



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

234 Third Street, Collingwood



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

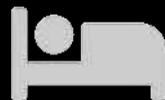




[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



4685 sq. ft.



4 Bed



4 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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234 THIRD Street, Collingwood, Ontario L9Y 1L3

Client Full
Active / Residential

234 THIRD St Collingwood

MLS® #: 40278003
 Price: **\$3,100,000**



Simcoe County/Collingwood/CW01-Collingwood

3 Storey/House

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

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **4,685**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,685/Other**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$10,404.00/2022**

Remarks/Directions

Public Rmks: Drop dead elegance in this century home, renovated to the studs with style and flair. This stunning property is within walking distance of downtown Collingwood, a rare opportunity to step into a character home that feels and lives like new. Owners have brought a modern aesthetic to the landscaping with an expanded front covered porch, garden lighting, tiger wood back decks and covered seating areas. The interior is one jaw-dropping feature after another. From the entranceway, walk into the huge kitchen with massive island and enormous window with a stained-glass arched transom looking to the spacious backyard. Double wall ovens, six burner stove, bar fridge, heated floors and amazing high end cabinetry. Take a step down to the family room, the epitome of comfort with tons of sunlight pouring in and soaring ceilings. A wonderful room to enjoy the view, the big screen tv, or the oversized gas fireplace. The main floor also has an office with custom built-ins, cosy window seat and double pocket doors, as well as a dining room with coffered ceilings and another large transomed window. The laundry/mudroom is all about efficiency with custom cabinets, a slat wall to store things neatly, a separate entrance to both the front of the house and the back, as well as the garage. The staircase to the second floor continues to showcase the woodwork in the home. A master bedroom with more massive windows, skylights, cathedral ceiling, custom closet — a truly inviting retreat. Two more large bedrooms are on this floor with another bathroom. The 3rd floor is an added bonus bedroom with open sitting room, ensuite, walk in closet, high ceiling with lots of natural sunlight. More modern touches: Crestron automation to control the built-in sound system, lighting and other operations, LED pot lighting throughout, tube ambient lighting in double-ceiling trim, new windows, new doors. This home is all about serene luxury, well-loved and perfectly maintained.

Directions: **Hurontario Street (Hwy 124), West on Third Street to sign on South side.**
 Cross St: **Birch Street**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat:	Deck(s), Landscape Lighting, Landscaped, Patio(s), Porch		Roof:	Asphalt Shingle	
Construct. Material:	Brick, Wood				
Shingles Replaced:		Foundation:	Concrete Block, Poured Concrete, Stone	Prop Attached:	Detached
Year/Desc/Source:	//			Apx Age:	100+ Years
Property Access:	Municipal Road			Rd Acc Fee:	
Pool Features:	None				
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway, Inside Entry				
Parking Spaces:	4	Driveway Spaces:	3.0	Garage Spaces:	1.0
Services:	Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available				
Water Source:	Municipal-Metered	Water Tmnt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	79.05	Lot Depth (Ft):	153.61	Lot Shape:	Irregular
Location:	Urban	Lot Irregularities:	79.05ft. x 153.61ft. x 66.34ft. x 154.91ft.		
Area Influences:	Airport, Dog Park, Downtown, Golf, Hospital, Library, Park, Place of Worship, School Bus Route, Schools, Shopping Nearby, Skiing Creek/Stream, Trees/Woods				
View:	Flat		Retire Com:		
Topography:	Flat		Fronting On:	South	
Restrictions:			Exposure:	North	
School District:	Simcoe County District School Board, Simcoe Muskoka Catholic District School Board				
High School:	CCI, Jean Vanier Catholic, Pretty River Academy				

Interior

Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Countertop Range, Garborator, Oven Built-in, Skylight, Work Bench**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **Main Level, Sink**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas Hot Water, In-Floor, Radiant**
 Fireplace: **1/Living Room, Natural Gas** FP Stove Op:
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Garbage Disposal, Gas Stove, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Wine Cooler**
 Add Inclusions: **All TV/Speaker Systems and related equipment (Kitchen 32", Family room 85", Primary bedroom 42" & loft 65"). Crestron home automation system.**
 Exclusions: **Dining room chandelier.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **CONSOLIDATION OF VARIOUS PROPERTIES - LTS 1 & 2 S/S THIRD ST PL 469; PT LTS 31 & 32 W/S BIRCH ST PL 73, PT 2 PL 51R26001; COLLINGWOOD**
 Zoning: **R2** Survey: **Available/ 1996**
 Assess Val/Year: **\$900,000/2022** Hold Over Days: **90**
 PIN: **582810197** Occupant Type: **Owner**
 ROLL: **433105000122501**
 Possession/Date: **Flexible/** Deposit: **5% minimum**

Brokerage Information

List Date: **10/05/2022**
 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: 10/06/2022

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

MLS® #: 40278003

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	25' 4" X 13' 10"	7.72 X 4.22	Crown Moulding, Double sink, Heated Floor, Leaded glass window, Tile Floors, Wainscoting
Desc: Heated island.				
Dining Room	Main	10' 10" X 13' 11"	3.30 X 4.24	Coffered Ceiling, Heated Floor, Tile Floors
Living Room	Main	21' 9" X 20' 5"	6.63 X 6.22	Crown Moulding, Fireplace, French doors, Hardwood floor, Walkout to Balcony/Deck
Desc: Powered window blinds				
Office	Main	12' 10" X 16' 7"	3.91 X 5.05	Coffered Ceiling, Hardwood floor
Desc: Pocket doors, built in cabinetry & window seat.				
Laundry	Main	10' 3" X 23' 4"	3.12 X 7.11	Double sink, Heated Floor, Laundry, Skylight, Tile Floors, Walkout to Balcony/Deck
Desc: Extra large mud room with laundry. Built in cabinetry				
Bathroom	Main	3' 10" X 5' 1"	1.17 X 1.55	2-Piece, Crown Moulding, Heated Floor, Tile Floors
Bedroom Primary	Second	21' 8" X 24' 11"	6.60 X 7.59	Cathedral Ceiling, Ensuite, Hardwood floor, Skylight, Walk-in Closet
Primary Ensuite Bathroom	Second	19' 1" X 11' 9"	5.82 X 3.58	5+ Piece, Double sink, Ensuite, Heated Floor, Tile Floors
Bedroom	Second	13' 1" X 16' 2"	3.99 X 4.93	Hardwood floor, Walk-in Closet
Bedroom	Second	10' 10" X 15' 1"	3.30 X 4.60	Hardwood floor
Bathroom	Second	8' 2" X 7' 7"	2.49 X 2.31	3-Piece, Heated Floor, Tile Floors
Bedroom	Third	26' 1" X 23' 2"	7.95 X 7.06	Beamed ceiling, Cathedral Ceiling, Ensuite, Laminate, Skylight, Walk-in Closet
Bathroom	Third	11' 8" X 10' 1"	3.56 X 3.07	3-Piece, Heated Floor, Tile Floors
Storage	Lower	6' 0" X 4' 10"	1.83 X 1.47	
Storage	Lower	20' 10" X 35' 0"	6.35 X 10.67	



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Quick Facts **234 Third Street, Collingwood**

- Taken back to the bricks in the interior - totally renovated in 2013/2014
- Close to downtown, restaurants, bars, library and waterfront
- Creek runs along the East side of the property (maintained by the municipality)
- 9 ½ foot ceilings on main floor
- Lot size 79' frontage x 155' depth

Exterior:

- Tiger wood front porch and multi-level backyard deck plus stone patio
- Exterior lighting includes coach lights, porch, soffit and Christmas light LED options
- Double brick construction with cape cod shingles and siding
- Pella windows and French doors
- Mahogany front doors with Baldwin lockset
- Gutter protectors on all levels to prevent leaf build-ups
- Garage doors at front and back of garage for full access to backyard
- 2 garage door openers with keypad on driveway side

Interior:

- Crestron Home automation system controls lighting, audio/video, security system and automated blinds in the family room. Can be controlled remotely.
- Nest thermostats and smoke/CO2 detectors
- Alarm system and monitored smoke alarm
- Dimmable LED lighting throughout the house
- Backlit light switches - majority of lights on dimmers
- Solid wood doors



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- Central vacuum system
- Hunter Douglas faux wood blinds

HVAC:

- Natural gas and radiant heat throughout the house
- Spray foam insulation
- 2 air conditioners
- Steam humidifier and air exchange system

Kitchen:

- High end Dacor appliances including a 6 burner gas cooktop, dual oven with warming drawer, built-in fridge and dishwasher, microwave on island shelf
- Wine fridge built into island
- Insinkerator along with hot, cold filtered water dispenser
- Undercounter and sink lighting
- Crown moulding with ambient light trough
- Ample custom cabinetry includes pull out spice racks, magic pantry
- Granite countertops
- Extra deep lower counter for additional storage and workspace. Pull outs added
- Heated granite oversized island with cabinetry on both sides and plugs at both ends. Comfortably seats six.
- 32" television and speakers
- Porcelain oversized tiles
- Control panel for Crestron Home automation system

Mudroom:

- Whirlpool Duet steam washer and dryer
- Slat wall stores seasonal sporting goods - skis, snowshoes, bikes etc.
- Custom cherry cabinetry, bench, cubbies and slat walls
- Operational skylight with powered shade
- Control panel for Crestron Home automation



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Dining Room:

- Crown moulding with ambient light trough
- Speaker for home automation

Main Floor Office:

- Speaker for home automation
- Custom cabinetry with one desk and ample storage options
- Cat 5 wired for internet
- Plugs with USB ports

Family Room:

- 85" television, speakers and subwoofer as part of home automation
- 5.1 speaker set-up
- Control panel for Crestron Home automation system
- Custom built wall unit
- Napoleon natural gas fireplace (June 2018)
- Automated roller blinds controlled through home automation system
- Crown moulding with ambient light trough

Front Entrance:

- Control panel for Crestron Home automation system
- Crown moulding with ambient light trough

Powder Room:

- Crown moulding with ambient light trough

Primary Bedroom & Ensuite:

- 14' ceiling
- Oversized walk-in closet with ample built-in storage options
- 2 operational skylights with powered shades



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- 42" television with speakers in bedroom as part of home automation system
- Control panel for Crestron Home automation system
- In-wall swing reading lights on both sides of the bed
- Bright and spacious
- Ensuite includes a stand-alone shower with rain tile and showerhead, soaker bathtub, two sinks and custom cabinetry offering plenty of storage. Separate toilet room with sink.

Two Additional Bedrooms:

- Spacious and bright with ceiling fans

Loft:

- 14' ceiling
- 2 operational skylights
- 65" TV with speakers and subwoofer as part of home automation system
- Control panel for Crestron Home automation system
- Bright & spacious with lots of options for uses
- Large bathroom with walk in shower
- Large walk in closet

Home Automation/Electronics:

- Crestron Home automation system controls lighting, audio/video, security system, HVAC and automated blinds in the family room
 - 5 control panels - front door, mud room door, family room, primary bedroom and loft
 - 2 TV remote controls - family room and primary bedroom
 - Can be accessed over the internet
- All electronics in basement rack except for cable box (rental) and Mac mini
- Crestron media server
- Luxul WiFi throughout house
- Server for data/storage media



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- All 4 TVs - kitchen 32", family room 85", primary bedroom 42" and loft 65"
- Speakers in family room, primary bedroom and loft
- Subwoofers in family room and loft

Electrical

- Totally renovated 2013/2014
- 200 amp service

Plumbing

- Totally renovated 2013/2014
- Automatic sump pump
- Plastic piping

Roof

- Asphalt shingles 2014

Distance to fire hydrant

- Within 100'



Expense/Utility/Appliance Details

Property Address: 234 Third Street, Collingwood

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$10,404.00	The Town of Collingwood
Gas	\$2,100.00 (approximate)	Enbridge
Hydro	\$3,000.00 (approximate)	EPCOR
Water/Sewer	Included in above	EPCOR
Internet/Cable Provider		Rogers
Lawn/Garden Maintenance		
Snow Removal		Modern Arts Landscaping

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Dacor	2013/2014
Dishwasher	Dacor	2013/2014
Stove/Oven	Dacor	2013/2014
Beverage Fridge	Dacor	2013/2014
Microwave	Marvel	2013/2014
Washer	Whirlpool Duet	2013/2014
Dryer	Whirlpool Duet	2013/2014

234 Third St, Collingwood, ON

Main Building: Total Exterior Area Above Grade 4685.06 sq ft



Main Floor
Exterior Area 2133.17 sq ft

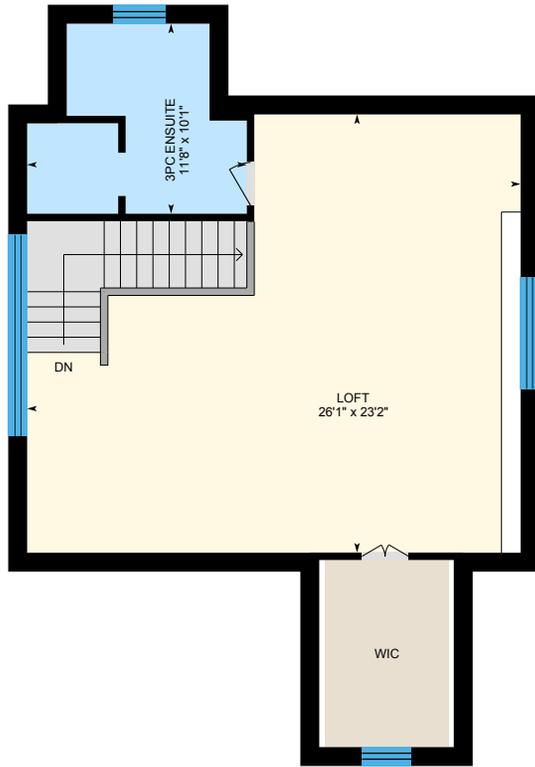


2nd Floor
Exterior Area 1748.94 sq ft

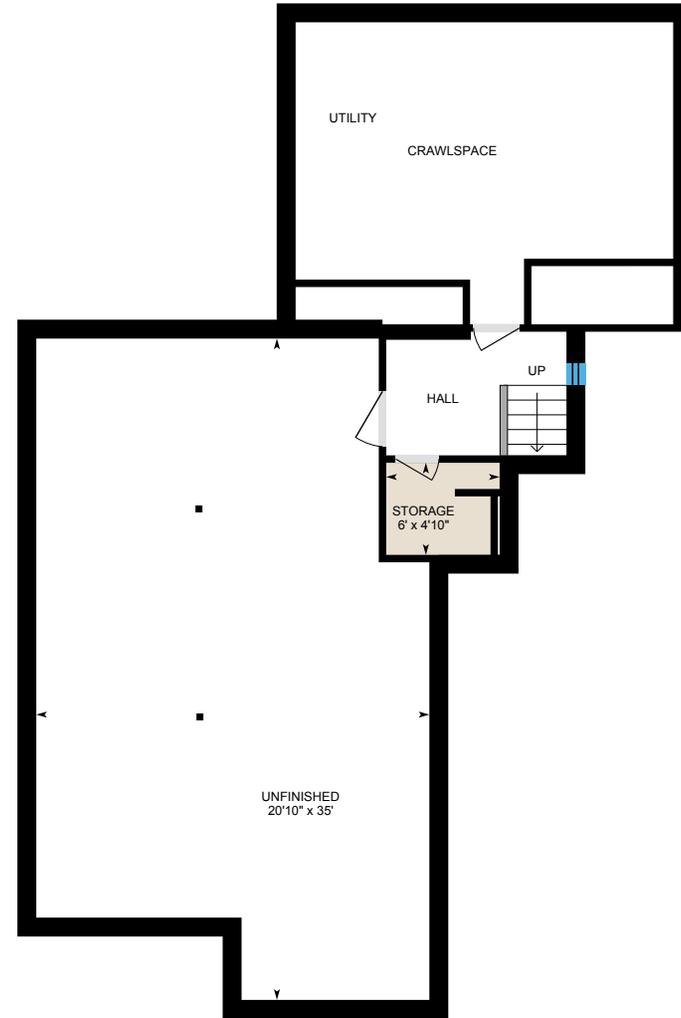


234 Third St, Collingwood, ON

Main Building: Total Exterior Area Above Grade 4685.06 sq ft



3rd Floor
Exterior Area 802.94 sq ft



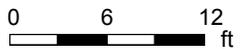
Basement (Below Grade)
Exterior Area 209.39 sq ft



PREPARED: 2022/05/25

234 Third St, Collingwood, ON

Main Floor Exterior Area 2133.17 sq ft
Interior Area 1898.43 sq ft
Excluded Area 316.39 sq ft



PREPARED: 2022/05/25



234 Third St, Collingwood, ON

2nd Floor Exterior Area 1748.94 sq ft
Interior Area 1540.40 sq ft



PREPARED: 2022/05/25



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.

234 Third St, Collingwood, ON

3rd Floor Exterior Area 802.94 sq ft
Interior Area 689.83 sq ft
Excluded Area 43.28 sq ft

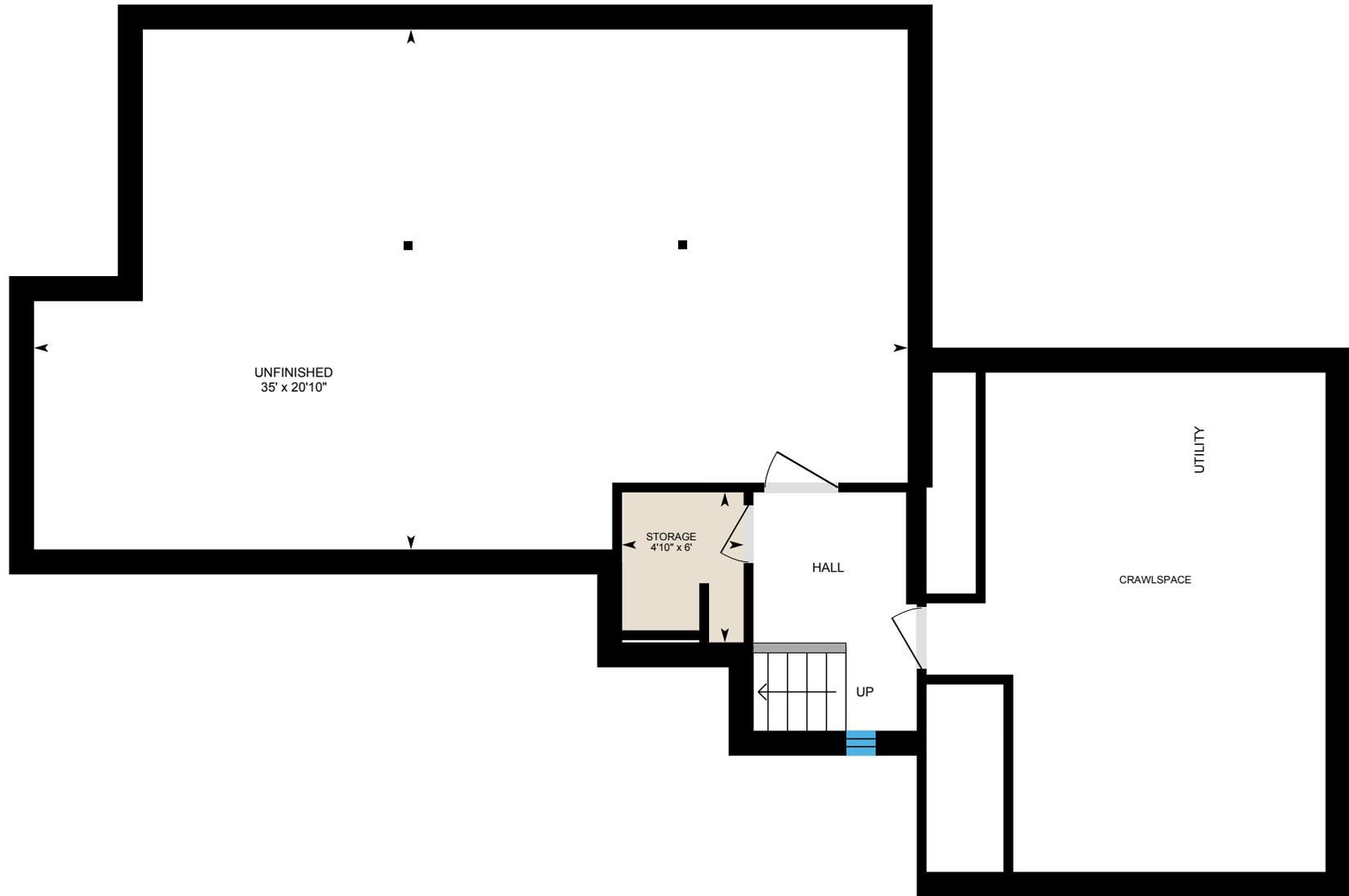


PREPARED: 2022/05/25



234 Third St, Collingwood, ON

Basement (Below Grade) Exterior Area 209.39 sq ft
Interior Area 34.45 sq ft
Excluded Area 1040.68 sq ft



PREPARED: 2022/05/25



234 Third St, Collingwood, ON

Property Details

Room Measurements

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

Main Building

MAIN FLOOR

2pc Bath: 3'10" x 5'1"
Den: 12'10" x 16'7"
Dining: 10'10" x 13'11"
Garage: 11'6" x 23'4"
Kitchen: 25'4" x 13'10"
Laundry: 10'3" x 23'4"
Living: 21'9" x 20'5"

2ND FLOOR

3pc Bath: 8'2" x 7'7"
6pc Ensuite: 19'1" x 11'9"
Bedroom: 13'1" x 16'2"
Bedroom: 10'10" x 15'1"
Primary: 21'8" x 24'11"

3RD FLOOR

3pc Ensuite: 11'8" x 10'1"
Loft: 26'1" x 23'2"

BASEMENT

Storage: 6' x 4'10"
Unfinished: 20'10" x 35'

Floor Area Information

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

Main Building

MAIN FLOOR

Interior Area: 1898.43 sq ft
Excluded Area: 316.39 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 2133.17 sq ft

2ND FLOOR

Interior Area: 1540.40 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1748.94 sq ft

3RD FLOOR

Interior Area: 689.83 sq ft
Excluded Area: 43.28 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 802.94 sq ft

BASEMENT (Below Grade)

Interior Area: 34.45 sq ft
Excluded Area: 1040.68 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 209.39 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 4128.67 sq ft
Excluded Area: 359.67 sq ft

234 Third St, Collingwood, ON

Property Details

Room Measurements

Floor Area Information

Exterior Area: 4685.06 sq ft

234 Third St, Collingwood, ON

iGUIDE Method of Measurement

Definitions

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

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

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

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

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

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

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

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

Notes

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

Disclaimer

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

PDF Floor Plans

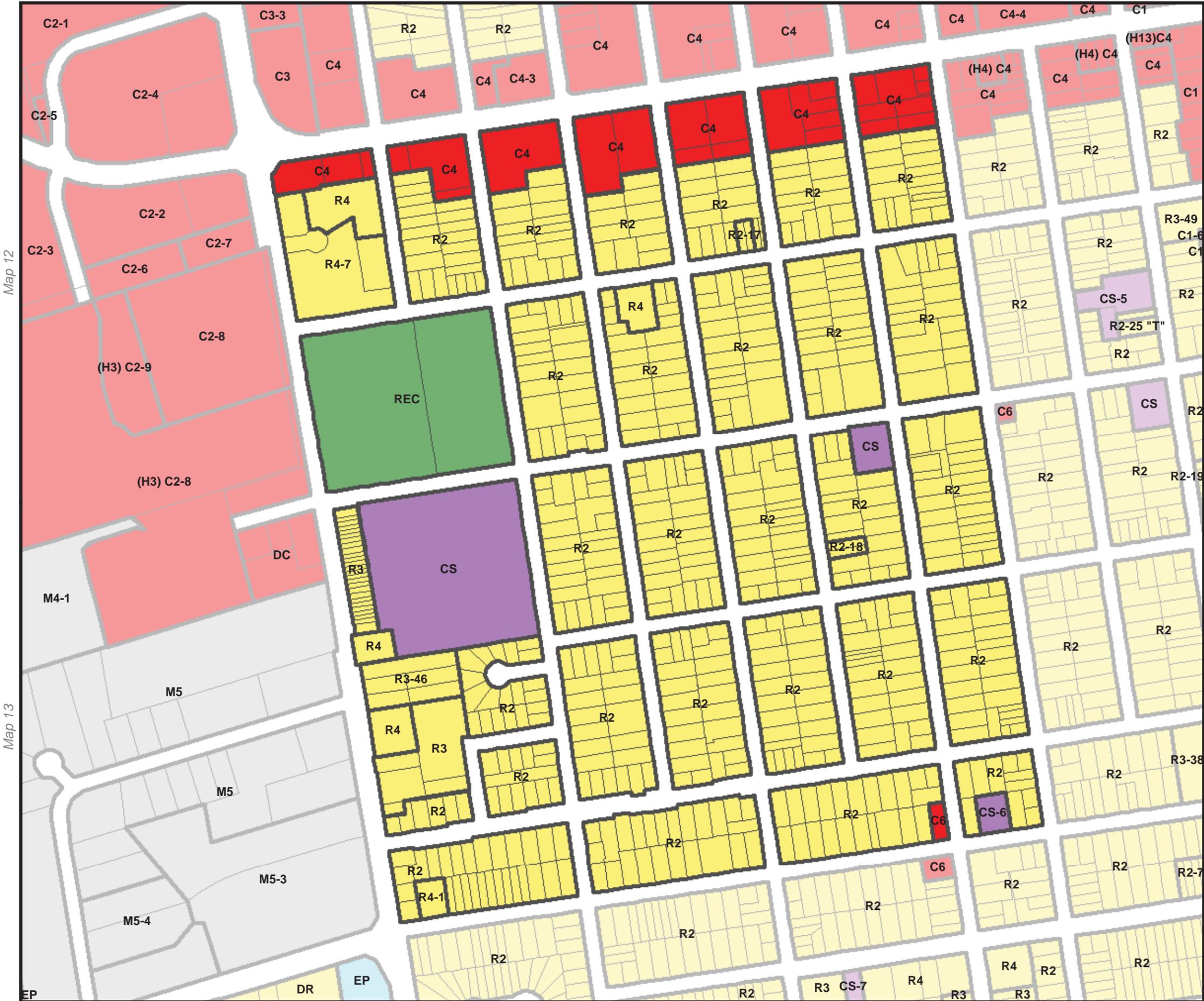
A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

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

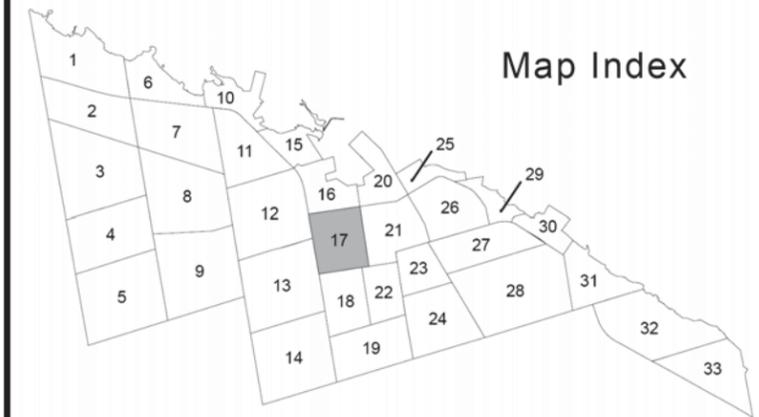
More Information About the Standards

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

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



Collingwood Zoning By-Law Schedule 'A' - Map 17



REVISIONS

No.	Date	By-law
1	July 12, 2012	By-law No. 2012-089
2	August 4, 2015	By-law No. 2015-053
3	July 7, 2017	By-law No. 2017-044
4		
5		
6		
7		
8		
9		
10		

1:5000



Revised by:
RS

Produced by the Town of Collingwood, Planning Services.
The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.



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SAFE HOMES CANADA HOME INSPECTION REPORT

SELLER'S INSPECTION

ADDRESS: 234 Third Street, Collingwood, ON

CLIENT: Karen Willison

INSPECTOR: Andrew Christie, CET (civil), RHI

DATE: June 1, 2022

AGE OF HOME: 130 years (approximately, original part)

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. The inspection was carried out on behalf of, and as a service to, the LISTING REALTOR. 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.

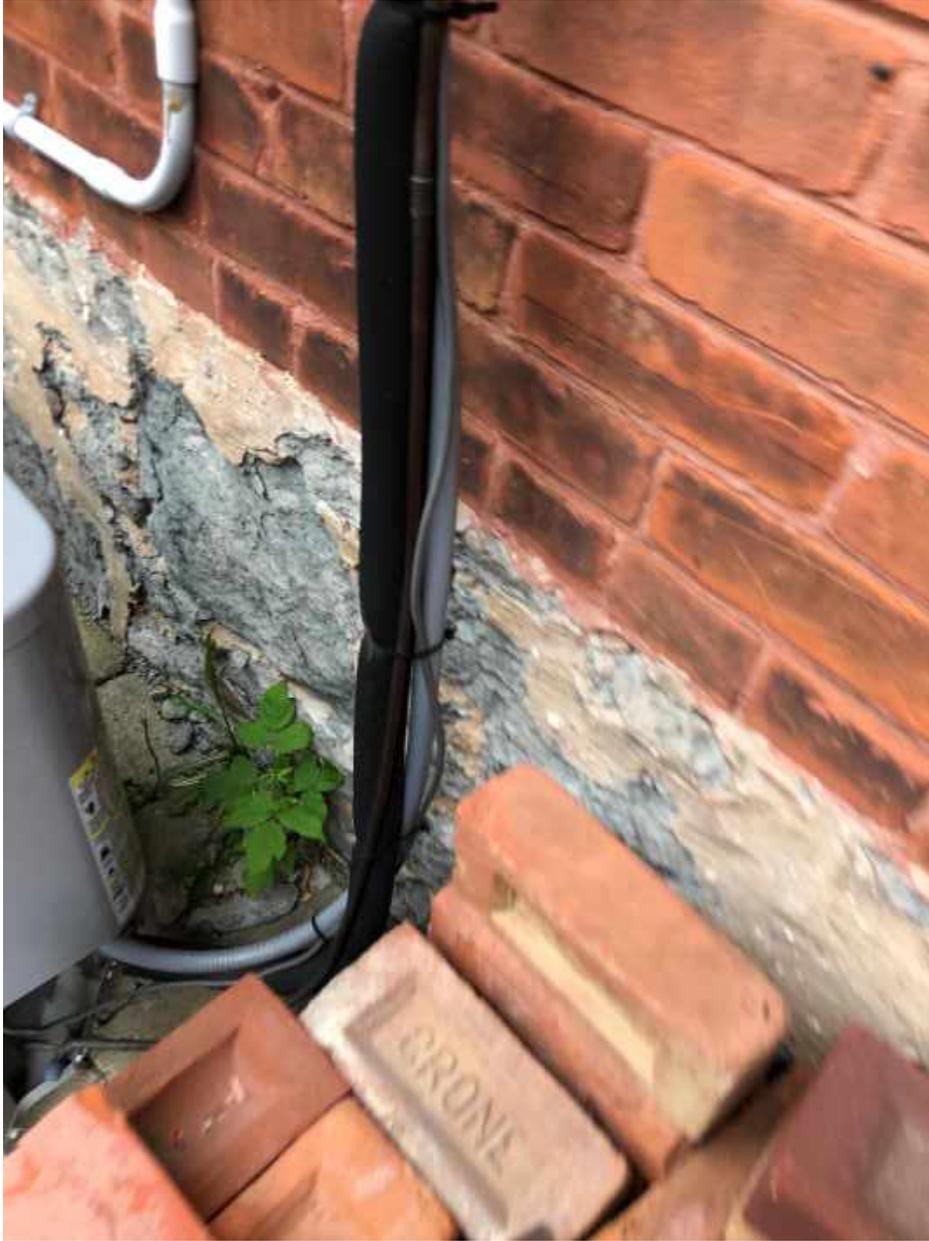
To provide a frame of reference, the 'front' of the home is the side facing Third Street.



Celebration of Updating and Sound Structure!

The building is stable and completely plumb.

The structural elements – roof, foundation, wall and floor structures – are stable as observable.



The brick masonry system is in very good condition.



The basement is completely dry.

The electrical system has been systemically updated. (Note that most century homes – even those that have been ‘updated’ – include some ungrounded power; none was found here.)

All windows are good thermal units.

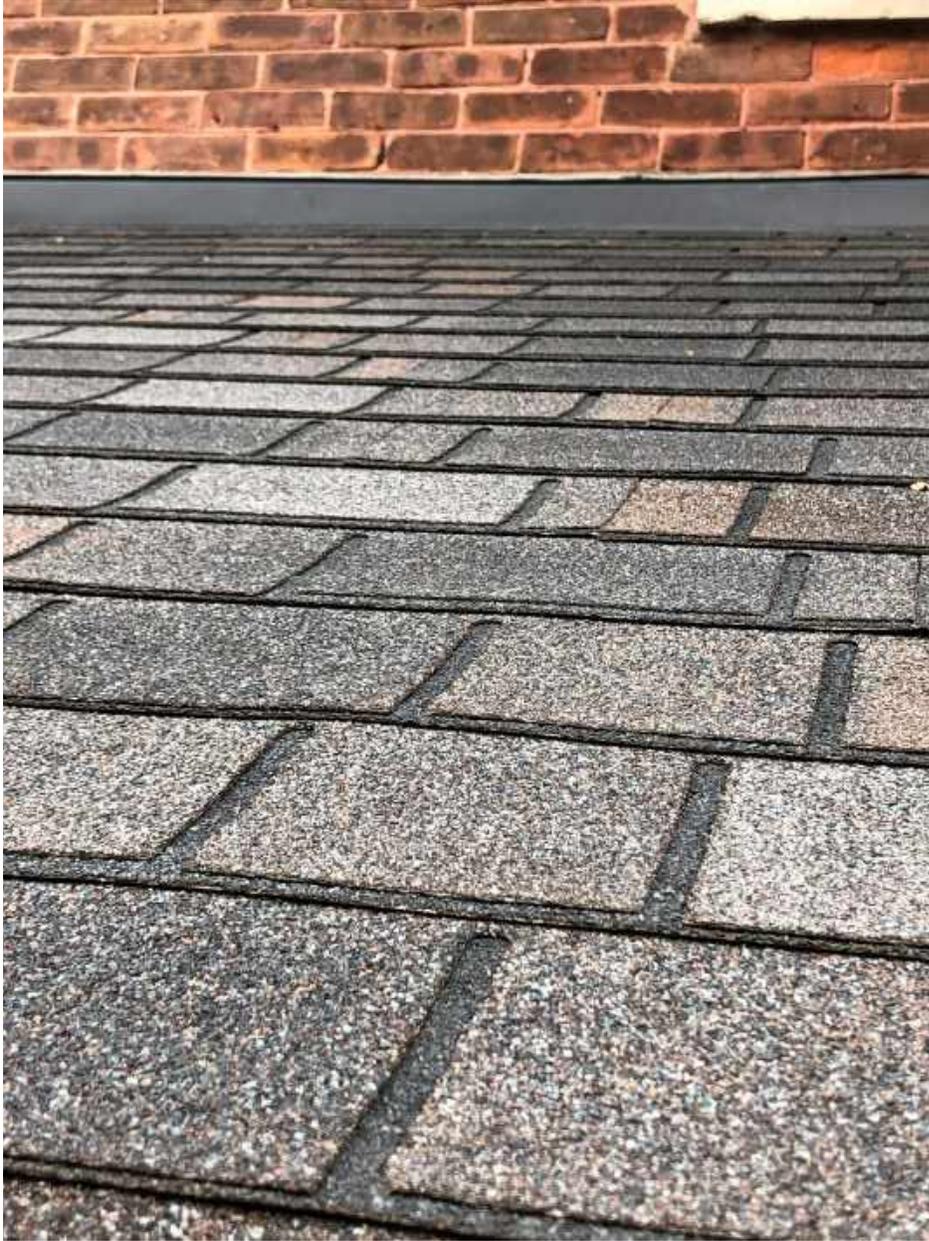
The mechanical equipment is of high quality and appears to have been well-installed.





The classic brick masonry system is in very good condition.

The building envelope has been well-sealed, including at the roof.



(See Key Issues section regarding minor work required to repair a handful of shingles.)

The building appears well-insulated based upon observable elements.

Summary of Key Issues/Deficiencies/Work Required/Expenses:

*Note: Normal maintenance, including caulking, re-finishing, eaves trough work and improvements (due to code changes, for example), including insulation, electrical, furnace venting, exhaust fans, etc. are not considered Key Issues/Deficiencies.

Minor Roof Repairs – It appears at least one shingle has blown off the roof at the upper part of the rear slope, and a number of shingles are not fully seated. A qualified roofer should be invited to replace any missing shingles and fully seat the shingles that are not fully seated. Minor fastening is also required at one of the rear junction (metal) flashings.

Membrane Roof - Some cracking is observable at the flat membrane roof; work will likely be necessary there in the next few years.

Window Lock Work – A minor adjustment is required at the third floor bathroom window lock.

The Boiler Heat System – As this system should be inspected by an expert, it is excluded from this inspection. It would likely be a benefit for a buyer to have access to current/recent maintenance documents.

Minor Opening Outside Face at Right Foundation – While not ‘required’ work, it would be a benefit to seal the minor opening, such as by using foam insulation or a masonry patching product.



Repairs are required at the stucco-like parging system at the outside face of the right foundation wall.



FOUNDATIONS

Access:

Parts of the foundation walls are observable outside.

Decks and verandas – and their board skirting system - prevent observation of some parts of the foundation.





In the basement, the foundation is not observable due to board sheathing at the inside face.



There is no access under the front entry area at the front right corner of the home.

The area inside the front left entry is likely a slab on grade. There is no access under that section of the home either.

Type of Foundation:

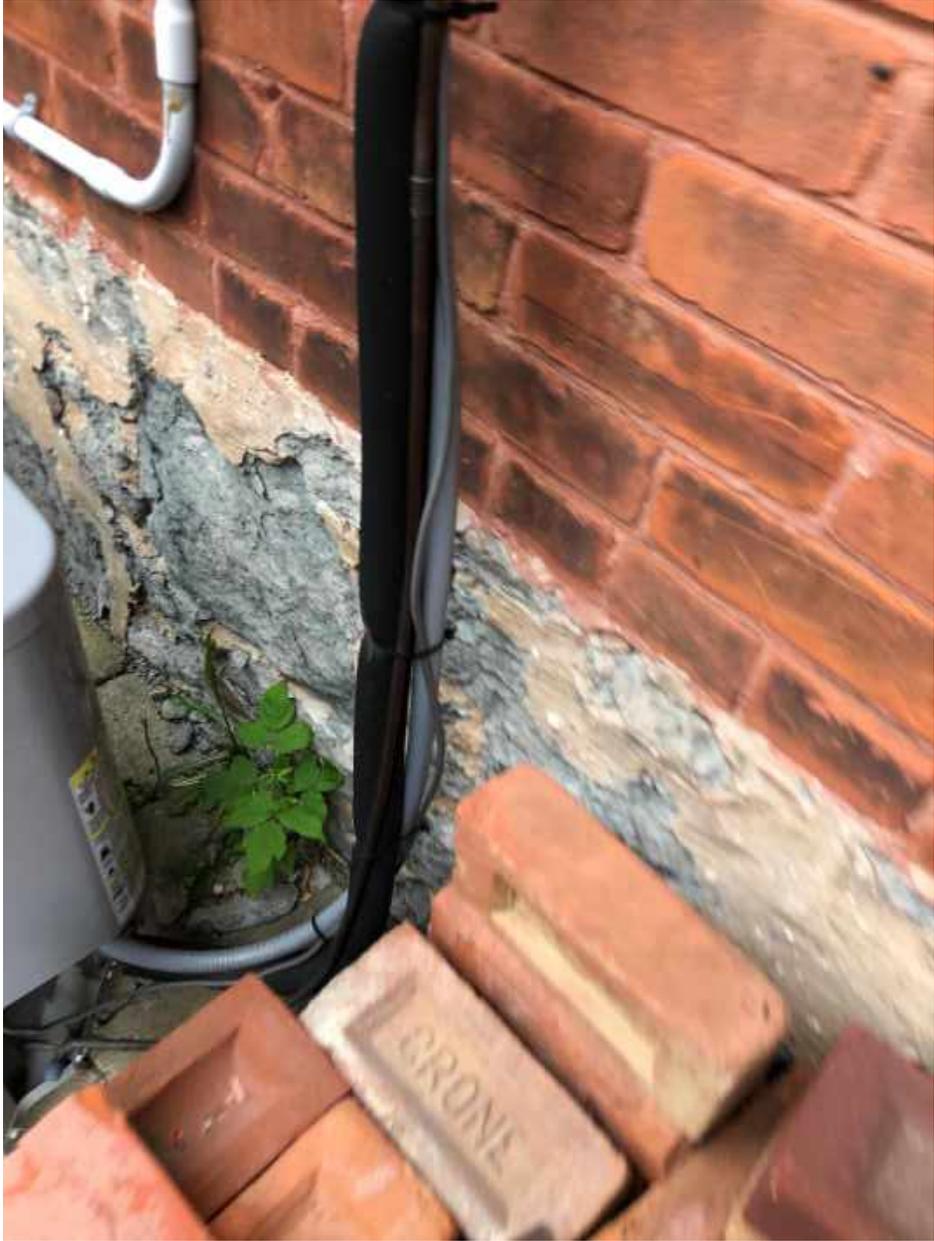
The original foundations are a stone system.

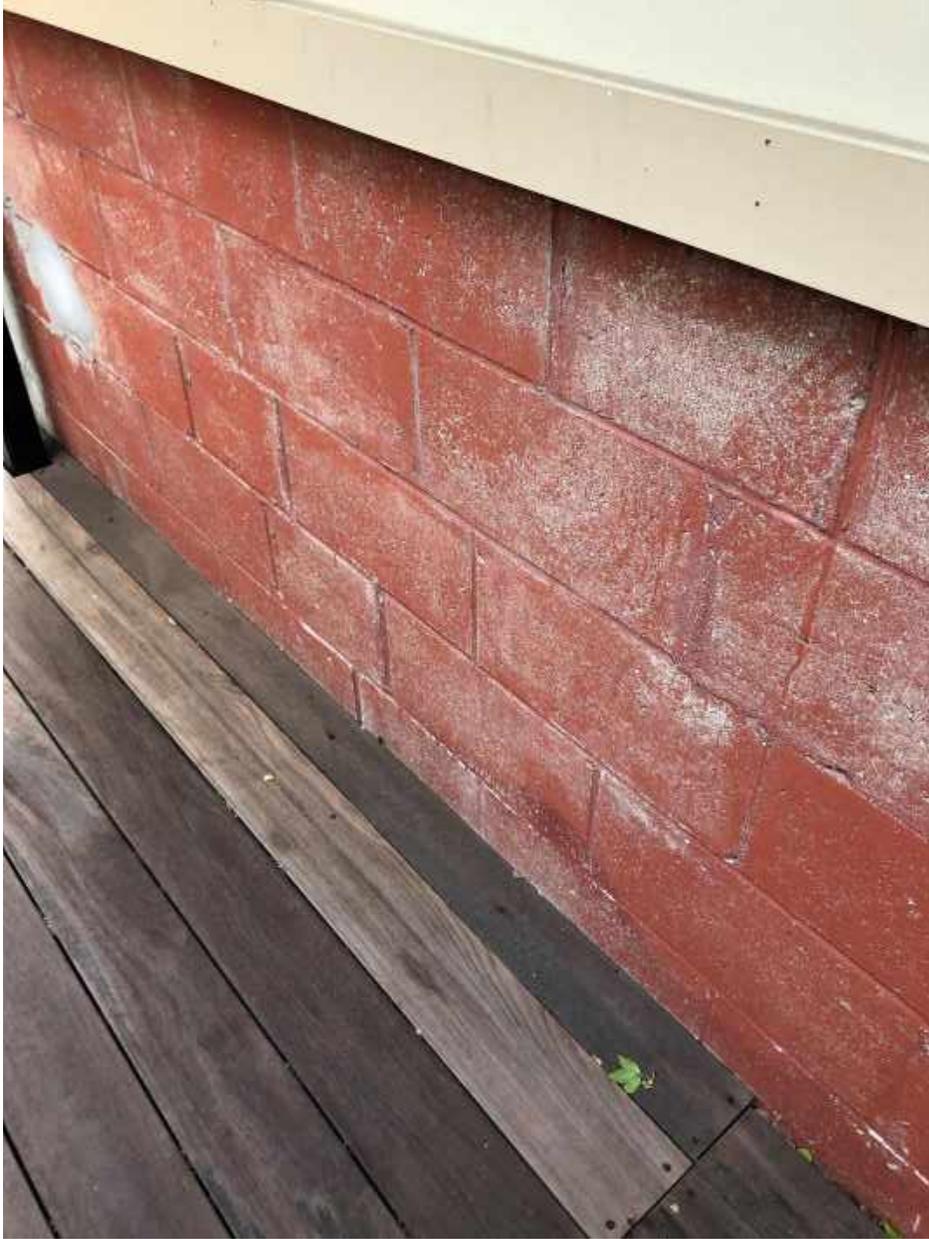
Some newer foundations may or may not have been added during renovations.

Concrete block was used at the garage.

Stability/Condition:

The observable foundation walls are completely stable, as observable.





The building is completely plumb; there is no evidence of excessive or differential settlement.

Water Infiltration:

There is no evidence of water entry at the foundation level here. The basement is systemically dry.

A very sensitive, reliable moisture meter was used throughout the basement here.

Water Control/Eaves Troughs:

The buyer should expect maintenance at the trough system, including regular cleanout, and periodic re-fastening and re-caulking.

It is important that all down pipes transport water well away from the home.

Be sure to monitor buried pipes for clear flow, including at the left side of the home.



Settlement/Stress Cracks (and Other Possible Entry Points for Water):

The possible presence of cracks cannot be fully assessed here, as much of the foundation surfaces are not observable (which is normal).

One normal settlement/stress crack is observable at the left garage foundation wall. While not critical work, it would be a minor benefit to apply a flexible sealant or water proofing compound to the crack, above grade only.



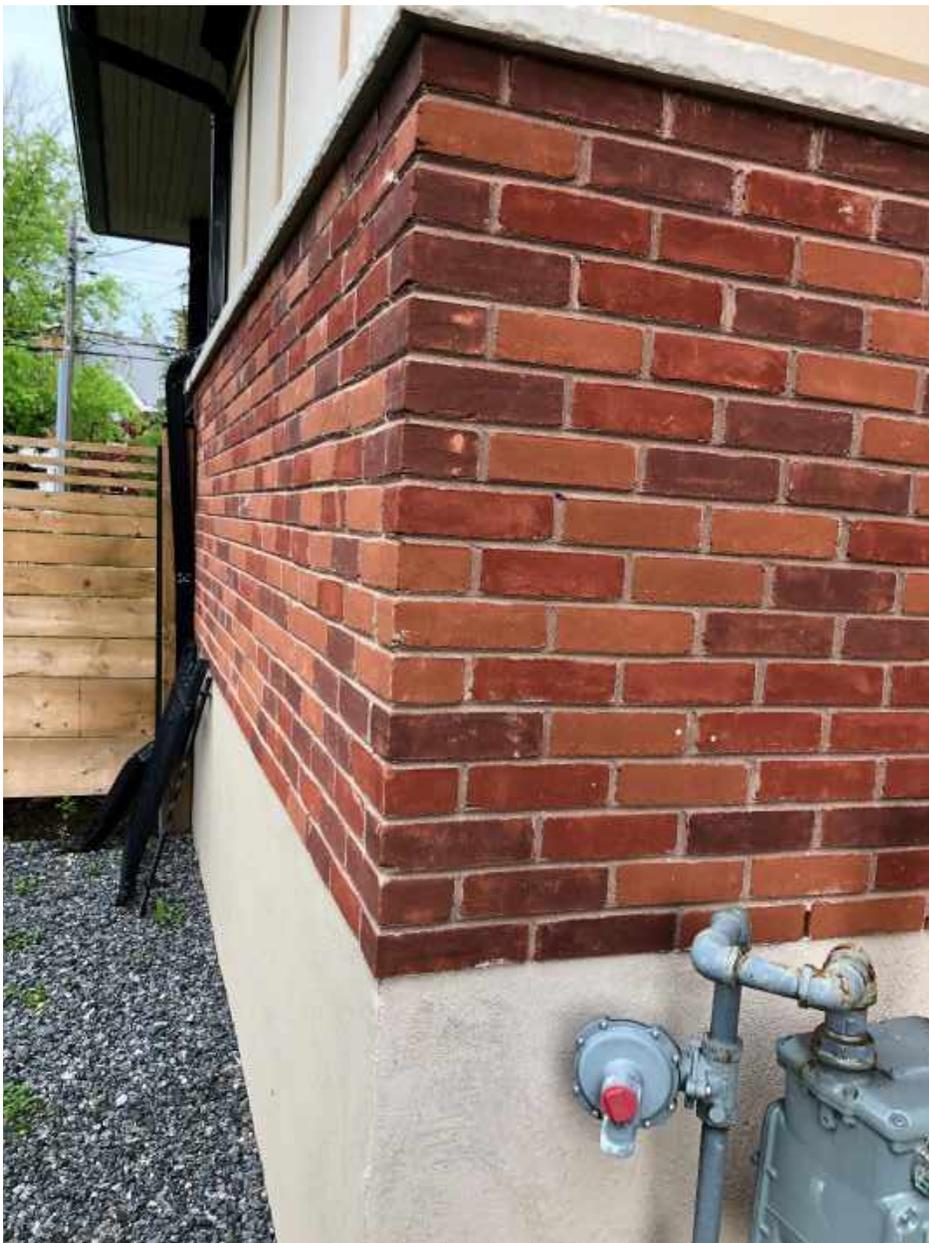
It would be completely normal to see half a dozen cracks at a house of this age, size and configuration.

Waterproofing Systems:

It is not known whether any formal waterproofing systems have been added below grade here. (There was no such thing as a formal waterproofing system when the home was built.)

The stone system at the rear of the home has been coated in some fashion, but the deck prevents significant observation.

The stucco-like parging is not likely a waterproofing system; it is likely decorative. Minor repairs are required, as noted above, but the coating is stable overall.





Sump Systems:

The absence of a sump pit and pump is not a concern. (Why invite water into the home, then spend money to pump it back outside?)

Maintenance:

Eaves troughs require periodic re-fastening, re-caulking and cleaning, obviously.

As noted, it is important that eaves trough-captured water be transported well away from the home to help minimize the probability of water infiltration and prevent further settlement.

WALL SYSTEMS**Access:**

All wall sections were fully observable.

Type of System:

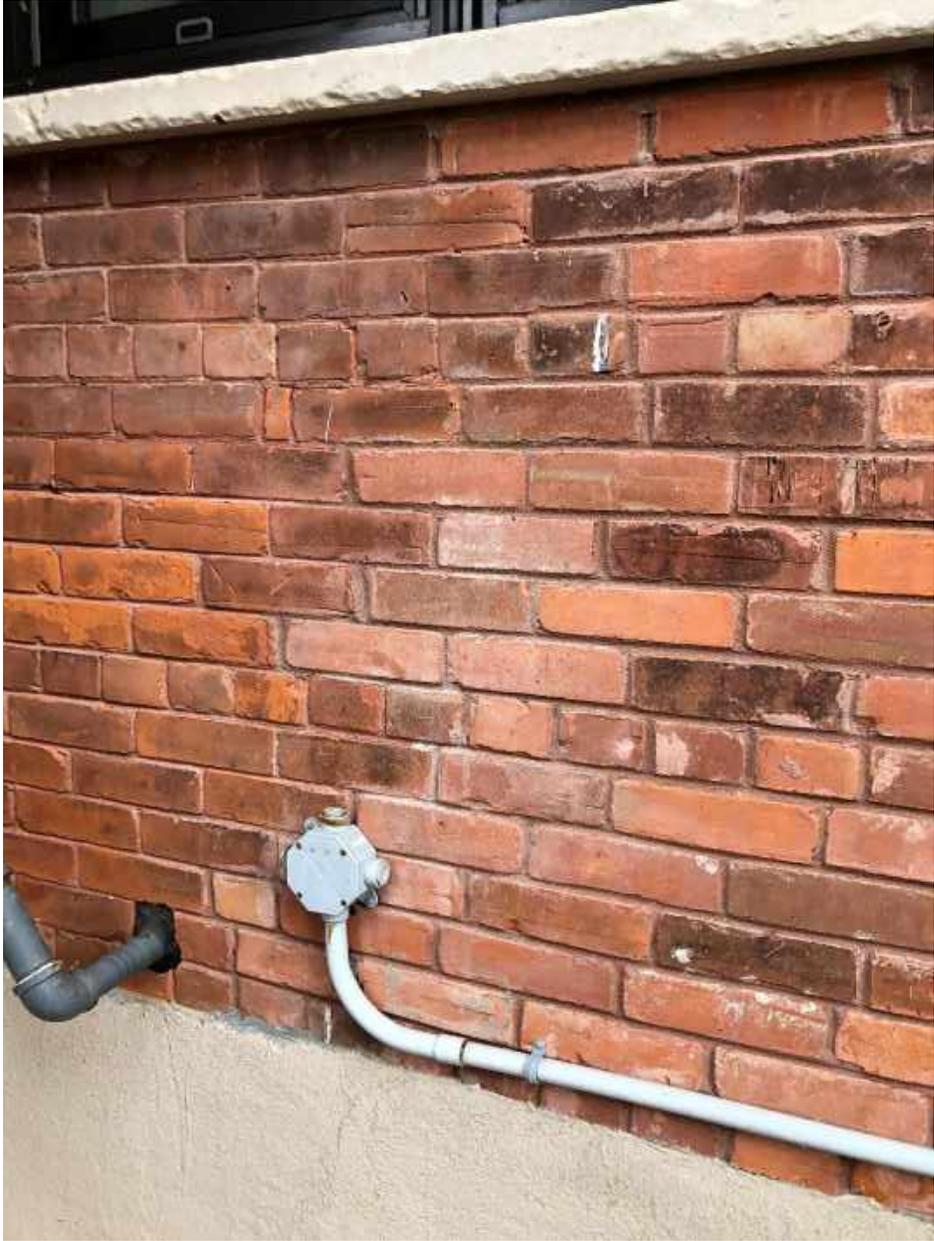
Brick Masonry.

Board Siding.

Vertical Shingles.

Condition of Walls:

The brick masonry is stable, and was well-constructed.





Some repair work appears to have been carried out over the years.



The siding is stable.



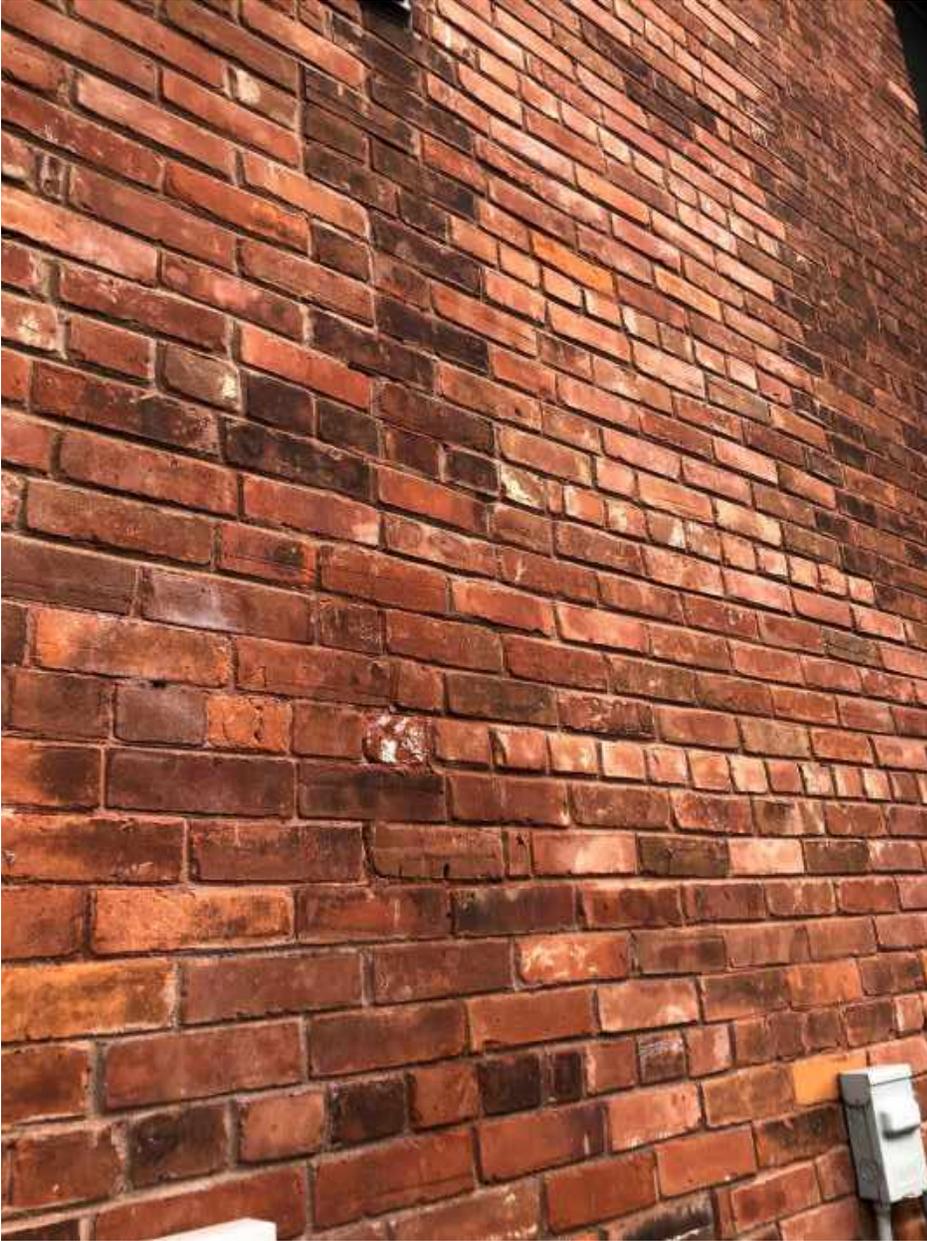
The vertical shingles are stable.



Settlement/Stress Cracking and Other Damage:

There are no significant settlement/stress cracks at the brick masonry system.

Minor water damage was observed at a few locations, but no action is required. Patching or coating work can be carried out if desired to prevent long-term degradation.



Work Required:

Caulking is required at a number of locations, including at a few open joints, and at horizontal mortar joints in the masonry sills.









Maintenance:

Be sure to maintain all caulking at joints around windows, and at the entire building envelope.

FLOOR STRUCTURE

Access:

Most of the floor assembly is not observable, due to interior finishes, which is normal.

Parts of the underside of the main floor assembly are observable.

Condition/Stability:

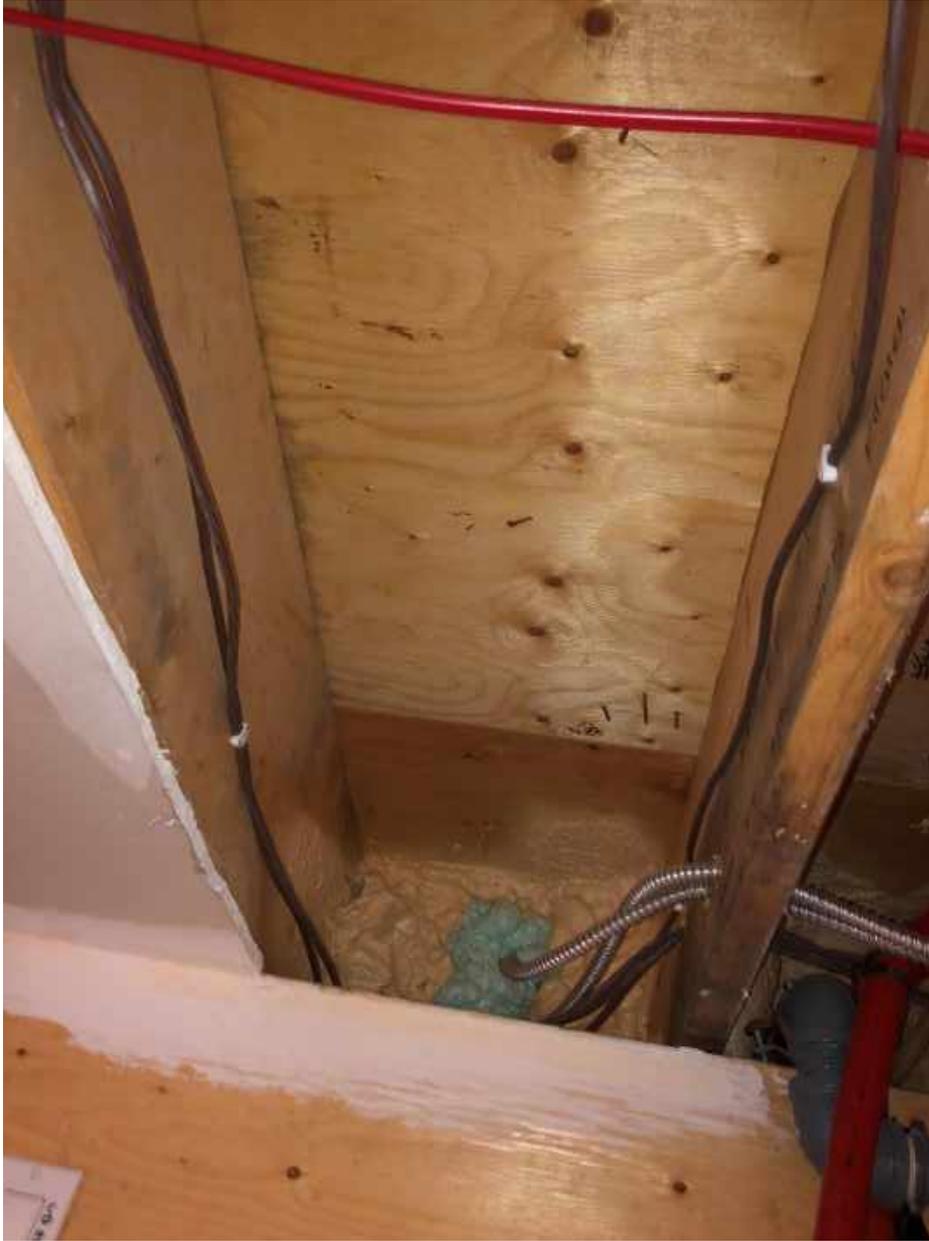
The floors are sound and stable underfoot.

There is no evidence of significant deflection.

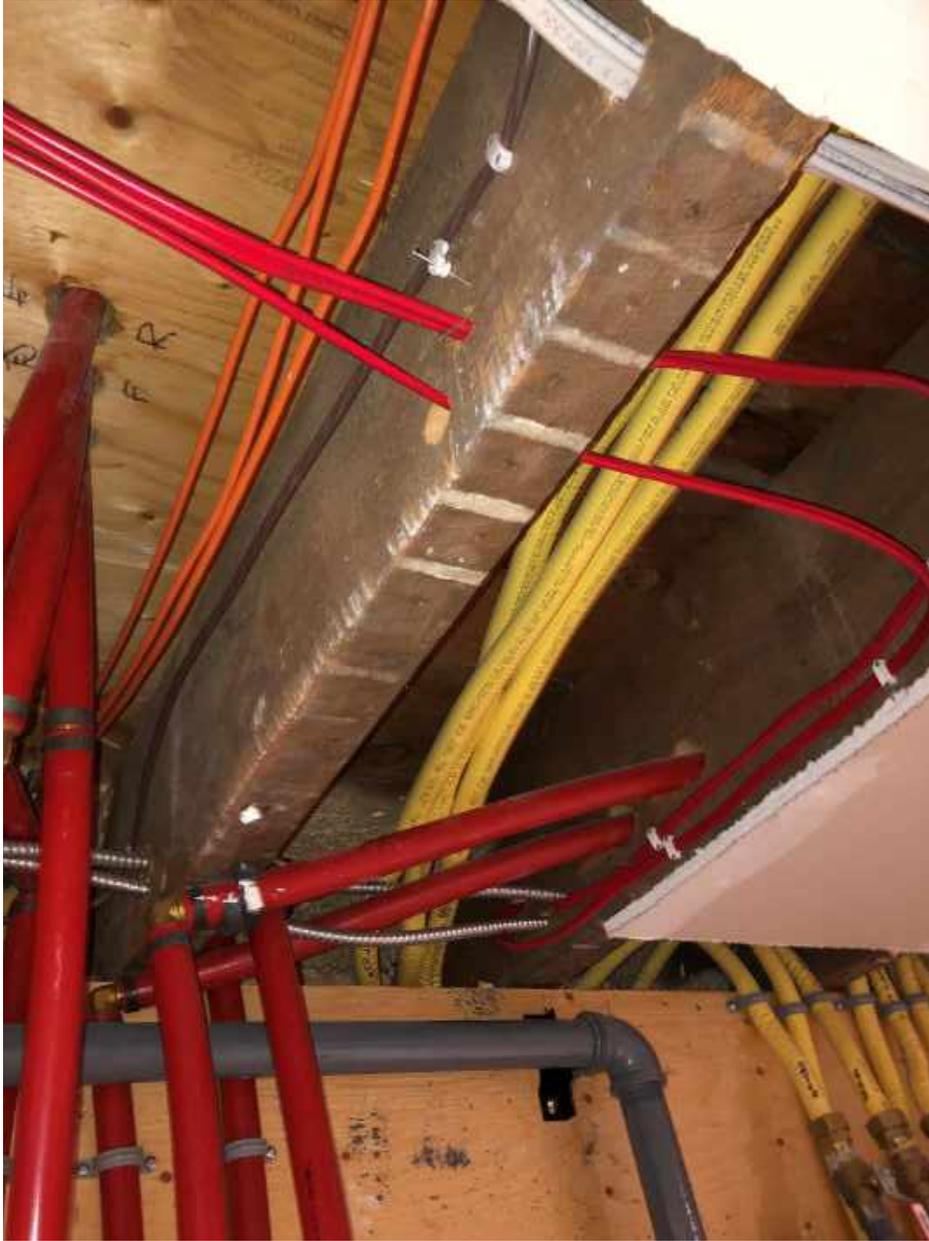
Type of Floor Assembly:

Plywood sheathing bears upon lumber joists.

Some joists are newer.



At least a couple of joists are older.



The joists bear upon the foundation walls.

Any central supports – such as beams – are not observable.

Moisture Decay:

There is no evidence of moisture decay at floor members.

A few of the wood members were prodded.

Deficiencies at the Floor Assembly:

There are no obvious deficiencies at the floor assembly.

ROOFING AND THE ATTIC

Access:

All areas of the roof were fully observable.

The low roof was walked upon and a ladder was used to facilitate observation/assessment.

Binoculars were used to examine the high roof.

Type of Roofing System:

Asphalt shingles

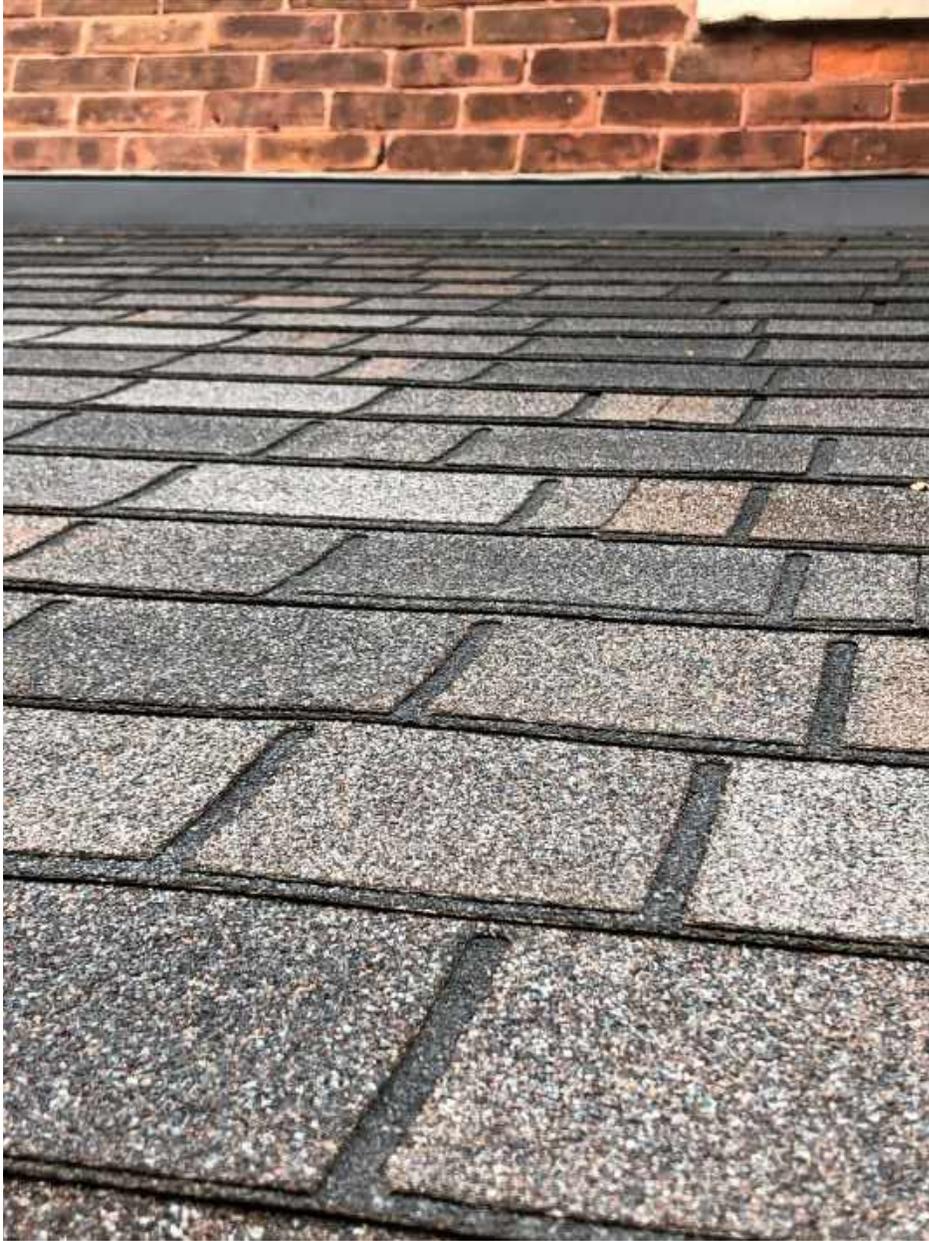
Asphalt-impregnated membrane is in use at the strip of flat roof left of the main floor great room.

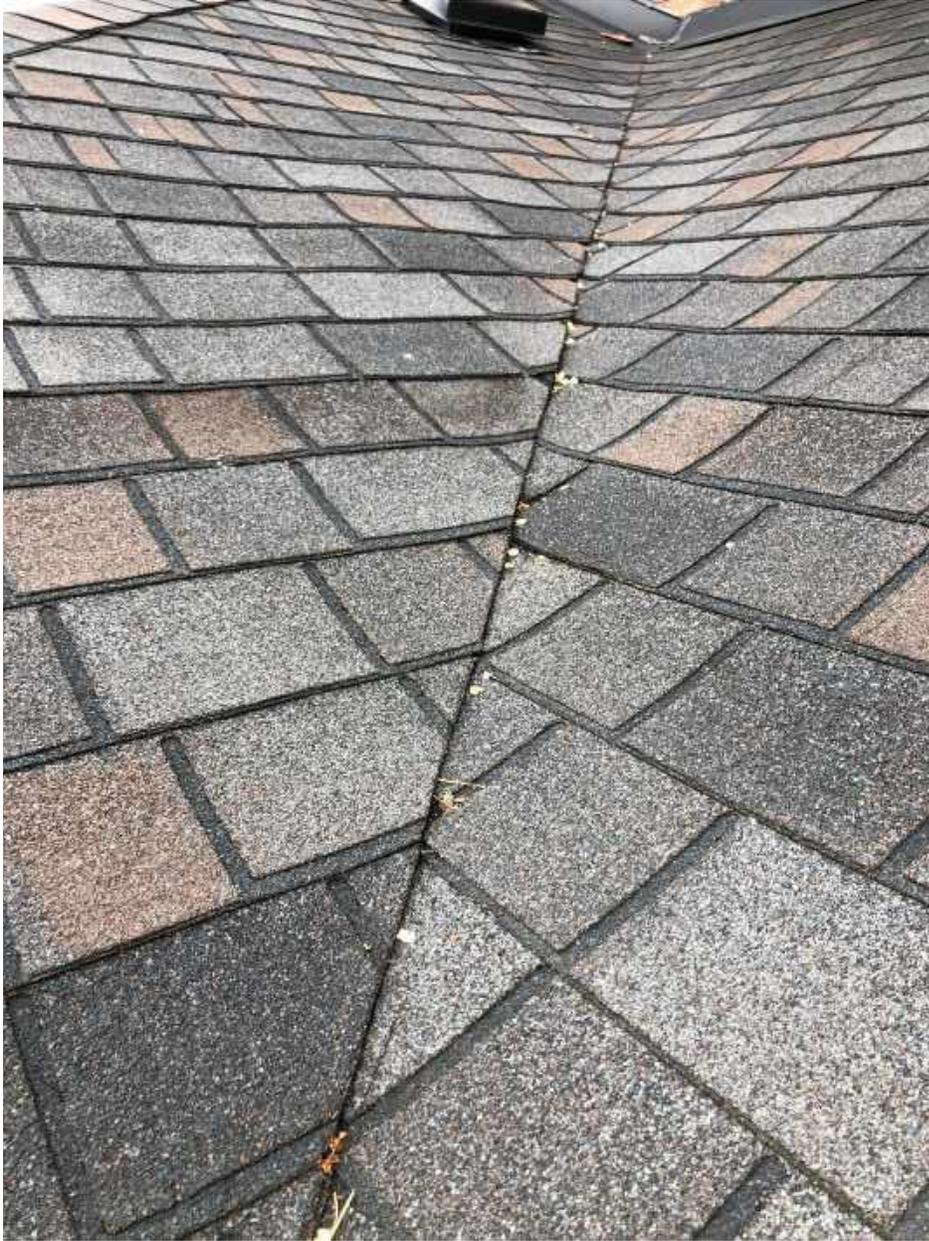
Condition/Age:

The renovation likely occurred in 2015.

Thus, the roofing materials/systems are likely about 7 years old.

They were well-nailed overall. See Deficiencies below.





Re-shingling will not likely be necessary for about 15 years, best estimate, as long as all deficiencies are addressed.

Some cracking is observable at the flat membrane roof; work will likely be necessary there in the next few years.



Deficiencies/Work Required:

A qualified roofer should be invited to address a number of issues:

A dozen or so nails were not fully sunk at the shingles. The nails should be fully sunk, and all shingles should be fully seated, to prevent shingles from blowing off the roof. Be sure to invite a roofer to execute that work.



There appears to be a possible 'bulge' in the shingle surface at the high part of the rear, high slope, and it appears a shingle or two may be missing.





A number of cap shingle nail heads require caulking.



Some fastening or gluing is required at junction flashings, including at a rear junction flashing, as shown below. The roofer who is addressing shingle issues should be invited to carefully inspect and fasten and seal all flashings, as required. See the Roofing section.







Attics:

Access:

Excluding the right side third level closet, there are no high attics.

The attic above the garage and left entry shows a newer structure; it is fully accessible.

Roof Structure:

The inside face of the original roof assembly – which is sound and free from moisture decay based upon some prodding – has been insulated with closed-cell (highest quality) insulation. See below.



Plywood sheathing bears upon a rafter assembly in the low left attic.

There is no significant damage at the sheathing.



Insulation:

The poly urethane at the third level closet was measured at an average depth of about 8 inches, which provides about R50, and significantly exceeded the building code requirement at the time of construction.

A drywalled assembly separates the poly urethane from the homes living space, which is a benefit.

The insulation in the left, low attic is loose glass fibre to a depth that matches today's building code requirement of R60, and greatly exceeds the building code requirement at the time of construction (R40).



It has been disturbed somewhat by mice. Set traps or otherwise address the mice. Most attics in Ontario exhibit signs of mice. Fully sealing open joints at junctions at the building envelope will help prevent future mice entry.

Even though the left attic is newer, test holes were dug to confirm the absence of vermiculite (which may or may not contain asbestos) and bat guano (which is toxic).

Poly urethane was used at the skylight assembly.



Ventilation:

Attic ventilation is adequate, and includes high and low venting.

WINDOWS

Type of Windows:

All windows are thermal units.

Most of the windows were likely manufactured in or near 2014 and more recently.

A few are likely somewhat older, perhaps from the 1990's, while a few of the windows may be somewhat newer than the date of renovation.

Thermal Seals:

None of the thermal seals have failed.

Mechanical Function:

The windows are mechanically functional.

A minor lock adjustment is required at the third floor bathroom.

Maintenance:

See the Wall section.

ELECTRICAL

Total Power:

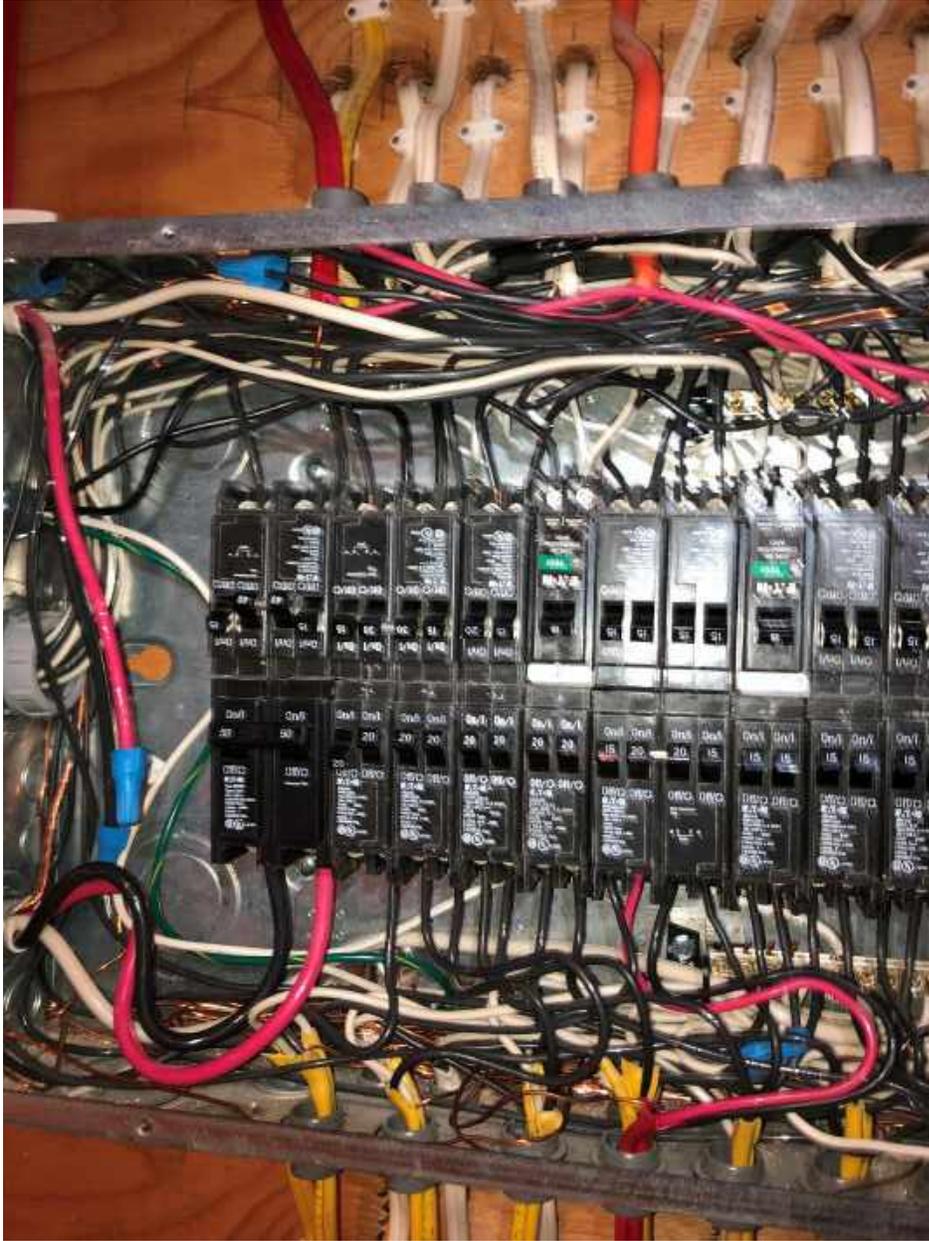
The total power service is 200 amps, which is adequate for this home, notwithstanding unusual occupant requirements.

The distribution panel is at the right wall in the basement.

None of the contactors have been doubled, and there are no obvious hot spots.







Type of wiring:

All wiring is likely copper, based upon the age of the home and date of renovation, and by removing the distribution panel cover.

Electrical circuit details:

All receptacles are grounded.

Ground Fault Circuit Interrupter Protection:

GFCI (ground fault circuit interrupter) protection is in place for the exterior power and beside all sinks.

The central second floor bathroom is protected from the powder room.

The ensuite bathroom receptacles are protected in series from the single GFCI unit there.

HEATING/COOLING

The home is heated by a modern boiler which heats liquid that is sent through coils within air handlers.

The two air handlers force air over the coils and through a network of ducts, thereby supplying heated or cooled air to the rooms in the home.

The system was likely installed in 2014.

The system is beyond the expertise of this inspector.

Rudimentary testing was carried out, and heat/cool is being provided effectively throughout the home.









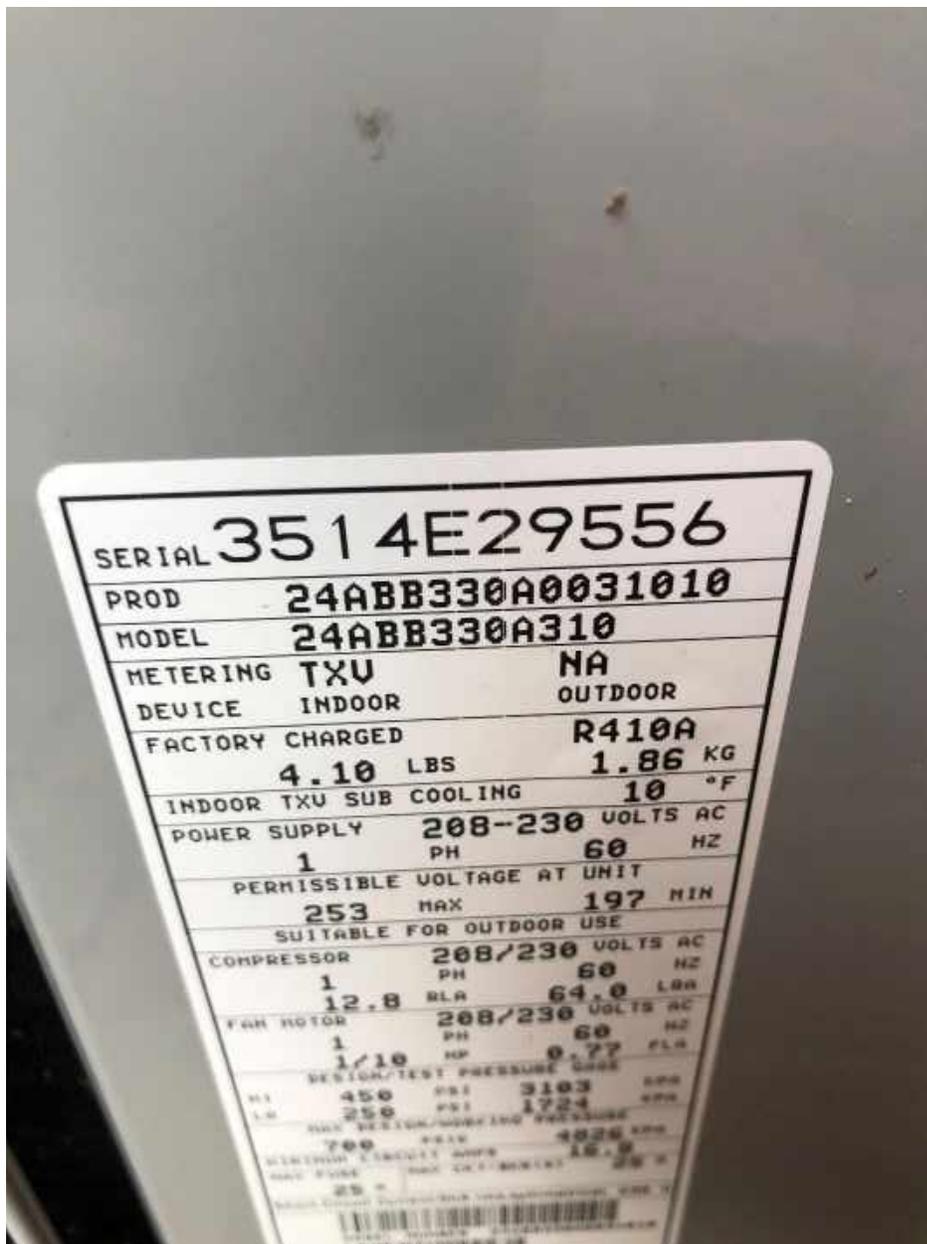
Air Conditioning:

Two air conditioners are in use; they are functional.

One AC is controlled from the front of the master bedroom.

The other AC is controlled from the front of the kitchen area.

The units were likely manufactured in 2014.



Fireplaces:

The gas fireplace is functional.

The ignitor is automatic.

The fan was not tested as it is controlled by a temperature limit switch, and doing so would have heated the home somewhat. (The building is occupied.)

PLUMBING

Water Supply:

The water supply is municipal.

Sanitary Disposal:

The sanitary disposal system is town sewers.

Main Shutoff:

The main shutoff valve is at the front of the basement. It is functional.



Plumbing Fixtures:

The fixtures are functional.

Drains and Sewage Ejectors:

Drains are ABS plastic.

Supply Pipes:

Supply pipes are a combination of high quality Pex – including PureLink Pex, and copper.



There are no signs of leakage at the fittings.

Work Required:

n/a

Water Conditioning/Filtering/Treatment:

These elements are excluded from the inspection.

Exclusions:

The way the potable water is heated, and any inter-relationship between the potable water components and the heating system components is well beyond the expertise of this inspector.

The plumbing vent system and hose bibs are also excluded from the inspection.

INTERIOR FINISHES

The home is obviously in excellent condition.

Minor imperfections are observable at various locations.

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

Minor caulking is required, including at the key shower joints in the upper central bathroom.

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

WATER CONTROL AND SITE DRAINAGE

See the Foundation section.

HOUSEHOLD APPLIANCES

The appliances were not tested.

The garage door openers are functional.

HOME AND CHILD SAFETY

Occupant safety is completely excluded from this inspection. Safety notes are provided as a courtesy.

There is no obvious mould in the home, and no obvious asbestos.

OUTSIDE STRUCTURES

Fences and sheds were not inspected.

The decks are stable.

The structural steel supports at the left deck (above the creek) appear stable.



FUNGI, WILDLIFE AND INSECTS

There is no evidence of significant mould production or insect/wildlife activity.

The heat recovery ventilator (HRV), and the bathroom and kitchen exhaust fans are functional. Bathroom air is returned/removed by the HRV and exhaust fans.

Andrew Christie, CET (civil eng.), RHI

