



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

**2111 Concession 8 South Nottawasaga Road,
Glen Huron**



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

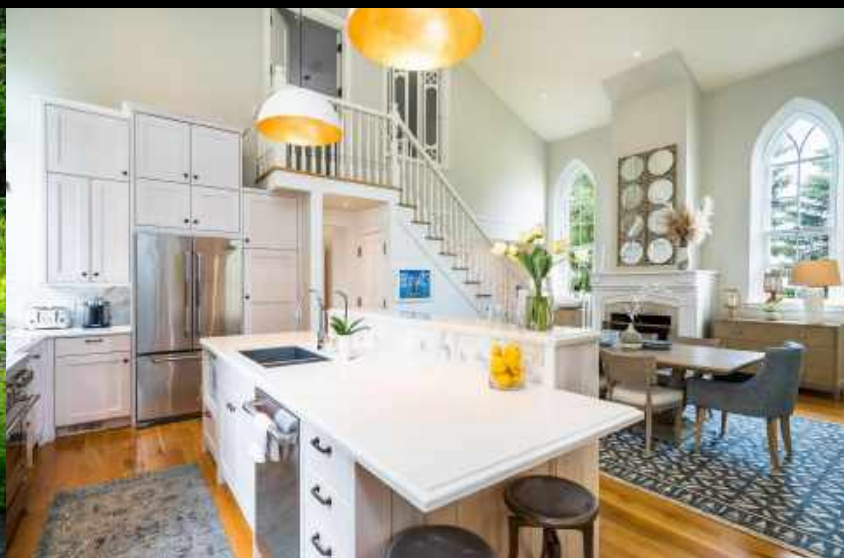


LOCATIONS **NORTH**





CollaborativeRealEstate.ca



2104 sq. ft.



2 + 3 Bed



2 + 1 Bath

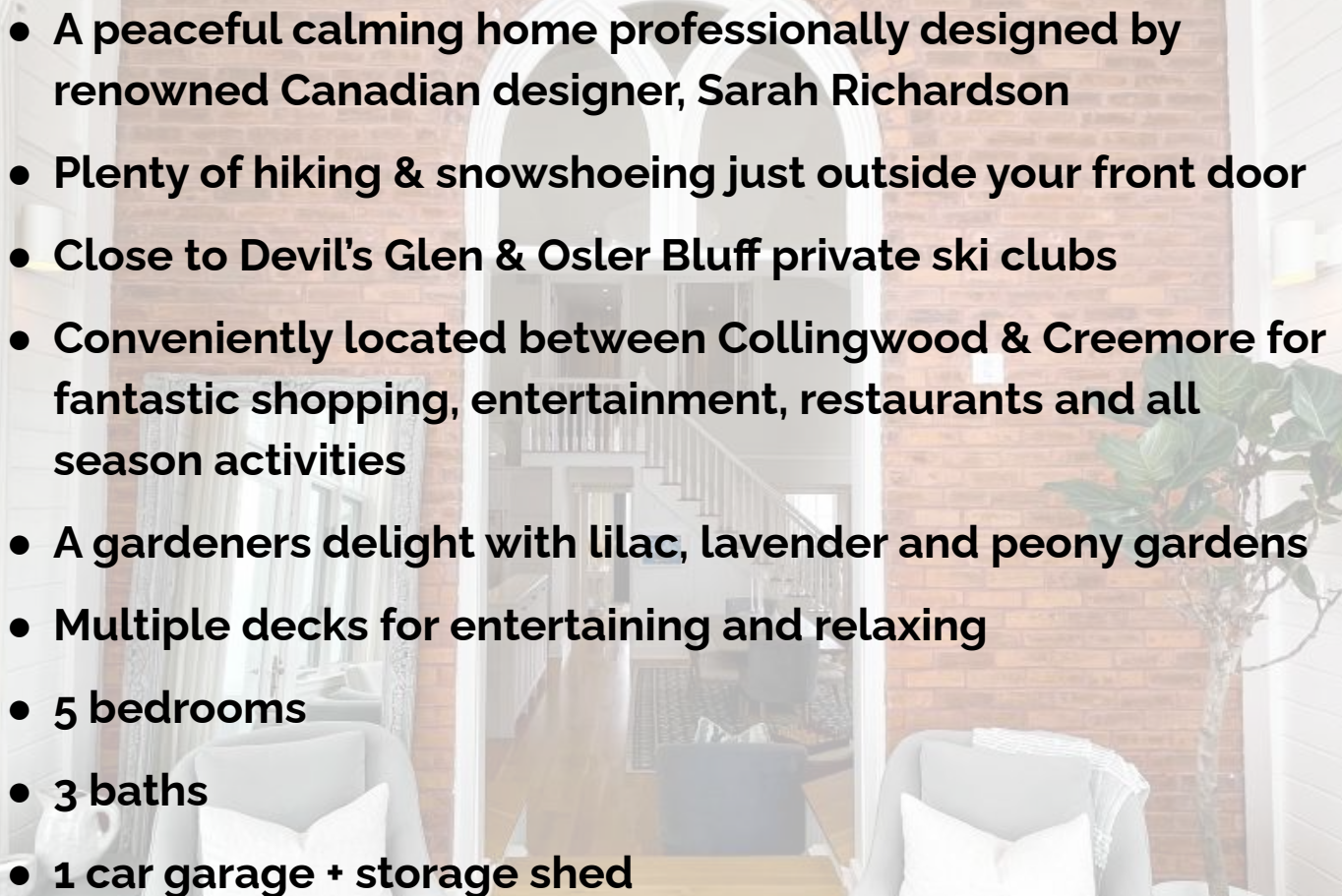


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Quick Facts

2111 Concession 8 South Nottawasaga Road, Glen Huron

- 
- A background image showing the interior of a home. It features a large arched doorway leading to a bright, open space. In the foreground, there are two light-colored armchairs with white pillows. To the right, a large potted plant is visible. The overall atmosphere is warm and inviting.
- A peaceful calming home professionally designed by renowned Canadian designer, Sarah Richardson
 - Plenty of hiking & snowshoeing just outside your front door
 - Close to Devil's Glen & Osler Bluff private ski clubs
 - Conveniently located between Collingwood & Creemore for fantastic shopping, entertainment, restaurants and all season activities
 - A gardeners delight with lilac, lavender and peony gardens
 - Multiple decks for entertaining and relaxing
 - 5 bedrooms
 - 3 baths
 - 1 car garage + storage shed



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

2111 CONCESSION 8 SOUTH NOTTAWASAGA Road, Glen Huron,
 Ontario L0M 1L0

Client Full
 2111 CONCESSION 8 SOUTH NOTTAWASAGA Rd Glen Huron
 MLS® #: 40378398
 Active / Residential
 Price: \$1,795,000



Simcoe County/Clearview/CL11 - Rural Clearview
2 Storey/House

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

Beds (AG+BG): 5 (2 + 3)
 Baths (F+H): 3 (2 + 1)
 SF Fin Total: 3,275
 AG Fin SF Range: 2001 to 3000
 AG Fin SF: 2,104/Other
 BG Fin SF: 1,171/Other
 DOM/CDOM: 109/ 109
 Common Interest: Freehold/None
 Tax Amt/Yr: \$5,367.94/2023

Remarks/Directions
 Public Rmks: Celebrated Canadian designer Sarah Richardson did a top to bottom renovation on this unique 1906 Methodist church to turn it into a stunning and calm, contemporary country home. In the rustic farming community of Glen Huron, the property is close to Osler Bluff and Devil's Glen private ski clubs and minutes from the bustling town of Creemore, with Collingwood a short distance away. On 3/4 acre, surrounded by farmland and golden winter wheat, the home embraces the original towering gothic windows and arches to give an airy and utterly peaceful atmosphere. The nicely configured main floor celebrates the home's roots with charm and style. Through the most amazing, towering archway, enter the magical sun room/living area with soaring ceilings. The room is surrounded by windows and views, with luxurious custom draperies adding warmth and style. Exit from the sunroom to either of the two decks for evenings of relaxation and star gazing. The stunning kitchen is flanked by tall gothic arched windows and couldn't be more fresh. The room has its own small desk and sitting area with two cosy arm chairs for morning coffee and a dining area with wood burning fireplace. The main floor den is a perfect work-from-home space with double pocket doors for privacy when needed. A bedroom is also on this floor. Upstairs is a king primary bedroom with beautiful ensuite and so many little touches. On the super functional lower level is a lovely tv/family room with two more beautifully decorated bedrooms as well as a nursery. Even a few stained glass touches remain to blend the old with its modern revival. Outside, enjoy hiking and snowshoeing on numerous hiking trails, the closest of which is just 100 yards away.
 Directions: Hwy 124 to Concession 8 Nottawasaga Road South to sign on left
 Cross St: Station Street

Auxiliary Buildings				
Building Type	Beds	Baths	# Kitchens	Winterized
Other				No
Garage				No
Exterior				
Exterior Feat:	Deck(s), Landscaped, Privacy, Recreational Area			Roof: Metal
Construct. Material:	Brick, Stone, Wood			Prop Attached: Detached
Shingles Replaced:		Foundation: Stone		Apx Age: 100+ Years
Year/Desc/Source:	1906//Other			Rd Acc Fee:
Property Access:	Municipal Road, Paved Road			Winterized: Fully Winterized
Other Structures:	Gazebo, Shed			
Pool Features:	None			
Garage & Parking:	Detached Garage//Private Drive Single Wide//Gravel Driveway			
Parking Spaces:	11	Driveway Spaces: 10.0		Garage Spaces: 1.0
Services:	Cable TV Available, Cell Service, Electricity, Telephone Available			
Water Source:	Well	Water Tmnt: Reverse Osmosis, UV System, Water Softener		Sewer: Septic
Lot Size Area/Units:	0.426/Acres	Acres Range: < 0.5		Acres Rent:
Lot Front (Ft):	150.00	Lot Depth (Ft): 0.00		Lot Shape: Irregular
Location:	Rural	Lot Irregularities: 94.94'x55.42'x95.03'x113.88.0'x126.57'		Land Lse Fee:
Area Influences:	Ample Parking, Golf, Greenbelt/Conservation, Open Spaces, Quiet Area, School Bus Route, Skiing, Trails			Retire Com:
View:	Clear, Hills, Meadow, Pasture, Trees/Woods			

Topography: **Open space, Rolling** Fronting On: **South**
 Restrictions: **Niagara Esc. Commission, Right-of-Way** Exposure: **North**
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
 High School: **Stayner CI, CCI (FI), Jean Vanier, Pretty River Academy**
 Elementary School: **Nottawasaga & Creemore PS, Admiral (FI), St. Mary's, Pretty River Academy**

Interior

Interior Feat: **Ceiling Fans, On Demand Water Heater, Skylight, Water Heater Owned, Water Purifier, Water Softener**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Lower Level, Sink**
 Cooling: **Central Air**
 Heating: **Fireplace-Wood, Forced Air, In-Floor, Oil**
 Fireplace: **1/Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Add Inclusions: **Electric Light Fixtures, Grey outdoor dining table and chairs**
 Exclusions: **All personal belongings, furnishings and décor. Furnishings are negotiable separate from sale.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT BLK C PL 497 NOTTAWASAGA PT 1, 51R2135 & PT 2, 51R26873; T/W R0693009 & R01361844; CLEARVIEW**
 Zoning: **RS - Residential Hamlet** Survey: **Available/**
 Assess Val/Year: **\$471,000/2022** Hold Over Days: **120**
 PIN: **582220015** Occupant Type: **Vacant**
 ROLL: **432901001012200**
 Possession/Date: **Flexible/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **03/10/2023**
 List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Karen E. Willison, Salesperson
 Date Prepared: 06/27/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40378398

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	9' 5" X 22' 11"	2.87 X 6.98	Cathedral Ceiling, Double sink, Hardwood floor, Open Concept
Living Room	Main	13' 11" X 15' 2"	4.24 X 4.62	Cathedral Ceiling, Hardwood floor, Skylight, Walkout to Balcony/Deck
Dining Room	Main	17' 10" X 20' 2"	5.44 X 6.15	Cathedral Ceiling, Fireplace, Hardwood floor, Open Concept
Office	Main	10' 2" X 9' 5"	3.10 X 2.87	Cathedral Ceiling, Hardwood floor
Bedroom	Main	9' 6" X 13' 5"	2.90 X 4.09	Cathedral Ceiling, Hardwood floor
Bathroom	Main	7' 0" X 7' 1"	2.13 X 2.16	2-Piece, Hardwood floor
Bedroom Primary	Second	13' 7" X 13' 4"	4.14 X 4.06	Ensuite, Hardwood floor, Walk-in Closet
Primary Ensuite Bathroom	Second	8' 1" X 13' 0"	2.46 X 3.96	4-Piece, Heated Floor, Stone floor
Recreation Room	Lower	18' 5" X 14' 6"	5.61 X 4.42	Hardwood floor, Heated Floor, Wainscoting
Bedroom	Lower	9' 11" X 12' 7"	3.02 X 3.84	Hardwood floor, Heated Floor, Wainscoting
Bedroom	Lower	14' 9" X 12' 8"	4.50 X 3.86	Hardwood floor, Heated Floor, Wainscoting
Bedroom	Lower	6' 3" X 6' 11"	1.91 X 2.11	Hardwood floor, Heated Floor
Desc: Nursery with stained glass doors				
Bathroom	Lower	6' 3" X 7' 3"	1.91 X 2.21	3-Piece, Heated Floor, Stone floor
Laundry	Lower			Heated Floor, Stone floor, Wainscoting
Utility Room	Lower	15' 9" X 10' 4"	4.80 X 3.15	

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Expense/Utility/House Details

2111 Concession 8 South Nottawasaga Road, Glen Huron

House Details

Item	Year	Notes
Year Home was Built	1906	
Air Conditioner	2010	
Roof	2019	
Furnace	2010	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$5,367.94	Township of Clearview
Insurance Premium	\$4,529.00	
Propane	\$2,070.00	Collingwood Fuels
Hydro	\$1,500.00	Hydro One
Oil	\$3,000.00	Hamilton Bros.
Internet/Cable Provider	\$1,220.28	Rogers
Satellite TV	\$1,030.56	Shaw
Alarm & Monitoring	\$516.00	Huron Alarm
Garden Maintenance	\$900.00 - \$1,800.00	Stacey Thompson
Lawn Care	\$1,200.00	Brandon Doner
Snow Removal	\$750.00	

Rental Equipment

Item	Provider	Contact/Notes
Propane Tank	Collingwood Fuels	\$150.00 per year (incl in propane amount above)

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	JennAir	2010
Dishwasher	JennAir	2010
Stove/Oven	JennAir	2010
Microwave	Panasonic	
Washer	Maytag Neptune	
Dryer	Maytag Neptune	

Additions/Upgrades

Item	Year	Details/Notes
Well Pump	2022	
Water Filtration UV Lamp Assembly & Water Filter	2022	
Antique Front Doors & New Main Floor Furniture	2020	
Steel Roof	2019	
Full Sarah Richardson Reno	2020	See additional notes below
Oil Furnace, Storage Tank & Air Conditioning	2010	
Brick Facing Replaced	2010	Front Wall
Living Room Addition & Ecoflow Layered Septic System	2010	Village Builders
Water Pressure Tank & Eaves Troughs	2009	
Garage	2006	Village Builders
Landscaping & Gazebo	2004	Landmark Group

Brickwork Cleaned or Replaced & Repointed, Window Sills	2003	
Replaced Front Steps & Deck	1998	Porter Skelton
Shed Built & Covered with Original Shed Boards	1995	Gerald Laurie Construction

Additional Notes:

Sarah Richardson Renovation:

- Lower level finished & radiant heated floors installed
- New kitchen with Caesarstone countertops, appliances & Rubinet plumbing
- New bathrooms
- New fireplace (Fireplace Concepts Toronto)
- Floors levelled

The History:

- Methodist Church with a 1906 cornerstone, single red brick construction
- Operated as a church until the 1950s
- Purchased by a family in the 1960s and converted to a weekend ski chalet
- Resold & renovated in 1993, contractor Porter Skelton & Associates
 - Reinforced building supports in lower level
 - New 200 amp electrical service & panel
 - Back door and basement staircase replaced
 - Water softener & UV light filter installed

Right of Way:

- When the Hamilton Bros. deeded additional parts (2,3 and 4 on the Survey) to this property to include the garage area and driveway on the property they maintained a right of way at the bottom of the driveway if workers need to get to the worker hut which is out at the edge of the farmers field. The Seller has not seen it used for any heavy equipment, just personal vehicles and that is very rare.

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

Main Floor Exterior Area 1553.46 sq ft
Interior Area 1296.28 sq ft



0 5 10
ft

PREPARED: 2023/03/07



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

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

2nd Floor /loft Exterior Area 550.83 sq ft
Interior Area 348.52 sq ft
Excluded Area 542.23 sq ft



0 3 6 ft

PREPARED: 2023/03/07



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

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

Lower Level (Below Grade) Exterior Area 1170.64 sq ft
Interior Area 968.79 sq ft



0 4 8 ft

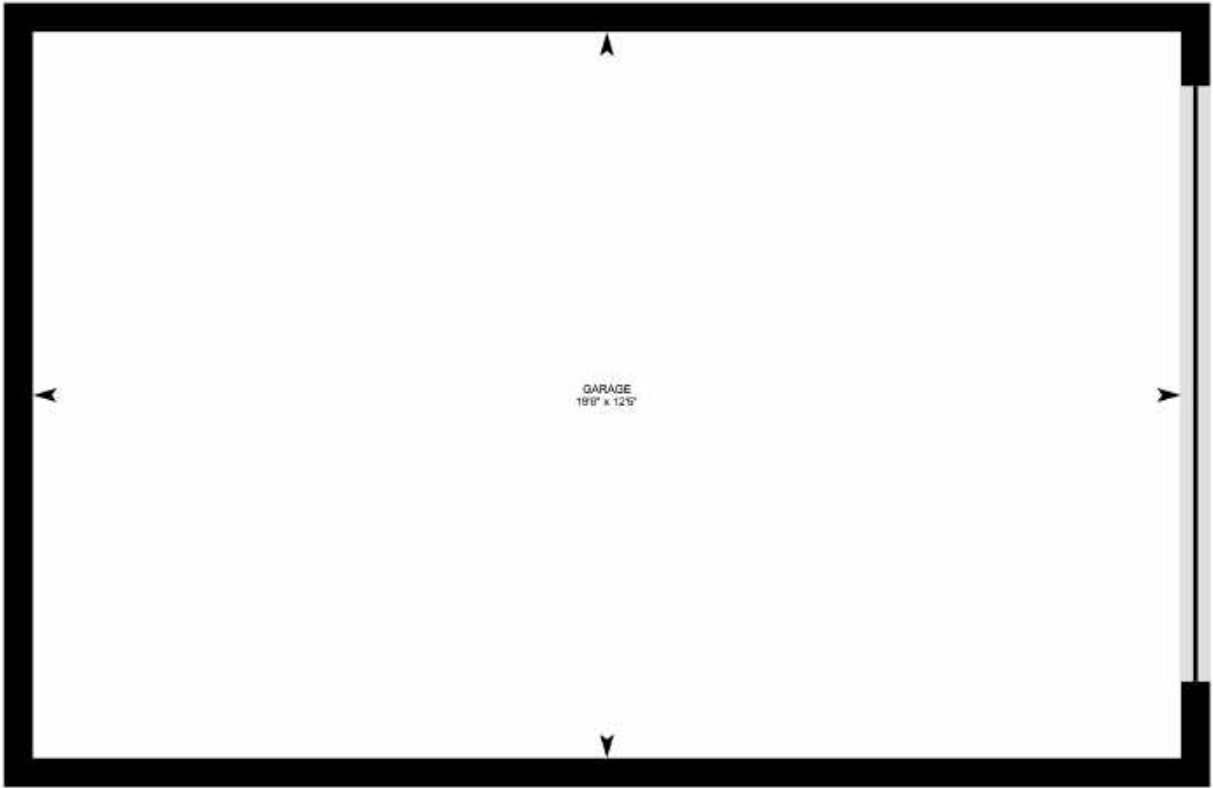
PREPARED: 2023/03/07



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

2111 Concession 8 Nottawasaga Rd, Glen Huron, ON

Garage Excluded Area 278.20 sq ft



PREPARED: 2023/03/07



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



TOWNSHIP OF CLEARVIEW
217 GIDEON STREET BOX 200
STAYNER ON L0M 1S0
Tel. No. : (705) 428-6230

TAX BILL

INTERIM 2023

Billing Date

Jan 25, 2023

Access Code / PIN 22142

Roll No.	4329 010 01012200.0000	Mortgage Co:	
		Mortgage No.	
		2111 CONCESSION 8 SOUTH NOTTAWASAGA PLAN 497 PT BLK C RP 51R26873 PARTS 1 & 2	
2022 Annualized Taxes		Rate	2023 Interim Tax Amount
5,367.94		50% of 2022 Taxes	2,683.97
		Sub Total	2,683.97
Special Charges/Credits		Summary	
		Interim 2023 Taxes	2,683.97
		Past Due (Credit) (As of 01/25/2023)	(1,380.29)
Total		Total Amount Due	\$ 1,303.68

2023 Interim Tax



Please return this portion with your payment

INTERIM 2023



TOWNSHIP OF CLEARVIEW
217 GIDEON STREET BOX 200
STAYNER ON L0M 1S0
Tel. No. : (705) 428-6230

Second Installment

Roll #	4329 010 01012200.0000
Due Date:	May 25, 2023
Total Amount Due	\$ 1,303.68
Amount Paid	

IMPERIAL

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

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9

Southwest Corner Of
Lot 16, Concession 8

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16

COUNTY ROAD No 62
(HURONTARIO STREET) (Shown on R.P. 497)
(See Nottawasaga Township Bylaw 41, Inst. 324377)
(irregular Width, As Travelled)

PART 1

INSTRUMENT N° 01235799

INSTRUMENT N° 489281

PART 4

INSTRUMENT N° 489281
SUBJECT TO A RIGHT OF
WAY AS IN INSTRUMENT N°
01235799

PART 3

INST. 489281

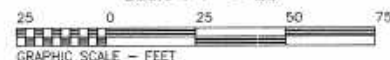
SCHEDULE

PART	BLOCK	REGISTERED PLAN	INSTRUMENT
1			01235799
2	PART OF BLOCK C	497	
3			PART OF 489281
4			

PART 4 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT N° 01235799

PLAN OF SURVEY OF
**PART OF BLOCK C,
REGISTERED PLAN 497,**
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)
**TOWNSHIP OF CLEARVIEW,
COUNTY OF SIMCOE**
MARTIN W. KNISLEY, Ontario Land Surveyor
1997

Scale : 1" = 25'



NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 2,
PLAN 51R-2135, HAVING A BEARING OF N68°43'30"E

- 1) □ DENOTES SURVEY MONUMENT SET
2) ■ " SURVEY MONUMENT FOUND
3) SIB " STANDARD IRON BAR: (1" SQUARE)
4) IB " IRON BAR: (5/8" SQUARE)
5) P " PLAN 51R-2135

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE
SURVEYOR'S ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 29th DAY OF APRIL, 1997

JUNE 11th, 1997
DATE

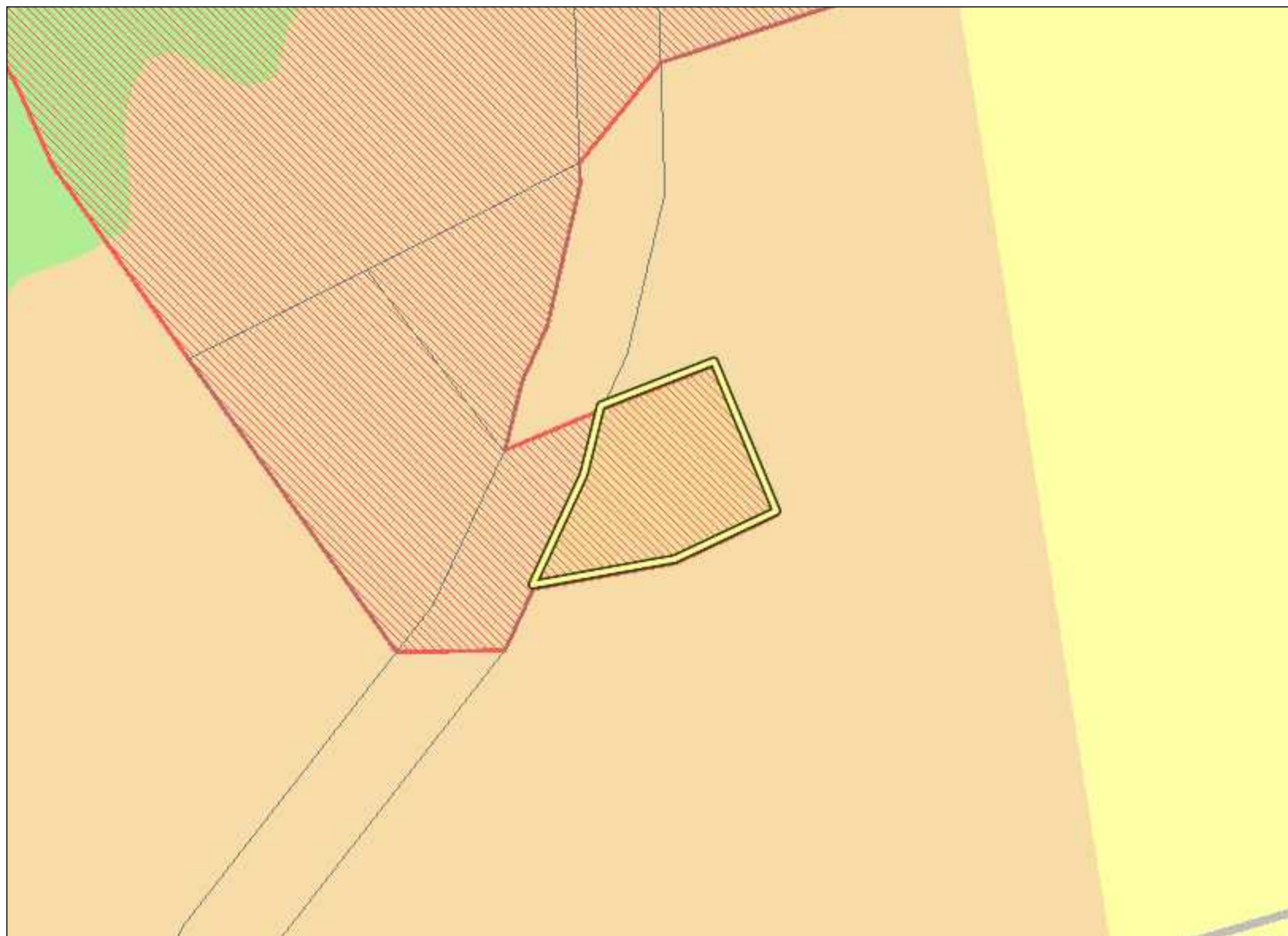
MARTIN W. KNISLEY
ONTARIO LAND SURVEYOR

Martin W. Knisley
ONTARIO LAND SURVEYOR
P.O. BOX 48
Duntroon, Ontario
PHONE (705) 444-8203

PROJECT N°
91-71-3A
FOR LOUISE FAST

Notes:

The property is located within the following designation(s) of the Niagara Escarpment Plan but does NOT require a development permit from the Niagara Escarpment



Legend

-  Assessment Parcel
 -  Niagara Escarpment Minor Urban Centre
 -  Niagara Escarpment Parks and Open Space System
 -  Niagara Escarpment Plan Special Policy Area
 -  Niagara Escarpment Plan Area
 -  Area of Development Control
- Niagara Escarpment Plan Designation**
-  Escarpment Natural Area
 -  Escarpment Protection Area
 -  Escarpment Rural Area
 -  Escarpment Recreation Area
 -  Mineral Resource Extraction Area
 -  Urban Area

0 0.1 km

Projection: Web Mercator



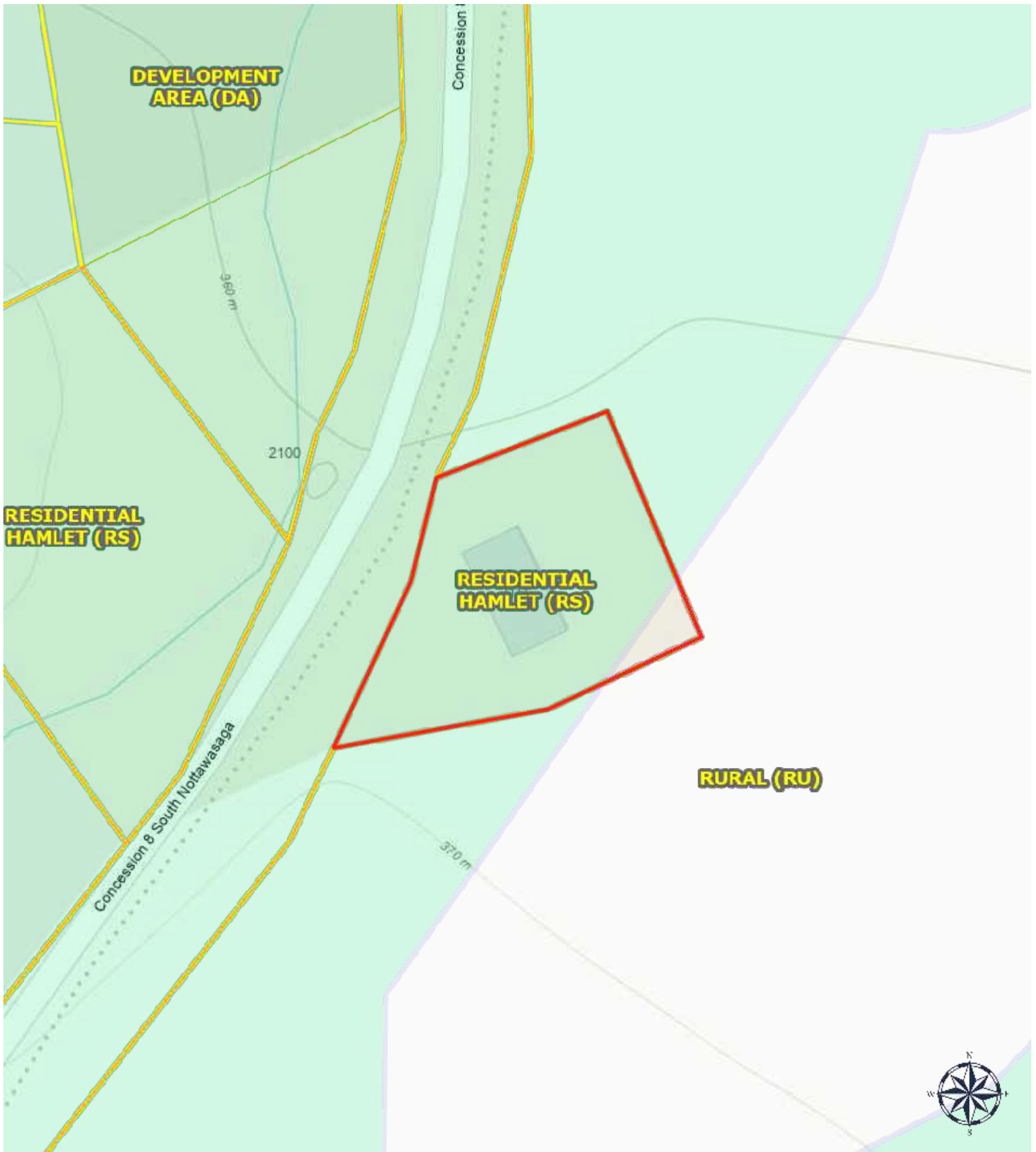
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Clearview Zoning Map



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0 20 40 60m

1 : 1,128



Mar 7, 2023

County of Simcoe - Web Map



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0 20 40 60m

1 : 2,257



Mar 7, 2023

SAFE HOMES CANADA HOME INSPECTION REPORT

ADDRESS: 2111 Concession 8 South Nottawasaga Road,
Glen Huron, ON

CLIENT:

Email:

Phone:

INSPECTOR: Andrew Christie, CET (civil), RHI

DATE: March 12, 2023

AGE OF HOME: 117 years

Scope of the Report

This inspection is intended to assess the structure (including foundations, floors, walls and roofs), building envelope (including roofing), mechanical systems (including heating and plumbing), the attic space (including insulation), electrical systems and windows.

It is a visual inspection only.

This report has been prepared and produced for and on behalf of the client/home owner, who is selling their home. The report was produced to share insights with potential buyers as a courtesy, but potential buyers must use this report at their own risk, and in reading and using this report, the potential

buyers agree that the home owner and/or home inspector are not responsible or liable for the report, including for any incorrect or missing information, oversights or omissions therein.”

Any non-visible elements, including buried pipes, and any water conditioning and filtering equipment are excluded from the inspection.

Occupant safety – including alarms and means of egress – are completely excluded from the inspection. Safety notes are provided as a courtesy.

To provide a frame of reference, the ‘front’ of the home is the side facing toward the north, perpendicular to Concession 8 South.



Celebration of Key Elements:

Dry Basement:

There is no evidence of water infiltration at the foundation level. A very sensitive moisture meter was used. The following photo shows a reading of 4.4 % relative humidity (RH), which means a dry wall assembly.



Sound Structure

The Structural Elements, including foundations, floor assemblies, wall assemblies and roof structure are all stable and free from significant damage and degradation.

Stable Stone Foundation Walls:

The stone foundation walls are solid, stable, wide and impressive. There is no significant cracking or failure.





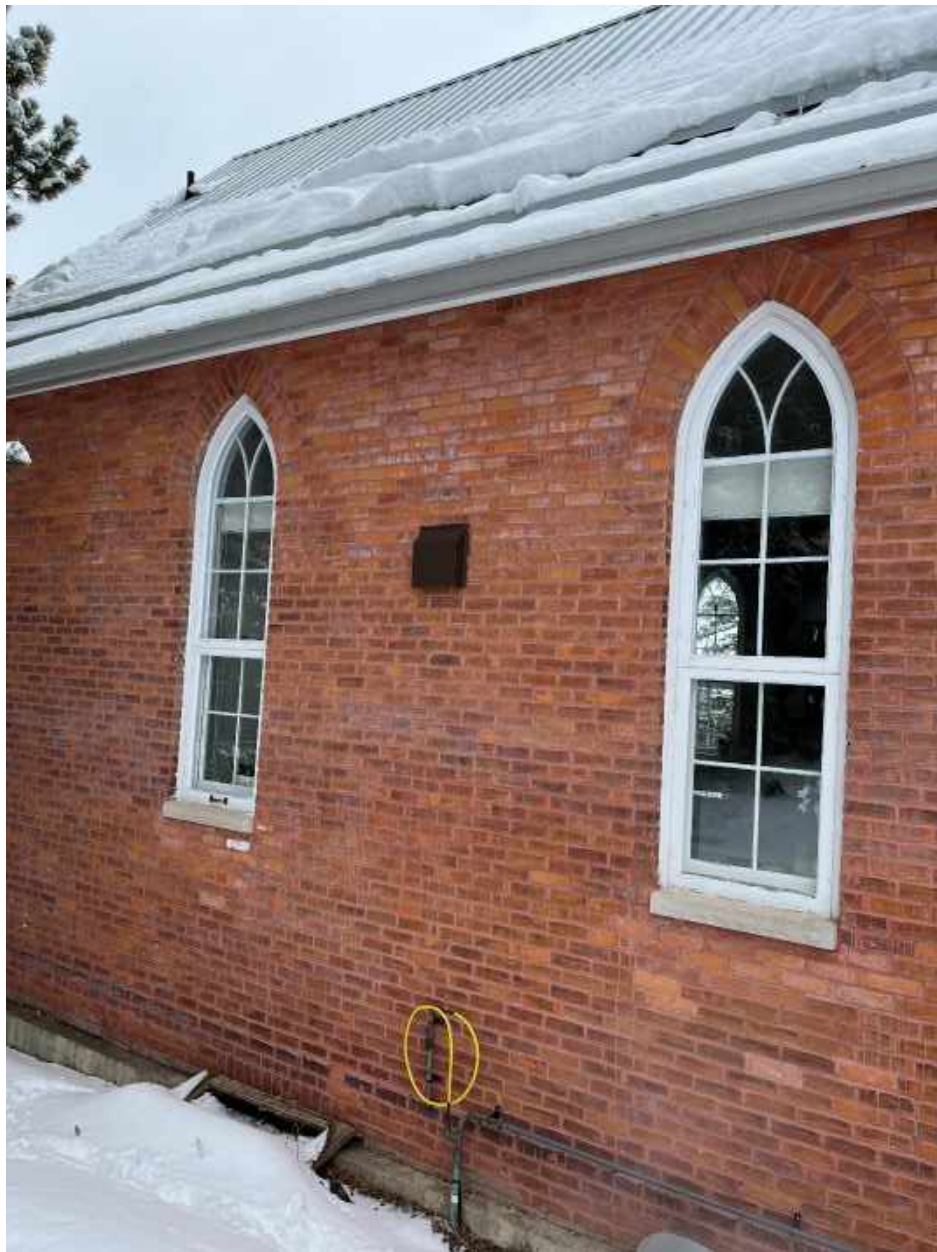
Concrete has been added at the right wall; it is completely stable.





Stable Brick Masonry and Exterior Walls:

The brick system is in very good condition; it is free from significant damage/degradation.









The wood outside windows and doors is stable. See Work Required regarding some re-finishing.

Stable Roof Structure Free of Significant Damage and Mould:

The roof structure is stable and was well-constructed overall. See the Work Required section.







Stable Floor Structure that is Free of Moisture Decay:

Members were prodded to confirm the absence of moisture decay.





Newer Metal Roofing:

The metal roof system is newer, and has been well-installed and well-fastened based upon partial observation.





Much of the roof was covered with snow and ice.





Modern Quantity of Insulation:

The average depth provides about R50, which is very good.

***While adding insulation to match the current building code requirement of R60 would be a benefit, that work is not a 'requirement'.**

Stable Decks as Observable:

The decks are stable and were well-built, as observable by crawling (all the way through) the crawlspace.



The Absence of Asbestos and Significant Mould:

There is no asbestos at ducts, or in the attic, and there is no significant mould.

Test holes were dug through the attic insulation to confirm the absence of bat guano, vermiculite, wood chip insulation and other wildlife mess.

Modern Electrical Elements:

100 amps is in use, which is adequate for this size of home.

The circuits are all copper, and all receptacles are grounded.

(See Key Issues regarding minor electrical deficiencies.)

Thermal Camera Notes:

A thermal camera was used to monitor temperature changes when the in-floor heat was tested, and to examine cathedral ceiling temperatures.

The floor temperature elevated decisively during testing.

The ceiling temperatures were shown to be consistent.

Heat Recovery Ventilator (HRV) is Roughed In:

Ducts and return air fixtures have been installed to facilitate bathroom ventilation through the use of an HRV (heat recovery ventilator).

An HRV would be a benefit, and can be installed if desired.

The Humidifier and Ultraviolet (UV) Treatment Units are Significant Benefits:





Work Required/Key Issues/Deficiencies:

Missing Down Pipe Extension:

The back left eaves trough down pipe is dumping water against the home; it should be extended well away from the home without delay. Doing so will minimize the probability of water infiltration and further settlement.

Sealant Work at Minor Openings Outside Face of Foundations:

Very minor, non-urgent sealant work – such as a soft mortar or foundation patching compound – would be a minor benefit at the (handful of) openings between the foundation stones near grade.



This work includes openings at the stone concrete junction, at the right foundation.

Some Possible Earth/Wood Contact at Skirt Wall Left of Sunroom:

The exact nature of the wall support at the left side of the rear crawlspace is not known to this inspector. It is not known whether any form of waterproofing

system is in place at the right side of the wall under the left perimeter of the rear crawlspace. Long term moisture decay is a possible concern there. Perhaps a as-built information can be obtained by the installer.





Coating Required Tops of Caissons:

While not critical work, it is recommended that a concrete sealer be added atop the concrete caissons that support the beams in the rear crawlspace.



Re-finishing At Rear Wood Siding:

Finishes often deteriorate most quickly at the south side of homes. The rear/south siding here will require re-finishing in the near future, say in the next couple of years.



Minor re-fastening is also required.



Re-Finishing at Exterior Window and Soffit Wood:

Some re-finishing is obviously required at the exterior window and soffit wood.





Minor Caulking at The Building Envelope:

A few open joints should be sealed.



Window Deficiencies:

One of the windows is cracked at the front wall in the master bedroom.

One of the storm windows is missing in the master bedroom.

Two small chips are observable at the window at the front of the left wall in the front left office, main floor.

Windows in this home are a combination of thermal units and non-thermal units. The age of the thermal windows varies .

While updating to thermal units would improve thermal resistance somewhat, that work is not a 'requirement'.

Four of the large non-thermal windows have been painted shut, which results in a fair to good amount of thermal resistance.

One thermal seal has failed high at rear wall in the sunroom.

One casement handle is not functional in the back right of the sunroom.

One thermal seal has failed in the front left basement bedroom.

Fastening Required at Top of Attic:

One of the vertical braces has separated from the tops of adjacent rafters, in the middle part of the attic. While not critical work, it should be re-fastened.



Normal Mice Activity:

It is completely normal to find evidence of mice activity at most homes, especially country homes. Set traps or otherwise address the mice. Be sure to maintain a full seal at the building envelope to prevent wildlife entry. That includes maintenance of ridge caps and valleys at the metal roofing system over the years.



Adding Fasteners at The Roof Members:

While the assembly is stable, it is recommended that fasteners be added at member junctions, including where only one nail has been used.



Improvements to Attic 'Ladder':

The attic access ladder comprises horizontal two-by-fours that have been nailed to studs. It is difficult to fully assess the safety of the ladder, but it was stable when loaded by this inspector. It would be prudent to add fasteners and/or hardware to ensure safety.



Seal Crack at Right Side of Chimney:

The obvious open crack at the right side of the masonry chimney should be fully sealed to prevent further degradation.



Protecting Top of Concrete Foundation:

It is recommended that a concrete sealer product be applied to the exposed top of the concrete at the eight foundation, to prevent long-term degradation. Caulking the joint where the concrete meets the brick system would be a benefit also.



Minor Electrical Deficiencies:

Note that a 50 amp feed provides power from the front/main electrical panel to the rear/sub panel. Thus, the 100 amp breaker at the rear panel does not match the total power to the panel. It is not a safety concern, just a matter of accuracy.

Minor tidying is required, such as at the exposed circuit at the rear wall of the sunroom.

The front, exterior GFCI receptacle, which is left of the front door, is broken; it requires replacement.

Minor Caulking Required in Showers:

A few joints require caulking in the showers.

Child/Toddler Falling Hazard:

The window at floor level in the master bedroom presents a falling hazard for children/toddlers. It can be fastened shut if children/toddlers are occupying the home.



Minor Improvements at Access 'Tower' Insulation:

While significant thermal resistance is in place at the 'tower' walls, it would be a minor benefit to eliminate gaps.

Home Insurance and House Component Answer List:

Age of Home: 117 Years

Foundations:

Type of Foundation: Stone and Poured Concrete

Cracks: There are no significant cracks observable at the foundation level.

Floor Structure:

Type of Floor Assembly:

Planks and plywood on lumber joists.

Joists are supported by timber beams and the foundation walls.

Wall Claddings:

Brick Masonry

Wood Siding

Cracking at Brick System:

There are no significant cracks at the brick masonry system.

Type of Roof Assembly:

Waferboard over planks on Rafters

Electrical:

Total Power: 100 amps

Type of Wiring: Copper

Type of Electrical Panel: Breakers

Panel Location: Primary Panel is at front left corner of basement.

Second panel is at front left corner of utility room.

50 amps are fed to rear panel from front panel.

Hot Spots: no

Double or Triple-tapped Contactors? No

GFCI (Ground Fault Circuit Interrupter) Notes:

GFCI protection is in place in the bathrooms, beside the kitchen sink, and outside the garage.

See Work Required.

Water and Waste:

Water Supply: Well (excluded from this inspection)

Main Shutoff Valve: Beside the pressure tank, just above floor elevation, to the right of the pressure gauge in the photo below.

It is functional.



Water Supply Pipes: Copper and modern Pex, including PureLink Pex.

Drain Pipes: ABS Plastic

Sanitary Disposal: Septic System (excluded from this inspection)

Sewage Ejector Pump in Use? Not Observable if there is one.

Sump Pit and Pump in Use? No. The absence of a sump is not a concern.

Backflow Prevention Device in Place? No

Age of Hot Water Tank: A newer boiler – exact age unknown – provides heat for potable water and in floor heat. Note that full access to the boiler was not possible due to occupant goods and equipment.

Type of Exhaust at Boiler: Direct Vent.

Heating and Cooling:

Type of Heating: Forced air oil and In-Floor Pipes, which are heated by the Boiler

Age of Furnace: Unknown. Likely about 20 years old.

Type of Furnace Venting: Metal inside masonry chimney

Age of Oil Tank: 20 years old

Air Conditioner: not inspected due to low outside temperature.

*It does appear to be slightly out of level; it should be levelled.

Gas Fireplace in Use? No

Type of Fireplace Venting: n/a

Wood Burning Appliance: Open Fireplace. Excluded from this inspection.

Roofing Elements:

Type of Shingles: metal roofing

Age of Roofing: It appears quite new; 3 to 5 years old, best estimate.

Expected Remaining Useful Life of Roofing: **Difficult to predict.** Likely more than 50 years, providing it is cleaned and maintained.

Type of Attic Insulation: Loose glass fibre and glass fibre batts

Modern Quantity of Insulation:

The average depth provides about R50, which is very good.

***While adding insulation to match the current building code requirement of R60 would be a benefit, that work is not a 'requirement'.**

Attic Ventilation:

There is no significant attic ventilation, but the roof is metal, so no action is recommended to improve the attic ventilation. (The primary purpose of attic ventilation is to prevent 'baking' and premature degradation of shingles.

Garage Door Openers:

There is one in place in the garage; it is functional.

Appliances:

Completely excluded from inspection.

Interior Finishes Notes:

Imperfections are observable at various locations.

Be sure to maintain a full seal at the key joints in the bathrooms.

Interior finishes are – for the most part – excluded from the inspection.

Home and Child Safety:

See Key Issues.

Outside Structures:

See Celebration.

As noted, decks, patios, etc. were not fully observable due to snow and ice.

The interior of the rear shed was not accessible due to snow.

The garage is stable and was well-constructed.



Exterior wood will slowly soften if not protected.

Exhaust Fans:

The kitchen exhaust fan is functional, and vents outside.

As noted, ducts and return air fixtures (in bathrooms) have been installed to serve an HRV.

See Key Issues.

*It would be prudent to install an exhaust fan in the upper bathroom before adding insulation in the attic.

Eaves Troughs:

Obviously, it is very important that eaves trough systems be vigilantly maintained.

Be sure to extend down pipes away from the home to help prevent water entry and settlement.

Andrew Christie, CET (civil eng.), RHI



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This inspection form is provided to WETT members as a recommended part of completing a WETT Inspection™. If this form is modified in any way from the official form provided by WETT, it will no longer be considered to be an official WETT Inspection™ form.



BW Chimney Cleaning

A Clean Sweep!

Brian Worden
WETT Certified Technician
bwchimney@gmail.com

Cleaning, Repairs, WETT Inspections
Serving Your Area
905-729-5237

Company: _____
Address: _____
Website: _____
Email: _____
Phone: _____

REQUESTED BY:

Name: KAREN WILLISON
Address: _____
Email: _____
Phone: _____
Cell Phone: 765 888 0075

Inspector's name: WORDEN
Reason(s) for inspection: sale

Type of inspection requested: ☒ Visual ☐ Technical ☐ Invasive

Date of request: _____

INSPECTION LOCATION: ☒ Same as requested or:

Name: _____
Address: 2111 CON-8 SOUTH GLEN HURON
Email: _____
Phone: _____
Cell Phone: _____
WETT #: 5056

Date of inspection: 21 April 2023

- 1. Visual Inspection:** This inspection includes the following:
- Measurements of clearances.
 - Opening stove doors and all ground-accessible dampers/clean-out doors.
 - Visual inspection of the chimney from the ground.
 - WETT report documenting all noted deficiencies and red flags that may require a more detailed inspection, including all mandatory photos in the WETT Inspection Standards of Practice (SOP).
 - Easily visible portions of the flue (such as first tiles of an open fireplace or top section if the inspector has accessed the roof).

- 2. Technical Inspection:** This inspection includes the following:
- All visual elements of the system as indicated in **Visual** Inspection.
 - Hands-on work which may include:
 - Taking apart flue pipes,
 - Opening clean-outs,
 - Entering the attic to view additional system components,
 - Accessing the chimney on the roof.
 - Review of condition of components removed or exposed through hands-on work and quantity of creosote noted in components and where visible in chimney sections.
 - All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with all mandatory photos.

- 3. Invasive Inspection:** This inspection includes the following:
- All visual elements of the system as indicated in **Visual** Inspection.
 - All hands-on work as indicated in **Technical** Inspection.
 - General construction work to building elements including:
 - Opening of walls or ceilings,
 - Disassembly or invasive work on masonry or prefab chimneys,
 - Examination of chimney liners,
 - All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with mandatory photos.

- Inspection Results:** Indicate inspection results for each component. **Code compliance** = proper use of listed components. N/A = Not Applicable. UTI = Unable To Inspect.
- Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.
- Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All **non-compliance** ratings should be considered for comment.
- See "Comments" page(s)
- An inspection, at any level, can be expected to include some components marked **UTI**.
- Manufacturer's specific instructions/CSA B365/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for **"Code Compliance."** They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report.

FACTORY-BUILT FIREPLACE & CHIMNEY

Has the type of inspection been discussed prior to inspection? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fireplace Make/ Model/Serial #: <u>AL 733012</u> <u>HEARTH + HOME</u> <u>TECHNOLOGIES GR 30 model 160</u>
Are copies of building permit/s available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Installation manual available: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Original <input checked="" type="checkbox"/> Web download
Time of day: Hour <u>3:00</u> Minutes <u>00</u> AM/PM <u>AM</u>	Listing Agency: <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH/ETL <input type="checkbox"/> OTL <input type="checkbox"/> Other: <u>8</u>
Weather conditions (ice, snow, wind, rain, thunderstorm, sunny): Select one: <u>cloudy Lt rain</u>	Certification Standard: <input type="checkbox"/> ULC S610 <input type="checkbox"/> CSA B415 <input type="checkbox"/> EPA <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Uncertified <input type="checkbox"/> Missing
Roofing type/material: <u>metal</u>	Is there a fan or blower attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Roof accessed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Attic accessed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Comments/Condition of appliance (baffle plate, air tubes, bricks, glass, gaskets, grate, etc.) Suitable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (See notes)
Chimney Make/Model #: _____	Mobile home approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is the chimney listed for use with this fireplace? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Flue size: <u>10"</u>	Installed in: <input checked="" type="checkbox"/> Residence (Part 9) <input type="checkbox"/> Modular Home (A277) <input type="checkbox"/> Mobile Home/Manufactured (Z240) <input type="checkbox"/> Alcove <input type="checkbox"/> Garage <input type="checkbox"/> Other: _____
Installation manual available: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Original <input checked="" type="checkbox"/> Web download	Appliance location: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main Floor <input type="checkbox"/> Other (specify): _____
Certification Standard: <input type="checkbox"/> ULC S604 <input type="checkbox"/> ULC S629 <input type="checkbox"/> Other: _____	Appliance Installed by: _____ Date: <u>@ 2012</u> <input checked="" type="checkbox"/> Unknown
Listing Agency: <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH/ETL <input type="checkbox"/> OTL <input type="checkbox"/> Other: _____	
Comments/condition of chimney (dents, corrosion perforations, heat marks on outer wall, distortion, bulging, misaligned inner liner sections, etc.) Suitable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (see notes)	
<input type="checkbox"/> Inside installation <input checked="" type="checkbox"/> Outside installation Height: <u>@ 35'</u>	
Chimney Installed by: _____ Date: _____ <input checked="" type="checkbox"/> Unknown <u>AT TIME OF FIREPLACE.</u>	

CLEARANCES/REQUIREMENTS	REQUIRED	ACTUAL(S)	CODE COMPLIANCE	PHOTOS TAKEN
1. Combustible mantle - height/depth		<u>18 4 1/2</u>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
2. Combustible right side legs		<u>12</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
3. Combustible left side legs			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
4. Combustible facing		<u>4 1/2</u>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
5. Combustible side wall	<u>1"</u>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
6. Fireplace louvers		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
7. Ember strip		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> UTI	<input type="checkbox"/> Yes
8. Hearth extension front		<u>22</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
9. Hearth extension right side		<u>13</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
10. Hearth extension left side		<u>13</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
11. Hearth material	<u>MARBLE SLAB</u>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
12. Floor radiation protection			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
13. Ceiling height		<u>30' +</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
14. Is fireplace enclosed?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
15. Clearances within enclosure		<u>1"</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

CLEARANCES/REQUIREMENTS	REQUIRED	ACTUAL(S)	CODE COMPLIANCE	PHOTOS TAKEN
16. Gravity vent grille clearance	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
17. Gravity vent clearance	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
18. Central heating kit	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
19. Glass doors	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
20. Fire screen	ATTACHED AND FREE STANDING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
21. Chase framing size	_____	24 x 45	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
22. Is chase insulated, air/vapour barriered and drywall/sheathing?	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> UTI	<input type="checkbox"/> Yes
23. Is chase clear of debris?	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> UTI	<input type="checkbox"/> Yes
24. Outdoor combustion air	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> UTI	<input type="checkbox"/> Yes
25. Is CO alarm present in same room with solid-fuel-burning appliance?	9.32.4.2.3 (BCBC)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
26. Is CO alarm present in same room with solid-fuel-burning appliance?	9.32.3.9.3 (NBC/ABC)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
27. Is CO alarm present?	9.33.4.2 (OBC)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

It is the homeowner's responsibility to ensure that the CO alarm is in working condition and installed in accordance with applicable codes.
NOTE: WETT inspectors do not test the CO alarm, they just note if it is present.

28. _____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
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COMPONENT	REQUIRED	ACTUAL(S)	CODE COMPLIANCE	PHOTOS TAKEN
29. Fireplace/chimney connection (anchor plate)	_____	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
30. Wall support/band	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
31. Distance between supports	_____	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
32. Chimney offsets	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
33. Offset support	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
34. Firestopping	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
35. Attic radiation shield	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
36. Is attic radiation shield above insulation level?	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
37. Other radiation shield(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
38. Enclosed through living space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
39. Roof flashing/storm collar	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
40. Rain cap	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
41. Rain cap spark arrestor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
42. Roof braces	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
43. Roof braces solidly anchored	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

COMPONENT/CLEARANCE	REQUIRED	ACTUAL(S)	CODE COMPLIANCE	PHOTOS TAKEN
44. Height above roof surface	Min 900 mm (3'/36")	<i>Appears met</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
45. Height within 3 m (10')	Min 600 mm (2'/24")		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input checked="" type="checkbox"/> Yes
46. Cap height above chase cap			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
47. Chimney clearance to combustibles	<i>2"</i>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> UTI	<input type="checkbox"/> Yes
48. Other areas of chimney enclosed or hidden	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
49. _____			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
50. _____			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

51. Fire Code = 2.6.1.4. Chimneys, Flues and Flue Pipes

(1) Every chimney, flue and flue pipe shall be inspected to identify any dangerous condition

a) at intervals not greater than 12 months, b) at the time of addition of any appliance, and c) after any chimney fire.

52. Fire Code = 2.6.1.4. Chimneys, Flues and Flue Pipes

(2) Chimneys, Flues and Flue Pipes shall be cleaned as often as necessary to keep them free from dangerous accumulations of combustible deposits.

Appendix A – A.2.6.1.4 (2) The presence in a chimney of deposits of soot or creosote in excess of 3 mm thick will indicate the need for immediate cleaning, possible modification of burning procedures and more frequent inspections.

53. Fire Code = 2.6.1.4 3) A chimney, or flue pipe shall be replaced or repaired to eliminate
a) any structural deficiency or decay

Appendix A – A.2.6.1.4 (3) (a) Structural deficiencies are deviations from required construction, such as the absence of a liner or inadequate design of supports or ties. Instances of decay are cracking, settling, crumbling mortar, distortion, advanced corrosion, separation of sections, or loose or broken supports

54. Fire Code = 2.6.1.4. 3) A chimney, flue, or flue pipe shall be replaced or repaired to eliminate

b) all abandoned or unused openings that are not effectively sealed in a manner that would prevent the passage of fire or smoke.

File reference #: _____

Photos taken: ☒ Yes ☐ No Number of photos: _____

This checklist contains: 2 pages in total | This report contains: 2 pages in total.

Comments and observations:

All non-compliance ratings should be considered for comment. Add number of non-compliance line. More pages may be added.

All appears to be code compliant

Please attach additional page(s) if needed

Customer signature: [Signature]

Inspector signature: [Signature]

Inspector WETT #: 5056

Date: April 21 2023

Date: 21 Apr 2023

PHOTOS:

Section #: Select one:



Section #: Select one:



Section #: Select one:



Section #: Select one:



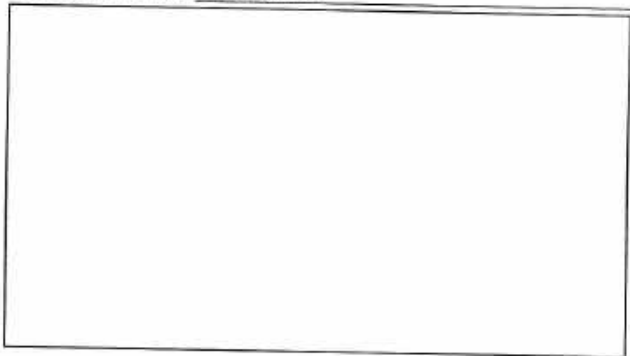
Section #: Select one:



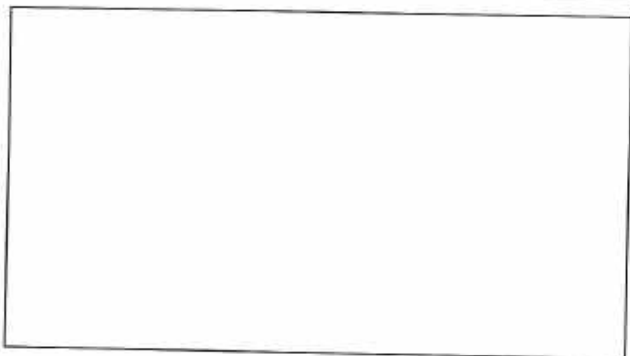
Section #: Select one:



Section #: Select one:



Section #: Select one:



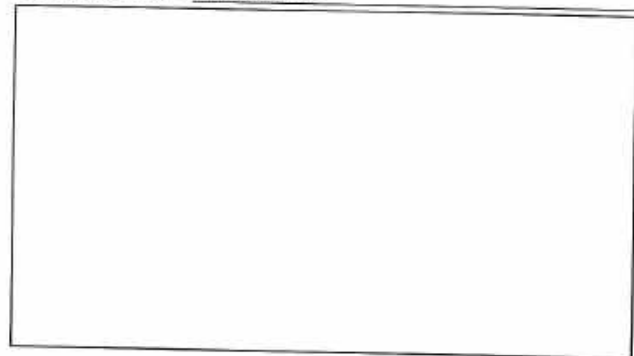
Section #: Select one:



Section #: Select one:



Section #: Select one:



Section #: Select one:

