspected

### 14.5 Inspected

14.6 Not Inspected

# **General Summary**



### AmeriSpec of Barrie, Orillia and Muskoka

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> **Customer** AmeriSpec Move in Ready

### Address

102 Schooners Lane Thornbury Ontario N0H 2P0

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

### 1. Exterior

### 1.2 Exterior Wall Cladding

Opening noted around the sump pump discharge pipe at the left side. We recommend properly caulking and sealing.



1.2 Item 1(Picture) unsealed pipe

### 1.3 Trim, Eaves, Soffits and Fascias

Evidence of previous bird infiltration noted at the right side soffit light. We recommend further review and removal as required.



<sup>1.3</sup> Item 1(Picture)

### 1.4 Windows & Frames

(1) Loose window wells noted. We recommend they be secured to the foundation as required.



1.4 Item 1(Picture) loose window wells

### 1.6 Electrical (exterior)

(2) Openings noted around the exterior outlet box by the patio door. We recommend caulking/sealing to prevent water entry.



1.6 Item 1(Picture) openings

## 1.11 Exterior Comments

Loose vent covers noted at the left side and rear. We recommend properly securing. Evidence of previous bird infiltration noted at the right side vent. We recommend further review and removal as required.

## AmeriSpec of Barrie, Orillia and Muskoka







1.11 Item 3(Picture) right side vent condition



1.11 Item 2(Picture) loose rear vent

# 2. Roof System

### 2.2 Roof Drainage Systems (Gutters/Downspouts)

Downspout extensions not installed at inspection time.



2.2 Item 1(Picture) missing extension

## 4. Structural Components

### 4.9 Windows (Basement)

Missing window screens noted. We recommend installation as required.



4.9 Item 1(Picture) window conditions

### 4.10 Electrical (Basement and Crawlspace)

Receptacle not installed in the basement stairwell. Open ground outlet noted on the wall mounted receptacle. We recommend electrical repairs be completed.



4.10 Item 1(Picture) missing receptacle

4.10 Item 2(Picture) open ground

## 5. Plumbing System

### 5.3 Sump Pump(s)

Missing gasket noted on the sealed sump lid. We recommend installation as required.



5.3 Item 1(Picture) opening

# 7. Heating System

### 7.0 Heating Equipment Condition

(1) Cover attachment screw and manufacturers plate missing. We recommend installation as required.



7.0 Item 1(Picture) furnace conditions

## 11. Bathroom(s)

### 11.7 Receptacles, Switches and Fixtures

A Ground Fault Circuit Interrupter (GFCI) is not present in the downstairs bathroom, suggest installing GFCI for safety.



11.7 Item 1(Picture) standard outlet

### 11.11 Sinks

Stopper to the sink in the hall bathroom did not operate properly; adjustments/replacement is needed for proper operation.



11.11 Item 1(Picture) drain stopper

Licensed To Andrew LaRoche

### Schedule "M" GRADING AND DRAINAGE REQUIREMENTS

The Purchaser is advised that prior to any grading modifications being made with respect to the Unit the Purchaser must ensure adherence to the overall grading plan for the vacant land condominium plan and The Cottages of Lora Bay as well as the site specific grading requirements for the Property.

### **Background:**

Early in the land development process, the developer's consultants in accordance with the Municipality and other authority guidelines establish general drainage patterns. As construction proceeds, the consultants study the drainage system in considerable detail and exercise great care in the placement of the house on the lot. Seldom can the plans anticipate every contingency and often, these grading plans are amended, not in principal, but in detail. There may, therefore, be some variation between grading proposals and the actual work as executed; however, such modifications are not without good reason.

The Municipality has checks and balances to ensure proper grading and drainage is provided. Each unit is inspected and elevations recorded by a qualified inspector under the direction of a Professional Engineer or Ontario land surveyor to ensure that proper drainage is achieved. By sloping and contouring the unit, water is directed away from the house and channeled into the drainage swales and aprons for discharge into the storm sewers and/or other drainage features. It is crucial the Purchaser maintains the grading pattern and elevations as certified and the Purchaser should fill any settling within these areas immediately.

In most cases, drainage swales do not follow property boundaries. The Vendor will not alter drainage patterns to suit individual landscape plans. Should the Purchaser wish to install a fence, or any boundary feature, it is advisable to obtain the services of a qualified surveyor to re-establish the property lines and ensure that nothing encroaches onto the property of others. In addition, the permission of the board of directors of the condominium is required before anything can be done in the outside areas of the unit. Typically, a unit will receive water from and/or pass water onto other units. For this reason, any changes to the grades on the unit will affect the water flow from and to neighbouring units. The Purchaser is cautioned against making any grade changes or doing anything which would in any way block or impede the intended flow of surface water. It is essential to pay close attention when planning landscaping, swimming pools, decks or sheds, fences, and walkways to insure these additions will not alter, impede or restrict the drainage patterns established.

Due to weather conditions, especially during late fall though early spring, the Vendor may not have established grades at the time of Closing. The Purchaser must wait for final grade certification prior to any modifications to the unit.

*Sample Defect*: Established and initial grades put in place do not provide positive drainage despite the fact no changes have been made thereto.

*Action*: The Vendor to repair defect to the satisfaction of the developer's consultant to permit issuance of grading clearance certificate.

Sample Defect: Water ponding forty eight (48) hours after rain has ceased.

Action: Purchasers must immediately repair all minor settlement once the Vendor has established grades and contours and obtained grading certification. During the initial two (2) years following certification, the Vendor will fill areas that have sunken in excess of six (6) inches where water is ponding on unit forty eight (48) hours after rain has ceased. Purchaser's alteration to the certified grades or Purchaser's improvements that restrict or impede the flow of water will automatically relieve the Vendor of any responsibility to make repair.

### Purchaser's Maintenance

Maintenance of positive drainage slopes is a Purchaser's responsibility once the Vendor has obtained grading certification. Purchasers should expect some settling in backfill soils and along utility trenches. Improper landscaping, whether done by professional landscapers or the Purchaser, is the largest single cause of drainage problems. Following are a few simple rules to follow when installing or altering landscaping:

- Prior to any grading modifications contact the Vendor or the Municipality to ensure a lot grading certification has been issued.
- Check with the building department before designing, installing, or changing landscaping for any regulations that the Purchaser is required to follow.
- Do not alter the original drainage on the unit.
- Retain the services of a qualified Professional Engineer whenever modifications to the established lot grading patterns are proposed.
- The Purchaser is responsible for changes to the drainage pattern made by any of their contractors (i.e. landscape, fence, deck, patio, etc.).
- Discuss drainage with any company hired to do an installation or any other work in the yard of the unit.

Call before digging! If the Purchaser is planning work with digging equipment - anything from tree planting, installing a fence to building pool or deck - check with the local utilities first to make sure there are no underground lines in the path of excavation.

Purchase Price Includes the Following:

#### WARRANTY

 All Homes are warranted by Tarion with 7-year coverage against major structural defects\*

#### FOUNDATION/CONCRETE

- Poured concrete basement walls and floor
- Front porch steps and patio stone walkway

#### DOORS AND WINDOWS

- Low E Argon double pane maintenance-free vinyl clad white windows
- Egress basement windows(s) as per plan
- Screens on all operating windows and patio doors
- 6'-8" insulated front entry door, exterior man doors will be insulated doors
- Signature design insulated overhead garage doors

#### MECHANICAL

- High efficiency natural gas, forced air famace
- Central air conditioning
- Energy Recovery Ventilator (simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior
- Vent provided for future exhaust in basement bathroom rough-in
- Range exhaust fan in kitchen vented to exterior

#### PLUMBING

- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental and agrees to assume the rental upon closing
- 5<sup>5</sup> acrylic bathtub with skirt and three tiled walls to ceiling; complete with shower faucet (as per plan)
- Master ensuite to include tiled shower with clear glass enclosure and chrome trim. Shower to include pressure/temperature control valve (as per plan)
- Master ensuite to include vanity with undermount basin(s) and granite countertops (choice from Vendor's samples, as per plan)
- Single lever vanity faucet throughout with matching bath accessories
- 2 exterior frost free hose bibs, as per plan
- Shut-off valves on all sinks

### ELECTRICAL

- LED bulbs in all compatible fixtures
- Electrical light fixtures preselected by builder
- Decora light switches and receptacles
- 200 Amp. electrical service

# Lora Bay The Cottages Collection Detached Bungalows

- Smoke and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryet
- 6 interior pot lights as per plan, or as specified by purchaser, on a single switch
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)

#### ROUGH-INS

- Rough-in for CAT 6E telephone line to maximum of 4 locations
- Rough-in for cable television with RG6 ceaxial to a maximum of 2 locations
- Rough-in for dishwasher
- Rough-in for future 3 piece bathroom in basement as per plan (waste pipes only)

#### INSULATION AND DRYWALL

- House fully insulated, 2x6 wall assembly with R22 batt and 1" rigid insulation, attics blown-in R60, cathedral cailings R32, exposed floor insulation R32, full height R20 blanket insulation in basement
- Cement based backing board to all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout
- Garage common walls with home to be insulated and fume proofed
- Garage to be drywalled with prime paint only

#### INTERIOR TRIM AND HARDWARE

- Elegant 5-1/2" colonial baseboard and 3-½" casing
- 2 Panel shaker style interior doors, swing doors on closets (as per plan)
- Satin nickel lever door handles
- Polished square edge vanity mirrors in all bath and powder rooms
- Wire shelving in all bedroom and linen closets
- Wood handrail, posts, and pickets stained to coordinate with flooring. Painted closed stringers with carpeted treads and nsers

#### PAINTING

- All finished trim to be painted with semi-gloss paint
- Walls to be painted a choice of builder white colours (selected from Vendor's standard samples) (1 primer, 2 finish coats)

#### KITCHENS

- Cabinetry and countertops (selected from Vendor's samples)
- ¼" Granite countertops with the undermount double stainless sink with single lever faucet
- Soft close drawers and doors throughout kitchen



#### LAUNDRY/MUDROOM

Taps and drain for washer, dryer vent rough-m

#### FLOORING

- 5/8" tongue & groove subfloors, glued and screwed to floor joists
- Ceramic tile throughout as indicated on plan (selected from Vendor's samples)
- Quality broadloom carpet with high density under-pad throughout as indicated on plan (selected from Vendor's samples)
- Engineered hardwood flooring in great room and/or dining room as pet plan (selected from Vendor's samples)

#### EXTERIOR

- Stone Veneer and prefinished siding, soffit and fascia. Other materials as per architectural drawings and/ or with builder's approval
- Architecturally designed laminate shingles e/w a limited lifetime manufacturer warranty
- Satin nickel grip set and dead bolt with interior coordinating lever
- Choice of architecturally controlled and coordinated exterior colour packages with Vendor's final approval
- Gravel driveway
- Lot graded and fully sodded

#### MISCELLANEOUS

- 9' main floor & 8' loft ceiling height or as per plan
- Premises cleaned at completion
- All ducting to be cleaned upon completion.
- Due to City or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do.
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule D will be included in the construction of the home unless specifically agreed to in writing by the Vendor

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS- Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

\* In accordance with standard building practice and TARION niles, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one-year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the house initially.

April 32, 2021



cottagesatiorabay.ca

### Schedule "D" List of Standard Items - Page 1

Purchase Price Includes the Following:

### WARRANTY

All Homes are warranted by Tarion with 7-year coverage against major structural defects\*

### FOUNDATION/CONCRETE

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- Front porch steps and patio stone walkway

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- Signature design insulated overhead garage doors

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- High efficiency natural gas, forced air furnace
- Central air conditioning
- Energy Recovery Ventilator (simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior
- Vent provided for future exhaust in basement bathroom rough-in
- Range exhaust fan in kitchen vented to exterior

### PLUMBING

- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental and agrees to assume the rental upon closing
- 5' acrylic bathtub with skirt and three tiled walls to ceiling; complete with shower faucet (as per plan)
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- Master ensuite to include vanity with undermount basin(s) and granite countertops (choice from Vendor's samples, as per plan)
- Single lever vanity faucet throughout with matching bath accessories
- 2 exterior frost free hose bibs, as per plan
- Shut-off valves on all sinks

### ELECTRICAL

- LED bulbs in all compatible fixtures
- Electrical light fixtures preselected by builder
- Décora light switches and receptacles
- 200 Amp. electrical service
- Smoke and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 6 interior pot lights as per plan, or as specified by purchaser, on a single switch
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)

### Schedule D List of Standard Items - Page 2

### ROUGH-INS

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- Rough-in for dishwasher
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- Satin nickel lever door handles
- Polished square edge vanity mirrors in all bath and powder rooms.
- Wire shelving in all bedroom and linen closets
- Wood handrail, posts, and pickets stained to coordinate with flooring. Painted closed stringers
  with carpeted treads and risers

### PAINTING

- All finished trim to be painted with semi-gloss paint
- Walls to be painted a choice of builder white colours (selected from Vendor's standard samples) (1 primer, 2 finish coats)

### KITCHENS

- Cabinetry and countertops (selected from Vendor's samples)
- ¾" Granite countertops with the undermount double stainless sink with single lever faucet
- Soft close drawers and doors throughout kitchen

### LAUNDRY/MUDROOM

Taps and drain for washer, dryer vent rough-in

### FLOORING

- 5/8" tongue & groove subfloors, glued and screwed to floor joists
- Ceramic tile throughout as indicated on plan (selected from Vendor's samples)
- Quality broadloom carpet with high density under-pad throughout as indicated on plan (selected from Vendor's samples)
- Engineered hardwood flooring in great room and/or dining room as per plan (selected from Vendor's samples)

### Schedule D List of Standard Items - Page 3

### EXTERIOR

- Stone Veneer and prefinished siding, soffit and fascia. Other materials as per architectural drawings and/ or with builder's approval
- Architecturally designed double laminate fiberglass shingles.
- Satin nickel grip set and dead bolt with interior coordinating lever
- Choice of architecturally controlled and coordinated exterior colour packages with Vendor's final approval
- Gravel driveway
- Lot graded and fully sodded

### MISCELLANEOUS

- 9' main floor & 8' loft ceiling height or as per plan.
- Premises cleaned at completion
- All ducting to be cleaned upon completion.
- Due to City or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do.
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All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor<sub>al</sub>

NOTICE TO PURCHASER- The Vendor commits orders to its suppliers on the date of this Agreement. Therefore, in some cases the Vendor cannot alter, change, or add to the specifications, details, or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

\* In accordance with standard building practice and Tarion rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one (1) year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the builder/Vendor or Purchaser painted the house initially.

### SCHEDULE "V" TARION SCHEDULE

### 1. Tarion Learning Hub

The Purchaser can find information on Tarion Warranty Coverage through the Learning Hub on Tarion's website: <u>https://www.tarion.com/homeowners/learning-hub</u>

### 2. Warranty

(a) The Project, Unit and Property have the benefit of the warranties established pursuant to the Ontario New Home Warranties Plan Act/Tarion Warranty Corporation. As a result, no further warranty or guarantee is given. Apart from the warranties set out above, there is no express or implied: (1) condition, (2) warranty, (3) guarantee, (4) representation or term with respect to any matter including, without limiting the generality of the foregoing, the design or engineering or construction (including quality of materials) of the Unit, the Property, or the Project. The Vendor gives no warranty or guarantee with respect to any appliances conveyed by it to the Purchaser. The Vendor hereby assigns and transfers to the Purchaser all assignable manufacturers' warranties, if any, with respect to the Extras and fixtures if any. No further proof of this assignment shall be required or given on the completion of this transaction.

### 3. Pre-Delivery Inspection of Unit and Tarion

- (a) The Vendor shall conduct a pre-delivery inspection of the Unit with the Purchaser and the Purchaser's designate on or before the date of possession, without charging a fee.
- (b) The parties agree the Vendor and the Purchaser and the Purchaser's designate will, on or before the date of possession, meet at the Unit and conduct the pre-delivery inspection of the Unit.
- (c) The Purchaser shall indicate on the face of the Ontario New Home Warranties Plan Act/Tarion Warranty Corporation Certificate of Completion and Possession form or the pre-delivery inspection form the items to be completed which shall be subject to the completion of seasonal work and any items of a similar nature uncompleted, and listed thereon. Save as to such list the Purchaser shall be conclusively deemed to have accepted the Unit as completed in a good and workmanlike manner.
- (d) If the Purchaser and/or the Purchaser's designate fails to attend the pre-delivery inspection or fails to execute the Certificate of Completion and Possession form and predelivery inspection form at the conclusion of the pre-delivery inspection, the Vendor may declare the Purchaser to be in default under this Agreement and may exercise any or all of its remedies set forth in this Agreement and/or at law. Alternatively, the Vendor may, at its option, complete the within transaction but not provide the keys to the Unit to the Purchaser until the Certificate of Completion and Possession form and the predelivery inspection form have been executed by the Purchaser and/or the Purchaser's designate or complete the within transaction and complete the Certificate of Completion and Possession form and pre-delivery inspection form on behalf of the Purchaser and/or the Purchaser's designate and the Purchaser hereby irrevocably appoints the Vendor as the Purchaser's attorney and/or agent and/or designate to complete the Certificate of Completion and Possession form and pre-delivery inspection form on the Purchaser's behalf and the Purchaser shall be bound as if the Purchaser and/or the Purchaser's designate had executed the Certificate of Completion and Possession form and pre-delivery inspection form.
- 4. Right to Extend Closing Date The Vendor has a one (1) time unilateral right to extend the Firm Closing Date or Delayed Closing Date, as the case may be, for this transaction for one (1) Business Day (as such term is defined in Schedule "V(2)") to avoid the necessity of the Vendor having to tender on the Purchaser where the Purchaser is not ready to complete this transaction on the said Firm Closing Date or Delayed Closing, as the case may be. This does not detract from the Vendor's right to not have to tender on the Purchaser if the Purchaser is clearly unable or unwilling to complete this transaction on the Firm Closing Date, as the case may be, or the Closing Date if the Purchaser commits an anticipatory breach of this

contract that entitles the Vendor to terminate this Agreement and the Vendor accepts such breach of contract and terminates this Agreement.

- 5. **Purchaser's Address and Other Information Is Correct** The Purchaser acknowledges that Schedule "V(2)" to this Agreement allows notice to be given to the Purchaser as set out therein. Consequently, it is important that the Purchaser's email addresses (if any), fax number (if any), and mailing address as set out in this Agreement is accurate. The Purchaser acknowledges having reviewed all of the contact information for the Purchaser set out in this Agreement and verifies that the said contact information for the Purchaser is correct. If there is any change in any email address, fax number, phone number or mailing address of the Purchaser, the Purchaser shall immediately give written notice of the change to the Vendor.
- 6. **Dispute Resolution** The Purchaser acknowledges that the provisions of the Ontario New Home Warranties Plan Act govern the resolution of any disputes between the Vendor and Purchaser arising out of this Agreement and that, due to the provisions of such legislation, such disputes are not the proper subject matter for litigation, but rather are to be resolved by conciliation and arbitration. The parties therefore agree to submit any present or future differences between the Vendor and the Purchaser arising out of this Agreement to conciliation and arbitration in accordance with the provisions of the Ontario New Home Warranties Plan Act.
- 7. **References to Plan of Subdivision** All references in Schedule "V(2)" Tarion Schedule under the title "INFORMATION REGARDING THE PROPERTY" to a "plan of subdivision" shall be deemed to be amended to read "vacant land condominium plan".

# Warranty Information for New Homes in Vacant Land Condominiums

# BUILDING CONFIDENCE

This information sheet provides a basic overview of the warranties and protections that come with your home in a vacant land condominium. A vacant land condominium home is a home constructed on a unit (parcel of land) in a vacant land condominium corporation and sold by a vendor to a purchaser at the same time as the land. Occupancy of the home is not provided before the closing of the sale of the land. This warranty is provided to you by your builder and backed by Tarion. For more detailed information, visit <u>tarion.com</u> and log into our online learning hub at <u>www,tarion.com/learninghub</u>

#### The Pre-Delivery Inspection (PDI)

Before you take occupancy of your unit, your builder is required to conduct a pre-delivery inspection, (PDI) with you or someone you designate to act on your behalf. If you wish, you may be accompanied by someone who can provide expert assistance, such as a home inspector. The PDI is important because it is an opportunity to learn about how to operate and maintain parts of your unit, such as the ventilation and heating systems. It is also important because it gives you an opportunity to note items in your unit that are damaged, missing, incomplete, or not working properly before you take occupancy. This record is also very important as it may help show what items may have been damaged before you moved in and helps resolve any disputes relating to whether or not an item of damage was caused by your occupancy and use.

The PDI is only one piece of evidence relating to damaged or incomplete items, and you should note and document (e.g. via photos or video) any concerns or damaged items as soon as you notice them after taking occupancy if they were missed during the PDI. If they are not addressed by your builder, you can include them in your 30-Day Form to Tarion. Damaged items are covered under the warranty if the damage was caused by the builder or their trades. There is more information about the PDI here: <a href="https://www.tarion.com/learninghub">www.tarion.com/learninghub</a>

#### **Deposit Protection**

The Condominium Act requires your builder to hold the deposit for your condominium unit in trust until the deposit is provided to the person entitled to it or the amount of your deposit is insured, as applicable. The Addendum to your agreement of purchase and sale provides that if your Agreement of Purchase and Sale is terminated by the builder, your deposit must be returned to you in full within 10 days. If your deposit is not returned, up to \$20,000 of your deposit amount is also protected by Tarion. This protection includes the money you put down towards upgrades and other extras

### Delayed Occupancy Coverage

Your builder guarantees that your unit will be ready for you to move in by a date specified in the purchase agreement or a date that has been properly extended (if for certain reasons the original occupancy date cannot be met). You may be able to claim up to \$7,500 from your builder in compensation if they do not meet the conditions for an allowable extension that are outlined in the Addendum to your Agreement of Purchase and Sale.

### Warranty Coverage

The warranty on work and materials commences on your occupancy date and provides up to a maximum of \$300,000 in coverage. There are limitations on scope and duration as follows. Your builder warrants that your home will, on delivery, have these warranties:

#### **One-Year Warranty**

- Your home is constructed in a workmanlike manner, free from defects in material, is fit for habitation and complies with Ontario's Building Code
- Protects against unauthorized substitution of items specified in the Agreement of Purchase and Sale or selected by you

#### **Two-Year Warranty**

- Protects against water penetration through the basement or foundation walls, windows, and the building envelope
- Covers defects in work or materials in the electrical, plumbing, and heating delivery and distribution systems
- Covers defects in work or materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding)
- Protects against Ontario's Building Code violations that affect health and safety

### Seven-Year Warranty

 Protects against defects in work or materials that affect a structural load-bearing element of the home resulting in structural failure or that materially and adversely compromise the structural integrity; and/or that materially and adversely affect the use of a significant portion of the home.

Continued...

#### Warranty Exclusions

Your warranty, provided to you by your builder and backed by Tarion, is a limited warranty, and the protection provided by Tarion is also limited. Exclusions to coverage include: normal wear and tear, damage caused by improper maintenance, damage caused by a third party, secondary damage caused by defects that are under warranty, supplementary warranties, deficiencies caused by homeowner actions, elevators, HVAC appliances, specific defects accepted in writing and damage resulting from an Act of God.

#### **Common Elements Not Covered**

There is no Common Element warranty coverage on Common Vacant Land Condominium Corporations under the Ontario New Home Warranties Plan Act. As a purchaser, you should take note of the common elements associated with your unit, as maintenance and repair of these items may be the responsibility of the homeowners in the condominium project if required by the proposed governing documents of the condominium. This may include shared facilities, walkways, roadways and services (e.g. water and sewage lines, garbage removal and snow removal).

#### **Construction Performance Guidelines**

The Construction Performance Guidelines are a resource to provide advance guidance as to how Tarion may decide disputes between homeowners and builders regarding defects in work or materials. The Construction Performance Guidelines are intended to complement Ontario's Building Code. They are supplemented by any applicable guidelines or standards produced by industry associations. They do not replace manufacturer warranties. The Construction Performance Performance Guidelines are available in several different formats accessible via <u>cpg.tarion.com</u>.

### Important Next Steps

- 1: Visit Tarion's website to learn more about your warranty coverage and the process for getting warranty assistance, as well as your rights, responsibilities, and obligations as a new homeowner.
- 2: Prepare for your pre-delivery inspection (PDI). Visit Tarion's website for helpful resources, including a PDI Checklist and educational videos.
- 3 Register for Tarion's <u>MyHome</u> right after you take occupancy. MyHome is an online tool you can use from your computer or mobile device that allows you to submit warranty claims and upload supporting documents directly to your builder and Tarion. It also alerts you to important dates and warranty timelines, allows you to receive official correspondence from Tarion electronically, and schedule an inspection with Tarion when you need assistance.

#### About Tarlon

Tarion is a not-for-profit organization that administers Ontario's new home warranty and protection program. Our role is to ensure that purchasers of new homes receive the warranties and protections, provided by their builder and backstopped by Tarion, that they are entitled to by law.

Contact us at 1-877-982-7466 or customerservice@tarion.com.

Find more warranty information at Tarion.com

## Freehold Form (Tentative Closing Date)

### Statement of Critical Dates

Delayed Closing Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page. NOTE TO HOME BUYERS: Home buyers are encouraged to refer to the Home Construction Regulatory during the state of the set of the

Authority's website www.hcraontario.ca to confirm a vendor's licence status prior to purchase as well as to review advice about buying a new home. Please visit Tarion's website: www.tarion.com for important information about all of Tarion's warranties including the Delayed Occupancy Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. The Warranty Information Sheet, which accompanies your purchase agreement and has important information, is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the occupancy of your home.

VENDOR	Sherwood Homes Ltd.	
PURCHASER	Full Name(s)	
	Full Name(s)	
1. Critical Dates		
The First Tentative	Closing Date, which is the date that the Vendor anticipates	
the home will be com	ipleted and ready to move in, is:	25 May 2022
A Second Tentative giving proper written Date. The Second T Tentative Closing Da	e Closing Date can subsequently be set by the Vendor by notice at least 90 days before the First Tentative Closing fentative Closing Date can be up to 120 days after the First te, and so could be as late as:	22 Sep 2022
The Vendor must set	a Firm Classing Date by giving proper wotten paties at least	
90 days before the Se up to 120 days after	econd Tentative Closing Date. The Firm Closing Date can be the Second Tentative Closing Date, and so could be as late	
ast	•	20 Jan 2023
If the Vendor cannot ( to delayed closing co must set a Delayed (	close by the Firm Closing Date, then the Purchaser is entitled mpensation (see section 7 of the Addendum) and the Vendor Closing Date.	
The Vendor can set a of the Second Tental	Delayed Closing Date that is up to 365 days after the earlier tive Closing Date and the Firm Closing Date. This Outside	
Closing Date could b	be as late as:	22 Sep 2023
2. Notice Period for a	a Delay of Closing	
Changing a Closing of Purchaser's consent, setting a Second T accordance with sect Date.	date requires proper written notice. The Vendor, without the may delay Closing twice by up to 120 days each time by entative Closing Date and then a Firm Closing Date in ion 1 of the Addendum but no later than the Outside Closing	
Notice of a delay bey	ond the First Tentative Closing Date must be given no later	
th <b>an:</b> (i.e., at least <b>90 days b</b> Closing Date automatic	before the First Tentative Closing Date), or else the First Tentative ally becomes the Firm Closing Date	24 Feb 2022
Notice of a second de (i.e., at least 90 days Tentative Closing Date	elay in Closing must be given no later than: before the Second Tentative Closing Date), or else the Second becomes the Firm Closing Date.	24 Jun 2022
3. Purchaser's Termi	ination Period	
If the purchase of the the Purchaser can ter thereafter (the "Purch	home is not completed by the Outside Closing Date, then minate the transaction during a period of 30 days	
extended by mutual a	greement, will end on:	23 Oct 2023
If the Purchaser term Period, then the Purc full refund of all mor Addendum).	ninates the transaction during the Purchaser's Termination thaser is entitled to delayed closing compensation and to a nies paid plus interest (see sections 7, 10 and 11 of the	
Note: Any time a Critical L the parties must refer to: calculate revised Critical D (see section 5 of the Adde	Date is soft or changed as permitted in the Addendum, other Critical Dat the most recent revised Statement of Critical Dates; or agreement or w Dates using the formulas contained in the Addendum. Critical Dates can a ndum).	tes may change as well. At any given time written notice that sets a Critical Dato, and itso change if there are unavoidable delays
Acknowledged this de	x of20	
VENDOR.	PURCHASER	mapp
12 1 <del>2</del>		n yrggen.
	Mah 7, 2020	
INCONCLUTENTATIVE - 0	Groder 7, 2020	Page 1 of 12