



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package 143 Preservation Road, Collingwood



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



LOCATIONS NORTH





CollaborativeRealEstate.ca



2,085 sq. ft.



3 Bed



3.5 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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 www.CollaborativeRealEstate.ca

143 PRESERVATION Road Unit #173, Collingwood, Ontario L9Y 0G9

Client Full **143 PRESERVATION Rd #173 Collingwood** MLS® #: 40317492
Active / Residential Price: \$1,100,000



Simcoe County/Collingwood/CW01-Collingwood Bungalow/Row/Townhouse

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

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **2,085**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,591/Other**
 BG Fin SF: **494/Other**
 DOM/CDOM: **2/2**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$4,358.52/2022**
 Condo Fee/Freq: **\$438.49/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Prime end unit in the peaceful and friendly Silver Glen Preserve development. This 2,085 square foot home enjoys the light and privacy of being next to the nature preserve and quiet from neighbours by virtue of double drywall and Safe'n'Sound® insulation. This premium home is full of upgrades: California shutters and wood floors throughout, kitchen pantry with slide out trays, pot drawers, six burner gas stove, fresh paint and an extra-large island that seats four stools. The spacious and cozy main floor has a gas fireplace, separate dining area, main floor laundry and exits to both the covered back porch and double car garage. Even the front porch is covered and super private. For full main floor living, also enjoy the primary bedroom with an ensuite and walk-in closet. Upstairs is another bedroom, loft sitting area and full bath. The recently renovated lower level contains a large bedroom with walk-in closet, a three-piece bath and a large recreation room complete with plentiful lighting and a gas rough-in for a future fireplace. On every level, you will find loads of storage to make this an easy to organize home and one you can easily 'lock and go'. Silver Glen has easy access to walking trails and short drives to golf, skiing and the Georgian Bay lifestyle.**

Directions: **Hwy 26 to Silver Glen Blvd to Conservation Way to to Preservation Road**
 Cross St: **Conservation Way**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Party Room, Pool, Sauna, Visitor Parking**
 Condo Fees: **\$438.49/Monthly**
 Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Snow Removal**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **E & H Property Management**
 Prop Mgt Contact: **/519-599-3585**
 Building Name: **Silver Glen Preserve**
 Balcony: **Terrace**
 Condo Corp #: **341**
 Condo Corp Yr End:
 Status Certificate Date:

Exterior

Exterior Feat: **Porch, Privacy**
 Construct. Material: **Brick Veneer**
 Shingles Replaced:
 Year/Desc/Source: **2018/Completed / New/Owner**
 Property Access: **Municipal Road, Paved Road**
 Pool Features: **Community, Inground**
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **4**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**
 Water Source: **Municipal-Metered**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **0.00**
 Location: **Urban**
 Area Influences: **Airport, Beach, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Hospital, Library, Place of Worship, Quiet Area, Schools, Shopping Nearby, Skiing Forest**
 Foundation: **Poured Concrete**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Attached**
 Apx Age: **0-5 Years**
 Rd Acc Fee:
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Driveway Spaces: **2.0**
 Garage Spaces: **2.0**
 Retire Com:
 Fronting On: **West**
 Exposure: **East**
 Easement, Subdiv. Covenant
 Simcoe County District School Board, Simcoe Muskoka Catholic District School Board, Trillium

Lakelands District School Board
 High School: CCI, Our Lady of the Bay, Pretty River Academy
 Elementary School: DOUBLE CHECK Mountainview, St. Mary's, Pretty River Academy

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Energy Efficient**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **HWT-Gas** FP Stove Op:
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Range**
Hood, Refrigerator, Smoke Detector, Washer, Window Coverings Contract Cost/Mo: **37.71**
 Exclusions: **Hot Water Tank (rental)**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **UNIT 173, LEVEL 1, SIMCOE STANDARD CONDOMINIUM PLAN NO. 341 AND ITS APPURTENANT INTEREST**
SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1536473 TOWN OF
COLLINGWOOD
 Zoning: **R3-21** Survey: **Available/ 2016**
 Assess Val/Year: **\$377,000/2022** Hold Over Days: **120**
 PIN: **593410174** Occupant Type: **Owner**
 ROLL: **433104000200123**
 Possession/Date: **Immediate/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **09/14/2022**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Karen Willison, Salesperson
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Date Prepared: 09/16/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40317492

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	14' 6" X 15' 6"	4.42 X 4.72	Double sink, Hardwood floor, Open Concept, Pantry
Dining Room	Main	11' 5" X 12' 4"	3.48 X 3.76	Hardwood floor, Open Concept
Living Room	Main	14' 0" X 12' 7"	4.27 X 3.84	California Shutters, Fireplace, Hardwood floor, Open Concept, Sliding doors, Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom Primary	Main	11' 3" X 15' 6"	3.43 X 4.72	Ensuite, Hardwood floor, Walk-in Closet
Primary Ensuite Bathroom	Main	7' 11" X 6' 10"	2.41 X 2.08	4-Piece, Tile Floors
Bathroom	Main	3' 2" X 7' 1"	0.97 X 2.16	2-Piece, California Shutters, Tile Floors
Loft	Second	11' 3" X 14' 1"	3.43 X 4.29	California Shutters, Hardwood floor
Bedroom	Second	11' 6" X 16' 11"	3.51 X 5.16	California Shutters, Hardwood floor
Bathroom	Second	5' 4" X 8' 8"	1.63 X 2.64	4-Piece
Recreation Room	Lower	13' 7" X 23' 2"	4.14 X 7.06	Laminate
Bedroom	Lower	11' 1" X 13' 0"	3.38 X 3.96	Laminate
Bathroom	Lower	11' 2" X 5' 0"	3.40 X 1.52	3-Piece, Laminate
Storage	Lower	6' 10" X 19' 7"	2.08 X 5.97	
Utility Room	Lower	11' 6" X 9' 7"	3.51 X 2.92	

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Quick Facts 143 Preservation Road, Collingwood

- **Open concept end unit with numerous upgrades throughout including hardwood, Caesarstone countertops, extra sound proofing and more!**
- **California shutters throughout main and upper level**
- **Loft area with hardwood flooring, bedroom and 3 piece bath on upper level**
- **Finished lower level with family room, king sized bedroom and 3 piece bath**
- **Covered rear porch with gas BBQ hookup**
- **Double car garage with loft area for storage**
- **3 bedroom**
- **3.5 bath**
- **Recreation amenities include an outdoor heated pool, fitness centre, games room/lounge with kitchen area**



COLLABORATIVE
REAL ESTATE

10 Favourite Things About
143 Preservation Road, Collingwood

1	Bright end unit with lots of windows and upgraded finishes.
2	The cozy gas fireplace in the living room.
3	Location! Situated beside the forest nature preserve - quiet, peaceful and you can hear the owls at night.
4	Located at the end of the road - very little traffic.
5	The front porch is very private because of the home being at the end of the road.
6	Friendly neighbours.
7	Easy to "lock and go".
8	Cozy and comfortable.
9	Very good quality build.
10	Lots of spaces to live in - deceptively big.



Expense/Utility/House Details

143 Preservation Road, Collingwood, ON L9Y 0G9

House Details

Item	Year	Notes
Year Home was Built	2017/2018	
Air Conditioner	2018	
Air Exchanger	2018	
Windows	2018	
Roof	2018	
Furnace	2018	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,358.52	The Town of Collingwood
Insurance Premium	\$435.00	
Gas	\$630.00	Enbridge
Hydro	\$1,300.00 (incl. water, sewer)	EPCOR
Rental Equipment Contracts	\$452.52 (\$37.71/month)	Reliance (Hot Water Tank)
Water/Sewer	Included with Hydro	EPCOR
Internet/Cable Provider		Bell Fibe or Rogers
Lawn/Garden Maintenance	Included with Condo Fee	Condo Corporation
Snow Removal	Included with Condo Fee	Condo Corporation
Condo Fee	\$5,261.88 (438.49/month)	Condo Corporation

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Reliance	Jan 11, 2018 – 7 years

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Maytag / MFF2258FEZ	s/n K81203615
Dishwasher	Maytag / MDF4949SDZ	
Stove/Oven	GE Café / CC2S985SETSS	
Microwave	Panasonic / NNST7758	
Washer	Amana / YNED5800DW2	s/n M80891865
Dryer	Amana – see above	

Additions/Upgrades

Item	Year	Details/Notes
Garage door opener	2018	2 remotes
Central Vac installed	2021	Blue Mountain Vacuum
Basement finished	June 2022	Peak Living

Additional Notes:

May 2021 – unit completely repainted; ducts cleaned; pin pad on door installed; garage door and parts lubricated
HVAC serviced annually by Nottawasaga Mechanical
Fans purchased from Georgian Design Centre and installed 2018



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Upgrades List 143 Preservation Road, Collingwood

- Kitchen cabinetry, rollouts in pantry, pot & pan drawer cabinets, microwave base cabinet in island, backsplash, Caesarstone countertops, exhaust hood, single handle arch pulldown faucet
- 5" Maple flooring in Kitchen, Living Room, Dining Room, Primary Bedroom, Loft & upstairs Bedroom
- Ensuite cabinetry, Caesarstone countertops with rectangular undermount sinks, shower wall tile, flat pebble floor, grout, corner bench, custom niches
- Caesarstone countertop and undermount sink in Powder Room instead of standard pedestal sink
- Pot lights, ceiling fan rough-in, electrical for wall-mount TV
- Oak stair treads and railings leading upstairs, railings to lower level
- Grout and tile in Foyer, Powder Room and Laundry
- FlowWise elongated toilets
- Loft bathroom cabinetry & Caesarstone countertops
- Gas lines for BBQ and gas range, roughed in gas line in lower level for future fireplace
- Additional layer of drywall & insulation in shared wall on main and upper levels

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (1997) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4329424.763	588027.635
B	429241.185	588033.266

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



PLAN 5 IR-40653

RECEIVED AND DEPOSITED

DATE September 23rd, 2016

D. Jovanovic
REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF SIMCOE (No. 51)

PART	LOT	CONC.	PIN
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11	Pt. 48	11	PIN 58255-0586(LT)
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

NOTE:
PARTS 1 TO 22 INCLUSIVE COMPRISE ALL OF PIN 58255-0586(LT)
PARTS 1 TO 22 INCLUSIVE ARE SUBJECT TO EASEMENTS AS IN
INST'S SC503873, SC711135, SC711196, SC712967, SC714248,
SC720133, SC775809, SC845738, SC900301, SC957004, SC1000441
SC1088115, SC1169238, SC1205109, SC 236432 & SC1329653

**PLAN OF SURVEY OF
PART OF LOT 48
CONCESSION 11
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE**

SCALE 1:400

ZUBEK, FMO, PATTEN & THOMSEN LTD.
2016

METRIC
DISTANCES ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (1997).
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND
DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES
BY MULTIPLYING BY THE COMBINED SCALE FACTOR
OF 0.999622.

- ◆ DENOTES FIND
- ◆ DENOTES FOUND
- ◆ S.I.B. DENOTES STANDARD IRON BAR
- ◆ I.B. DENOTES IRON BAR
- ◆ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ◆ DENOTES CUT CROSS
- ◆ DENOTES CONCRETE PIN
- ◆ DENOTES WITNESS

ALL SET BARS ARE S.S.I.B. UNLESS NOTED OTHERWISE
ALL FOUND BARS ARE S.S.I.B. MARKED ZUMO UNLESS
NOTED OTHERWISE

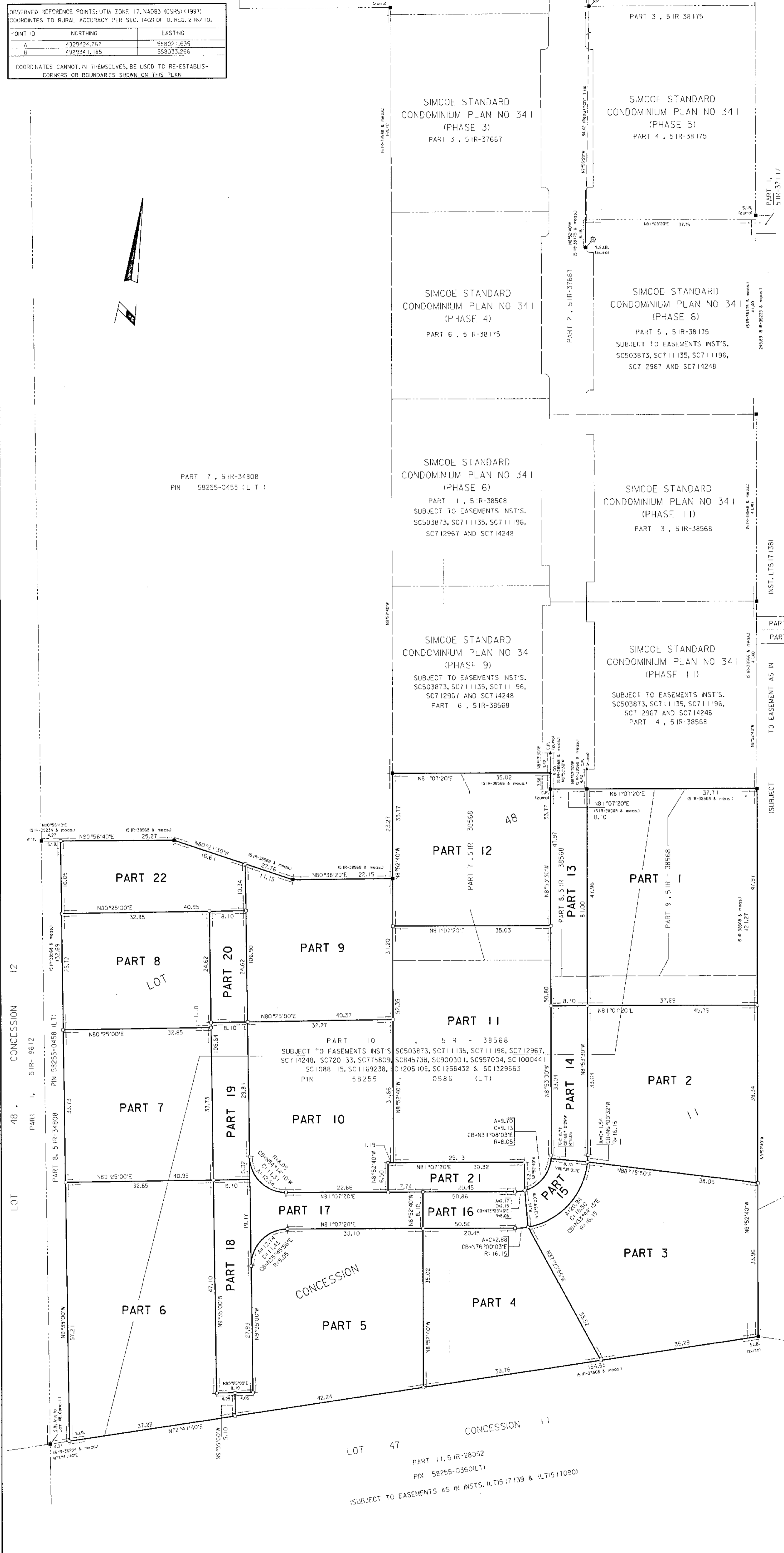
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14TH DAY OF
SEPTEMBER 2016.

SEPTEMBER 14, 2016 Lynn H. Patten O.L.S.
LYNN H. PATTEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

ZUBEK, FMO
PATTEN & THOMSEN
L I M I T E D

ONTARIO LAND SURVEYORS
200 MOUNTAIN ROAD
UNIT 4
COLLINGWOOD, ONTARIO L9Y 4V5
PHONE: (705) 445-4910



LOT 47
PART 11, 5 IR-28052
PIN 58255-0360(LT)
(SUBJECT TO EASEMENTS AS IN INST'S LT1517139 & LT1517090)

SIMCOE STANDARD
CONDOMINIUM PLAN NO. 273
(BLOCK 59273)

PART 1, 5 IR-34808
 PART 2, 5 IR-37667
 PART 3, 5 IR-38175
 PART 4, 5 IR-38175
 PART 5, 5 IR-38175
 PART 6, 5 IR-38175
 PART 7, 5 IR-38175
 PART 8, 5 IR-38568
 PART 9, 5 IR-38568
 PART 10, 5 IR-38568
 PART 11, 5 IR-38568
 PART 12, 5 IR-38568
 PART 13, 5 IR-38568
 PART 14, 5 IR-38568
 PART 15, 5 IR-38568
 PART 16, 5 IR-38568
 PART 17, 5 IR-38568
 PART 18, 5 IR-38568
 PART 19, 5 IR-38568
 PART 20, 5 IR-38568
 PART 21, 5 IR-38568
 PART 22, 5 IR-38568

RULES

SILVER GLEN PRESERVE

ON

PART OF LOT 48, CONCESSION 11, NOTTAWASAGA,
COUNTY OF SIMCOE BEING PARTS 1 & 3 ON 51R-35234
IN THE TOWN OF COLLINGWOOD

SIMCOE STANDARD CONDOMINIUM PLAN NO. 341

A Phased Condominium Project Pursuant to the Condominium Act, 1998

Reid's Heritage Homes Ltd. on behalf of
Silver Glen Preserve Development Corporation



Simcoe Standard Condominium Corporation No. 341**RULES**

These Rules shall be observed by every owner, tenant, and occupant of this condominium and shall be construed in the singular or plural as the context may require, and each such term shall be deemed to include the other and includes all persons in occupancy of any Unit.

Definitions

1. Terms used herein shall have ascribed to them the definitions contained in the Act and in the Declaration of the Corporation, and:

“Act” means the *Condominium Act, 1998* as amended, supplemented or replaced from time to time, and includes all regulations pursuant thereto;

“Board” shall mean the Board of Directors of the Corporation;

“Buildings” or “buildings” shall mean all buildings on the property;

“Common elements” includes exclusive use portions of common elements;

“Corporation” shall mean Simcoe Standard Condominium Corporation No. 341;

“Declaration” shall mean the declaration of Simcoe Standard Condominium Corporation No. 341 as amended from time to time;

“Property” shall mean Simcoe Standard Condominium Plan No. 341;

“Silver Glen Preserve” means the lands in Schedule “A” of the Declaration of the Corporation as amended from time to time;

“Telecommunication Device” means any signal transmission or signal reception device or any roof antenna or satellite dish or any other antenna, exterior tower antenna or satellite dish antenna for either radio, television, internet or other reception or transmission or for any other purpose and includes any exterior tower or other structure or support device that can be used as a support or otherwise in conjunction with any antenna, satellite dish or other transmission or reception device; and

“Unit Occupant” or “Unit occupant” means any Unit Owner, any Unit owner’s spouse, child or children, invitee, servant, guest, or tenant and tenant’s spouse, child or children, invitee, servant, guest or any other occupant of a Unit in the Property.

Fire Prevention

1. No one shall do or permit anything to be done in, within or on the Property that conflicts with any federal, provincial or municipal laws or bylaws relating to fire or increase the risk of fire or the rate of fire insurance on the buildings, or any property kept therein, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner, or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal bylaw.
2. No combustible material or flammable goods shall be stored in any Unit or on the common elements unless stored as prescribed by the Board.
3. Barbecuing is permitted provided same does not cause discomfort or annoyance to other Unit Occupants within the Condominium or other residents of Silver Glen Preserve.
4. All outdoor appliances, whether cooking, heating or decorative, must be CSA or UL approved for outdoor use and must be maintained and operated as per the manufacturers recommendations. Specifically, distances from flammable items (wood fences, decks, etc) listed in the manual for the appliance must be strictly observed.

Approved:

Propane, Natural Gas BBQ

Egg Type and or sturdy charcoal barbeque

Propane or Gas heaters approved for outdoor usage

Decorative Propane or Gas Displays approved for outdoor use

Not Approved:

Burning of wood in fire bowls or chimenea's
Any sort of fire pit
Easily tipped portable type charcoal BBQ's
Deep Fryers on wooden decks
Cooking or BBQing in front yards
Cooking or BBQing in garages

Storage of Flammable Materials:

All flammable materials stored in your home must be stored in CSA or UL containers approved for indoor storage.

Traffic and Parking Control

1. The traffic and parking rules established by the Board and the traffic and parking signage posted by or on behalf of the Board shall be complied with by all Unit Occupants and visitors.
2. In the absence of the prior written permission of the Board, motor vehicle(s) of a Unit Occupant may only be parked in the driveway appurtenant to the dwelling Unit or garage of the dwelling Unit in which such Unit Occupant resides. No motor vehicle may be parked or left on any other portion of the common elements by anyone except with the prior written permission of the Board which permission can be revoked. Written permission can include signage designating parking for certain purposes or persons and areas designated for use by visitors.
3. Only motor vehicles that are operable, with a current motor vehicle license and insurance as is required to permit the operation of that motor vehicle on the highways of Ontario may be parked in the driveway appurtenant to a Unit or other permitted parking area. There shall be no parking or storage of derelict and/or recreational vehicles or equipment on or in Silver Glen Preserve. Prohibited recreational vehicles and equipment include boats, trailers, snowmobiles, personal water craft and any vehicle which contains cooking and/or sleeping facilities or which is capable of providing accommodation facilities to one or more persons. Motor vehicles or equipment that does not comply with the foregoing criteria may be parked in the garage portion of a dwelling Unit provided the garage door is kept closed other than as is reasonably necessary for ingress and egress thereto and then only during the times of such ingress and egress.
4. In the absence of the prior written permission of the Board, only bona fide visitors (as determined by the Board in its absolute discretion) to a Unit may use the areas marked for visitor parking. Unless a charge is implemented by the new Board after the turnover meeting, visitors are not required to pay for parking.
5. No overnight parking by visitors is permitted without the written permission of the Board which permission can take the form of an overnight parking pass provided by the Board or property manager to permit such parking.
6. Only automobiles, station wagons, vans or pick-up trucks or motorcycles may be parked on the driveway appurtenant to a Unit, on any parking Unit or on any permitted area of the common elements (if any).
7. The walkways shall not be obstructed or used for any purpose other than pedestrian ingress to and egress from the Units and parking areas. No driveway shall be obstructed so as to hinder or prevent motor vehicular access thereto by the persons with a right to park a motor vehicle on the driveway in question.
8. No motor vehicle shall be driven on any part of the common elements other than on the roadway and driveways or parking spaces. No motor vehicle shall be parked across a sidewalk or walkway to reach same if the driveway or parking space in question abuts or fronts onto a sidewalk or walkway.
9. No one shall permit any gasoline, oil or other harmful substance to escape on to the surface of the parking spaces, driveways or common elements. No repairs or adjustments to motor vehicles shall be carried out on the common elements. Other than as a temporary expedient, mats, trays or other containers may not be placed on the surface of the parking spaces as an alternative to repairing the cause of the escape of the gasoline, oil or other harmful substance.

10. No one shall park or store anything, including a motor vehicle of any description in any area marked "no parking."

Use of Common Elements and Units

1. Unit Occupants shall strictly comply with the terms and provisions of the Declaration governing the use and occupancy of Units and common elements, and, without limiting the generality of the foregoing, the provisions of Articles II and III of the Declaration.
2. No Unit Occupant shall do or permit anything to be done in his or her Unit or on the common elements or bring or keep anything therein that will in any way obstruct or interfere with the rights of other owners or in any way injure or cause legitimate annoyance to them.
3. No noise caused by any instrument or other device or otherwise howsoever caused, including noise caused by any pet or pets, which, in the opinion of the Board is calculated to or may or does disturb the comfort or quiet enjoyment of the Property by another owner or owners or their families, guests, visitors, employees and persons having business with them, shall be permitted.

Pets

1. No pet that is deemed by the Board (in its absolute discretion) to be a nuisance shall be kept in any Unit. Pets must be accompanied by a Unit Occupant and kept on a leash held by a person and under reasonable control when not present in their Unit Occupant's Unit so as to not be a nuisance or cause irritation to other Unit Occupants. No pet may be kept on any part of the common elements. The Board can require any pet to be removed from the Corporation property if the Board deems such pet to be a nuisance. A barking or whining dog in a Unit will be presumed to be a nuisance pet if the barking and/or whining is discernible from outside of the Unit and occurs on any kind of a frequent basis.
2. Without the prior written approval of the Board the only permitted pets are:
 - a. dogs, domestic housecats, parakeets, budgies, canaries, parrots and birds of that sort;
 - b. small fish and/or no more than two (2) turtles kept in an aquarium not larger than eighty (80) litres in capacity or other appropriate cage/container of similar size kept inside the living area of the Residential Dwelling Unit. No more than one (1) such aquarium or container is allowed in any Residential Dwelling Unit without the prior written consent of the Board.
3. In addition to the permitted fish and turtles, without the prior written consent of the Board no more than:
 - a. two (2) dogs or two (2) cats or one (1) dog and one (1) cat; and,
 - b. two (2) birdsare permitted to be kept in any Residential Dwelling Unit.
4. Other than as aforesaid, no animal or bird, which is not a pet nor any insect or reptile that is or is not a pet may be kept anywhere within this Condominium Plan.
5. If any pet should defecate in any area, the person accompanying the pet shall immediately clean up the soiled area and has a duty to do so. The Board has the right to collect the costs of actual cleanup of any defecation left on the common elements including the yard portions of any EUAs appurtenant to any Unit from the Unit Owner of the Unit in which such pet resides should the person accompanying the pet fail to immediately clean up the soiled area with such costs being deemed to be a common expense and an item of repair for which the Unit owner is solely responsible. The cost can therefore be subject to a lien pursuant to the Act.
6. Despite the foregoing, and without limiting the generality of the foregoing, because the presence of certain breeds of dogs or aggressive dogs or dogs which give the impression of being aggressive may give concern to other Unit Occupants, there shall be no dog allowed on this condominium plan (common elements or Units) of, or which are a cross of including one or more of, the following breeds or types, Pit Bull, Rottweiler, Doberman, Akita or any sort of guard dog or dog originally bred for fighting or such other breed as the Board may determine from time to time is not be allowed. In addition, no dog which appears, in the opinion of the Board to be aggressive or threatening or to be acting aggressively or in any sort of a threatening manner is allowed on this condominium plan (common elements or Units). It is within the Board's uncontrolled and absolute discretion to determine what breeds and what specific dogs

are not permitted on this condominium plan (common elements or Units) and such discretion is not subject to being explained or questioned.

7. The Board has the absolute jurisdiction and authority to determine if any dog is a member of a prohibited breed or a cross breed whose lineage includes a prohibited breed and to require the permanent removal of such dog from the condominium property.
8. Upon the Board notifying a Unit Occupant of such determination being made with respect to a dog that appears to reside in or visit such Unit Occupant's Unit, the Board may give the Unit Occupant an opportunity to challenge such determination by submitting one or the other of:
 - a. a certified pedigree issued by the Canadian Kennel Club that positively identifies the dog in question by tattoo or microchip and confirms that such dog does not have any of such breeds in its pedigree; or
 - b. a completely unqualified written certificate to the Corporation that states therein the Corporation is entitled to rely on same from a veterinarian that certifies there is no doubt of any nature or kind that:
 - i. the dog examined by the veterinarian is the dog that has been designated by the Board as being a member of a prohibited breed or a cross breed whose lineage includes a prohibited breed;
 - ii. and that such dog is not a member of a prohibited breed or a cross breed whose lineage includes a prohibited breed.

No other evidence shall be considered by the Board to support any such permitted challenge.

9. Notwithstanding the foregoing, the Board has the absolute discretion and jurisdiction to order the permanent removal of any dog from the condominium property. Also, notwithstanding any challenge being permitted and/or made, the Board shall not be required to explain or justify its decision to order such removal. Upon such order being given the dog in question must be permanently removed from the condominium property within fourteen (14) days from the date such order is delivered to a Unit Occupant of the Unit in which such dog resides or visits.
10. Any restrictions, rules or prohibitions with respect to pets are subject to one or more exceptions which can be made for medical reasons in the discretion of the Board reasonably exercised, upon receipt of adequate documentation including without limiting the generality of the foregoing, evidencing:
 - a. that a dog (or other suitably trained animal) which would otherwise be prohibited is a trained seeing eye dog or trained seeing eye animal, and is necessary to any person with a right of access to the common elements of this condominium plan;
 - b. that a dog (or other suitably trained animal) which would otherwise be prohibited is a trained hearing ear dog or trained hearing ear animal and is necessary to any person with a right of access to the common elements of this condominium plan;
 - c. that an animal which would otherwise be prohibited, is trained and used to assist a Unit Occupant with normal day to day activities that such occupant, because of a physical disability, is unable to perform for him or herself, such as retrieving items, turning on and off of lights, assisting in propelling a wheel chair and other acts of a similar nature.
11. The necessity of a seeing eye dog (or other suitably trained animal), hearing ear dog (or other suitably trained animal) or other animal which would otherwise be prohibited, accompanying a person with a right of access to the common elements of this condominium plan must be established by sufficient documentary medical evidence of a physician licensed to practice in the province of Ontario. In addition, while one or more exceptions may be made as aforesaid, any such animal must be kept under reasonable control and not cause any undue disturbance or annoyance to any other Unit Occupant.
12. The Board has the discretion but not the obligation to permit other pets that might otherwise be prohibited, if the need for such other pet is established by sufficient documentary medical evidence of one or more licensed physicians in the province of Ontario.

Garbage

1. Unit Occupants shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight and placed in secure containers designed for holding garbage that will withstand rodents, vermin and pets so that the garbage bags are not torn by, entered or scattered by the same.

All garbage and recycling shall be kept by Unit Occupants in garages until the pickup day designated by the Board or municipality from time to time. On pickup days garbage and/or recycling for pickup shall be placed by Unit Occupants in such location or locations and by such time as are designated by the Board from time to time. There must be full compliance by all Unit Occupants with all of the requirements, restrictions and regulations of the Town of Collingwood in relation to garbage.

2. Where such debris, refuse or garbage consists of packing cartons or crates (which term includes large cardboard boxes such as appliance cartons), the owner shall arrange for a pick-up thereof and such packing cartons or crates shall not in any event be left outside the Unit.
3. All papers shall be securely tied in bundles and all other garbage shall be securely wrapped and tied.
4. All Unit Occupants shall comply with any Rules or guidelines passed by the Board pertaining to garbage disposal and recycling which are incorporated by reference into and form part of these rules.

General

1. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of any Unit or the common elements or inside of any Unit if visible from any abutting street or any other Unit or the common elements without the prior written consent of the Board which consent may be refused. The foregoing is not applicable to the Declarant or any Unit owned by the Declarant. The Declarant has the right to approve or disapprove any signage while it still has any ownership interest in Silver Glen Preserve.
2. No entrance or other signs or plaques referring to the Declarant (or related company) as the developer or builder of Silver Glen Preserve shall be removed, obscured or covered. No other signage (other than as permitted in the Declaration) of any sort at all is permitted either on the common elements or within or on any Unit without the prior written approval of the Declarant while it has any ownership interest in Silver Glen Preserve .
3. No hanging or drying of clothes is allowed in the common elements.
4. There shall be no signal transmission or signal reception device nor any roof antenna or satellite dish of any kind nor any other antenna, exterior tower antenna or satellite dish antenna for either radio, television, internet or other reception or transmission or for any other purpose erected, fixed, resting by its own weight or otherwise, hanging or otherwise visible anywhere on Silver Glen Preserve or any building or structure thereon or present or visible from any other Unit or common element on any of Silver Glen Preserve without the prior written consent of the Declarant while the Declarant has any interest in any of the lands (or condominium Unit) within Silver Glen Preserve . In addition, no exterior tower or other structure or support device that can be used as a support or otherwise in conjunction with any antenna, satellite dish or other transmission or reception device shall be erected, fixed or placed anywhere on the lands of Silver Glen Preserve or any building or structure thereon without the prior written consent of the Declarant while the Declarant has any interest in any of the lands (or condominium Unit) within Silver Glen Preserve. The Declarant has the exclusive jurisdiction and is empowered to grant permission for any Telecommunication Device while the Declarant has any interest in any of the lands (or condominium Unit) within Silver Glen Preserve. Thereafter any references in this paragraph to the Declarant shall be deemed to be a reference to the Board. Any Telecommunication Device for which the Declarant has given permission is allowed to remain within Silver Glen Preserve after the Declarant has no interest in any of the lands (or condominium Unit) within Silver Glen Preserve , until the title to the Unit whose owner was given consent for such Telecommunication Device is no longer in the name(s) of the owner(s) or any of the owner(s) to whom the Declarant provided its permission for the said Telecommunication Device provided the said Telecommunication Device is kept in a reasonable state of repair and condition and is securely affixed in accordance with the permission granted therefor by the Declarant.
5. Except as approved by the Board in writing, no building or structure or tent or swing set shall be erected and no trailer either with or without living, sleeping, or eating accommodation shall be placed located, kept or maintained on any part of the common elements.
6. Composters and digesters are prohibited anywhere in or on a Unit and the common elements.

7. No bicycles, carriages, wagons, or shopping carts shall be left at the front of any building or upon the walks or other areas of the common elements generally visible from the other Units. No one will use any such area for the repair or the cleaning of wagons, carriages, bicycles and carts. No one will use any driveway area provided for the parking of an automobile or any other common element area for the storage or repair of any motor vehicle or trailer.
8. The occupant of a Unit will be held responsible for any damage to the common elements caused by moving furniture and/or other items in and out of his or her Unit.
9. The manholes, closets and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown therein. Any damage resulting to them from the misuse or from unusual or unreasonable use shall be borne by the occupants causing such damage. Water shall not be left running, unless in actual use either outside or within the premises.
10. No window air-conditioners are permitted. No air-conditioning unit nor heat pump nor similar equipment and machinery and other noise generating equipment appurtenant to or used in connection with the Units (all of which are collectively referred to herein as AC equipment) is permitted save and except AC equipment that has been pre-approved in writing by the Board. In the absence of reasonable grounds to refuse same the Board shall approve applications for the foregoing. The external elements and components of any such AC equipment may only be located where permitted by the Board. This foregoing part of this paragraph is not applicable to AC equipment placed by or on behalf of the Declarant whether before or after registration of the Unit. All AC equipment must be kept in good repair by the owner of same so that the noise from same is kept as low as is reasonably possible. All components of such AC equipment shall form part of the Unit the same service so that the Unit Owner of the said Unit is responsible to maintain, repair (after damage or otherwise) and replace the same as required by the Board in its discretion (exercised reasonably).
11. No partitions, gates or fences may be erected without the prior written permission of the Board. No one will excavate or permit to be excavated or removed any earth from the exclusive use area on the common elements, nor remove or permit to be removed therefrom any trees or shrubs, without prior written approval of the Board.
12. Neither the Board nor any member thereof nor the Corporation shall be liable for any loss or damage or theft to any Unit Owner's or occupant's goods or chattels stored in any storage space provided or permitted by the Corporation.
13. No noise of any kind, which in the opinion of the Board or its agent may disturb the comfort of any other occupant of the condominium plan shall be permitted by anyone nor shall any noise whatsoever, including the playing of musical instruments be repeated or persisted in after request by the Board or its agent to discontinue the same, including any noise caused by any congregation of persons in any Unit or portion or portions of the common elements. Organs, violins, and other musical instruments shall not be played by anyone in any Unit or on the common elements after 11:00 p.m. The sound of radios, record players, tape recorders, and television sets in Units or on the common elements shall be maintained at a level, which in the opinion of the Board or its agent, is calculated not to disturb the comfort of any other occupant and the level of sound therefrom shall, upon the request of the Board or its agent, be sufficiently reduced so that the same is in the opinion of the Board or its agent, not disturbing to the comfort of any other person.
14. Each occupant must obtain and maintain contents insurance for his or her own furnishings, including personal possessions, and to further insure such occupant with an appropriate legal liability policy as well as such other insurance as may be recommended by his or her insurance agent whose advice each occupant is urged to obtain. All such policies are to be at the expense of the occupant. In addition each occupant must obtain insurance of the improvements to his or her unit. Improvements are determined by reference to the standard unit definition that is set out in the bylaw(s) of the Corporation.
15. No skateboarding is allowed anywhere on the condominium property.

Full Glass Exterior Storm Door

The Corporation has approved an allowable modification to units with a single entry rear patio or deck door. Owners may install a full glass exterior door in lieu of a phantom screen door.

The criteria for approval of this modification are;

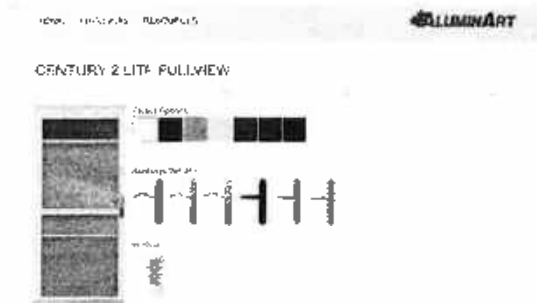
A modification request must be submitted for approval.

The door must be professionally installed

The door must be an AluminArt Century 2 Lite Fullview, Tan in colour

Handle and lock must be brushed nickel

Home Hardware SKU – MG12091801



Sliding Patio Door Locks

The Corporation has approved the installation of locks in sliding patio doors.

The criteria for approval of this modification are;

A modification agreement must be submitted for approval.

The locks must be professionally installed in the existing handle as shown in the photo below.



Phantom Screen Doors (Double for Sliding Glass Patio Doors)

The Corporation has approved the installation of double phantom screen doors on sliding glass patio doors.

The criteria for approval of this modification are;

A modification request must be submitted for approval.

The phantom screen door must be professionally installed.

The colour must be "Sandalwood"

Under Deck Roof

The Corporation has approved the installation of a roof under the decks of the walkout townhomes.

The criteria for approval of this modification are;

A modification request must be submitted for approval.

The roof must be constructed as shown in the images below. The only approved roofing material is ??????

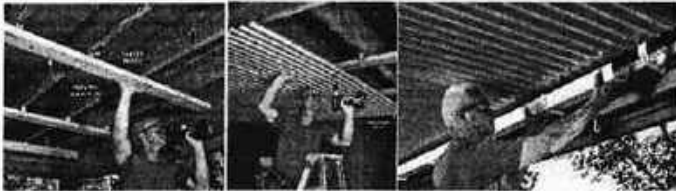
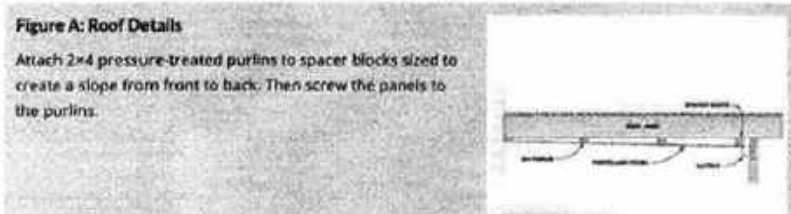
There must be at least a 1" slope away from the building toward the end of the deck.

The roof must not extend beyond the beam supporting the upper deck.

The two outside edges of the deck must be finished with a 2"x2" wood cap to hide the edge of the corrugated sheeting.

An eavestrough and downspout must be used to collect rain and melt water and direct it to the side of the patio.

A written description of roofing material and a sketch of the construction must be submitted with the application. There will be a final inspection of the finished work to ensure quality of construction.



Levered Door Handles (Townhomes and Bungaloffs only)

The Corporation has approved the replacement of the round door handles on the townhomes and bungaloffs.

The handle that has been approved is a SCHLAGE Latitude non-locking levered door handle in satin nickel finish, Model #02063. (Home Hardware item code number is 2328-030. Home Depot SKU # is 1000766796)

Owners do not need to submit a modification agreement or pay the management fee but this is the only handle that may be installed.

Any owner who has installed a levered door handle without prior permission must change their door handle to this make and model.



Widening Of Sidewalks (Adventurer and Jetsetter models only)

The Corporation has approved the widening of sidewalks on the Adventurer and Jetsetter units.

The criteria for approval of this modification are;

A modification request must be submitted for approval.

A sketch of the widened sidewalk must be submitted with the application

The 2x2 patio stones must match the existing

The maximum width of the sidewalk is 4' (2 patio stones)

The maximum length of the sidewalk is 10' (5 patio stones)

There can be no gap between the driveway asphalt and the walk. Saw cut stones must be fitted into the space as shown in the photo below.



Awnings (This is approved for Townhomes only. The design of all other units does not accommodate the mounting of an awning)

The Corporation has approved the installation of awnings over the patios and decks of the townhome units. Only the townhome units have the headspace above their sliding glass doors to accommodate an awning. To ensure the continuous aesthetic look of the development only one make and model of awning has been approved. The selected awning is manufactured by Aristocrat in Markham, Ontario. It is available for purchase and installation at Van Dolder's in Collingwood.

The criteria for approval of this modification are;

A modification request must be submitted for approval.

Awning must be professionally installed.

The approved awning is;

Aristocrat Royal Marcesa Retractable Awning - 12' wide with 10' projection

Metal frame to be "Clay" in colour only

Fabric is Lumera Series S-620

Awning is to be mounted to the wall with four (4) brackets through brick into wood header above sliding glass doors.





RECREATION CENTRE AND POOL RULES

Welcome! The Silver Glen Preserve Recreation Centre and Pool is intended for safe enjoyment by Unit Owners, their families, tenants and invited guests.

GENERAL RULES

USE AT YOUR OWN RISK – Individuals using the facilities of the Silver Glen Preserve Recreation Centre and Pool do so at their own risk.

DAMAGE TO PROPERTY – The Silver Glen Unit Owner on title will be held responsible for any damage to the Recreation Centre building and its contents and the Pool and its contents caused by themselves, their family, their tenants or invited guests.

BEHAVIOUR – No person who is deemed to be behaving in an irresponsible or disrespectful manner is permitted in the Recreation Centre or Pool area. Anyone engaging in an unsafe or undesirable manner or using objectionable language can be asked to leave.

KEY FOB - Access to the Recreation Centre and Pool area is controlled by your key fob. The key fob security system logs the date and time of entry to the Recreation Centre and Pool area of the registered owner of the key fob.

LIMIT OF GUESTS – A Unit Owner may have a maximum of 6 guests in the Recreation Centre or Pool area. The posted capacity of the Pool area must be adhered to. The only exception to this rule is when an Owner reserves the Recreation Centre Meeting Room for a private family function. The maximum number of guests for a private family function is not to exceed 25.

NO SMOKING – All interior and exterior spaces of the Clubhouse and Pool area are public spaces. Smoking is prohibited.

ELECTRONIC DEVICES POLICY - For the protection of right to privacy the use of personal electronic devices for photographic, video or audio recording purposes is strictly prohibited in all Change Room and Restroom areas. Please use personal electronic devices respectfully in permitted areas.

ANIMALS – With the exception of registered service animals, no pets or other animals are permitted in the Recreation Centre or Pool area.

The Recreation Centre and Pool facilities are owned by all of us and we ask everyone to please treat the facilities as you would your own, in a caring and respectful manner.

RECREATION CENTRE – Open daily from 6 a.m. to 11 p.m.

- All users are to vacate the premises at the posted closing time.
- Children 12 years of age or younger cannot enter and use the Recreation Centre facilities alone. They must be accompanied by a person of at least 16 years or older.
- Wet or soiled footwear must be removed at the entrance to the Clubhouse. Ski boots and roller blades are not permitted in the building.

MEETING ROOM – The Meeting Room is considered to be the lounge or family room of the Recreation Centre. The Meeting Room can be reserved for private family functions. The Meeting Room cannot be reserved for business or commercial purposes of any kind. Full details and procedures for reserving the Meeting Room can be found in the attached document, Silver Glen Recreation Centre, Meeting Room Booking.

- Use of the television is on a first come/first served basis.
- **If you are the last person leaving the Meeting Room and there are no other persons in the room you are expected to close all open windows and turn off the TV and lights before exiting. Leaving the windows open can result in rain and/or wind damaging the windows or the interior of the building.**

KITCHEN FACILITY – The kitchen facilities are for everyone's use while enjoying the Recreation Centre facilities. The kitchen facilities are considered self-serve. You are required to clean up after yourself.

- Silver Glen Condominium Corporation is not responsible for the loss or spoilage of foodstuff, containers or serving-wear stored in the kitchen.
- Storage of foodstuff is not permitted.
- The Recreation Centre barbeque is not for personal use. It is to be used only for events organized by the Condominium Corporation or its authorized committees.

CHANGE ROOM

- Lockers are available for daily use only. The Silver Glen Condominium Corporation is not responsible for items lost, forgotten or stolen. It is recommended that you lock your belongings securely.
- Users must supply their own locks and remove them upon leaving the facilities. Failure to comply may result in your lock being removed. Any locker contents will be stored by the Property Manager for a period of 30 days whereupon it can be disposed of.
- If you are the last person in the room turn out the lights when exiting.

SAUNAS

- The saunas are considered family-friendly spaces.
- All users must take a shower before entering the sauna.
- Users should place a towel on the bench to sit on.

FITNESS ROOM

- Persons under the age of 16 cannot enter and use the Fitness Room facilities alone. They must be accompanied by an adult.
- The Fitness Room equipment is to be used solely for its intended purpose.
- Appropriate attire and footwear with non-marking soles must be worn at all times in the Fitness Room. Street shoes are prohibited at all times.
- Food and breakable containers are not permitted in the Fitness Room.
- Use of the television is on a first come/first served basis.
- Wet bathing suits are not permitted in the Fitness Room
- Users must wipe down equipment with the provided disinfectant wipes immediately after use.
- During busy periods please limit your use of each exercise machine or equipment to 30 minutes.
- Please report all accidents and equipment failures to the Property Manager.
- **If you are the last person leaving the Fitness Room and there are no other persons in the room you are expected to close all open windows and turn off the TV and lights before exiting. Leaving the windows open can result in the wind and/or rain damaging the windows or the interior of the building.**

GAMES ROOM

- When using any games room equipment you are required to put away all items used and take all your personal belongings and garbage.
- The larger pool table was not purchased by the Condominium Corporation, it was donated by a Unit Owner. It is to be used by ADULTS ONLY
- When finished playing pool please put the cover back on the pool table.
- If you are the last person leaving the downstairs please turn out the lights when exiting.

POOL – Open daily from 9 a.m. to dusk

- There are no lifeguards on duty in the pool area at any time. Use At Your Own Risk.
- **EMERGENCIES** – In the event of an emergency there is a visual and audible alarm system on the pool deck. Push the alarm button and then call 911 using your cell phone or the emergency phone that is located near the rear vestibule of the Recreation Centre.
- Children 12 years of age or younger cannot enter and use the Pool facilities alone. They must be accompanied by a person of at least 16 years or older.
- **ADULTS ONLY (18 and older)** hours are 4 p.m. to 5:30 p.m., daily. The only exception to this rule is during community organized events.
- Posted hours and crowd capacities must be adhered to. All users are to vacate the Pool area at the posted closing time.
- All bathers must take a shower before entering the pool.
- Running is not permitted on the pool deck.
- Glass is not permitted in the Pool area.
- No food is allowed beyond the black line in the pool area.
- **Please place towels underneath you on lounge chairs. Footwear and suntan lotion soil the ends of the loungers.**
- **NO SAVING OF TABLES OR CHAIRS** – The use of towels or other personal property to “save” the chairs and tables is not permitted. If you are not present at the Pool other users are permitted to move your personal belongings from the tables or chairs so that they can use them.
- The use of floating lounges or mattresses is NOT permitted in the pool.
- Small children not yet toilet-trained may use the pool but must be wearing a diaper approved for pool use. (Little Swimmers by Huggies, or a similar product).
- No person shall pollute the pool in any manner.
- The pool area is considered a family-friendly space. Anyone using the pool and/or deck shall wear proper attire.

- Swimsuits only must be worn in the pool.
- **Upon leaving the pool area take all personal belongings, put chairs and tables back in place, lower umbrellas and take all your garbage with you. There are no garbage containers in the pool area. The Silver Glen Condominium Corporation is not responsible for items lost, forgotten or stolen.**

Gordon Sheppard; President SSCC-341



Account Number: 012755279-5687488

Rental Agreement Details

Start Date: 11 January 2018

Term: 7 Years

Assumption Date: 30 June 2018

Service Address: 143 PRESERVATION RD LOT 153
COLLINGWOOD ON L9Y 0G4

Cost: \$29.10 / month plus tax, for a total of \$32.88

002701 000001110



4 July 2018

Dear

Thank you for choosing **Reliance Home Comfort™**. By having enrolled in our rental water heater program, you can rest assured you're covered with exceptional service and support.

For your peace of mind, you enjoy:

- Live telephone support 24/7/365
- Guaranteed service provided by experienced, licensed technicians and/or plumbers
- No charge repair and replacement of your rental equipment*

Important: Our Terms and Conditions can be found below.

For reference, below are the Terms and Conditions for your Power Vent 50 Gallon Water Heater. These Terms and Conditions are part of your rental agreement with us, and explain our mutual rights and obligations, including the equipment that is eligible for coverage, the limits on coverage and limits of our liability. By making your first payment, you indicate that you have agreed to the Terms and Conditions. You will not be able to terminate the rental agreement until you have rented the water heater for at least the term noted above, unless you buy the water heater from us in accordance with this agreement.

Guard against some of the most common water heater emergencies.

Your water heater is one of the hardest working appliances in your home, but like any mechanical equipment it can succumb to the effects of wear and tear and leak water. So, it's important to visually inspect your water heater every once in a while for any sign of leakage. We also recommend keeping the area around your water heater clear, and if possible, ensuring that if water escapes it is directed toward a floor drain.

Keep reading for more, including a special offer! ▶

Save trees. Save time. Save hassles.

Here's a win-win-win. Choose eco-friendly paperless billing to receive your monthly bill electronically. Plus, set up pre-authorized payments from a credit card or automatic withdrawals from a bank account. You can sign up at reliancepaperless.com.

Once again, thank you for your business. We look forward to providing you with industry-leading service for years to come because at **Reliance™, we're not comfortable until you are™.**

Sincerely,



Doug Hart
VP, Sales and Marketing

P.S. If you should need a repair or maintenance, simply call 1-866-RELIANCE (735-4262) and a licensed technician or plumber will ensure that your home comfort is restored quickly and efficiently.

We'll help you save money in another way, too.

To thank you for becoming a **Reliance™** rental customer, you can select between the following exclusive offers:

<p>SAVE \$500</p> <p>You can save \$500 towards the rental or purchase of a select furnace and air conditioner! **</p>	OR	<p>SAVE \$250</p> <p>Save \$250 towards the rental or purchase of a select furnace or select air conditioner! **</p>
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To take advantage of this offer, please call
1-866-970-1924

*Subject to terms and conditions.

**This offer is only available to customers with an active Reliance rental water heater with an account in good standing. OAC. Excludes Value Series. \$500 or \$250 credit will be applied against Reliance's regular price for the applicable equipment on the purchase invoice or against Reliance's regular rental payments on the customer's monthly rental bill, as applicable. Plus applicable taxes. Customer account must remain active and in good standing for the duration of the time that the credit is being applied to monthly rental payments. Cannot be combined with any other offer. Conditions apply. Reliance reserves the right to cancel this offer at any time without notice. Contact us for details.

™ "Reliance", "Reliance Home Comfort", "SmartAir", "Home Team Advantage", "Rent and Relax", "We're not comfortable until you are." and the Reliance Home Comfort logo are trademarks of Reliance Comfort Limited Partnership.

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WATER HEATER TERMS AND CONDITIONS

OUR CUSTOMER SERVICE COMMITMENT

Under our rental water heater program, we will rent to you, on the terms outlined in this agreement, the water heater that has been installed by or on behalf of us (the "water heater") for an indefinite term, unless terminated earlier by you or us in accordance with this agreement. You will not be able to terminate this agreement until you have rented the water heater for at least a period of 84 months following the commencement of your rental agreement (the "Minimum Rental Term"), unless you buy the water heater from us in accordance with this agreement.

Our Customer Service Commitment Includes:

- Standard water heater installation plus repairs and/or replacement of the water heater.
- Customer Service Centre open 7 days a week, 24 hours a day, to handle customer inquiries and dispatching of service requirements.
- Reliable water heater service.
- Premium quality water heater products. We have the right to restrict provision of a rental water heater based on our program eligibility criteria.

Customer Responsibilities:

We will honour our Customer Service Commitment and, in return, you agree to the following terms:

- You agree to rent the water heater from the date it was installed at the installation address set out on the front page (the "premises") or, if you purchased the premises after the water heater was installed, from the date you purchased the premises.
- You agree to pay the Total Monthly Payment and other amounts when due, as well as interest on any late payments at a rate equal to 1.5% per month (or 19.6% per annum), compounded monthly. You will also pay our standard charge (currently \$25) each time your cheque, pre-authorized debit, or any other payment instrument you use to make a payment on your account is returned unpaid, dishonoured, or not processed for any reason.
- You agree that on January 1st of each year during the term of this agreement your Monthly Rental Payment will be increased by the greater of (i) 3.5% and (ii) the percentage increase (as determined by us) in the Consumer Price Index (All Items) for Ontario, published by Statistics Canada or any successor agency (or comparable index if such index is no longer published) for the 12-month period ending November 30th preceding such January 1st.
- You agree that we may change our interest rates, service charges, administrative fees, other charges or other terms of this agreement from time to time by announcing such changes to you in advance in writing.
- Your water heater rental bill will be sent by us to you on a quarterly basis or, if permitted by us, on a monthly basis. Your rental charges are due 15 days after the bill issue date on your bill. A bill may not be sent to you if we believe that you have a credit balance. Payments may be made through a financial institution in the manner of your choice (including paying at an automated teller machine, through telebanking or internet banking). Your payment may also be made by cheque or money order payable to Reliance Home Comfort and, as long as there is no interruption in postal service, sent by mail to P.O. Box 2305 STN A, Oshawa, Ontario, L1H 7V5. Your account number should be included on the front of your cheque or money order. Cash should not be sent through the mail. If you would like to pay your account by pre-authorized debit from your bank account, please contact us at 1-866-RELIANCE. If you do so, you will pay the Total Monthly Payment on approximately the same day each month (we may refer to this day as the "Payment Due Date").
- You agree to keep the water heater only at the premises and to maintain a convenient, safe, dry and heated location for the water heater, free of any combustible materials and obstructions for future servicing or removal. You agree to ensure the water heater is located in an area with sufficient drainage in the vicinity and that the drainage is open and unrestricted.
- We do not have any responsibility for wiring, plumbing, piping or venting in the premises. You will pay us our standard charges (which will be communicated to you prior to doing the work) for any additional wiring, plumbing, venting or piping required to upgrade such wiring, plumbing, venting or piping to meet applicable laws, codes or installation requirements. You will also pay us when billed our standard charges for repair (including flushing or de-liming) damage attributed to excessive or abnormal water quality conditions at the premises or repairs or extra service work necessary because the water heater was connected to other equipment or fixtures in the premises.
- You agree to supply and maintain water conditioning equipment as we may recommend to resolve water quality problems, such as smelly water, iron discoloration, calcium buildup, etc. Otherwise, charges may apply for future repairs or replacement of the water heater or the availability of a rental water heater may be restricted.
- You agree to restrict servicing of the water heater to only our authorized representatives.
- If you sell your premises, you will inform the purchaser that the water heater is rented pursuant to this agreement. You will be released from your obligations under this agreement, effective from the date of sale, so long as (i) the purchaser is notified in the agreement of purchase and sale that the water heater is rented and you have provided the purchaser with a copy of this agreement, (ii) you have notified us in advance of the purchaser's name and the intended date of sale, (iii) the purchaser agrees in writing or by conduct to rent the water heater in accordance with this agreement and (iv) you have paid us all other amounts owing under this agreement. You authorize us to respond to information requests relating to your account made by or on behalf of the purchaser.
- You agree that we are the owner of the water heater and that we are not transferring title to you. You agree to ensure that any of our identification or labelling is not removed from the water heater or covered in any manner. We may register, at your expense, our interest in the water heater against you and/or against title to the premises. To the extent permitted by law, you agree to waive any right to receive a copy of such registration and appoint us as your lawful attorney for the purpose of doing any such registrations. You agree that the water heater will remain personal property even though it may become affixed to the premises.
- You agree to be responsible for maintaining effective operation of any plumbing and pumping systems supplying water to the water heater during installation or servicing of the water heater.
- You agree to allow our authorized agents or employees to have access at all reasonable hours for the purposes of installing, servicing or removing the water heater. We will not be responsible for service if this access is denied or unavailable.
- You agree to keep the water heater free of all liens, security interests, mortgages and other claims.
- To set up a new account, you will pay our account set-up fee (currently \$35). You will pay such charges when billed by us.
- You agree to promptly inform us of (i) any change of your mailing address at least 30 days in advance of such change or (ii) if you have chosen to make your payments under this agreement by preauthorized debit, of any change in the bank account information provided to us. Notice of any such changes should be sent to us at P.O. Box 2305 STN A, Oshawa, Ontario, L1H 7V5 or call us at 1-866-RELIANCE or visit us at reliancehomecomfort.com.

- You agree that we may sell, assign, concurrently lease or otherwise dispose of, or grant a security interest in, all or part of our right, title and interest in the water heater or this agreement to anyone else (each, a "transferee"), without notice to you or your consent. To the extent not prohibited by law, you will not assert against any transferee any claims, defences, set-offs, deductions or counter-claims which you may now or in the future be entitled to assert against us. This Agreement is binding upon and will enure to your respective heirs, personal representatives, successors and permitted assigns.
- If more than one customer is named on the front of your bill, you understand that each of you is individually liable, and all of you are collectively liable, for all obligations imposed on you by this agreement.

Termination of this Agreement:

- If you breach any term of this agreement, we may (i) terminate this agreement and require you to immediately pay us an amount equal to the then depreciated fair market retail value of the water heater, determined by us on a straight-line basis in accordance with Canadian generally accepted accounting principles (assuming, for the purposes of such determination, that the water heater is valued on an installed basis without regard to the cost of removal and has been maintained as required by this agreement), plus all other amounts owing under this agreement and (ii) enter the premises and remove the water heater.
- You may (so long as you are not in default under this agreement) terminate this agreement at any time after you have rented the water heater for at least the Minimum Rental Term. You agree to return the water heater to us in the same condition that it was delivered to you, normal wear and tear (reflecting its age, normal use and local water conditions and assuming that it has been maintained as required by this agreement) excepted. At your option, you may request us to remove the water heater or, at your own risk, have your own qualified contractor remove it. (For a list of qualified contractors in your area please call us at 1-866-RELIANCE.)
- If you choose to terminate this agreement or if we terminate this agreement because you have breached any term of this agreement, you will pay us the following: (1) if we remove the water heater, our drain and disconnect charge (currently \$125) or, if the water heater is drained and disconnected by your own qualified contractor but not returned to us, our water heater pick-up charge (currently \$65 for a gas water heater or \$125 for an electric water heater) plus (ii) an amount equal to the cost, as determined by us, if any, to repair the water heater to the same condition as when it was delivered to you, except for normal wear and tear, which costs include the cost necessary to: (a) repair any damage attributed to use of the water heater for purposes for which it was not intended; and (b) repair or replace, beyond normal wear and tear, (1) all missing, broken, scratched, dented or rusted exterior components and (2) all damage which would be covered by physical loss or damage insurance, whether or not such insurance is actually in force, (3) any damage that appears to us, acting reasonably, to have been intentionally, wilfully or negligently inflicted on the water heater and (4) any other mechanical damage or other condition that causes the water heater to operate in an improper, unsafe or unlawful manner or causes the water heater to fail any requirements of law. You will pay such charges when billed by us.
- You will not have to pay us any rental charges after you have returned the water heater and have paid us all other amounts owing by you under this agreement. We also retain the right to terminate this agreement at any time after giving you reasonable notice of our proposal to terminate this agreement. This termination right is in addition to the other termination right described above that arises only if you have breached any term of this agreement. If we choose to use this right of termination, you may elect to either (i) request us to disconnect and remove the water heater or (ii) buy the water heater at the same price and on the same terms that would apply if you had exercised your buy-out option. You must notify us in writing of your election no later than 30 days before the date we propose to terminate this agreement. Our standard removal charges (described above) will not apply if the water heater is disconnected and removed under this right.
- Notwithstanding anything to the contrary, we will have the right to terminate this agreement prior to installation of the water heater if we determine in our sole discretion that non-standard work, materials or labour (e.g. chimney liners, etc.) would be required to achieve code compliant installation of the water heater.
- You may (so long as you are not in default under this agreement) buy the rental water heater on an "as is, where is basis", without any recourse, representation, warranty or condition from us (express, implied, statutory or otherwise, except for those which are given by statute and which you cannot waive), by letting us know in writing not later than 30 days before the date you want to buy the water heater. The price at which you may buy the water heater will be equal to the depreciated fair market retail value of the water heater as at the date you buy the water heater (as determined by us on a straight-line basis in accordance with Canadian generally accepted accounting principles and assuming, for the purpose of such determination, that the water heater is valued on an installed basis without regard to the cost of removal and has been maintained as required by this agreement) plus all other amounts owing under this agreement. If you exercise this option and pay all amounts owing under this agreement, title to the water heater will be transferred to you and this agreement will terminate.
- Any return of your water heater must occur in accordance with the return processes and procedures as set by us from time to time. We may in our sole discretion refuse to deal with any agent or delegate you appoint to comply with any such processes and procedures.

Liability:

- We are not the manufacturer of the water heater and we make no representations, warranties or conditions as to the performance of the water heater, except for those which are given by statute and which you cannot waive. We will not be liable for any loss, damage or injury of any type (including as a result of any water leakage) arising out of or related to this agreement or caused or contributed to in any way by the use and operation of the water heater or any indirect, incidental, special or consequential damages, even if reasonably foreseeable.
- If we are unable to perform any of our obligations under this agreement because of circumstances or events beyond our control, we shall be excused from the performance of such obligations for the duration of such circumstances or events and we shall not be liable to you for such failure to perform. We may use agents and service providers that are located outside of Canada to process applications, information and transactions. In the event that an agent or a service provider cannot or will not process any transaction in connection with your application or your account, by reason that the agent or service provider may violate any law, regulation, rule or internal policy applicable to it, or otherwise suffer legal and/or reputational risks, then we may be unable to complete the transaction or activate your account. In such event, neither we, nor our agent or service provider will be liable in respect of any such incomplete transaction or inactivated account.
- You will indemnify us from any loss or damage to the water heater for any reason (other than normal wear and tear) and all claims, losses and costs that we may suffer or pay or may be required to pay, including legal expenses, in connection with the water heater, this agreement or the use and operation of the water heater, including any claims against us for any injury or death to individuals or damage to property.
- You will pay, when due, all taxes and other charges imposed by any governmental authority on or in connection with this agreement, the payments made under it, or the water heater. Notwithstanding anything to the contrary, we may change the Total Monthly Payment to reflect any increase or decrease in such taxes or charges for whatever reason.
- All of your obligations under this agreement will survive the termination of this agreement to the extent required for their full observance and performance.



Your Consent Regarding Information:

You consent to our collection, use and disclosure of your personal information as described in this paragraph. We may collect and use personal information provided by you for the purposes of verifying your identity (including for regulatory compliance purposes), your creditworthiness (including by obtaining and using credit reports), Birth dates, Social Insurance Numbers or other personal identifiers, if provided, may be used to verify your identity, including matching credit records. We may collect credit, financial and related personal information for these purposes from you, your product dealer, our affiliates, credit bureaus and credit reporting agencies, and from references you may have provided to us. You consent to the disclosure of such information by these parties to us. You agree that we may, from time to time, use the above information and other personal information collected or compiled by us in connection with this agreement (including account status and payment history) (collectively, the "information") for the purposes of opening, administering, servicing and enforcing this agreement, collecting amounts owing to us, verifying and evaluating your current and ongoing creditworthiness and financial status, responding to your inquiries and otherwise communicating with you regarding your account. For the purpose of maintaining your credit history and providing credit references, we may from time to time disclose credit-related information to credit bureaus, credit reporting agencies and to your current or future creditors. If you have provided your banking information, we may use and exchange it with your and our financial institutions for payment processing purposes. We may otherwise use your information and disclose your information to third parties as necessary: to register security interests; to enforce security, this agreement and otherwise collect amounts owing to us; for the purposes of detecting and preventing fraud; in connection with audits; and generally for the purposes of meeting legal, regulatory, risk management and security requirements. We may use and disclose your information to assignees, prospective assignees and other third parties that are connected with the proposed or actual financing, insuring, sale, securitization, assignment or other disposal of all or part of our business or assets (including this agreement and/or amounts owing to us) for the purposes of permitting a prospective assignee to evaluate your creditworthiness and otherwise determine whether to proceed or continue with the transaction, fulfilling any reporting or audit requirements to such parties, and/or completing the transaction. Our successors and assigns may collect, use and disclose your information for substantially the same purposes as described in this paragraph. We may use agents and service providers (including affiliates acting in that capacity) to collect, use, store and/or process personal information on our behalf, and your information may be transferred to these entities for the purposes described in this paragraph. Our agents and service providers may be located in foreign jurisdictions and, if so, your personal information may be transferred and processed outside of Canada. Your personal information may be subject to legal requirements in foreign jurisdictions that are applicable to our agents and service providers, for example, legal requirements to disclose information to government authorities in those jurisdictions, and the privacy protections applicable to your personal information may not be the same as those available in Canada. In addition to the purposes set out above, we and our affiliates may use your contact information to provide you with occasional information about other products and services offered by us or our affiliates. However, you may refuse consent for this purpose by contacting us within thirty days after you receive this agreement at 1-866-RELIANCE, and we will not use your information for this purpose until a reasonable period of time has passed after we have sent this agreement to you. You may at any time thereafter withdraw consent to our use of personal information for this purpose by calling the above number (please allow a reasonable time for us to process your request). You may request access and correction of your information, subject to applicable legal restrictions, or make other inquiries regarding your personal information by writing to us at P.O. Box 2305 STN A, Oshawa, Ontario, L1H 7V5, Attention: Privacy Matters. You consent to the collection, use and disclosure of your personal information as may be further described in our Privacy Policy, available at <http://www.reliancehomecomfort.com>, and which we may amend from time to time, and as otherwise permitted or required by law. The consents provided above shall be valid for so long as required to fulfill the purposes described in this paragraph.



Town of Collingwood

PO Box 157
Collingwood ON
L9Y 3Z5

7/18/2022

143 PRESERVATION RD

COLLINGWOOD ON L9Y 0G9

Pre-Authorized Payment Plan for Property Taxes

Roll #: 4331 040002001230000
Municipal Address: 143-PRESERVATION RD

Your total Property Tax amount for 2022 is: \$ 4,358.52

In order to cover the balance owing on the 2022 Property tax bill, your monthly payment for the balance of the plan (August, September and October) has been changed to: \$ 453.52

There will be no payments in November nor in December.

If you have any questions about your new monthly payment amount, which will be deducted starting August 15/22, please contact the Tax Department at 705-445-1030 Extension 3222.

Any changes in banking information must be received no later than August 6/22.

Thank You
Tax Department

THE VENDOR SHALL:

1. Complete this form with accurate information, including the final purchase price. (Failure to do so may have adverse consequences for the Vendor's licence); and
2. Deliver a signed copy of this document to the homeowner on or before the Pre-Delivery Inspection date.

HOME ENROLMENT NO. 2195888
COMMON ELEMENT. NO. (If applicable) 2191571

VENDOR'S NAME:	REID'S HERITAGE HOMES LTD.	VENDOR REF. NO	13651
VENDOR'S ADDRESS:	6783 Wellington Rd. 34, R.R.22 CAMBRIDGE N3C2V4		
BUILDER'S NAME:(If different from Vendor)		BUILDER REF. NO.:	
BUILDER'S ADDRESS:			

HOME ADDRESS (Please correct as required):

143	Preservation	
NUMBER	STREET NAME	CONDO SUITE NO. (If applicable)
COLLINGWOOD	L9Y0G9	
CITY/TOWN	POSTAL CODE	

LEGAL DESCRIPTION (Please correct as required):

153	51R 35234			COLLINGWOOD, TOWN
LOT OR UNIT/LEVEL	PLAN	BLOCK	CONCESSION	LOCAL MUNICIPALITY (Where building permit was issued)

FINAL PURCHASE PRICE:
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)

--

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):

NAME(S):

EMAIL:


(Tarion and the Vendor will use this email address to send important information regarding the warranty.)

Warranty Information

Go to www.tarion.com to (i) access your **Homeowner Information Package** - a guide to your new home warranty; and (ii) register for **MyHome** - Tarion's online service for homeowners.

VENDOR/BUILDER REF. NO.:	13651	ENROLMENT NO.:	2195888
WARRANTY START DATE:	Jun/07/2018		
HOME ADDRESS:	143 Preservation COLLINGWOOD L9Y0G9		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:	1-877-887-3437 ext. 504 / askus@heritagehomes.com		

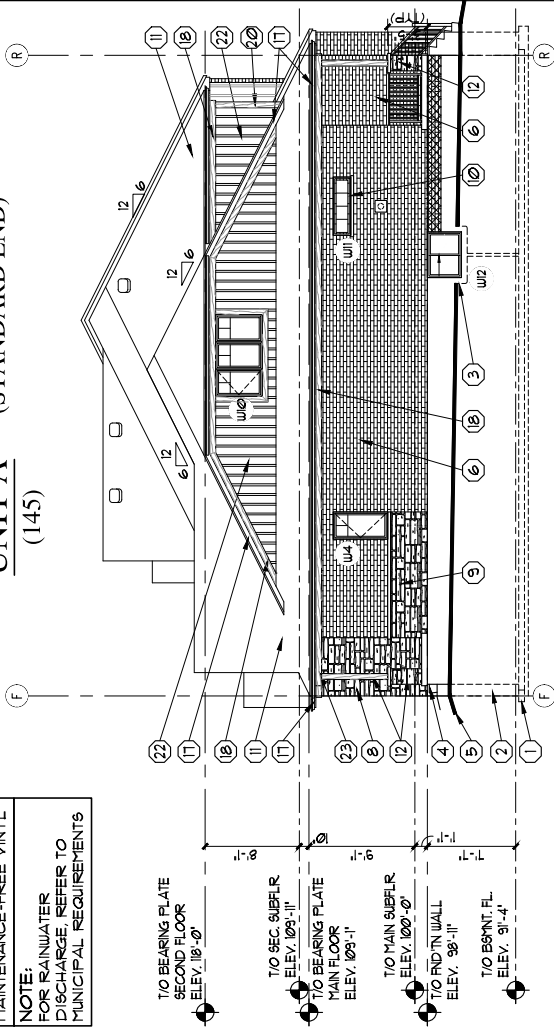
The Vendor confirms that (i) the home is completed for possession; and (ii) the section 13 warranties under the Ontario New Home Warranties Plan Act apply to the home commencing on the Warranty Start Date (Date of Possession) noted above. Unfinished work and/or surface defects in work and materials (not accepted by the owner(s)) are set out in the accompanying Pre-Delivery Inspection Form.

The Vendor hereby confirms the accuracy of the information noted in this document		May 14, 2018
	AUTHORIZED SIGNATORY	DATE

NOTE:
ALL WINDOWS TO BE
LOW-E ARGON
MAINTENANCE-FREE VINYL

NOTE:
FOR RAINWATER
DISCHARGE, REFER TO
MUNICIPAL REQUIREMENTS

RIGHT SIDE ELEVATION:
UNIT A (STANDARD END)
(145)



MATERIAL LEGEND:

- 1 CONC. FOOTINGS
- 2 CONC. FOUNDATION
- 3 GALV. METAL WINDOW WELL AS REG'D (DRAIN TO WEAVING TILE)
- 4 PRECAST CONC. STEPS AS REG'D TO SUIT GRADE
- 5 FINISHED GRADE
- 6 BRICK VENEER
- 7 BRICK SOLDIER COURSE
- 8 STONE VENEER
- 9 STONE VENEER BAND w/ CONC. SILL
- 10 PRECAST CONC. SILL (TYP.)
- 11 ASPHALT SHINGLES
- 12 8"x8" SQ. DECORATIVE WRAP AROUND MAIBEC COLUMN OVER STRUCTURAL POST ON 20"x20" PRECAST CONC. CAP ON 16"x16" STONE PIER
- 13 PREFIN. ROOF VENT (TYP.)
- 14 6" PRIVACY SCREEN
- 15 STONE SOLDIER COURSE
- 16 24" PREFIN. DECORATIVE GABLE BRACKET
- 17 ALUM. GLAD. EAVETROUGH & SOFFIT w/ MAIBEC FASCIA TRIM
- 18 6" PREFIN. MAIBEC FRIEZE TRIM
- 19 6" PREFIN. MAIBEC WINDOW TRIM
- 20 6" PREFIN. MAIBEC CORNER TRIM
- 21 PREFIN. MAIBEC SHAKE SIDING
- 22 PREFIN. MAIBEC VERTICAL BOARD & BATTEN SIDING
- 23 PREFIN. MAIBEC CLAD PORCH BEAM
- 24 PREFIN. MAIBEC HORIZONTAL SIDING (ACCENT COLOUR)

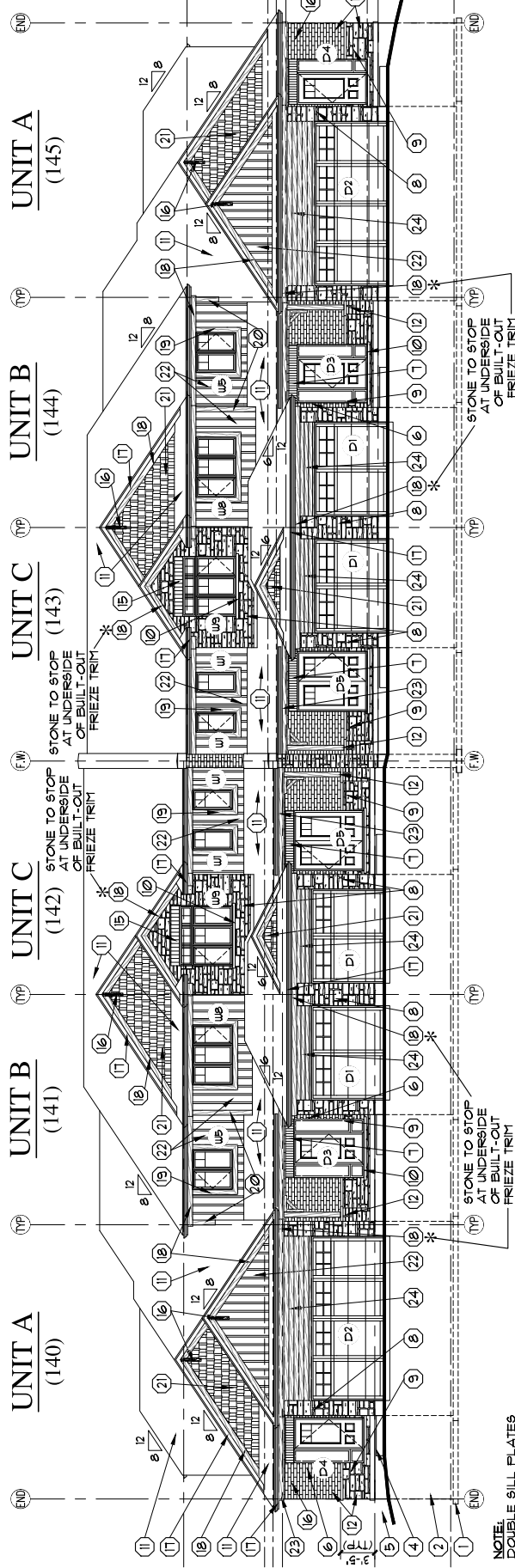
WINDOW LEGEND:

- w1 24"x48" CASEMENT (GRILLS)
- w2 24"x32" CASEMENT (GRILLS)
- w3 28"x32" CASEMENT (NO GRILLS)
- w4 28"x36" CASEMENT (GRILLS)
- w5 48"x48" CASEMENT (GRILLS)
- w6 56"x48" CASEMENT (NO GRILLS)
- d1 9'X1 OVERHEAD GARAGE DOOR (COACH HOUSE)
- d2 16'X1 OVERHEAD GARAGE DOOR (COACH HOUSE)
- d3 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE and TWO 16" SIDELITES (GRILLS)
- d4 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE and 16" SIDELITE (GRILLS)
- d5 DBL. 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE (GRILLS)
- d6 6'-0" PATIO SLIDER (NO GRILLS)
- t1 28"x64" CASEMENT (NO GRILLS)
- t2 12"x48" CASEMENT (GRILLS)
- t3 12"x48" CASEMENT w/ 16" TRANSOM (S.D.L.) GRILLS
- t4 12"x48" CASEMENT (GRILLS)
- t5 60"x18" TRANSOM (GRILLS)
- t6 41"x36" EGRESS HINGED SLIDER (NO GRILLS)

DOOR LEGEND:

- d1 9'X1 OVERHEAD GARAGE DOOR (COACH HOUSE)
- d2 16'X1 OVERHEAD GARAGE DOOR (COACH HOUSE)
- d3 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE and TWO 16" SIDELITES (GRILLS)
- d4 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE and 16" SIDELITE (GRILLS)
- d5 DBL. 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE (GRILLS)
- d6 6'-0" PATIO SLIDER (NO GRILLS)

FRONT ELEVATION:

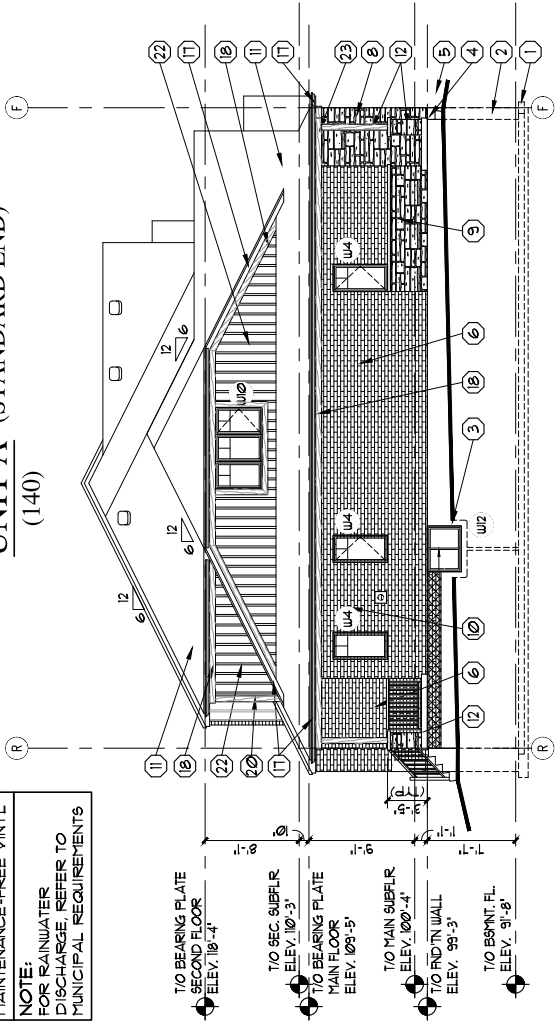


NOTE:
DOUBLE SILL PLATES

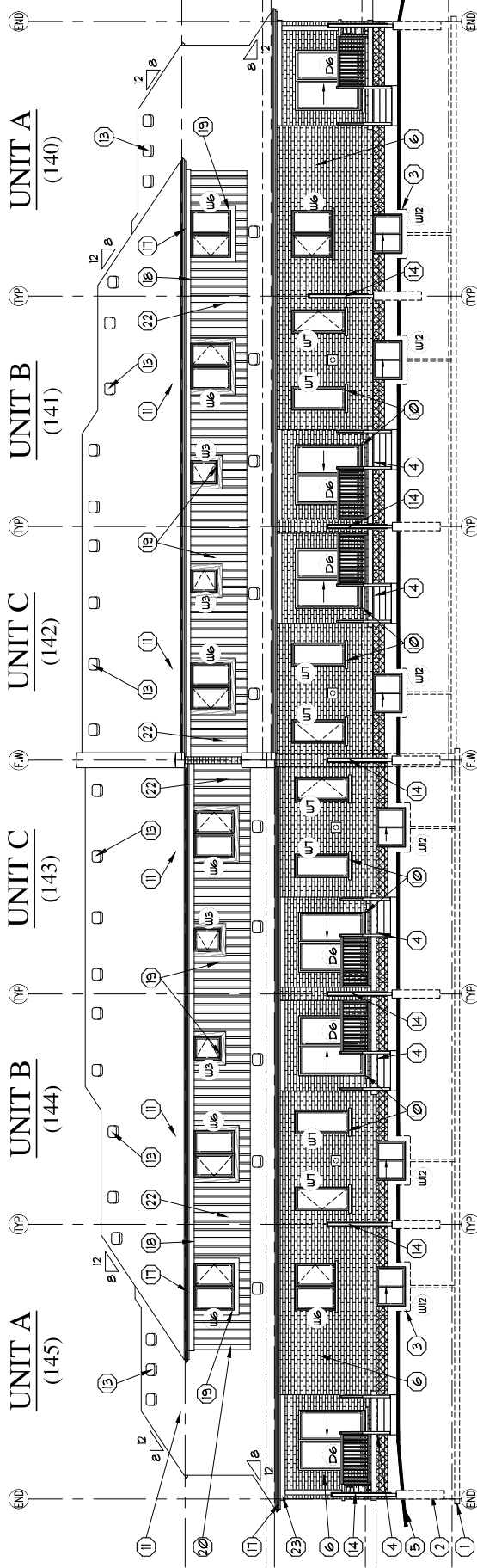
NOTE:
ALL WINDOWS TO BE
LOW-E ARGON
MAINTENANCE-FREE VINYL

NOTE:
FOR RAINWATER
DISCHARGE, REFER TO
MUNICIPAL REQUIREMENTS

LEFT SIDE ELEVATION:
UNIT A (STANDARD END)
(140)



REAR ELEVATION:



NOTE:
DOUBLE SILL FLATES

MATERIAL LEGEND:

- 1 CONC. FOOTINGS
- 2 CONC. FOUNDATION
- 3 GALV. METAL WINDOW WELL AS REG'D (DRAIN TO WEEPING TILE)
- 4 PRECAST CONC. STEP(S) AS REG'D TO SUIT GRADE
- 5 FINISHED GRADE
- 6 BRICK VENEER
- 7 BRICK SOLDIER COURSE
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- 10 PRECAST CONC. SILL (TYP.)
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- 13 PREFIN. ROOF VENT (TYP.)
- 14 6" h PRIVACY SCREEN
- 15 STONE SOLDIER ARCH w/ KEYSTONE
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- 17 ALUM. GLAD. EAVETROUGH & SOFFIT w/ MAIBEC FASCIA
- 18 6" PREFIN. MAIBEC FRIEZE TRIM
- 19 6" PREFIN. MAIBEC WINDOW TRIM
- 20 6" PREFIN. MAIBEC CORNER TRIM
- 21 PREFIN. MAIBEC SHAKE SIDING
- 22 PREFIN. MAIBEC VERTICAL BOARD & BATTEN SIDING
- 23 PREFIN. MAIBEC CLAD PORCH BEAM
- 24 PREFIN. MAIBEC HORIZONTAL SIDING (ACCENT COLOUR)

WINDOW LEGEND:

- w1 24"x48" CASEMENT (GRILLS)
- w2 24"x32" CASEMENT (GRILLS)
- w3 28"x32" CASEMENT (NO GRILLS)
- w4 28"x56" CASEMENT (GRILLS)
- w5 48"x48" CASEMENT (GRILLS)
- w6 56"x48" CASEMENT (NO GRILLS)
- u1 28"x64" CASEMENT (NO GRILLS)
- u2 12"x48" CASEMENT (GRILLS)
- u3 12"x48" CASEMENT w/ 16" TRANSOM (S.D.L.) GRILLS
- u4 24"x48" CASEMENT (GRILLS)
- u5 60"x18" TRANSOM (GRILLS)
- u6 41"x38" EGRESS HINGED SLIDER (NO GRILLS)

DOOR LEGEND:

- D1 8'X11 OVERHEAD GARAGE DOOR (COACH HOUSE)
- D2 16'X11 OVERHEAD GARAGE DOOR (COACH HOUSE)
- D3 2'-10"x6'-8" INSULATED ENTRY SIDELITES (GRILLS)
- D4 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE and 16" SIDELITE (GRILLS)
- D5 DEL. 2'-10"x6'-8" INSULATED ENTRY w/ 3/4-LITE (GRILLS)
- D6 6'-0" PATIO SLIDER (NO GRILLS)

DECLARATION OF DESIGNER:

I have reviewed and take responsibility for the design activities in accordance with the 2006 Building Code Compendium, Div. C-3.2.1 B.C.T.N.: 20333 NAME: Bernie Rossel DATE: JUL. 11/2017

41224 SIGNATURE:

Architectural Design Department
File#: 6-Unit_Elevs
Folder: 140 - 145
Dwn. By: SWL
Date: SEPT. 2015
Scale: 3/32"=1'-0"
Last Rev.: JUL. 11/2017

6 UNIT BUILDING
REID'S HERITAGE HOMES
UNITS 140 to 145
SILVERGLEN EXECUTIVE TOWNHOMES

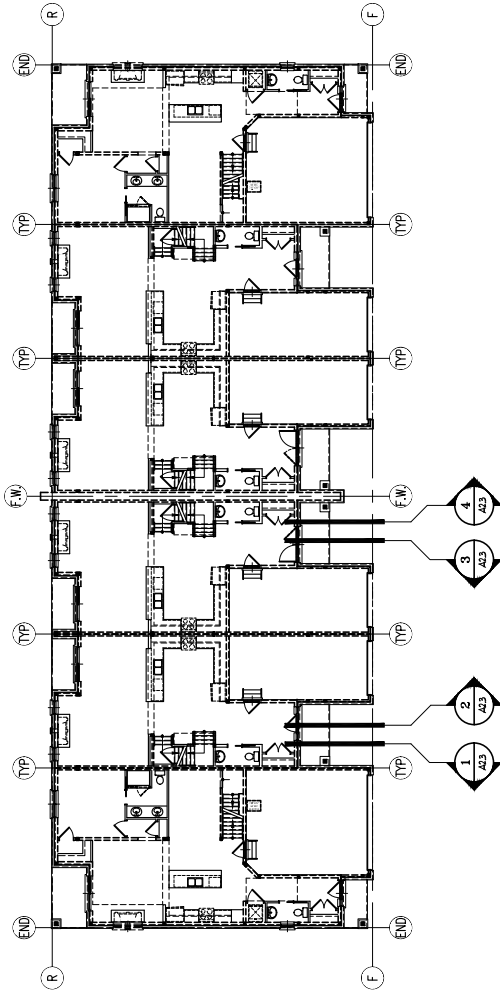
SILVERGLEN PRESERVE
COLLINGWOOD, ONTARIO

REID'S HERITAGE HOMES LTD.
RR 22 CAMBRIDGE ONTARIO N3C 2V4
PHONE 519 658-6655 FAX 519 654-9746

A2.2

REAR AND LEFT SIDE ELEVATIONS

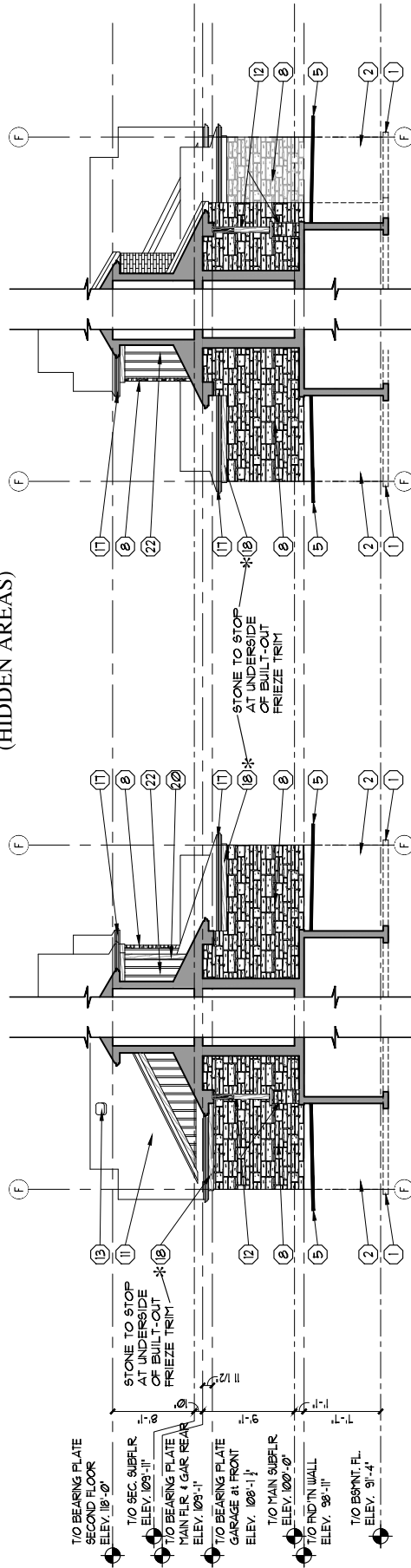
UNIT A UNIT B UNIT C UNIT C UNIT B UNIT B UNIT A



MATERIAL LEGEND:

- 1 CONC. FOOTINGS
- 2 CONC. FOUNDATION
- 3 GALV. METAL WINDOW WELL AS REG'D (DRAIN TO WEEPING TILE)
- 4 PRECAST CONC. STEP(S) AS REQ'D TO SUIT GRADE
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- 21 PREFIN. MAIBEC SHAKE SIDING
- 22 PREFIN. MAIBEC VERTICAL BOARD & BATTEN SIDING
- 23 PREFIN. MAIBEC CLAD PORCH BEAM
- 24 PREFIN. MAIBEC HORIZONTAL SIDING (ACCENT COLOUR)

PATIAL SIDE ELEVATIONS:
(HIDDEN AREAS)



1 UNIT A GARAGE
3/32" = 1'-0"

2 UNIT B GARAGE
3/32" = 1'-0"

3 UNIT C GARAGE
3/32" = 1'-0"

4 UNIT A GARAGE
3/32" = 1'-0"

DECLARATION OF DESIGNER:

41224 SIGNATURE:

I have reviewed and take responsibility for the design activities in accordance with the 2006 Building Code Compendium, Div. C-3.2.1 B.C.I.N.: 20333 NAME: Bernie Rossel DATE: JUL. 11/2017

PARTIAL ELEVATIONS

SILVERGLEN EXECUTIVE TOWNHOMES

6 UNIT BUILDING UNITS 140 to 145 REID'S HERITAGE HOMES

Architectural Design Department

Dwn. By: SWL
Folder: 140 - 145
File: 6-Unit Elevs
Scale: 3/32" = 1'-0"
Date: SEPT. 2015
Last Rev: JUL. 11/2017

SILVERGLEN PRESERVE COLLINGWOOD, ONTARIO

PHONE 519 658-6656 FAX 519 654-9746

REID'S HERITAGE HOMES LTD.

A2.3

RR 22 CAMBRIDGE ONTARIO N3C 2V4



AmeriSpec of Barrie, Orillia, Muskoka & Collingwood

65 Cedar Pointe Dr

Suite 479

Barrie, Ontario L4N 9R3

1-888-516-6337 705-722-5876

amerispecbarrie@gmail.com

www.home-inspection-barrie.ca

Doc #:	AB-22097	Inspector:	Glenn Dilts
Date:	2022-09-09		
Dwelling Address:	143 Preservation Rd Collingwood		
Client Name:	AmeriSpec Move In Ready		
Client's Agent:	Karen Willison	Real Estate Company:	Royal LePage Locations North Collingwood

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. **FUTURE FAILURE:** Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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AmeriSpec Inspection Services

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

Not Applicable (N/A) = The item(s) do not apply to this property.

NOT PRESENT (NP) = The item was not present at the time of inspection.

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 OPERATED (NO) = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR / REPLACE (RR) = 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. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'.

- **Home is a townhouse. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or property manager to determine the scope of responsibility regarding these areas prior to closing.**

GENERAL CONDITIONS

Type of building:

Townhouse

In Attendance:

Seller only

Approximate age of building:

2 to 5 Years

Temperature:

28c

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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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:

Asphalt

Walkways:

Concrete

Exterior Wall Cladding:

Brick Veneer

Exterior Entry Doors:

Metal Clad

Windows and Frames:

Double Glazed/Insulated

Trim:

Aluminum

Vinyl

		S	Com	NI	NO	NP	NA	RR
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)	•						
1.7	Electrical (exterior)	•						
1.8	Gas Meter	•						
1.9	Exterior Water Faucets	•						
1.10	Door Bell(s)	•						
1.11	Lot Grade and Drainage	•						
1.12	Stairs and Steps	•						
		S	Com	NI	NO	NP	NA	RR

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AmeriSpec Inspection Services

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 damage 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

Roof Material Type:

Asphalt Composition Shingle

Roof Structure:

Wood Frame

Roof-Type:

Hip

		S	Com	NI	NO	NP	NA	RR
2.0	Roof Conditions	•						
2.1	Roof Penetrations and Exposed Flashings	•						
2.2	Roof Drainage Systems (Gutters/Downspouts)	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

2.0 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.

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3. Garage / Carport

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:

Attached

Exterior Wall Cladding:

Same as House

Roof Material Type:

Same as House

Method Used to Inspect Roof:

Same as House

Garage Door Material:

Metal

Auto-Opener Manufacturer:

CHAMBERLAIN

		S	Com	NI	NO	NP	NA	RR
3.0	Exterior Wall Cladding	•						
3.1	Roof Conditions	•						
3.2	Garage Floor	•						
3.3	Garage Door(s)	•						
3.4	Garage Door Openers	•						
3.5	Occupant Door(s)	•						
3.7	Garage Walls	•						
3.8	Garage Ceiling	•						
3.9	Electrical Receptacles, Switches and Fixtures	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

3.7

- Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.

AmeriSpec Inspection Services

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

Floor Structure:

2 X 8 Wood Joists

Wall Structure:

Traditional Wood Frame Construction

Ceiling Structure:

2 X 4 Joists

Columns or Piers:

Supporting Walls

Foundation Ventilation:

Windows

		S	Com	NI	NO	NP	NA	RR
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)	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

5.1 Hairline settlement crack observed at left side. Recommend review by licensed contractor for corrections as needed.



5.1 Item 1(Picture)

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

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

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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):

Public

Plumbing Water Distribution (Inside home):

Copper

PEX

Plumbing Waste & Vent Pipes:

ABS

Water Shut Off Location:

Basement

Main Fuel Shut Off Location:

Left Side Exterior at Gas Meter

Water Supply Pressure:

50 PSI

		S	Com	NI	NO	NP	NA	RR
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)	•						
		S	Com	NI	NO	NP	NA	RR

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7. Electrical System

Our electrical inspection meets the ASHI 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: Basement	Sub-Panel Location(s): Exterior	Equipment Grounding Present: Yes
Electrical Main Service: Underground	Service Amperage: 100 AMPS	Panel Type: Breakers
Branch Wiring Type: Copper	Wiring Methods: Non Metallic Sheathed Cable (Romex)	Futures Available: Yes
Electric Panel Manufacturer: SQUARE D	GFCI Reset Location(s): Exterior Master Bathroom	AFCI Reset Location(s): Main Electrical Panel

		S	Com	NI	NO	NP	NA	RR
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	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

7.6 Suggest installing additional smoke alarms in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.

7.7 Suggest installing additional CO Detectors in appropriate areas as needed to enhance safety. Periodic testing is suggested to ensure proper working order and to enhance safety.

8. 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	Filter Type: Disposable
Filter Size: 16x25x1	Heating System Brand: LENNOX	

		S	Com	NI	NO	NP	NA	RR
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		•					
		S	Com	NI	NO	NP	NA	RR

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Comments:

8.0 (1)

- **Unit is a high efficiency gas furnace. Due to the sealed compartments on these type units, not all portions are visible. Therefore this is a limited visual inspection of the exterior cabinet only. If a more detailed review is desired we recommend consulting with a licensed HVAC contractor for dis-assembly of the unit for closer inspection.**

8.0 (2) The process of combustion occurs within a metal compartment (or compartments) called a heat exchanger located within the shell of the furnace. The heat from the combustion process is transferred to the home by air (or water) that passes over the hot exterior of the metal heat exchanger. The products of combustion are expelled from the interior of the heat exchanger to the exterior of the home, usually through a metal or plastic vent pipe or chimney.

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Due to the presence of harmful gasses in the exhaust gasses, it is important that the heat exchanger is completely sealed to prevent exhaust gasses from entering the home, mixing with the indoor air, and creating an indoor air quality concern. The visibly accessible portions of furnace/boiler heat exchangers are limited to approximately 0 to 10 percent without dismantling the unit. In order to properly evaluate a heat exchanger the furnace therefore requires dismantling. Dismantling of a furnace can only be safely done by a qualified heating contractor. On this basis, we are not qualified nor equipped to inspect the furnace heat exchanger for evidence of cracks or holes. Therefore a detailed review of the heat exchanger is not within the scope of this inspection. If review of the heat exchanger is desired, we recommend consulting your local gas utility company or a qualified heating contractor.

8.0 (3) The gas furnace was tested using normal operating controls and functioned properly at time of inspection. 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.

8.7 HRV present and operational at time of inspection.

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9. 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 closing. 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

Number of AC Systems:	AC Unit Location(s):	AC System(s) Service:
One	Same as Heating System	Same as Heating System
Cooling Equipment Type(s):	Cooling Equipment Energy Source:	Ductwork:
Split Air Conditioning System	Electricity	Same as Heating System
Filter Type:	Filter Size:	Air Conditioner Brand:
Same as Heating System	Same as Heating System	LENNOX

		S	Com	NI	NO	NP	NA	RR
9.0	Cooling and Air Handler Equipment Condition	•						
9.1	Temperature Difference Measurements	•						
9.2	Energy Source	•						
9.3	Thermostat	•						
9.4	Air Filters	•						
9.5	Distribution / Ducting Systems	•						
9.6	Automatic Safety Controls	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

9.0 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.

9.1 A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 74 degrees, temperature at supply was 58 degrees, a difference of 18 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.

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10. 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

Number of Water Heating Systems: One	Water Heater Location(s): Basement	Water Heater Design Type: Natural Gas
Water Heater Energy Source: Natural Gas	Water Heater Capacity: 40 Gallon	Water Heater Brand: BRADFORD-WHITE

		S	Com	NI	NO	NP	NA	RR
10.0	Water Heater Condition	•						
10.1	Supply Lines	•						
10.2	Energy Source	•						
10.3	Flue Venting	•						
10.4	Temperature / Pressure Release Valve	•						
10.6	Hot Water Temperature	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

10.0 Water heater was serviceable at time of inspection.

10.6 The water temperature at time of inspection was 124 degrees, which is in the normal operating range of 120 to 130 degrees.

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11. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-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
Veneer
Laminate

Countertop(s):

Composite
Slate

Dishwasher Brand:

MAYTAG

Exhaust/Range Hood Brand:

EXTERIOR VENTED

Range/Oven Brand:

GENERAL ELECTRIC

Refrigerator:

MAYTAG

		S	Com	NI	NO	NP	NA	RR
11.0	Floors	•						
11.1	Walls	•						
11.2	Ceiling	•						
11.3	Doors	•						
11.4	Windows	•						
11.5	Heat / Cooling Source	•						
11.6	Receptacles, Switches and Fixtures	•						
11.7	Counters and Cabinets (representative number)	•						
11.8	Sinks	•						
11.9	Plumbing Drains	•						
11.11	Dishwasher(s)	•						
11.12	Ranges/Ovens/Cooktops	•						
11.13	Range Hood(s)	•						
11.17	Refrigerator	•						
		S	Com	NI	NO	NP	NA	RR

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Comments:

11.11 Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

11.12 The electrical stove/range elements were tested at the time of inspection and functioned properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

11.17 The refrigerator is serviceable and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

12. 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:

Seperate Shower
Combined Bath Tub & Shower

Exhaust Fans:

Fan Only

Countertop(s):

Laminate
Composite

Cabinet(s):

Wood
Veneer
Laminate

		S	Com	NI	NO	NP	NA	RR
12.0	Floors	•						
12.1	Walls	•						
12.2	Ceiling	•						
12.3	Doors	•						
12.6	Heat / Cooling Source	•						
12.7	Receptacles, Switches and Fixtures	•						
12.8	Ehaust Fan(s)	•						
12.9	Bath Tub	•						
12.10	Shower	•						
12.11	Sinks	•						
12.12	Toilet	•						
12.13	Counters and Cabinets	•						
		S	Com	NI	NO	NP	NA	RR

S= Serviceable, Com= Comment, NI= Not Inspected, NO= Not Operated, NP= Not Present, NA= Not Applicable, RR= Repair or Replace

AmeriSpec Inspection Services

13. 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:

240 Volt Electric

Dryer Vent:

Flexible Metal

		S	Com	NI	NO	NP	NA	RR
13.0	Floors	•						
13.1	Walls	•						
13.2	Ceiling	•						
13.3	Doors	•						
13.9	Receptacles, Switches and Fixtures	•						
13.10	Clothes Dryer Exhaust Venting	•						
13.11	Exhaust Fan	•						
		S	Com	NI	NO	NP	NA	RR

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AmeriSpec Inspection Services

14. 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):

Carpet
Resilient Flooring
Wood

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core

Window Type(s):

Same as Exterior

Operable Fireplaces:

One

		S	Com	NI	NO	NP	NA	RR
14.0	Floors	•						
14.1	Walls	•						
14.2	Ceilings	•						
14.3	Doors (representative number)	•						
14.4	Closet Doors (representative number)	•						
14.5	Windows (representative number)	•						
14.6	Heat / Cooling Source	•						
14.7	Receptacles, Switches and Fixtures	•						
14.9	Fireplaces and Woodstoves	•						
14.10	Stairways	•						
		S	Com	NI	NO	NP	NA	RR

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AmeriSpec Inspection Services

15. Bedroom(s)

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Styles & Materials

Number of Bedrooms:

Two

Floor Covering(s):Hardwood T&G
Wood**Wall Material(s):**

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Hollow Core

Window Type(s):Same as Exterior
Double Glazed Insulated

		S	Com	NI	NO	NP	NA	RR
15.0	Floors	•						
15.1	Walls	•						
15.2	Ceilings	•						
15.3	Doors (representative number)	•						
15.4	Closet Doors (representative number)	•						
15.5	Windows (representative number)	•						
15.6	Heat / Cooling Source	•						
15.7	Receptacles, Switches and Fixtures	•						
		S	Com	NI	NO	NP	NA	RR

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AmeriSpec Inspection Services

16. 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:

Viewed From Entry

Attic Access Type:

Scuttle Hole

Attic Insulation:

Blown-In

Ventilation:

Soffit Vents

Passive Vents

		S	Com	NI	NO	NP	NA	RR
16.0	Attic Access	•						
16.1	Attic Framing	•						
16.2	Attic Sheathing	•						
16.3	Attic Insulation	•						
16.4	Attic Ventilation		•					
16.6	Electrical Wiring, Switches and Fixtures			•				
		S	Com	NI	NO	NP	NA	RR

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Comments:

16.3 Cellulose insulation is about twelve inches thick or just under 44 R-Value.

16.4 Ventilation was not added, when the most recent roof covering was installed. Recommend increasing the ventilation to promote life expectancy of covering.

16.6 Not inspected, covered with insulation.



SUMMARY REPORT

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SUMMARY

Doc #:	AB-22097	Client Name:	AmeriSpec Move In Ready
Dwelling Address:	143 Preservation Rd Collingwood	Inspector:	Glenn Dilts

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.

5. Structural Components

5.1 Foundation, Basement and CrawlSpace

Repair or Replace

Hairline settlement crack observed at left side. Recommend review by licensed contractor for corrections as needed.



5.1 Item 1(Picture)

16. Attic

16.4 Attic Ventilation

Comment

Ventilation was not added, when the most recent roof covering was installed. Recommend increasing the ventilation to promote life expectancy of covering.

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