



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

123 Timber Leif Ridge, The Blue Mountains



KAREN E. WILLISON Sales Representative
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LOCATIONS **NORTH**





CollaborativeRealEstate.ca




7,146 sq. ft.



6 Bed



5 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

123 TIMBER LEIF Ridge, The Blue Mountains, Ontario N0H 1J0

Listing

Client Full

123 TIMBER LEIF Rdg The Blue Mountains

MLS® #: 40312162

Active / Residential

Price: **\$5,768,000**



Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Lower	3	2	
Main	1	2	1
Second	2	1	

Beds (AG+BG): **6 (3 + 3)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **7,146**
 AG Fin SF Range: **6001 to 7000**
 AG Fin SF: **6,824/Other**
 BG Fin SF: **322/Other**
 DOM/CDOM: **134/134**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$16,095.00/2022**
 Condo Fee/Freq: **\$225.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **More affectionately known as the 'La Grande Dame' this 7,146 sq ft custom designed home by Dave Harrington delights indoors and out. Masterfully envisioned by architect Brad Abbott, the home sits on one of the largest lots in Georgian Bay Club at .75 of an acre with immaculate grounds and custom pool & spa. When you arrive, you are greeted by the welcoming front portico and a myriad of outdoor spaces to relax and unwind. Inside, there are 6 bedrooms and 5 bathrooms with reclaimed pegged wood Elm floors and an abundance of vaulted ceilings. Enjoy breakfast in the casual eat-in at the island or in the large dining area as part of the great room, then sit by the finely crafted stone fireplace. Every room in this home is perfect for creating memories. The screened-in room called "The Cottage" by the family is the place to cozy up and enjoy a night full of boardgames or venture to the turret and enjoy a cocktail as the sun sets. Private in the summer, expansive in the winter, you can enjoy every season from this truly original property.**

Directions: **Hwy 26 to Grey Road 40 to 7th Line to Timber Leif Ridge to sign at end of road.**
 Cross St: **7th Line**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element Fee Includes: **Common area snow removal, grass & garden maint**
 Common Element/Condo Amenities: **None**
 Condo Fees: **\$225.00/Monthly**
 Condo Fees Incl: **Common Elements**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **Sheridan Management**
 Prop Mgt Contact: **Mary-Lynn Sheridan/519-599-3656**
 Building Name: **Georgian Bay Club**

Balcony: **None**
 Condo Corp #: **GCECC 67**
 Condo Corp Yr End: **12/31/2022**
 Status Certificate Date: **2022-08-23**

Exterior

Exterior Feat: **Backs on Greenbelt, Balcony, Deck(s), Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Porch, Privacy, Private Entrance, Recreational Area, Year Round Living**
 Construct. Material: **Cedar, Steel, Stone, Wood**
 Shingles Replaced: **Foundation: Poured Concrete**
 Year/Desc/Source: **2009/Owner/Owner**
 Property Access: **Paved Road, Private Road, Year Round Road**
 Other Structures: **None**
 Pool Features: **Inground, Salt**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Exclusive Parking, In/Out Parking, Paver Stone Driveway**
 Parking Spaces: **8**
 Parking Level/Unit: **Driveway Spaces: 5.0**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
 Water Source: **Municipal-Metered**
 Lot Size Area/Units: **0.740/Acres**
 Lot Front (Ft): **112.00**
 Location: **Urban**
 Area Influences: **Airport, Ample Parking, Arts Centre, Beach, Campground, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Greenbelt/Conservation, Highway Access, Hospital, Landscaped, Library, Open Spaces, Park,**
 Roof: **Cedar, Metal, Shake**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee: **Fully Winterized**
 Winterized: **Fully Winterized**
 Garage Spaces: **3.0**
 Lizen Dwelling: **No**
 Sewer: **Sewer (Municipal)**
 Acres Rent: **Irregular**
 Lot Shape: **Irregular**
 Land Lse Fee: **Irregular**

View: Place of Worship, Quiet Area, Ravine, School Bus Route, Shopping Nearby, Skiing, Trails
 Topography: Bay, Creek/Stream, Forest, Golf Course, Pool, Trees/Woods Retire Com: No
 Restrictions: Dry, Sloping, Wooded/Treed Fronting On: East
 School District: Easement, Municipal, Subdiv. Covenant Exposure: West
 High School: Bluewater District School Board, Bruce-Grey Catholic District School Board
 Elementary School: Georgian Bay Community School, St. Mary's High, Pretty River
 Beaver Valley Community School, Georgian Bay Community School, St. Basil's, Notre Dame Catholic, Pretty River Academy

Interior

Interior Feat: Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Floor Drains, Garborator, Hot Tub, In-law Capability, Sewage Pump, Sump Pump, Water Heater Owned, Water Meter, Wet Bar, Work Bench
 Security Feat: Alarm System, Carbon Monoxide Detector(s), Concierge/Security, Heat Detector, Monitored, Security System, Smoke Detector(s)
 Access Feat: Hallway Width 36"-41", Hard/Low Nap Floors, Level within Dwelling, Open Floor Plan
 Basement: Full Basement Basement Fin: Fully Finished
 Basement Feat: Walk-Out
 Laundry Feat: In Basement, Main Level
 Cooling: Central Air, Humidity Control, Radiant Floor, Other
 Heating: Fireplace-Gas, Forced Air, Gas, Gas Hot Water, Geothermal, Ground Source, Heat Pump, In-Floor, Space Heater(s)
 Fireplace: 6/Natural Gas, Wood FP Stove Op: Yes
 Inclusions: Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Freezer, Garage Door Opener, Garbage Disposal, Gas Stove, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Pool Equipment, Range Hood, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Washer, Window Coverings, Wine Cooler, Other
 Add Inclusions: Warming Drawer, Golf Cart, All Bathroom Mirrors, All TVs & Related Equipment (except media room), Second Washer & Dryer, Freezer & Cooler. Total of 3 garage door openers & remotes, 3 hot water tanks.
 Exclusions: Media Room TV & Related Equipment
 Electric Age: 2009 Plumbing Age: 2009 Furnished:
 Furnace Age: 2009 Tank Age: UFFI: No

Property Information

Common Elem Fee: Yes Local Improvements Fee:
 Legal Desc: PCL 11-1 SEC 16M6; LT 11 PL 16M6 T/W AN EASEMENT OVER PT OF BLOCK 1, PL1157 DESIGNATED AS PT 25, 26, 27, 28, 30, 31, 32, 33, 34 & 35, 16R8788 & PT 7, 16R8505 AS IN R518636... See Realtor Remarks for full legal description.
 Zoning: R1-1 Survey: Available/
 Assess Val/Year: \$1,777,000/2022 Hold Over Days: 120
 PIN: 373080011 Occupant Type: Owner
 ROLL: 424200001101415
 Possession/Date: Flexible/ Deposit: Minimum of 5%

Brokerage Information

List Date: 08/31/2022
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Karen E. Willison, Salesperson
 Date Prepared: 01/12/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

MLS® #: 40312162

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	20' 10" X 23' 4"	6.35 X 7.11	Cathedral Ceiling, Fireplace, French doors, Hardwood floor, Heated Floor, Walkout to Balcony/Deck, Walk-in Pantry
Pantry	Main	5' 9" X 13' 4"	1.75 X 4.06	Cathedral Ceiling, Hardwood floor, Heated Floor
Desc: Full kitchen sink and full sized dishwasher				
Dining Room	Main	23' 8" X 18' 0"	7.21 X 5.49	Beamed ceiling, Cathedral Ceiling, Hardwood floor, Heated Floor, Open Concept
Great Room	Main	23' 8" X 20' 11"	7.21 X 6.38	Beamed ceiling, Cathedral Ceiling, Fireplace, French doors, Hardwood floor, Heated Floor, Open Concept, Walkout to Balcony/Deck
Bedroom Primary	Main	17' 5" X 21' 7"	5.31 X 6.58	Beamed ceiling, Cathedral Ceiling, Ensuite, Fireplace, Hardwood floor, Heated Floor, Walk-in Closet
Primary Ensuite Bathroom	Main	17' 5" X 11' 9"	5.31 X 3.58	5+ Piece, Double sink, Heated Floor, Tile Floors
Office	Main	9' 11" X 14' 5"	3.02 X 4.39	Hardwood floor, Heated Floor
Mud Room	Main			Heated Floor, Laundry, Stone floor, Walkout to Balcony/Deck

Desc: Walkouts to pool area, garage and driveway. Pool change area with shower & laundry chute.

Bathroom	Main	8' 0" X 8' 10"	2.44 X 2.69	2-Piece, Hardwood floor, Heated Floor, Walkout to Balcony/Deck
<u>Desc:</u> Walkout to pool area				
Other	Main	18' 0" X 22' 7"	5.49 X 6.88	Cathedral Ceiling, Enclosed, Fireplace, Stone floor, Walkout to Balcony/Deck
<u>Desc:</u> Muskoka Room AKA 'The Cottage'				
Other	Main	23' 7" X 37' 5"	7.19 X 11.40	
<u>Desc:</u> 3 car garage with walk out to pool area & direct access to house				
Bedroom	Second	20' 8" X 13' 7"	6.30 X 4.14	Hardwood floor, Vaulted Ceiling
Bedroom	Second	16' 5" X 25' 9"	5.00 X 7.85	Hardwood floor, Vaulted Ceiling
Bathroom	Second	8' 4" X 10' 9"	2.54 X 3.28	3-Piece, Ensuite, Tile Floors
Recreation Room	Lower	20' 11" X 33' 7"	6.38 X 10.24	Engineered Hardwood, Heated Floor, Open Concept
Other	Lower	21' 0" X 9' 9"	6.40 X 2.97	Engineered Hardwood, Heated Floor, Open Concept
<u>Desc:</u> Bar area with sink, under counter fridge and microwave				
Media Room	Lower	23' 5" X 20' 7"	7.14 X 6.27	Engineered Hardwood, Fireplace, French doors, Heated Floor, Open Concept
Bedroom	Lower	14' 1" X 11' 4"	4.29 X 3.45	Engineered Hardwood, Ensuite Privilege, Heated Floor
<u>Desc:</u> At grade				
Bedroom	Lower	14' 2" X 11' 3"	4.32 X 3.43	Engineered Hardwood, Ensuite Privilege, Heated Floor
<u>Desc:</u> At grade				
Bedroom	Lower	18' 10" X 15' 11"	5.74 X 4.85	Engineered Hardwood, Ensuite Privilege, Heated Floor
Exercise Room	Lower	19' 10" X 16' 7"	6.05 X 5.05	Ensuite Privilege, Heated Floor
<u>Desc:</u> Cork flooring				
Other	Lower	11' 0" X 11' 5"	3.35 X 3.48	Engineered Hardwood, Heated Floor, Open Concept
<u>Desc:</u> Wine tasting area				
Bathroom	Lower	5' 8" X 12' 3"	1.73 X 3.73	3-Piece, Heated Floor, Tile Floors
<u>Desc:</u> Steam shower				
Bathroom	Lower	8' 2" X 10' 0"	2.49 X 3.05	5+ Piece, Double sink, Heated Floor, Tile Floors
Laundry	Lower	12' 4" X 8' 4"	3.76 X 2.54	Heated Floor, Tile Floors
Utility Room	Lower	6' 0" X 20' 5"	1.83 X 6.22	

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Quick Facts **123 Timber Leif Ridge, The Blue Mountains**

- Located in the prestigious community of The Georgian Bay Club
- Custom designed by Dave Harrington & Brad Abbott
- 0.75 acres. One of the largest lots in The Georgian Bay Club
- Beautiful custom pool and spa with heated pathway from mudroom to spa for winter access
- Fantastic screened-in room with stone fireplace
- Turret with spectacular views
- Geothermal heating and cooling
- 6 bedrooms
- 5 baths
- 3 car garage



10 Favourite Things About 123 Timber Leif Ridge, The Blue Mountains

1	Private in summer, expansive in winter...spectacular sunrises.
2	The reclaimed Elm hardwood flooring on the main and upper floor.
3	A welcoming front portico.
4	The screened-in room, called "The Cottage" by the family.
5	A myriad of outdoor spaces to relax, drink coffee and wine!
6	The turret. Nothing better than to walk out and enjoy a cocktail and the sunset.
7	Beautiful relaxing gardens surrounding the house.
8	Several fireplaces to cozy up to on chilly days.
9	The presence of the exterior of the home, 'she' has been called "La Grande Dame" by many.
10	The pantry, a place to hide the dishes and when it's time to do them, a wonderful view of the ravine where, on occasion, a deer or fox have been seen!



Expense/Utility/House Details 123 Timber Leif Ridge, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	2009	
Air Conditioner	2009	Geothermal System
Air Exchanger	2009	
Windows	2009	Ridley Windows
Roof	2009	Competitive Roofing
Furnace	2009	Geothermal Natural Gas
Humidifier	2022	

Fees and Utility Costs**

Utility	Yearly Cost	Provider
Current Property Taxes	\$16,095.00	Town of the Blue Mountains
Insurance Premium	\$5,846.00	Chubb Limited
Gas (includes pool heating)	\$3,857.00	Enbridge
Hydro	\$7,135.00	Hydro One
Water/Sewer (includes sprinkler)	\$1,945.00	Town of the Blue Mountains
Internet Provider	\$1,200.00	Bell
Satellite TV	\$1,560.00	Shaw
Lawn/Garden/Sprinkler System Maintenance	\$9,751.00 (includes Spring/Fall cleanup, gardens bi-weekly, lawn mowing weekly)	The Landmark Group
Snow Removal	\$546.00	Chris Knott

Condo Fee	\$2,700.00	Sheridan Management
Pool Maintenance	\$5,679.00	Blue Mountain Pools
Generator Yearly Maintenance	\$220.00	The Generator Guys
HVAC Maintenance	\$2,000.00 - \$2,500.00	Fritz Boehler
Alarm System Monitoring	\$600.00	Huron Alarms
Weed Control	\$939.00	Eagles Weed Control & Lawn Service

***all fees and utility costs listed here are estimated as accurately as possible but are not guaranteed.*

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Dacor EF36BNFSS	2008 (Dacor appliances were made by KitchenAid in 2008)
Dishwasher (Pantry)	KitchenAid KUDK03FTSS3	2008
Dishwasher (Kitchen)	KitchenAid KUDD03STSS 10	2008
Stove/Oven	Dacor ER48D-C-SCH/NG	2008
Beverage Fridge	Dacor EF24LBCSS*P-A-07381891	2008
Microwave	Dacor DMT2420SC	2008
Washer/Dryer (Mud Room)	Maytag MDE2400AZW MAH2400AWW	2008
Washer/Dryer (Laundry Room)	Whirlpool YWED9400SW1 WFW9400SW01	2008
Chest Freezer (Garage)	Amana AQC0701GRW	2020
Small Upright Freezer (Laundry Room)	Danby	2016
Bar Fridge	Danby	2008

Additional Notes:

Water tap in pantry and pot filler replaced in Fall of 2021
Pool includes a Protect-a-Child Pool Fence
Pool heater replaced August, 2022 (Pentair Mastertemp 400BTU HD)
Pool and hot tub can run independently of each other

Views from the Turret

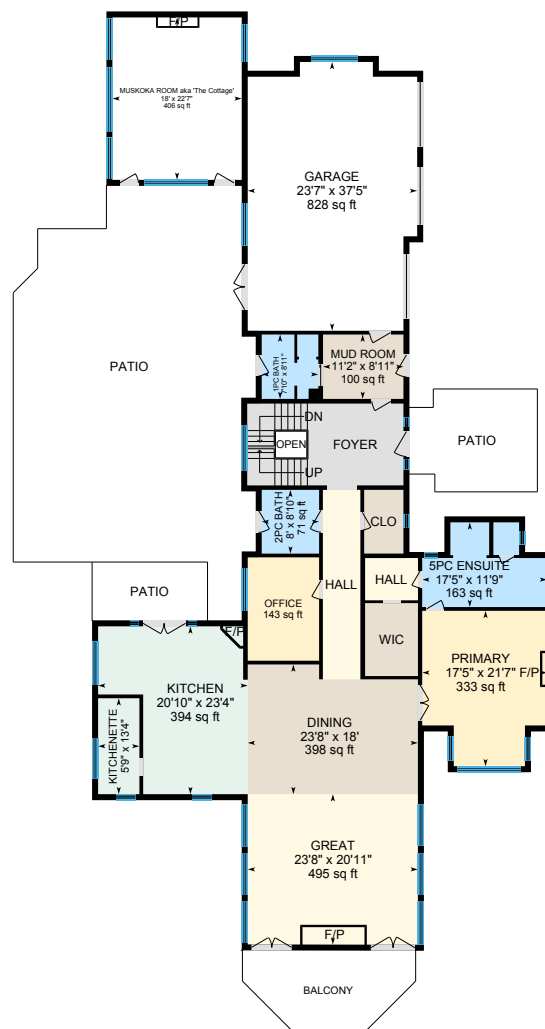


A Winter Wonderland

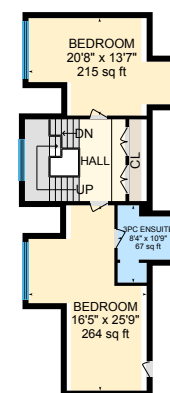


123 Timber Leif Ridge, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 4051.13 sq ft



Main Floor
Exterior Area 3164.50 sq ft



2nd Floor
Exterior Area 886.64 sq ft

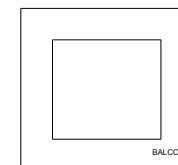
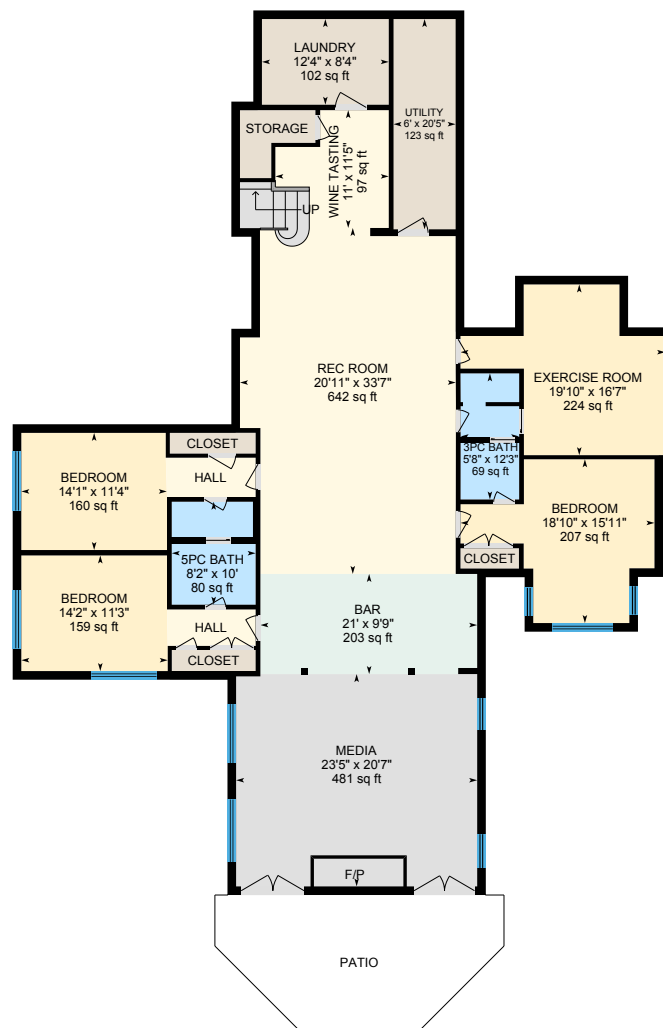
0 11 22
ft



PREPARED: 2022/08/29

123 Timber Leif Ridge, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 4051.13 sq ft



Lower Level (Below Grade)
Exterior Area 3095.10 sq ft

Belfry
Exterior Area

0 8 16
ft

PREPARED: 2022/08/29

123 Timber Leif Ridge, The Blue Mountains, ON

Main Floor Exterior Area 3164.50 sq ft
Interior Area 2900.84 sq ft
Excluded Area 1396.10 sq ft



0 10 20
ft

PREPARED: 2022/08/29

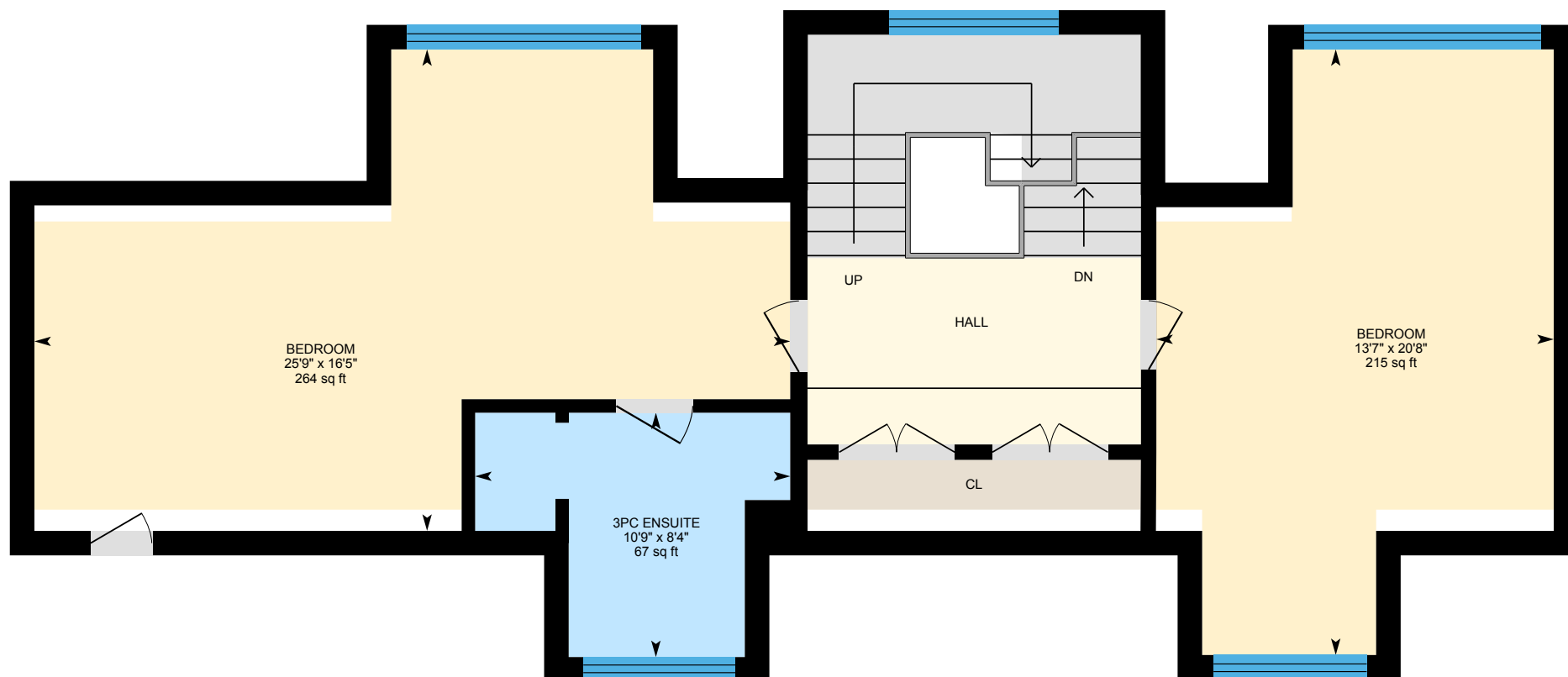


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

123 Timber Leif Ridge, The Blue Mountains, ON

2nd Floor Exterior Area 886.64 sq ft
Interior Area 734.41 sq ft
Excluded Area 49.45 sq ft

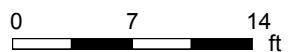


PREPARED: 2022/08/29



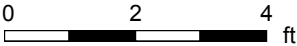
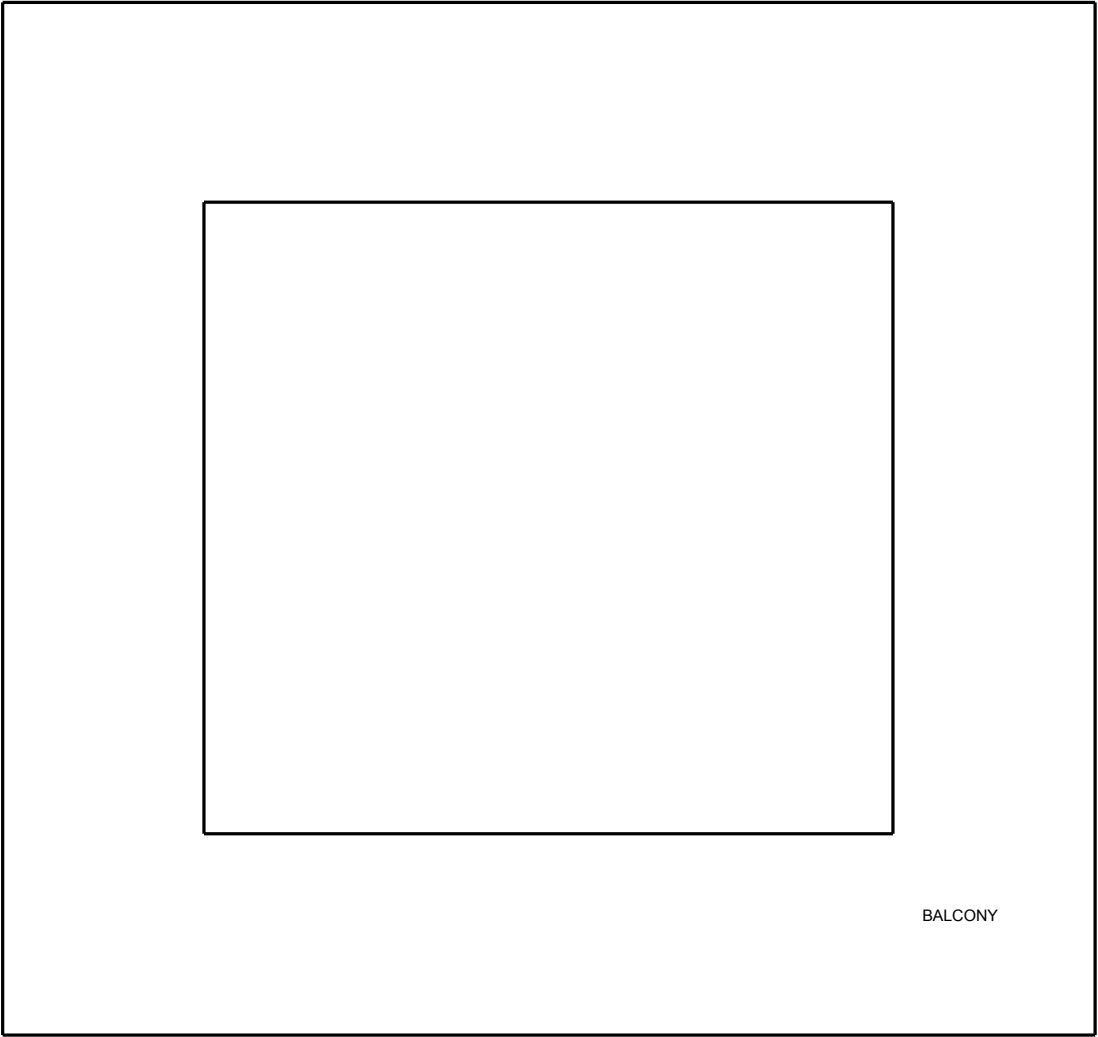
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Lower Level (Below Grade) Exterior Area 3095.10 sq ft
Interior Area 2826.37 sq ft



123 Timber Leif Ridge, The Blue Mountains, ON

Belfry



PREPARED: 2022/08/29



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.

123 Timber Leif Ridge, The Blue Mountains, ON

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

1pc Bath: 7'10" x 8'11" | 66 sq ft
2pc Bath: 8' x 8'10" | 71 sq ft
5pc Ensuite: 17'5" x 11'9" | 163 sq ft
Dining: 23'8" x 18' | 398 sq ft
Garage: 23'7" x 37'5" | 828 sq ft
Great: 23'8" x 20'11" | 495 sq ft
Kitchen: 20'10" x 23'4" | 394 sq ft
Kitchenette: 5'9" x 13'4"
Mud Room: 11'2" x 8'11" | 100 sq ft
Muskoka Room Aka 'the Cottage': 18' x 22'7" | 406 sq ft
Office: 9'11" x 14'5" | 143 sq ft
Primary: 17'5" x 21'7" | 333 sq ft

2ND FLOOR

3pc Ensuite: 8'4" x 10'9" | 67 sq ft
Bedroom: 16'5" x 25'9" | 264 sq ft
Bedroom: 20'8" x 13'7" | 215 sq ft

LOWER LEVEL

3pc Bath: 5'8" x 12'3" | 69 sq ft
5pc Bath: 8'2" x 10' | 80 sq ft
Bar: 21' x 9'9" | 203 sq ft
Bedroom: 14'1" x 11'4" | 160 sq ft
Bedroom: 14'2" x 11'3" | 159 sq ft
Bedroom: 18'10" x 15'11" | 207 sq ft
Exercise Room: 19'10" x 16'7" | 224 sq ft

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: 2900.84 sq ft
Excluded Area: 1396.10 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3164.50 sq ft

2ND FLOOR

Interior Area: 734.41 sq ft
Excluded Area: 49.45 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 886.64 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 2826.37 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3095.10 sq ft

BELFRY

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 3635.25 sq ft
Excluded Area: 1445.55 sq ft
Exterior Area: 4051.13 sq ft

123 Timber Leif Ridge, The Blue Mountains, ON

Property Details

Room Measurements

Laundry: 12'4" x 8'4" | 102 sq ft
Media: 23'5" x 20'7" | 481 sq ft
Rec Room: 20'11" x 33'7" | 642 sq ft
Utility: 6' x 20'5" | 123 sq ft
Wine Tasting: 11' x 11'5" | 97 sq ft

Floor Area Information

123 Timber Leif Ridge, The Blue Mountains, ON

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

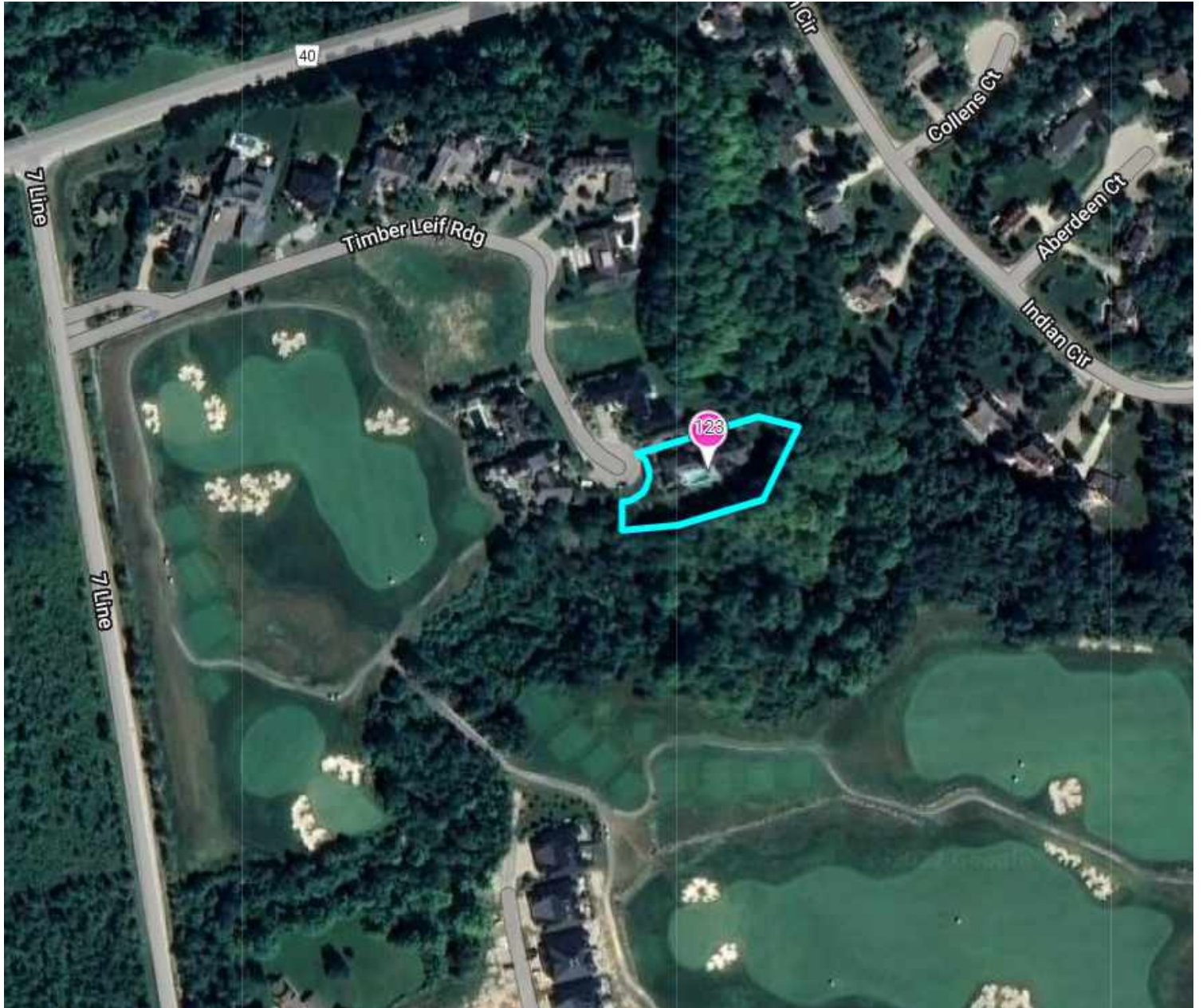
A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

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>



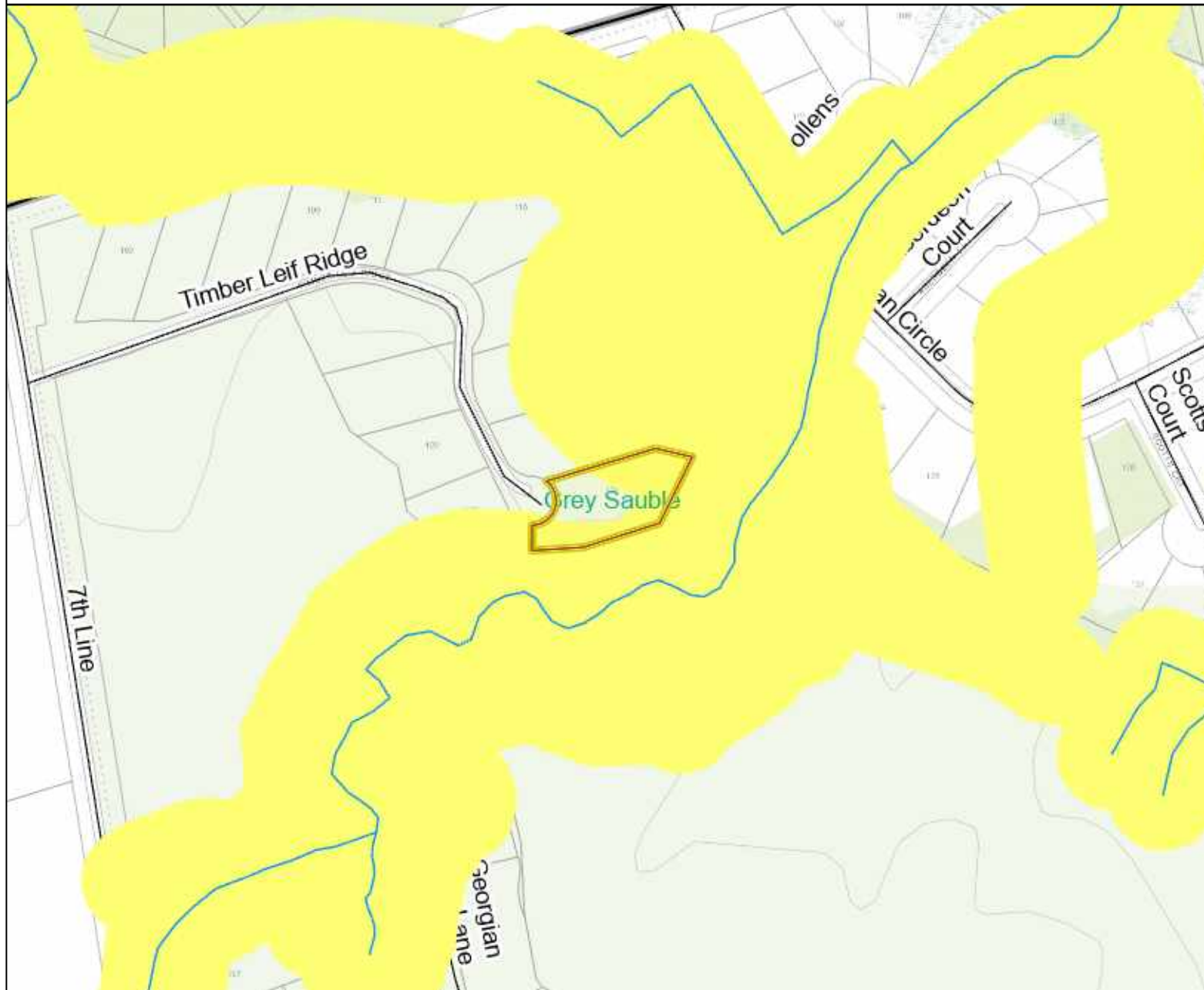
Roll Number	Address	Assessed Value	Acerage
424200001101415	123 Timber Leif Ridge	\$1777000	.74

Notice: Assessed value may not reflect current market value [MPAC](#)
















NEC Designation	Legal Description	Property Use
Escarpment Recreation Area	PLAN 16M6 LOT 11	Seasonal/recreational dwelling - not located on water

Zoning
No Zoning Information





Legend

-  CA Boundaries
-  Wet Areas - GSCA
-  Wet Areas - GRCA
-  Water Features
-  Watercourses
-  Floodplains - NVCA
-  Floodplains - GRCA
- Approximate Regulated and Screen SVCA
 -  Approximate Regulated Area
 -  Approximate Screening Area
- Regulations - GSCA
- Regulations - NVCA
- Large Scale Roads
 -  Provincial Highway
 -  County Road
 -  Township Road
 -  Seasonal Road
-  Parcels - Current
-  Grey County Boundary

Notes

222 0 111 222 Meters

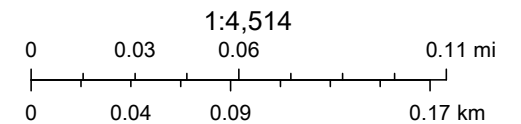


Zoning Map - 123 Timber Leif Ridge



September 1, 2022

- | | | |
|---|-----------------------|------------------|
| Base_ReferenceLayers - Parcel (Assessment) Re-aligned | Residential Two (R2) | Open Space (OS) |
| TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign | Rural (R) | Hazard (H) |
| Residential One (R1-1) | Recreation Two (REC2) | Agricultural (A) |



SITE STATISTICS			
ZONING CLASSIFICATION			
	SQ.M.	SQ.FT.	
SITE AREA	2862.8	30,816.0	
NEW (GFA)	433.6	4667.4	
NEW BASEMENT FLOOR AREA	314.4	3384.7	
NEW GROUND FLOOR AREA	345.0	3724.8	
NEW SECOND FLOOR AREA	122.2	1324.5	
NEW GARAGE FLOOR AREA	83.2	895.7	

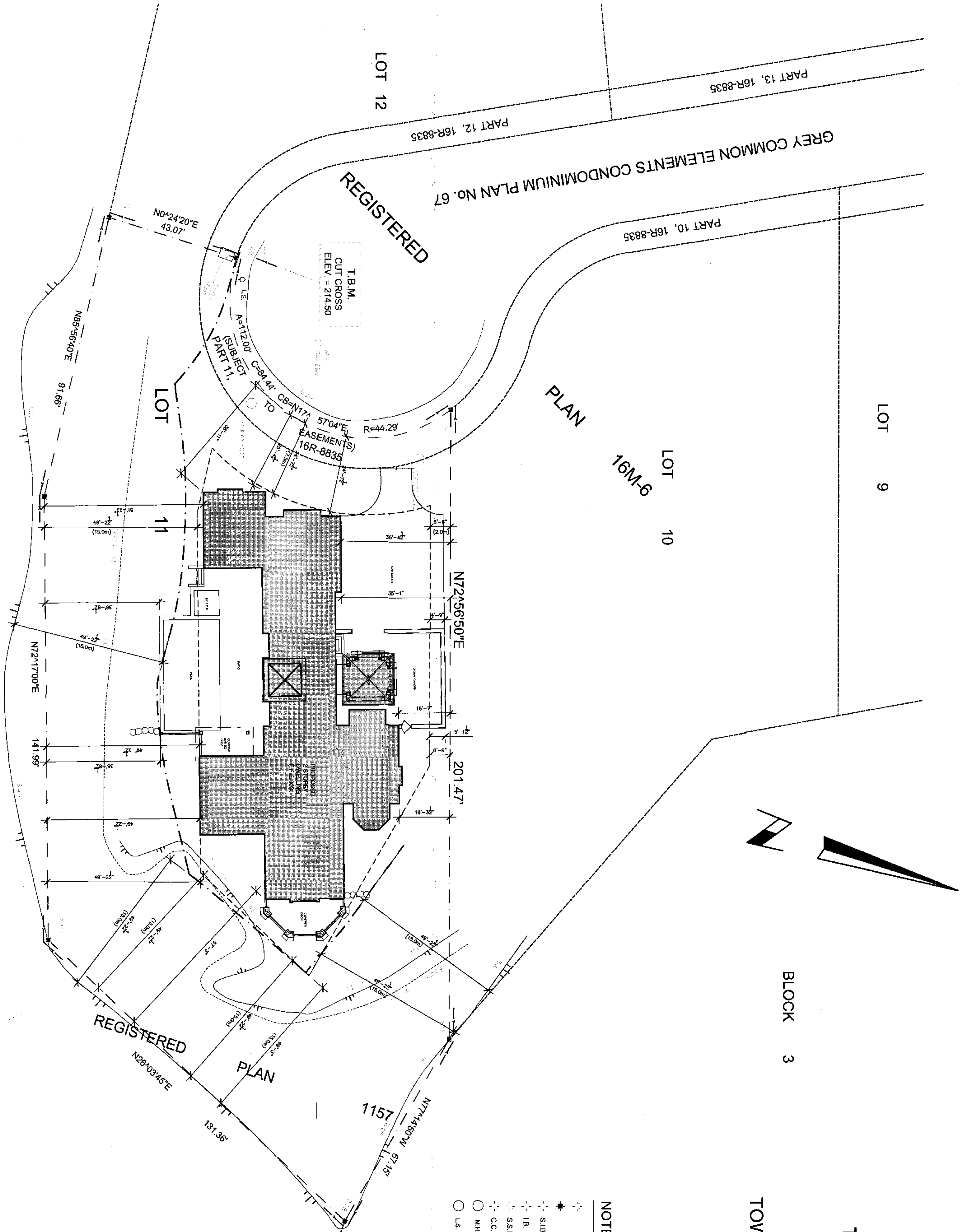
CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE ZONING AND BUILDING REGULATIONS AND BY-LAWS OF THE TOWN OF GREY. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

TOPOGRAPHICAL PLAN OF
LOT 11
REGISTERED PLAN 16M-6
(GEOGRAPHIC TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

ZUBEK, EMO, PATTEN & THOMSEN LTD.
2007

NOTES

- DENOTES SET
- DENOTES FOUND
- S.I.B. DENOTES STANDARD IRON BAR
- S.I.B. DENOTES IRON BAR
- S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- C.C. DENOTES CUT CROSS
- M.H. DENOTES SANITARY MANHOLE
- L.S. DENOTES LIGHT STANDARD



1
A1
SCALE: 1/8" = 1'-0"

BLOCK 1

BLOCK 3

PROJECT TITLE
GREEN CHALET
LOT 11, GREEN BAY CLUB
TOWN OF THE BLUE MOUNTAINS

SHEET TITLE
SITE PLAN

DRAWN BY: J.A.
CHECKED BY: J.A.
DATE: NOV 2007
SCALE: 1/8" = 1'-0"
FILE: XXXXXX
PROJECT NO: XXXX
DRAWING NO: A1

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2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
3. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

REVISIONS
NO. DATE DESCRIPTION
11 11.08.07 ISSUED FOR CONSTRUCTION
12 11.08.07 ISSUED FOR CONSTRUCTION

DATE: 11.08.07
DRAWN BY: J.A.
CHECKED BY: J.A.
DATE: NOV 2007
SCALE: 1/8" = 1'-0"
FILE: XXXXXX
PROJECT NO: XXXX
DRAWING NO: A1

ALL DRAWINGS AND SPECIFICATIONS
ARE THE PROPERTY OF THE DESIGNER
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN CONSENT.

[illegible]

PROJECT TITLE

GREEN CHALET

LOT#11 GEORGIAN BAY CLUB
TOWN OF THE BLUE MOUNTAINS

DRAWN BY	DATE
ZA	NOV.9.07
CHECKED BY	DATE
EL	-
SCALE	FILE
1/4" = 1'-0"	XXXXXXX

PROJECT NO.	DRAWING NO.
XXXX	A 3

CONTRACTOR SHALL CHECK AND
VERIFY ALL DIMENSIONS AND
CONDITIONS ON THE JOB SITE
BEFORE PROCEEDING WITH WORK.
LATEST APPROVED DRAWINGS ONLY TO
BE USED FOR CONSTRUCTION.
ALL DIMENSIONS AND SPECIFICATIONS
ARE TO BE IN ACCORDANCE WITH
THE LATEST CANADIAN STANDARDS
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION.
DRAWINGS NOT TO BE SCALED.

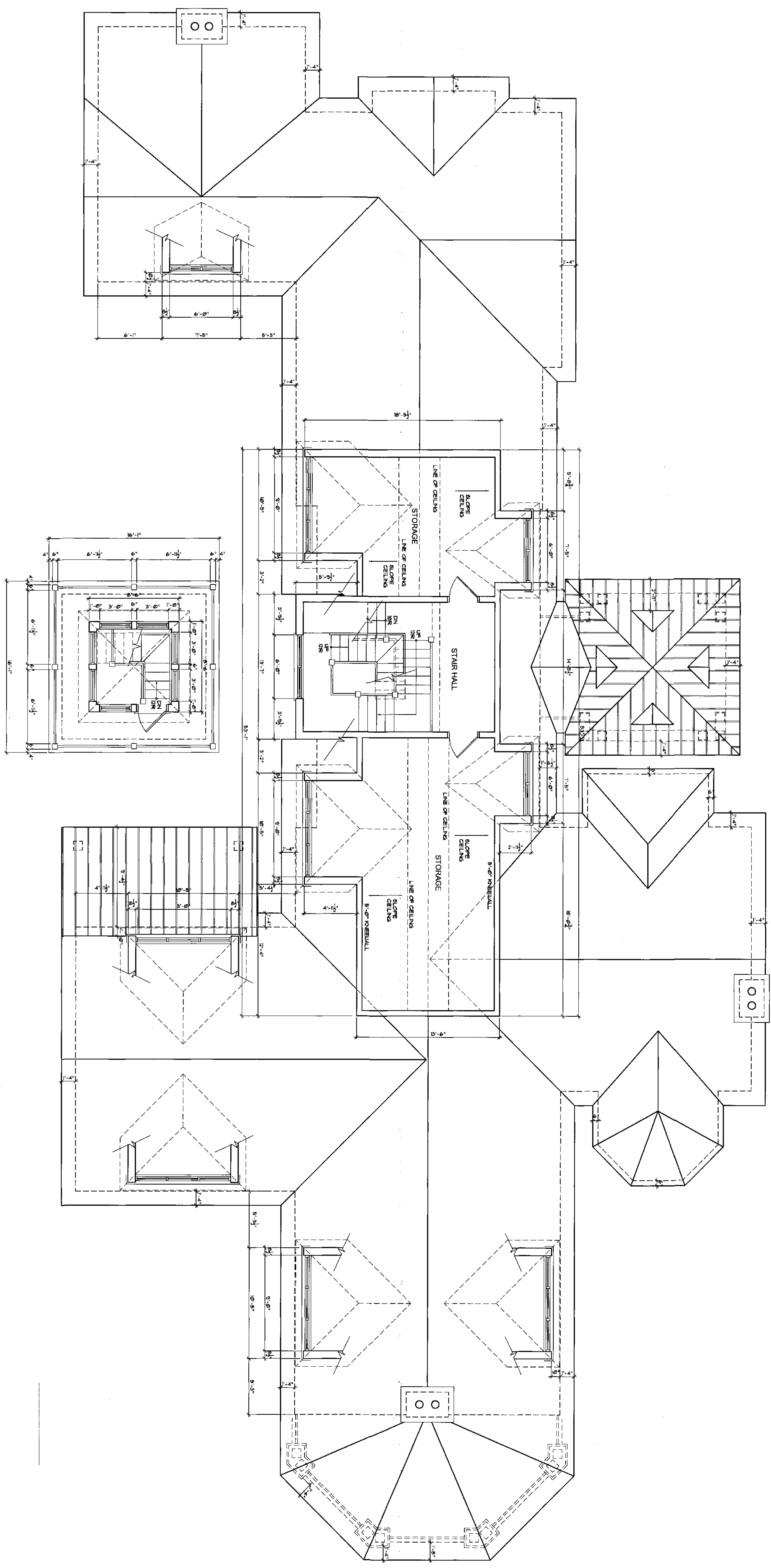
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
3. ALL ROOFS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
4. ALL FLOORS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
5. ALL CEILINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
6. ALL DOORS AND WINDOWS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
7. ALL STAIRS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
8. ALL ELEVATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
9. ALL SECTION LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARDS.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

NO.	DATE	DESCRIPTION
01	11.09.07	ISSUED FOR CMA
02	11.09.07	REVISION

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WWW.ABOTTDESIGN.COM

PROJECT TITLE
GREEN CHALET
LOT 14, GREEN HAY CLUB
TOWN OF THE BLUE MOUNTAINS
SHEET TITLE
SECOND FLOOR PLAN

DRAWN BY	DATE
ZA	NOV.9.07
CHECKED BY	DATE
EL	-
SCALE	FILE
1/4" = 1'-0"	XXXXXX
PROJECT NO.	DRAWING NO.
XXXX	A 4



2 UPPER TOWER PLAN
SCALE: 1/4"=1'-0"

1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



AmeriSpec of Barrie, Orillia and Muskoka

The following summary report was prepared by *AmeriSpec of Barrie, Orillia and Muskoka*, a licensed franchise of AmeriSpec of Canada. We are an independent, third party inspection company that provides residential and commercial properties in Barrie and surrounding areas. We follow the Canadian Association of Home and Property Inspectors, (CAHPI), standards of practice. AmeriSpec is the largest home inspection franchise network in North America with over 75 franchise licenses from coast to coast. We encourage you to visit our websites at: www.home-inspection-barrie.ca or www.amerispec.ca.

The inspection is a visual examination of the readily accessible systems and components with the primary purpose to determine significant deficiencies in the major systems. We prepare a full report along with a summary of the significant items. The inspection report is for information purposes only, it is not meant as a warranty, guarantee or insurance policy of any kind. We strongly recommend you contact the inspector to review the report and gain a full understanding of the conditions listed. We can also conduct a walk-through of the house with you for \$295.00 + applicable tax to personally review the property. This is intended to familiarize you with the items in the report and educate you on maintenance items in the home.

You could also receive our value-added "Protection Beyond the Inspection" resource kit contained in our digital Home Binder. This ultimate electronic filing cabinet helps you track, manage, and organize everything in your home, including contractor and warranty information, maintenance reminders, recall notices and much more. The package also includes four protection programs and valuable partner offers from the Brick, AMJ Campbell, Merry Maids, Furniture Medic and MoveSnap.

We also direct you to our newsletters available at: www.asktheinspector.ca. for further information. This site has expert answers to your questions, as well as tips and valuable information on industry and inspection topics.



Inspection Report

AmeriSpec Move in Ready

Property Address:
123 Timber Leif Ridge
Blue Mountains Ontario N0H 1J0



AmeriSpec of Barrie, Orillia and Muskoka

Andrew LaRoche and Glenn Dilts
andrew.laroche@amerispec.ca

www.home-inspection-barrie.ca

1-888-516-6337

705-722-5876



Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Exterior.....5](#)

[2 Roof System8](#)

[3 Garage10](#)

[4\(A\) Right Side Chimney13](#)

[4\(B\) Rear Chimney14](#)

[4\(C\) Left Side Chimney.....15](#)

[4\(D\) Front Chimney17](#)

[5 Structural Components18](#)

[6 Plumbing System.....20](#)

[7 Electrical System23](#)

[8 HVAC System26](#)

[9 Water Heaters31](#)

[10 Kitchen\(s\) and Built-in Appliances33](#)

[11 Bathroom\(s\)35](#)

[12\(A\) Main floor37](#)

[12\(B\) Basement.....39](#)

[13 Interior Rooms and Areas.....41](#)

[14 Attic.....44](#)

[General Summary.....46](#)

Date: 2022-08-03	Time: 09:00 AM	Report ID: AB-22082
Property: 123 Timber Leif Ridge Blue Mountains Ontario N0H 1J0	Customer: AmeriSpec Move in Ready	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.

Type of building:

Single Family (2 story)

In Attendance:

Seller

Approximate age of building:

14 Years

Weather:

Cloudy, warm and raining

Start Time:

Start Time: 9:00 AM

Finish Time:

Finish Time: 11:00 AM

Property Information:

Pool Not In Scope, Hot Tub/Spa Not In
Scope, Back-up Generator Not In Scope

1. Exterior

Our exterior 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. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials

Driveway: Pavers	Walkways: Paver/Tile	Exterior Wall Cladding: Stone Veneer Engineered Siding Wood shingles
Exterior Entry Doors: Wood Metal Clad	Windows and Frames: Double Glazed/Insulated Vinyl clad wood frame	Trim: Wood 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	Fences and Gates
1.7	Electrical (exterior)
1.8	Gas Meter
1.9	Exterior Water Faucets
1.10	Lot Grade and Drainage
1.11	Stairs and Steps
1.12	Patio
1.13	Deck and railings
1.14	Porch and railings
1.15	Balcony and railings
1.16	Retaining Walls
1.17	Lawn Sprinklers

Comments:

1.0 Inspected

1.1 Inspected

1.2 Inspected

1.3 Inspected

1.4 (1) Inspected

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 Inspected

1.7 GFCI protected outlets present.

1.8 The gas meter is located at right side of home. The main gas shut off valve is located at the meter.

1.9 Inspected

1.10 (1) The home is built on a sloped lot that generally grades away from the building.

1.10 (2) Trench drainage system observed on the pool patio. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain information from sellers about the drainage system.



1.10 Item 1(Picture) Trench drain

1.11 Inspected

1.12 Inspected

1.13 Inspected, Cantilevered off the pool patio.

1.14 Inspected

1.15 Inspected. DURADEK roof and deck cover noted.



1.15 Item 1(Picture)

1.16 Inspected

1.17 (1) Sprinkler systems and related equipment are not within the scope of this inspection; client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.

1.17 (2) A back flow preventer (cross connection control) on the sprinkler water line has been installed as required.

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

Method Used to Inspect Roof:

Ground
Binoculars
Eaves

Roof Material Type:

Metal
Wood Shakes

Roof Structure:

Engineered Wood Trusses
Plywood Sheathing

Roof-Type:

Hip

2.0	Roof Conditions
2.1	Roof Penetrations and Exposed Flashings
2.2	Roof Drainage Systems (Gutters/Downspouts)

Comments:

2.0 The roof was inspected from the ground and eaves only due to the roof type, 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.



2.0 Item 1(Picture) Roof conditions



2.0 Item 2(Picture) Roof conditions

2.1 Inspected

2.2 Debris blocked areas observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.



2.2 Item 1(Picture) Gutter debris

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

Garage Type:	Exterior Wall Cladding:	Roof Material Type:
Attached	Same as House	Same as House
Method Used to Inspect Roof:	Garage Door Material:	
Same as House	Wood	

3.0	Exterior Wall Cladding
3.1	Roof Conditions
3.2	Floor
3.3	Garage Door(s)
3.4	Garage Door Openers
3.5	Occupant Door(s)
3.6	Window(s)
3.7	Walls
3.8	Ceiling
3.9	Electrical Receptacles, Switches and Fixtures
3.10	Comments

Comments:

3.0 Inspected

3.1 Inspected

3.2 Inspected. The floor surface was to be re-painted.

3.3 Inspected

3.4 This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. These devices should be checked monthly for proper operation and safety.

3.5 Inspected

3.6 Inspected

3.7 (1) Inspected

3.7 (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.**

3.8 Inspected. Attic hatch noted but not accessed.

3.9 Inspected. Location of the main electrical service.

3.10 (1) Ceiling mounted electric heaters present.



3.10 Item 1(Picture) Electric heaters

3.10 (2) This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend client confirm proper operation prior to close.

4(A) . Right Side Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

Stone

Chimney Flue Type:

Metal flue liner

4.0.A	Chimney Conditions
4.1.A	Chimney Flue
4.2.A	Flashings
4.3.A	Spark Arrestor / Rain Cap
4.4.A	Chimney Comments

Comments:

4.0.A

Flue, crown, and flashing inspected from the ground only due to roof not being mounted. Our chimney inspection is limited to visible accessible components only.

4.1.A

Inspected

4.2.A

Inspected

4.3.A

Inspected

4.4.A

The chimney is used to vent the gas fireplace in the cottage room.

4(B) . Rear Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

Pre-Fab

4.0.B	Chimney Conditions
4.1.B	Chimney Flue
4.2.B	Flashings
4.3.B	Spark Arrestor / Rain Cap
4.4.B	Chimney Comments

Comments:

4.0.B Flue, crown, and flashing inspected from the ground only due to roof not being mounted. Our chimney inspection is limited to visible accessible components only.

4.1.B Inspected

4.2.B Inspected

4.3.B Inspected

4.4.B The chimney is used to vent the gas fireplace in the kitchen.

4(C) . Left Side Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:	Chimney Flue Type:
Stone	Clay
	Metal flue liner

4.0.C	Chimney Conditions
4.1.C	Chimney Flue
4.2.C	Flashings
4.3.C	Spark Arrestor / Rain Cap
4.4.C	Chimney Comments

Comments:

4.0.C Inspected



4.0.C Item 1(Picture) Chimney conditions

4.1.C Inspected

4.2.C Inspected

4.3.C Inspected

4.4.C The chimney is used to vent the outdoor wood burning fireplace, the main floor gas fireplace and the basement gas fireplace.

4(D) . Front Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Styles & Materials

Chimney Type:

Stone

Chimney Flue Type:

Metal flue liner

4.0.D	Chimney Conditions
4.1.D	Chimney Flue
4.2.D	Flashings
4.3.D	Spark Arrestor / Rain Cap
4.4.D	Chimney Comments

Comments:

4.0.D Flue, crown, and flashing inspected from the ground only due to roof not being mounted. Our chimney inspection is limited to visible accessible components only.

4.1.D Inspected

4.2.D Inspected

4.3.D Inspected

4.4.D The chimney is used to vent the gas fireplace in the bedroom.

5. 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

Wall Structure:

2 X 6 Wood Studs

Columns or Piers:

Not visible

Floor System Insulation:

Not Visible

Foundation Ventilation:

Windows

5.0	Slab
5.1	Foundation, Basement and Crawlspace
5.2	Sub Floors (Basement and Crawlspace)
5.3	Walls (Basement and Crawlspace)
5.4	Ceilings (Basement)
5.5	Columns or Piers (Basement and Crawlspace)
5.6	Joists (Basement and Crawlspace)
5.7	Beams (Basement and Crawlspace)
5.8	Doors (Basement)
5.9	Windows (Basement)
5.10	Electrical (Basement and Crawlspace)
5.11	Insulation Under Floor System
5.12	Ventilation (Foundation Areas and Attics)

Comments:

5.0 Inspected where visible.

5.1 Inspected

5.2 Not visible/inspected

5.3 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.

5.4 Inspected

5.5 Inspected

5.6 Inspected where visible.

5.7 Not visible/inspected

5.8 Inspected

5.9 Inspected

5.10 Inspected

5.11 Not visible/inspected

5.12 Inspected

6. 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):	Plumbing Water Distribution (Inside home):	Plumbing Waste & Vent Pipes:
Public	Copper	ABS
Water Shut Off Location:	Main Fuel Shut Off Location:	
Mechanical room	Right Side Exterior at Gas Meter	

6.0	Plumbing Water Supply System
6.1	Drain Waste and Vent Systems
6.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)
6.3	Sump Pump(s)
6.4	Ejector Pump(s)

Comments:

6.0 (1) Inspected



6.0 Item 1(Picture) Main shut off

6.0 (2) A cross connection control (back flow prevention) with an expansion tank is present.

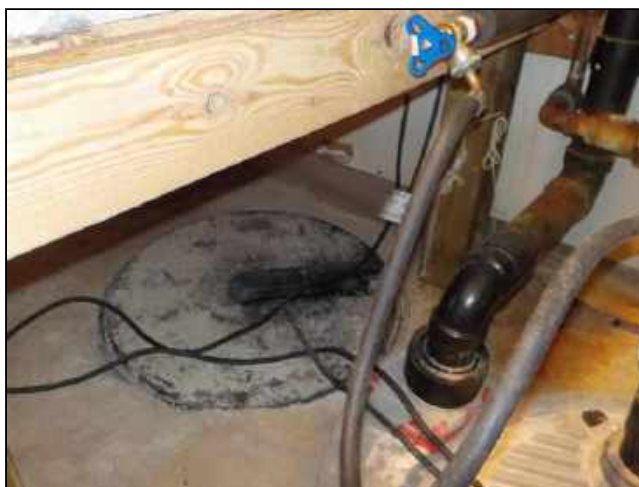
6.1 Inspected



6.1 Item 1(Picture) Main clean out

6.2 Inspected

6.3 (1) Inspected



6.3 Item 1(Picture) Sump

6.3 (2) Sump pumps should be tested on a regular basis. Installation of a backup pump and power supply is recommended.

6.4 Inspected. Check valve and vent pipe present.



6.4 Item 1(Picture) Sewage pump

7. 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

Main Electrical Panel Location:	Sub-Panel Location(s):	Equipment Grounding Present:
Garage	Garage Mechanical Room Pool Room	Not visible
Electrical Main Service:	Service Amperage:	Panel Type:
Underground	200 AMPS	Breakers
Branch Wiring Type:	Wiring Methods:	Futures Available:
Copper	Non Metallic Sheathed Cable (Romex)	Yes
Electric Panel Manufacturer:	GFCI Reset Location(s):	AFCI Reset Location(s):
SIEMENS	Exterior Kitchen Bathrooms	Main Electrical Panel Sub Panel

7.0	Electrical Main Service
7.1	Equipment Grounding
7.2	Main Electrical Panel Condition
7.3	Electrical Sub Panel Condition
7.4	Operation of GFCI (Ground Fault Circuit Interrupters)
7.5	Operation of AFCI (ARC Fault Circuit Interrupters)
7.6	Smoke Alarms
7.7	Carbon Monoxide Alarms

Comments:

7.0 Inspected

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

7.2 (1) Inspected



7.2 Item 1(Picture) Service disconnect and main panel

7.2 (2)

- **Futures are available for expansion in the electrical panel**

7.3 Inspected



7.3 Item 1(Picture) Mechanical room sub panel



7.3 Item 2(Picture) Pool room sub panel

7.4 Inspected

7.5 Inspected

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

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

8. HVAC 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:	Heating Unit Location(s):	Heating System(s) Service:
Two	Mechanical Room	Entire Home
Heating System Type(s):	Energy Source:	Ductwork:
High Efficient Gas Forced Air Furnace	Natural Gas	Duct and registers
Heat Pump Forced Air (also provides cool air)	Geothermal	
Filter Type:	Heating System Brand:	
HEPA	CARRIER	
	GEOLINK	

8.0	Heating Equipment Condition
8.1	Energy Source
8.2	Exhaust Venting
8.3	Thermostat
8.4	Air Filters
8.5	Distribution / Ducting Systems
8.6	Automatic Safety Controls
8.7	Heating System Comments
8.8	HRV

Comments:

8.0 (1) The gas furnace and heat pump was tested using normal operating controls and functioned properly at time of inspection. The system has been annually maintained and serviced by the installation contractor. We recommend obtaining this information from the seller.

8.0 (2)

- **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.**



8.0 Item 1(Picture) Gas furnace

8.0 (3)

- A geothermal heat pump is present for the radiant floor heat and the cooling system. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Individual heating elements are not tested and should be tested by a qualified HVAC contractor if further review is desired. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. Electric heat strips provide emergency heat.



8.0 Item 2(Picture) Heat pump

8.1 Inspected

8.2 Inspected

8.3 Inspected

8.4 Inspected. We recommend cleaning/replacing the furnace filter on a regular basis to optimize the unit's operating efficiency and life expectancy.

8.5 (1) Kitec plumbing supply lines manufactured in Canada as IPEX were installed in homes between 1995 and 2007. This product was recalled in 2007 due to corrosion and failure issues at the pipe connections. Many insurance providers now recognize the water damage risk regarding this type of plumbing. We recommend consulting your insurance broker for their conditions for insuring a home with this type of piping. For more information please visit this website <http://www.kitecsettlement.com>. A comprehensive inspection and condition report of the HVAC system and components has been provided by the original installation contractor.



8.5 Item 1(Picture) Radiant floor heating



8.5 Item 2(Picture) Outdoor manifold

8.5 (2) Circulation pumps and zoned controls present for the radiant floor heating. Plate exchangers noted for the exterior radiant floor heating.



8.5 Item 3(Picture) Circulation pumps, plate exchangers and zoned controls

8.6 Inspected

8.7 Geothermal systems should be serviced on an annual basis to ensure safe and proper operation. The client should commence an annual maintenance, cleaning, and parts replacement program with a qualified plumbing and heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.

8.8 The home is equipped with a LIFE BREATH 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.cmhc-schl.gc.ca/en/co/maho/gemare/gemare_004.cfm



8.8 Item 1(Picture) HRV

9. Water Heaters

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

Number of Water Heating Systems:	Water Heater Location(s):	Water Heater Design Type:
Four	Mechanical Room	Indirect
Water Heater Energy Source:	Water Heater Capacity:	Water Heater Brand:
Electric	50 Gallon	GIANT
	60 Gallon	GSW
		RHEEM

9.0	Water Heater Condition
9.1	Supply Lines
9.2	Energy Source
9.3	Temperature / Pressure Release Valve
9.4	Water Heater Comments

Comments:

9.0 Inspected



9.0 Item 1(Picture) Water heaters

9.1 Inspected

9.2 Inspected

9.3 Inspected

9.4 The water heaters assist in providing the radiant floor heating and the domestic hot water.

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.

Styles & Materials

Cabinet(s): Wood	Countertop(s): Solid surface	Dishwasher Brand: KITCHENAID
Exhaust/Range Hood Brand: EXTERIOR VENTED	Range/Oven Brand: DACOR	Built-in Microwave Brand: DACOR
Refrigerator: DACOR		

10.0	Floors
10.1	Walls
10.2	Ceiling
10.3	Doors
10.4	Windows
10.5	Heat / Cooling Source
10.6	Receptacles, Switches and Fixtures
10.7	Counters and Cabinets (representative number)
10.8	Sinks
10.9	Plumbing Drains
10.10	Dishwasher(s)
10.11	Ranges/Ovens/Cooktops
10.12	Range Hood(s)
10.13	Microwave Cooking Equipment
10.14	Refrigerator

Comments:

10.0	Inspected
10.1	Inspected
10.2	Inspected
10.3	Inspected
10.4	Inspected
10.5	Inspected
10.6	GFCI protected outlets present.
10.7	Inspected
10.8	Inspected
10.9	Inspected
10.10	Inspected
10.11	Inspected
10.12	Inspected
10.13	Inspected
10.14	Inspected

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.

Styles & Materials

Bath Tub / Shower:

Standard Bath Tub
Seperate Shower
Steam Shower

Exhaust Fans:

Fan Only
HRV intake

Countertop(s):

Solid Surface

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

Comments:

11.0	Inspected
11.1	Inspected
11.2	Inspected
11.3	Inspected
11.4	Inspected
11.5	Inspected
11.6	Inspected
11.7	GFCI protected outlets present.
11.8	Inspected
11.9	Inspected
11.10	Inspected. Steam shower noted in the basement. Tested operable.
11.11	Inspected
11.12	Inspected
11.13	Inspected

12(A) . Main floor

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:

240 Volt Electric

Dryer Vent:

Not visible

12.0.A	Floors
12.1.A	Walls
12.2.A	Ceiling
12.3.A	Doors
12.4.A	Heat / Cooling Source
12.5.A	Receptacles, Switches and Fixtures
12.6.A	Clothes Dryer Exhaust Venting
12.7.A	Laundry Area Comments
12.8.A	Clothes Washing Machine
12.9.A	Clothes Dryer

Comments:

12.0.A Inspected

12.1.A Inspected

12.2.A Inspected

12.3.A Inspected

12.4.A Inspected

12.5.A Inspected

12.6.A Not visible/inspected

12.7.A Laundry chute present to the basement laundry room.

12.8.A Manufactured by MAYTAG. Stackable unit.

12.9.A Manufactured by MAYTAG. Stackable unit.

12(B) . Basement

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:
240 Volt Electric

Dryer Vent:
Not visible

Countertop:
Solid surface

Cabinetry:
Wood

12.0.B	Floors
12.1.B	Walls
12.2.B	Ceiling
12.3.B	Doors
12.4.B	Counters and Cabinets (representative number)
12.5.B	Laundry Tub / Sink
12.6.B	Heat / Cooling Source
12.7.B	Receptacles, Switches and Fixtures
12.8.B	Clothes Dryer Exhaust Venting
12.9.B	Clothes Washing Machine
12.10.B	Clothes Dryer

Comments:

- 12.0.B Inspected
- 12.1.B Inspected
- 12.2.B Inspected
- 12.3.B Inspected
- 12.4.B Inspected
- 12.5.B Inspected
- 12.6.B Inspected
- 12.7.B Inspected
- 12.8.B Not visible/inspected
- 12.9.B Manufactured by WHIRLPOOL.
- 12.10.B Manufactured by WHIRLPOOL.

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.

Styles & Materials

Floor Covering(s): Tile Wood	Wall Material(s): Gypsum Board (Drywall)	Ceiling Material(s): Gypsum Board (Drywall) Wood Open Beam
Interior Doors: Wood	Window Type(s): Same as Exterior	Types of Fireplaces / Wood Stove: Wood Burning Gas fireplaces
Operable Fireplaces: Six		

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	Wet Bar

Comments:

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 (1) The gas fireplace(s) tested operable using the normal operating controls.



13.8 Item 1(Picture) Cottage fireplace

13.8 (2) An outdoor wood burning fireplace is present on the left side balcony. Operational damper noted. The fireplace does not appear to have been in use and a detailed assessment of the adequacy of the installation, clearances to combustibles materials and shielding was not completed as part of the home inspection. We recommend consulting with a Wood Energy Transfer Technology (WETT) certified inspector or contractor for further assessment to ensure safe and proper installation prior to close. Please refer to the Ask the Inspector article regarding Wood Burning Systems for further information found at www.amerispec.ca



13.8 Item 2(Picture) Wood burning fireplace



13.8 Item 3(Picture) Damper condition

13.9 Inspected

13.10 Inspected

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	Knee wall access	Blown-In
No access		Batt
Vaulted ceiling		Fiberglass
		Cellulose
		R-40
		Sprayfoam
		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 (1) Inspected

- 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; recommend consulting sellers for any additional information.

14.1 Inspected where visible.

14.2 Inspected where visible.

14.3 Inspected where visible.



14.3 Item 1(Picture) Insulation conditions

14.4 Inspected where visible.

14.5 Inspected where visible.

14.6 Not visible/inspected

General Summary



AmeriSpec of Barrie, Orillia and Muskoka

andrew.laroche@amerispec.ca
www.home-inspection-barrie.ca
1-888-516-6337
705-722-5876

Customer

AmeriSpec Move in Ready

Address

123 Timber Leif Ridge
Blue Mountains Ontario N0H 1J0

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.

8. HVAC System

8.5 Distribution / Ducting Systems

(1) Kitec plumbing supply lines manufactured in Canada as IPEX were installed in homes between 1995 and 2007. This product was recalled in 2007 due to corrosion and failure issues at the pipe connections. Many insurance providers now recognize the water damage risk regarding this type of plumbing. We recommend consulting your insurance broker for their conditions for insuring a home with this type of piping. For more information please visit this website <http://www.kitecsettlement.com>. A comprehensive inspection and condition report of the HVAC system and components has been provided by the original installation contractor.



8.5 Item 1(Picture) Radiant floor heating



8.5 Item 2(Picture) Outdoor manifold

Licensed To Andrew LaRoche

Report on Kitec from the System Installer

The following is a description of HVAC system, equipment, operation and use. Kitec used and issues.

NOTE: The plumbing system has no Kitec piping, hot or cold water.

HVAC system is as follows:

Hydronic heat + cooling system, gas furnace, ventilation and accessories.

A geothermal heat pump provides hot water (set to 42'c) and chilled water (set at 10'c for cooling with furnace fan, coil).

Is very efficient geothermal cooling.

The piping between heat pump - storage tanks - pumps - heat exchangers and manifolds is a combination of copper and Kitec pipe fittings.

There is no automatic fill valve connection to hydronic system.

The hi efficiency gas furnace with a 3 zone duct system (3 floors) can heat the entire house. Is used currently as main heating (is designed as stage 2 to back up floor warming system).

Fresh air ventilation is achieved with a heat recovery ventilator system (HRV).

2 hi efficiency filters are connected with return air ducts at gas furnace.

Furnace fan with constant low fan operation with HRV features + filtering.

1 steam humidifier providing demanded humidity.

There are several gas fireplaces, which are described as decorative appliances. Providing heat and fun.

Kitec piping installed.

The entire basement floor slab has 1/2" Kitec pipe floor warming loops starting and ending at manifold box, c/w zone controls.

The entire main floor has 1/2 Kitec pipe encased in 1-1/2 "cement between

2x3s on 16" centres, starting and ending at manifold box, c/w zone controls. Wood and tile floors over.

A secondary closed loop system connected via a heat exchanger is serving:

1. A snow melting path from back door to hot tub. This loop is IPEX pipe, not Kitec pipe.
2. Swimming pool (geothermal heating) has 1/2" Kitec pipe loops in walls and floor starting and ending at a manifold in pool heater room.

This secondary loop system was abandoned due to VERY high electricity cost increases (despite geothermal efficiency). Gas pool heater is now used.

The operating status is unknown, could be checked, should be ok, has freeze protection glycol in it.

Status now re Kitec:

The bi-annual service of hydronic system never showed any problems, leaks, restrictions or issues due to Kitec piping.

Most likely because: See page 5 of 8 with attached Kitec guide.

<https://www.squareone.ca/resource-centres/getting-to-know-your-home/kitec-plumbing>

The 3 main reasons for problems re Kitec :

Hi temperature. Operates at low 42°C.

Hi pressure. Operates as a low-pressure system. 12-18 psi

Oxygen in system. No oxygen in system, closed loop, pipe has oxygen barrier. The system does not appear to suffer as in plumbing mode. No problems for now.

Conclusion:

The system could be used as designed.

If any problems arise re Kitec or other it could be repaired or abandoned.

Due to lack of automatic refill there will be no leak beyond a few litres .

All fittings are exposed and accessible, there are no hidden fittings to my knowledge.

The system contains some glycol for freeze protection.

The Kitec system was sold as premium installation at a higher cost, provided training and advanced manifolds.

Above notes are to the best of my recollections and facts.

All decisions made re HVAC system changes is responsibility of owner.

Fritz Bohren, Installed