



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package

**8 Victoria Street, Flesherton**



**KAREN E. WILLISON** Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)



LOCATIONS **NORTH**





**CollaborativeRealEstate.ca**



2645 sq. ft.



3+1 Bed



2+1 Bath





# COLLABORATIVE REAL ESTATE

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## **Quick Facts** **8 Victoria Street, Flesherton**

- **4 minute drive to Hoggs Falls and the Bruce Trail, 12 minute drive to Kimberley and the Beaver Valley Ski Club, 40 minute drive to Blue Mountain/Collingwood and 1½ hours to Pearson Airport**
- **Completely finished lower level, doubling the liveable space, with gas fireplace and walkout to the backyard and patio. Great for family games/movie night, or a private space for guests, or potential in-law suite**
- **Thriving community with several art shops/galleries, a fantastic local bakery, friendly Bicycle Café/restaurant and a cheese shop**
- **3+1 bedrooms**
- **2+1 baths**
- **Single car garage, 1.5 storeys tall with lots of storage**



**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
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## 8 VICTORIA Street, Flesherton, Ontario N0C 1E0

Client Full  
**Active / Residential**

**8 VICTORIA St Flesherton**

MLS® #: 40404909  
 Price: **\$742,000**



### Grey/Grey Highlands/Grey Highlands Bungalow Raised/House

	Beds	Baths	Kitch
Lower	1	1	
Main	3	2	1

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **2,646**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,692/Other**  
 BG Fin SF: **954/Other**  
 DOM/CDOM: **0/0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,163.44/2022**

### Remarks/Directions

**Public Rmks:** Down a short, quiet, picturesque street, discover this elegant, spacious brick raised-bungalow situated on .6-acres. A semi-circular driveway frames the front door, where you enter into a bright airy foyer with high ceilings. Up the stairs, you find the main level immersed in natural light, an oversized living room with a huge picture window, and gleaming walnut floors throughout. The adjoining dining area has a walkout to an elevated back deck that offers warm sunshine, a wind-sensing awning, and a great space for hosting summer BBQ's. The kitchen provides ample countertop and cupboard space, and is highlighted by a gorgeous new porcelain tile floor that continues into the renovated guest bathroom. The oversized 1½ storey garage has direct access to the house. Down the hall, secluded from the main living area, are three bedrooms, including a generous primary bedroom, plenty of closet space, and tranquil views from every window. The renovated main bathroom boasts a beautiful stone countertop and porcelain tile floor. Follow the stairs down to the completely finished lower level that doubles the living space of this home. The huge family room is accented by a natural gas fireplace, a sizeable wet bar with new fridge, and a walkout to a private patio, creating the potential for an in-law suite. If you explore further, you find an office area, a 4th bedroom, large laundry room with a cedar-lined closet, and a 3rd full bathroom. Outdoors, this home is bordered by lovely ornamental and native plant gardens, and a new food forest garden, complete with fruit trees, berry bushes, and other edibles. Surrounded by easy access to hiking, skiing, kayaking, and more, this home offers a little slice of natural paradise for any active family. Hoggs Falls and the Bruce trail are 4 minutes away, 10 minutes to the stunning Beaver Valley, and only 37 minutes to Blue Mountain. Too many upgrades to list here..for a full list please see the Electronic Listing Package.

**Directions:** From Dundalk, Shelburne and Markdale: Hwy 10 to Grey Rd. 4. East to Victoria Street. North on Victoria Street. West side. From Collingwood: South on County Rd. 124 to Grey Rd. 4. West to Victoria Street. North on Victoria Street. West side.

**Cross St:** Collingwood Street

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat:	<b>Awnings, Deck(s), Landscaped, Patio(s)</b>		
Construct. Material:	<b>Brick</b>		
Shingles Replaced:	<b>2021</b>	Foundation:	<b>Poured Concrete</b>
Year/Desc/Source:	<b>1986//Estimated</b>		
Property Access:	<b>Municipal Road, Paved Road</b>		
Other Structures:	<b>Shed</b>		
Pool Features:	<b>None</b>		
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide//Asphalt Driveway, Circular Driveway</b>		
Parking Spaces:	<b>9</b>	Driveway Spaces:	<b>8.0</b>
Services:	<b>Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available</b>		
			<b>Iron/Mineral Filter, UV System, Water Softener</b>
Water Source:	<b>Drilled Well</b>	Water Tmnt:	<b>UV System, Water Softener</b>
		Sewer:	<b>Septic</b>
Lot Size Area/Units:	<b>0.600/Acres</b>	Acres Range:	<b>0.50-1.99</b>
Lot Front (Ft):	<b>157.00</b>	Lot Depth (Ft):	<b>165.00</b>
Location:	<b>Urban</b>	Lot Irregularities:	<b>157.22ft. x 171.7ft. x 157.22ft. x 172.76ft.</b>
Area Influences:	<b>Ample Parking, Cul de Sac/Dead End, Forest Management, Greenbelt/Conservation, Hospital, Library, Open Spaces, Park, Place of Worship, Quiet Area, School Bus Route, Schools, Skiing, Trails</b>		
View:	<b>Forest, Garden, Trees/Woods</b>	Retire Com:	
Topography:	<b>Flat, Wooded/Treed</b>	Fronting On:	<b>West</b>

Restrictions: Exposure: **East**  
School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**  
High School: **Grey Highlands Secondary, St. Mary's High**  
Elementary School: **Macpahil Memorial, St. Peter's & St. Paul's, Notre Dame (FI)**

#### Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Ceiling Fans, Central Vacuum, Water Heater Owned, Water Softener, Water Treatment, Wet Bar**  
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
Basement: **Full Basement** Basement Fin: **Fully Finished**  
Basement Feat: **Walk-Out**  
Laundry Feat: **Laundry Room, Lower Level, Sink**  
Cooling: **Central Air**  
Heating: **Fireplace-Gas, Forced Air, Gas**  
Fireplace: **1/Family Room, Natural Gas** FP Stove Op: **Yes**  
Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
Add Inclusions: **Lower level refrigerator in wet bar, pergola on patio.**  
Exclusions: **Drapes in the lower level family room.**

#### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LT 6, 8 BLK J PL 39 ARTEMESIA; GREY HIGHLANDS**  
Zoning: **RR** Survey: **Unknown/**  
Assess Val/Year: **\$270,000/2022** Hold Over Days: **120**  
PIN: **372460306** Occupant Type: **Owner**  
ROLL: **420818001021801**  
Possession/Date: **Flexible/** Deposit: **Minimum 5%**

#### Brokerage Information

List Date: **04/27/2023**  
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: 04/27/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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#### MLS® #: 40404909

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 10" X 10' 10"	3.91 X 3.30	Double sink, Pantry, Tile Floors
Living Room	Main	12' 11" X 16' 0"	3.94 X 4.88	Crown Moulding, Hardwood floor
Dining Room	Main	10' 7" X 10' 5"	3.23 X 3.17	Hardwood floor, Sliding doors, Walkout to Balcony/Deck
Bedroom Primary	Main	11' 5" X 13' 11"	3.48 X 4.24	Hardwood floor
Bedroom	Main	11' 11" X 10' 10"	3.63 X 3.30	Hardwood floor
Bedroom	Main	11' 10" X 11' 7"	3.61 X 3.53	Hardwood floor
Bathroom	Main	10' 7" X 7' 4"	3.23 X 2.24	4-Piece, Double sink, Linen closet, Tile Floors
Bathroom	Main	5' 2" X 4' 6"	1.57 X 1.37	2-Piece, Tile Floors
Family Room	Lower	25' 5" X 25' 1"	7.75 X 7.65	Broadloom, Fireplace, Sliding doors, Walkout to Balcony/Deck
Other	Lower	6' 2" X 8' 0"	1.88 X 2.44	Vinyl Flooring, Wet Bar
Desc: Wet Bar				
Office	Lower	18' 10" X 12' 5"	5.74 X 3.78	Broadloom
Bedroom	Lower	11' 8" X 9' 7"	3.56 X 2.92	Broadloom
Bathroom	Lower	6' 4" X 7' 1"	1.93 X 2.16	3-Piece, Vinyl Flooring
Laundry	Lower	11' 1" X 9' 7"	3.38 X 2.92	Cedar Closet, Vinyl Flooring, Walk-in Closet
Storage	Lower	5' 1" X 9' 7"	1.55 X 2.92	
Utility Room	Lower	6' 8" X 6' 3"	2.03 X 1.91	
Utility Room	Lower	8' 5" X 3' 8"	2.57 X 1.12	

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**Expense/Utility/House Details**  
**8 Victoria Street, Flesherton, ON, NoC 1E0**

**House Details**

Item	Year	Notes
Year Home was Built	1986	Estimate
Air Conditioner	2016	Trane
Air Exchanger		VanEE HRV
Windows	Main Floor 2013	Per previous owner
Roof	Fall 2021	Owens Corning Duration Laminate shingles installed by Ainger Group
Furnace	2018	Lennox – Natural Gas
Hot Water Heater	Manufactured 2021	Giant - 50 Gallon Power Vented
Water Softener with Iron Filtration System	Installed 2020	Water Rite Inc.

**Fees and Utility Costs**

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,163.44 (2022)	Municipality of Grey Highlands
Insurance Premium	\$1,453.68 (2022-2023)	Co-operators
Gas	\$1,119.29 (2022)	Enbridge Gas
Hydro	\$1,051.57 (May22-April23)	Hydro One
Rental Equipment Contracts	None	
Water/Sewer	Drilled Well	New UV lamp, March 2023
Septic Services	None	New septic system installed 2012 as per previous owner
Internet/Cable Provider	\$1,152.00	Eastlink (Internet) No Cable

Lawn/Garden Maintenance	None	Owner
Snow Removal	None	Owner

### Appliances

Appliance	Make/Model	Year/Notes
Refrigerator (main floor)	GE Profile / PDS20SBSARSS	
Refrigerator (lower level)	LG / LTCS20020S	2022
Dishwasher	Bosch / SHX3AR75UC	2022
Stove/Oven	GE	
Microwave	LG	
Washer	LG Smart Drum True Balance	
Dryer	LG Sensor Dry	

### Additions/Upgrades

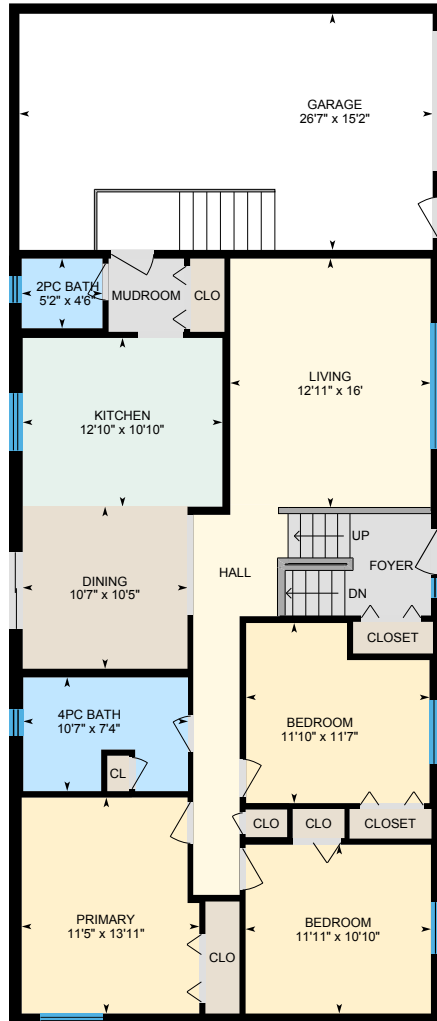
Item	Year	Details/Notes
Italian porcelain tile floor in kitchen through to the half bathroom	2022	Georgian Design Centre
Porcelain tile floor main bathroom	2022	Georgian Design Centre
Main floor bathrooms renovated	2022	New countertops, faucets, undermount sinks, oak vanity sanded and painted, new Toto toilets
New toilet in lower level bathroom	2023	

### Additional Notes:

Main floor plus lower level bedroom & focal walls painted with Benjamin Moore paint 2022
All new window coverings 2022/2023
New food forest garden installed summer 2022
All doors and window frames on the front of the house prepped and painted 2022
Back deck sanded and stained 2022

# 8 Victoria St, Flesherton, ON

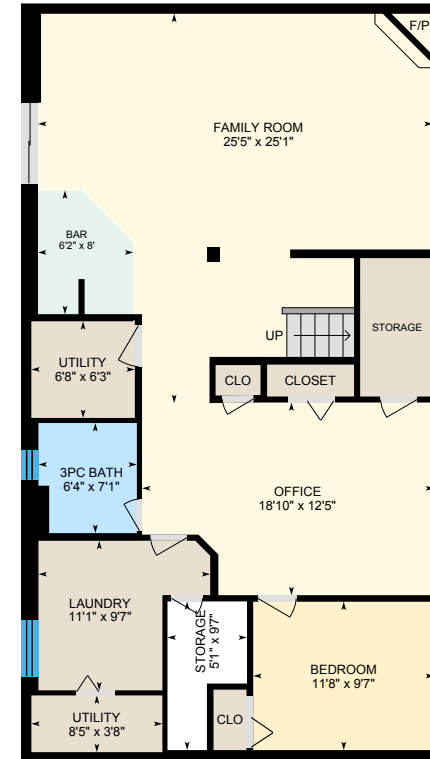
Main Building: Total Exterior Area Above Grade 1373.97 sq ft



**Main Floor**  
Exterior Area 1373.97 sq ft



0 5 10  
ft



**Lower Level (Below Grade)**  
Exterior Area 1271.63 sq ft



PREPARED: 2023/04/22



# 8 Victoria St, Flesherton, ON

**Main Floor** Exterior Area 1373.97 sq ft  
Interior Area 1275.15 sq ft  
Excluded Area 443.42 sq ft



0 5 10  
ft

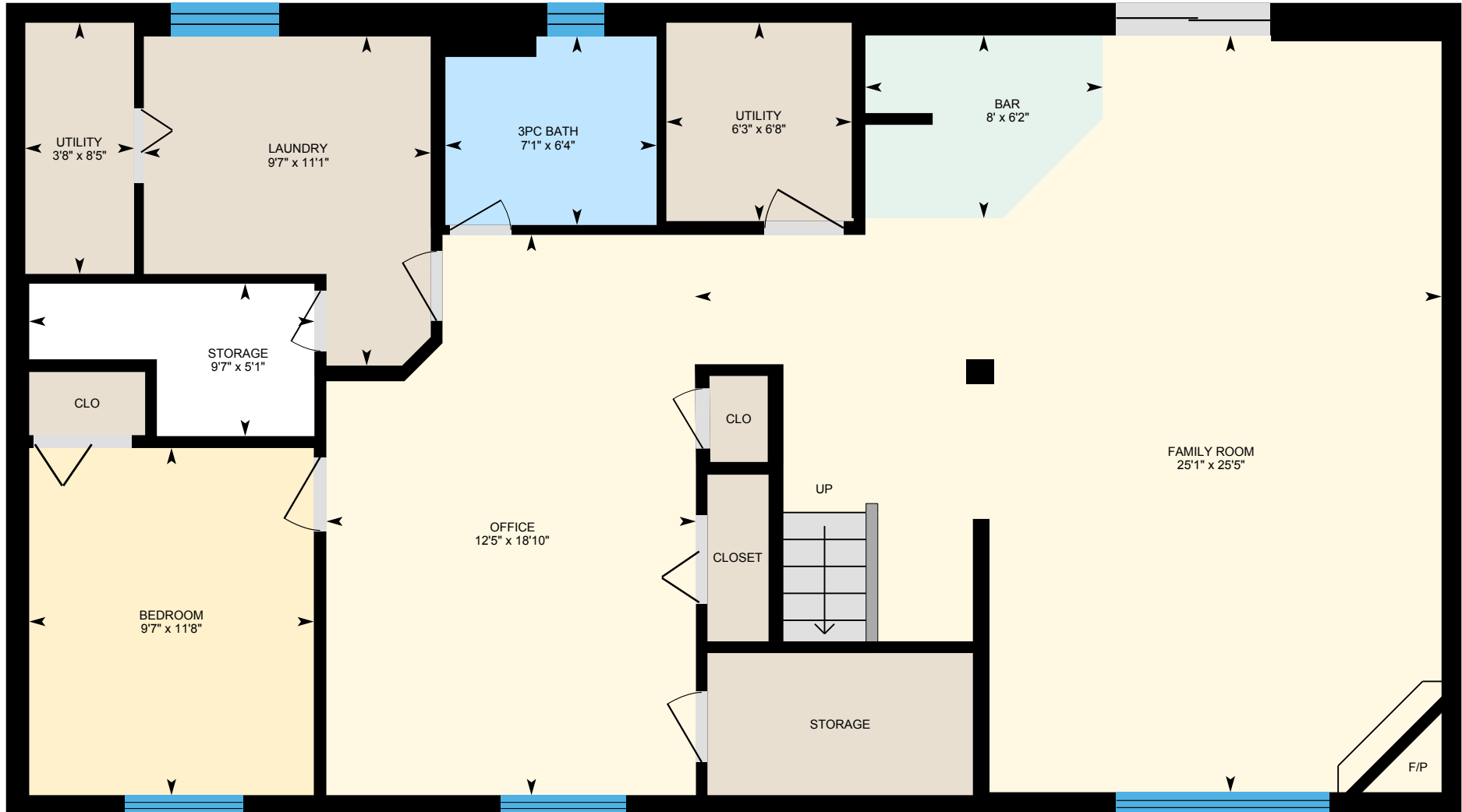
PREPARED: 2023/04/22



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.

## 8 Victoria St, Flesherton, ON

**Lower Level (Below Grade)** Exterior Area 1271.63 sq ft  
Interior Area 1171.78 sq ft  
Excluded Area 37.88 sq ft



0 4 8 ft

PREPARED: 2023/04/22



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.

# 8 Victoria St, Flesherton, 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: 5'2" x 4'6"

4pc Bath: 10'7" x 7'4"

Bedroom: 11'11" x 10'10"

Bedroom: 11'10" x 11'7"

Dining: 10'7" x 10'5"

Garage: 26'7" x 15'2"

Kitchen: 12'10" x 10'10"

Living: 12'11" x 16'

Primary: 11'5" x 13'11"

##### LOWER LEVEL

3pc Bath: 6'4" x 7'1"

Bar: 6'2" x 8'

Bedroom: 11'8" x 9'7"

Family Room: 25'5" x 25'1"

Laundry: 11'1" x 9'7"

Office: 18'10" x 12'5"

Storage: 5'1" x 9'7"

Utility: 6'8" x 6'3"

Utility: 8'5" x 3'8"

### 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: 1275.15 sq ft

Excluded Area: 443.42 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1373.97 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 1171.78 sq ft

Excluded Area: 37.88 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1271.63 sq ft

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

Interior Area: 1275.15 sq ft

Excluded Area: 443.42 sq ft

Exterior Area: 1373.97 sq ft

# 8 Victoria St, Flesherton, ON

## iGUIDE Method of Measurement

### Definitions

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

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

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

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

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

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

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

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

### Notes

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

### Disclaimer

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

### PDF Floor Plans

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

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

### More Information About the Standards

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

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

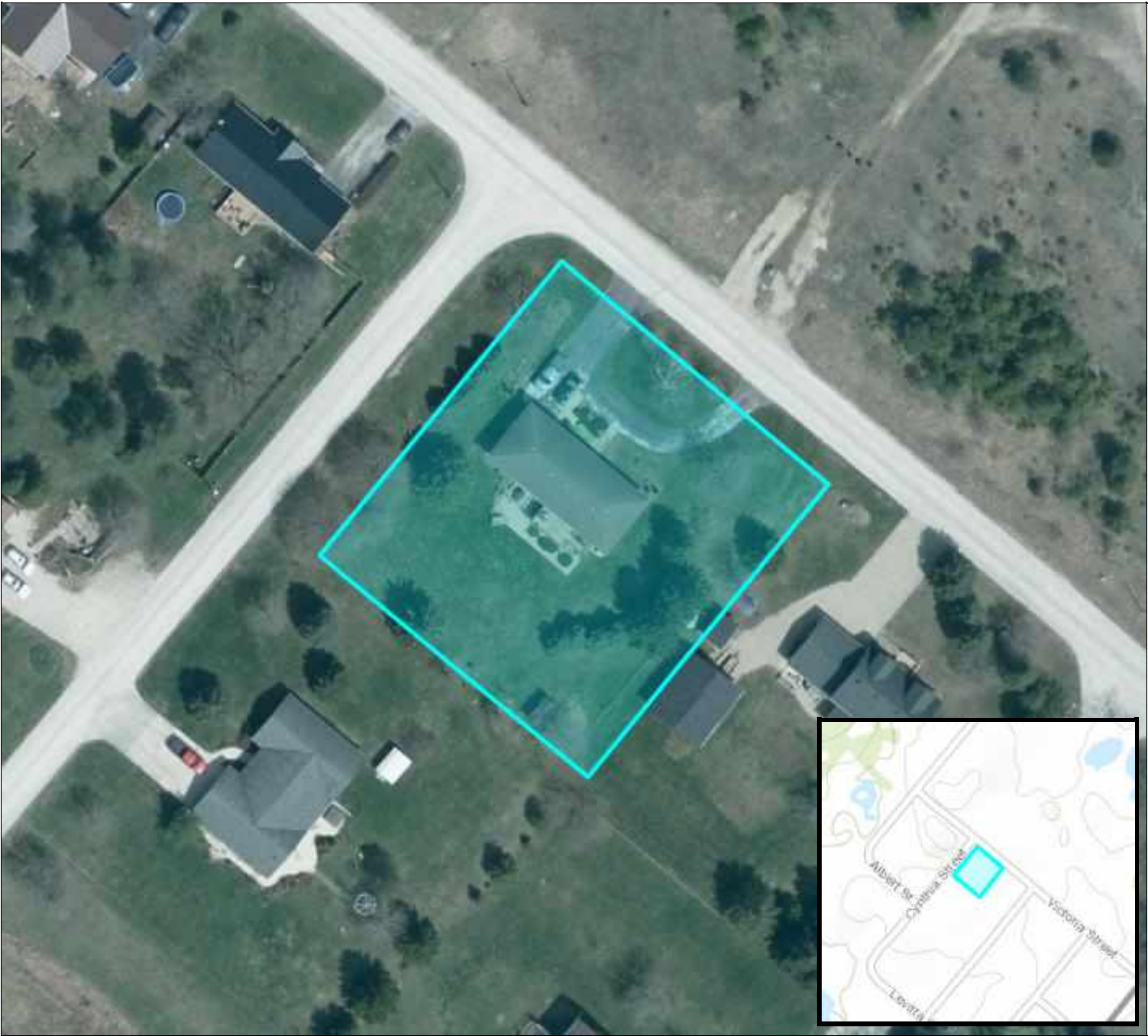


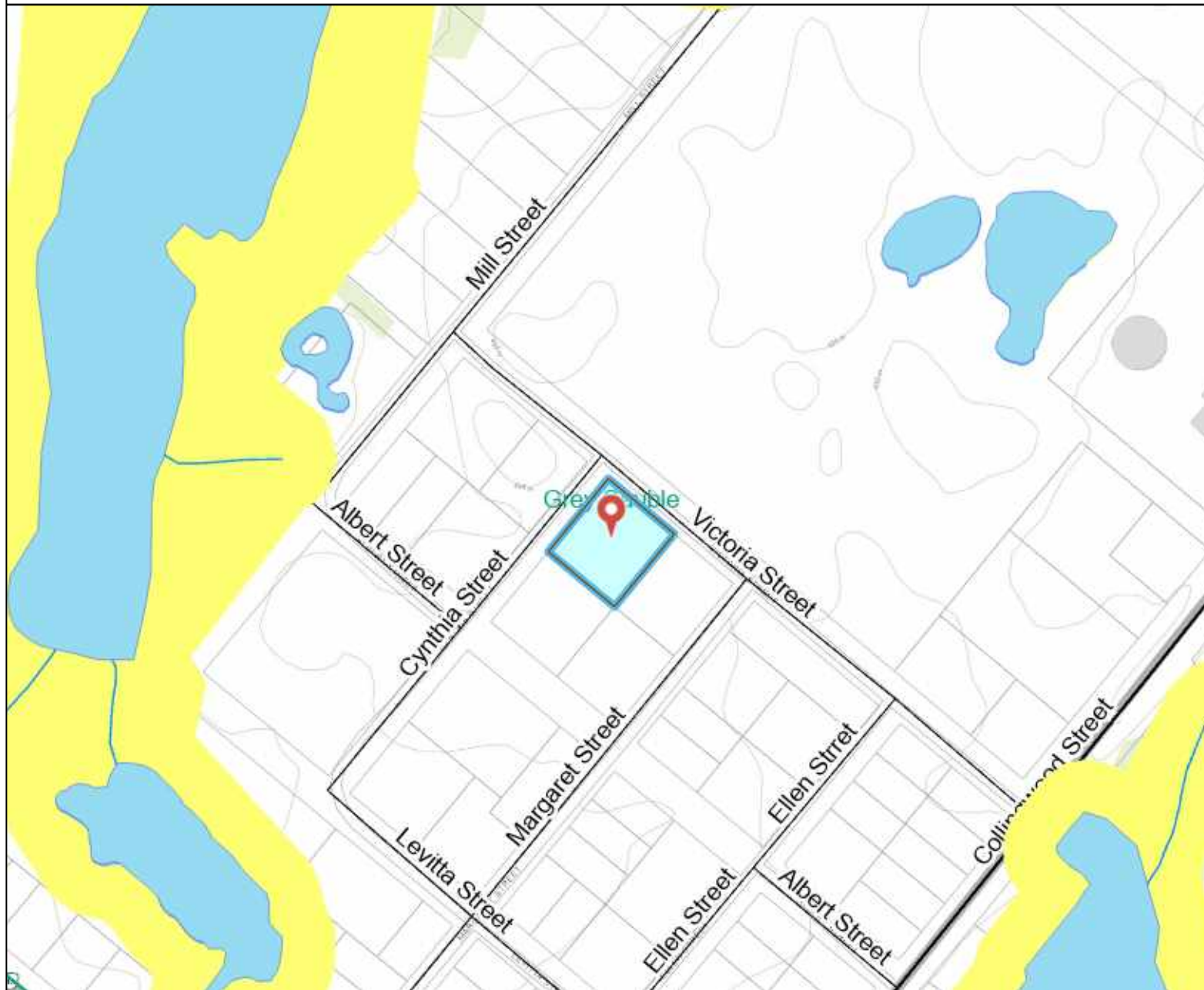
Roll Number	Address	Assessed Value	Acerage
420818001021801	8 Victoria Street	\$270000	.62

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















NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	PLAN 40 BLK J LOTS 6 & 8;VICTORIA ST W	Single family detached (not on water)

Zoning
Residential





## Legend

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

## Notes

222 0 111 222 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed April 19, 2023

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Inspection Report

## AmeriSpec Move in Ready

**Property Address:**  
8 Victoria Street  
Flesherton Ontario N0C 1E0



### AmeriSpec of Barrie, Orillia and Muskoka

**Andrew LaRoche RHI C1800268**  
**[andrew.laroche@amerispec.ca](mailto:andrew.laroche@amerispec.ca)**  
**[www.home-inspection-barrie.ca](http://www.home-inspection-barrie.ca)**  
**479-65 Cedar Pointe Dr Barrie On L4N 9R3**  
**1-888-516-6337**  
**705-722-5876**





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<b>Date:</b> 2023-04-17	<b>Time:</b> 09:00 AM	<b>Report ID:</b> AB-230431
<b>Property:</b> 8 Victoria Street Flesherton Ontario N0C 1E0	<b>Customer:</b> AmeriSpec Move in Ready	<b>Real Estate Professional:</b> Karen Willison Royal LePage

**DEFINITION OF TERMS**

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

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

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

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

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

**Type of building:**

Single Family (1 story)

**In Attendance:**

Seller

**Approximate age of building:**

35 Years

**Standards Of Practice:**

CAHPI 2023

**Weather:**

Party Cloudy and cold

**Start Time:**

Start Time: 9:00 AM

**Finish Time:**

Finish Time: 11:30 AM

# 1. Exterior

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

## Styles & Materials

<b>Driveway:</b> Asphalt	<b>Walkways:</b> Brick	<b>Exterior Wall Cladding:</b> Brick Veneer
<b>Exterior Entry Doors:</b> Metal Clad Sliding	<b>Windows and Frames:</b> Double Glazed/Insulated Vinyl frame Wood frame	<b>Trim:</b> Aluminum

1.0	Driveways
1.1	Walkways
1.2	Exterior Wall Cladding
1.3	Trim, Eaves, Soffits and Fascias
1.4	Windows & Frames
1.5	Doors (Exterior)
1.6	Electrical (exterior)
1.7	Gas Meter
1.8	Exterior Water Faucets
1.9	Lot Grade and Drainage
1.10	Stairs and Steps
1.11	Patio
1.12	Deck and railings

**Comments:**

**1.0** Driveway cracking and surface settlement observed, recommend regular maintenance and repairs to prolong the useful life of the surface.

**1.1** Settlement noted on the front walkway. Recommend raising and leveling as required.

**1.2** Inspected

**1.3** Inspected

**1.4 (1)** Inspected

**1.4 (2)**

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

**1.5** Deteriorated brick noted on the front entry door sill. Recommend repair to prevent further deterioration.



1.5 Item 1(Picture) door sill condition



**1.6** GFCI breaker protected outlets present.

**1.7** The gas meter is located at left side of home. The main gas shut off valve is located at the meter.

**1.8** Inspected

**1.9** The home is built on a sloped lot that generally grades away from the building.

**1.10** Inspected

**1.11** Inspected

**1.12** Inspected

## 2. Roof System

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

### Styles & Materials

**Method Used to Inspect Roof:**

Ground  
Binoculars

**Roof Material Type:**

Asphalt Composition Shingle

**Roof Structure:**

Engineered Wood Trusses  
Plywood Sheathing

**Roof-Type:**

Hip

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

### Comments:

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

**2.1** Inspected

**2.2** Inspected

### 3. Garage

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

#### Styles & Materials

**Garage Type:**

Attached

**Exterior Wall Cladding:**

Same as House

**Roof Material Type:**

Same as House

**Method Used to Inspect Roof:**

Same as House

**Garage Door Material:**

Metal

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

**Comments:****3.0** Inspected**3.1** Inspected**3.2** Inspected where visible.**3.3** Inspected

**3.4** It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present). Some older units may not have these safety reverse devices present. Buyer may wish to consider upgrading as a safety enhancement. Door opener is wired with an extension cord. Client should consider installation of a dedicated receptacle that can be plugged in directly as a safety upgrade.



3.4 Item 1(Picture) older opener with extension cord wiring

**3.5** No self-closer observed. Suggest installing self-closer as a safety measure.

**3.6** Inspected

**3.7 (1)** Openings observed between the garage and home which compromises the fire rating of this wall and may permit carbon monoxide to enter the living space of the home. We recommend properly sealing all joints, holes and other openings.



3.7 Item 1(Picture) openings

**3.7 (2)**

- **Attached garages in most jurisdictions should be separated from common walls of the house by an effective barrier to gas and exhaust fumes, proper fire separation and a fire rated door. This is to keep the migration of any carbon monoxide, smoke or fire from entering the house. A self closer on the fire door between the garage and the house is an additional safety precaution.**

**3.8** Inspected

**3.9** Inspected

**3.10 (1)** Limited review of the garage due to personal property. Client is advised to consult sellers for additional information.

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



## 4. Structural Components

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

### Styles & Materials

<b>Foundation Type:</b>	<b>Floor Structure:</b>	<b>Wall Structure:</b>
Poured Concrete	2 X 10 Wood Joists	2 X 4 Wood Studs
Walkout Basement	Plywood sheathing	
<b>Columns or Piers:</b>	<b>Floor System Insulation:</b>	<b>Foundation Ventilation:</b>
Not visible	Fiberglass	Windows
4.0	Slab	
4.1	Foundation, Basement and Crawlspace	
4.2	Sub Floors (Basement and Crawlspace)	
4.3	Walls (Basement and Crawlspace)	
4.4	Ceilings (Basement)	
4.5	Columns or Piers (Basement and Crawlspace)	
4.6	Joists (Basement and Crawlspace)	
4.7	Beams (Basement and Crawlspace)	
4.8	Doors (Basement)	
4.9	Windows (Basement)	
4.10	Electrical (Basement and Crawlspace)	
4.11	Insulation Under Floor System	
4.12	Ventilation (Foundation Areas and Attics)	

**Comments:**

**4.0** Inspected where visible.

**4.1** Inspected

**4.2** Inspected where visible.

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



4.3 Item 1(Picture) normal moisture reading



4.3 Item 2(Picture) normal moisture level

4.4 Inspected

4.5 Not Inspected

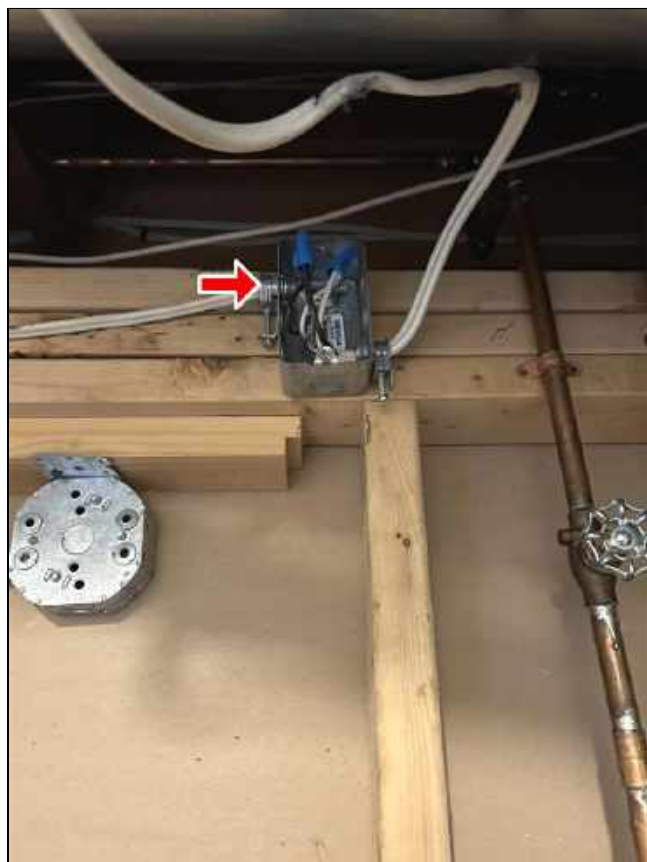
4.6 Inspected where visible.

4.7 Not Inspected

4.8 Inspected

4.9 Inspected

**4.10** Open and loose junction box(s) were observed in the basement furnace room. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.



4.10 Item 1(Picture) open J box



4.10 Item 2(Picture) loose J box

4.11 Inspected where visible.

4.12 Inspected

## 5. Plumbing System

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

### Styles & Materials

<b>Water Source (To Home):</b> Well	<b>Plumbing Water Distribution (Inside home):</b> Copper	<b>Plumbing Waste &amp; Vent Pipes:</b> ABS
<b>Water Shut Off Location:</b> Basement	<b>Main Fuel Shut Off Location:</b> Left Side Exterior at Gas Meter	<b>Water Supply Pressure:</b> 50 PSI
<b>Water Filters:</b> Water softener, water filters and UV light Iron and Sulfur Filtration		

5.0	Plumbing Water Supply System
5.1	Drain Waste and Vent Systems
5.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)
5.3	Plumbing Comments



**Comments:****5.0** (1) Inspected**5.0** (2)

- Water supply to this property appears to be provided by a well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection. If a detailed review of this system or water quality testing is desired, qualified personnel should be consulted prior to closing to perform these tests.



5.0 Item 1(Picture) well equipment



5.0 Item 2(Picture) drilled well

**5.1 (1) Inspected**

**5.1 (2)** Waste disposal system appears to be private on-site waste disposal. A well designed, constructed, installed and maintained concrete, fiberglass or plastic tank should last up to 50 years. We recommend consulting with the vendor regarding the current age of the system. Due to the inaccessibility of the septic tank, leach field, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. For further information regarding septic systems and how they operate, please refer to the Septic Systems Ask the Inspector Article found at <http://www.amerispec.ca>. Septic systems should be inspected annually and the tank should be pumped every 2 to 4 years, depending on the usage rate and if necessary undigested sludge and scum should be removed. It is recommended that an inquiry be made to the vendor in order to obtain prior pumping and servicing records.



5.1 Item 1(Picture) septic lids

**5.2 Inspected**

**5.3** Water treatment equipment consisting of a water softener, water filter and Ultra Violet treatment system was present in the home at the time of the inspection. In accordance with the scope of work, the assessment of the homes water treatment system(s) was not completed as part of the home inspection. If concerned, we recommend consulting with the current owner and/ or a qualified water treatment contractor to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.



## 6. Electrical System

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

### Styles & Materials

<b>Main Electrical Panel Location:</b>	<b>Equipment Grounding Present:</b>	<b>Electrical Main Service:</b>
Furnace Room	Not visible	Underground Aluminum
<b>Service Amperage:</b>	<b>Panel Type:</b>	<b>Branch Wiring Type:</b>
200 AMPS	Breakers	Copper
<b>Wiring Methods:</b>	<b>Futures Available:</b>	<b>Electric Panel Manufacturer:</b>
Non Metallic Sheathed Cable (Romex)	No	STABLOK
<b>GFCI Reset Location(s):</b>		
Bathrooms		
Main Electrical Panel		

6.0	Electrical Main Service
6.1	Equipment Grounding
6.2	Main Electrical Panel Condition
6.3	Operation of GFCI (Ground Fault Circuit Interrupters)
6.4	Operation of AFCI (ARC Fault Circuit Interrupters)
6.5	Smoke Alarms
6.6	Carbon Monoxide Alarms

Comments:

6.0 Inspected. Standby generator plug and transfer switch installed.



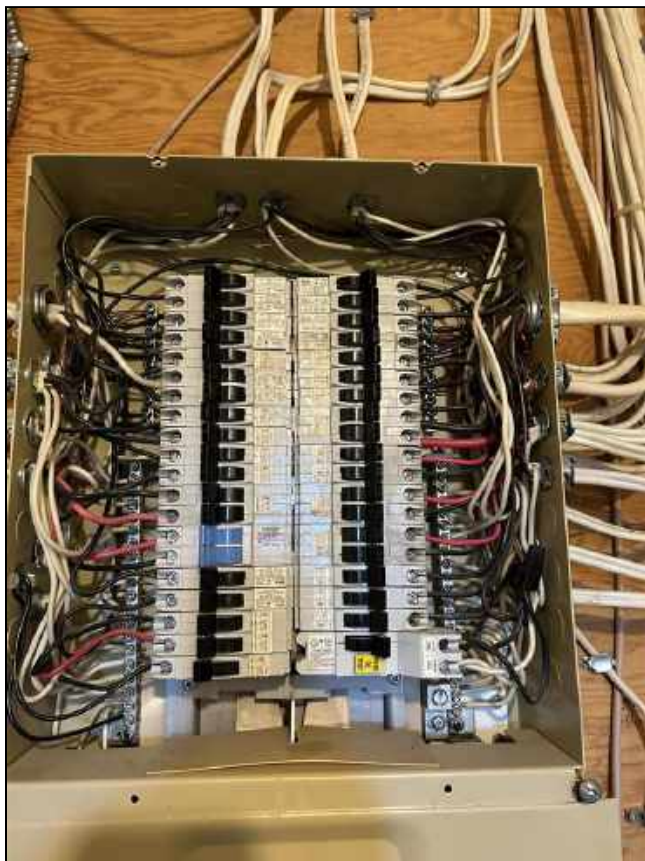
6.0 Item 1(Picture) generator plug



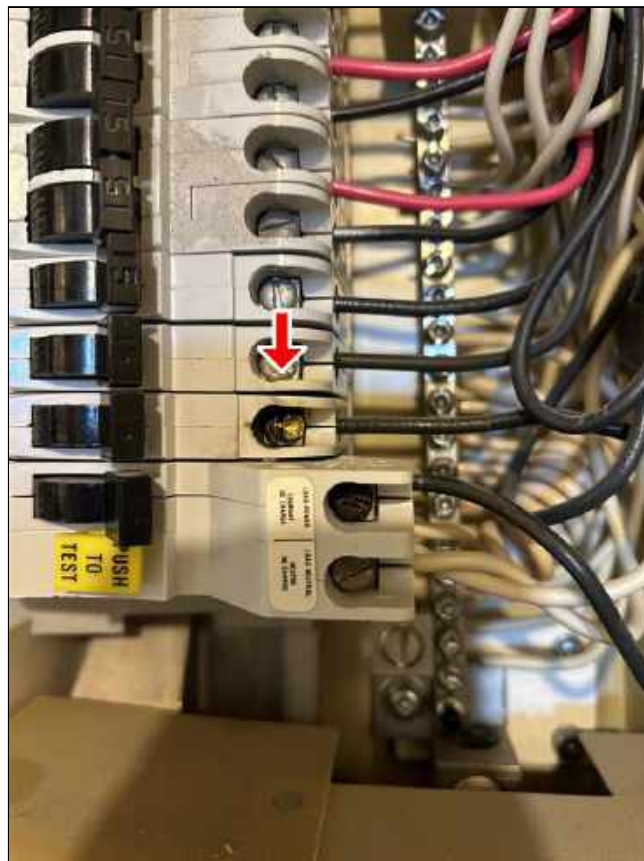
6.0 Item 2(Picture) transfer switch

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

6.2 (1) Damaged breaker noted. Recommend further review and repair or replacement by a licensed electrician.



6.2 Item 1(Picture) main panel



6.2 Item 2(Picture) damaged breaker

**6.2 (2)**

- **No Futures are available for expansion in the electrical panel. If additions are added an additional panel may be required.**

**6.3 (1) Inspected**

**6.3 (2)** Not all receptacles in required areas are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

**6.4** Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all required receptacles to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

**6.5** Smoke alarms present on all levels. We recommend replacement due to their age. Periodic testing is suggested to ensure proper working order.

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

## 7. Heating System

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

### Styles & Materials

<b>Number of Heating Systems:</b>	<b>Heating Unit Location(s):</b>	<b>Heating System(s) Service:</b>
One	Basement	Entire Home
<b>Heating System Type(s):</b>	<b>Energy Source:</b>	<b>Ductwork:</b>
High Efficient Gas Forced Air Furnace	Natural Gas	Duct and registers
<b>Filter Size:</b>	<b>Filter Type:</b>	<b>Heating System Brand:</b>
16x25x1	Disposable	LENNOX

7.0	Heating Equipment Condition
7.1	Energy Source
7.2	Exhaust Venting
7.3	Thermostat
7.4	Air Filters
7.5	Distribution / Ducting Systems
7.6	Automatic Safety Controls
7.7	Heating System Comments
7.8	HRV

**Comments:**

**7.0 (1)** The gas furnace was tested using normal operating controls and functioned properly at time of inspection. Rust was present in the unit from a previous condensate leak.



7.0 Item 1(Picture) furnace condition



**7.0 (2)**

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

**7.1** Inspected**7.2** Inspected**7.3** Inspected**7.4** Inspected**7.5** Inspected**7.6** Inspected**7.7** The furnace was manufactured or installed in 2018.

**7.8 (1)** The home is equipped with an older heat recovery ventilation system (HRVS). The system tested operable at the time of the inspection. HRVS are mechanical ventilation systems that provide controlled ventilation to homes. This type of system delivers a continuous supply of fresh air into the home, while venting stale, humid indoor, along with household pollutants, to the exterior of the home. While in operation, the HRV will extract heat from the outgoing stale air (cool air in the summer), and use it to preheat (or cool) the incoming fresh air. The stale air then gets exhausted to the exterior of the home. As a result of this process, significantly less energy is required to heat (or cool in summer) the incoming air. Your filters and core of the HRV should be cleaned according to manufacturer's directions and serviced annually. If you are not comfortable doing it yourself, contact a technician accredited by the Heating, Refrigeration and Air Conditioning Institute of Canada (HRAI). Make sure the technician you call has been trained by the manufacturer of your HRV. You can find additional information on maintaining your HRV at this site [http://www.cmhc-schl.gc.ca/en/co/maho/gemare/gemare\\_004.cfm](http://www.cmhc-schl.gc.ca/en/co/maho/gemare/gemare_004.cfm)



7.8 Item 1(Picture) HRV

**7.8 (2)** Older unit with dirty filters noted. Suggest having this unit professionally cleaned and tuned to ensure proper and efficient operation.



7.8 Item 2(Picture) filter conditions

## 8. Air Conditioning System

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

### Styles & Materials

<b>Number of AC Systems:</b>	<b>AC Unit Location(s):</b>	<b>AC System(s) Service:</b>
One	Exterior left	Same as Heating System
<b>Cooling Equipment Type(s):</b>	<b>Cooling Equipment Energy Source:</b>	<b>Ductwork:</b>
Split Air Conditioning System	Electricity	Same as Heating System
<b>Air Conditioner Brand:</b>		
TRANE		

8.0	Cooling and Air Handler Equipment Condition
8.1	Energy Source
8.2	Distribution / Ducting Systems
8.3	Automatic Safety Controls
8.4	Air Conditioning System Comments

**Comments:**

**8.0** As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.



8.0 Item 1(Picture) air condenser

**8.1** Inspected

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

**8.3** Inspected

**8.4** The air conditioner was manufactured or installed in 2016.



## 9. Water Heater

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

### Styles & Materials

<b>Number of Water Heating Systems:</b>	<b>Water Heater Location(s):</b>	<b>Water Heater Design Type:</b>
One	Laundry Room	Power vented
<b>Water Heater Energy Source:</b>	<b>Water Heater Capacity:</b>	<b>Water Heater Brand:</b>
Natural Gas	50 Gallon	GIANT

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

### Comments:

9.0 Inspected

9.1 Inspected

9.2 Inspected

9.3 Inspected

9.4 Inspected

9.5 The water heater was manufactured in 2012.

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

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

## Styles & Materials

<b>Cabinet(s):</b> Wood	<b>Countertop(s):</b> Laminate	<b>Dishwasher Brand:</b> BOSCH
<b>Exhaust/Range Hood Brand:</b> NONE	<b>Range/Oven Brand:</b> GE	<b>Refrigerator:</b> GE PROFILE

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

Comments:

10.0 Inspected

10.1 Inspected

10.2 Inspected

10.3 Inspected

10.4 Inspected

10.5 Not all receptacles are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

10.6 Inspected

10.7 Inspected

10.8 Inadequate drain slope noted. We recommend drain corrections to ensure proper flow.



10.8 Item 1(Picture) drain slope

**10.9** Inspected

**10.10** Inspected

**10.11** None present. We recommend installation of an exterior vented range hood to improve ventilation in this area.

**10.12** Inspected

## 11. Bathroom(s)

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

### Styles & Materials

**Bath Tub / Shower:**

Standard Bath Tub  
Seperate Shower

**Exhaust Fans:**

None

**Countertop(s):**

Laminate

**Cabinet(s):**

Wood

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

Comments:

11.0 Inspected

11.1 Inspected

11.2 Inspected

11.3 Inspected

11.4 Inspected

11.5 Inspected

11.6 Inspected

11.7 GFCI protected outlets present.

11.8 None present. We recommend installation of an exterior vented exhaust fans to improve ventilation in this area.

11.9 Inspected

11.10 Inspected

11.11 Inspected

11.12 Inspected

11.13 Inspected



## 12. Laundry Area

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

### Styles & Materials

**Dryer Power Source:**  
Natural Gas Connection

**Dryer Vent:**  
Semi Rigid metal duct

12.0	Floors
12.1	Walls
12.2	Ceiling
12.3	Doors
12.4	Closets
12.5	Windows
12.6	Counters and Cabinets (representative number)
12.7	Receptacles, Switches and Fixtures
12.8	Clothes Dryer Exhaust Venting
12.9	Laundry Area Comments
12.10	Clothes Washing Machine
12.11	Clothes Dryer

**Comments:****12.0** Inspected**12.1** Inspected**12.2** Inspected**12.3** Inspected**12.4** Inspected

**12.5** Fog and condensation was noted in the double glazed insulated window panes. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

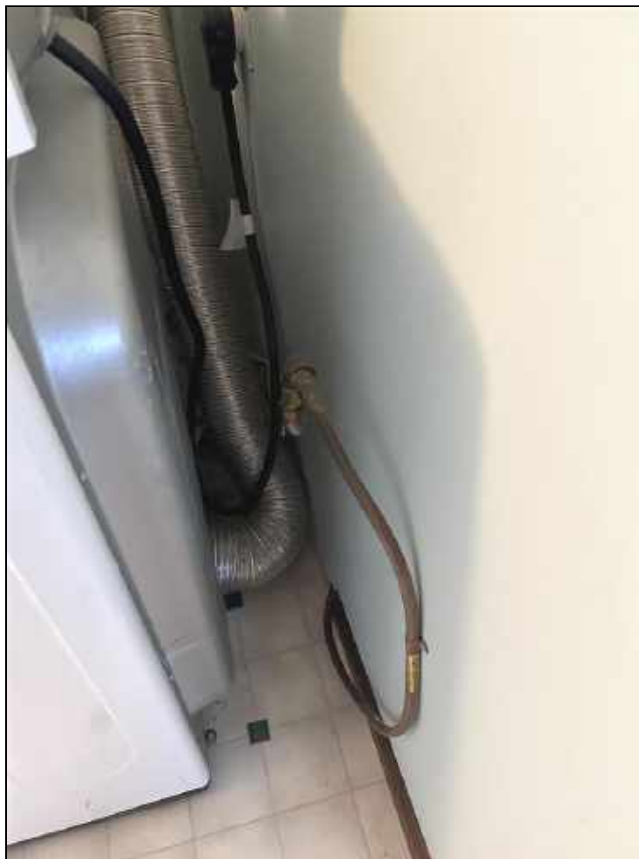
**12.6** Inspected**12.7** Inspected

**12.8** The gas dryer is not properly vented. Venting of a gas dryer should consist of rigid metal duct that is taped (not screwed) together. We recommend vent corrections be completed to ensure safety.



12.8 Item 1(Picture) gas dryer vent

**12.9** Older flexible connector observed on the dryer. Suggest replacing with an upgraded flexible gas connector for enhanced safety.



12.9 Item 1(Picture) gas connection

**12.10** Manufactured by LG.

**12.11** Manufactured by LG. Gas unit.

### 13. Interior Rooms and Areas

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

#### Styles & Materials

<b>Floor Covering(s):</b> Carpet Wood	<b>Wall Material(s):</b> Gypsum Board (Drywall)	<b>Ceiling Material(s):</b> Gypsum Board (Drywall)
<b>Interior Doors:</b> Hollow Core	<b>Window Type(s):</b> Same as Exterior	<b>Types of Fireplaces / Wood Stove:</b> Gas Fireplace

13.0	Floors
13.1	Walls
13.2	Ceilings
13.3	Doors (representative number)
13.4	Closet Doors (representative number)
13.5	Windows (representative number)
13.6	Heat / Cooling Source
13.7	Receptacles, Switches and Fixtures
13.8	Fireplaces and Woodstoves
13.9	Stairways
13.10	Interior Rooms and Areas Comments
13.11	Wet Bar

Comments:

13.0 Inspected

13.1 Inspected

13.2 Inspected

13.3 Inspected

13.4 Inspected

13.5 Fog and condensation was noted in the double glazed insulated window panes. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.



13.5 Item 1(Picture) foggy window

**13.6** Inspected

**13.7** Inspected

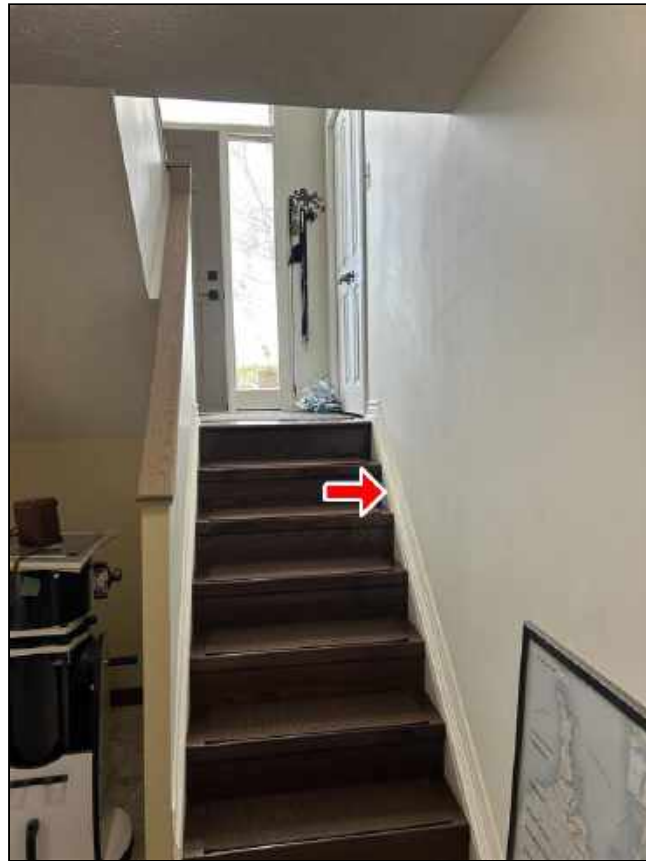
**13.8** The gas fireplace tested operable using the normal operating controls.



13.8 Item 1(Picture) gas fireplace condition



**13.9** No railings noted, recommend installing handrails for safety.



13.9 Item 1(Picture) missing railing

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



13.10 Item 1(Picture) thermal imaging

**13.11** No GFCI receptacle noted near the sink at the wet bar; suggest installing GFCI protected receptacles for safety.

# 14. Attic

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

## Styles & Materials

<b>Method Used to Inspect Attic:</b>	<b>Attic Access Type:</b>	<b>Attic Insulation:</b>
Viewed From Entry	Attic Hatch	Blown-In Cellulose R-32 Vapour Barrier present where visible

**Ventilation:**

Soffit Vents  
Roof Vents

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

**Comments:**

**14.0** (1) Inspected



14.0 Item 1(Picture) attic hatch

**14.0 (2)**

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

**14.1** Inspected**14.2** Inspected

**14.3** We recommend increasing the amount of insulation to current standards as an energy conservation measure.



14.3 Item 1(Picture) insulation conditions

**14.4** Inspected**14.5** Not Inspected

## General Summary



**AmeriSpec of Barrie, Orillia and Muskoka**

**andrew.laroche@amerispec.ca**

**www.home-inspection-barrie.ca**

**479-65 Cedar Pointe Dr Barrie On L4N 9R3**

**1-888-516-6337**

**705-722-5876**

### **Customer**

AmeriSpec Move in Ready

### **Address**

8 Victoria Street

Flesherton Ontario N0C 1E0

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

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

### **3. Garage**

#### **3.4 Garage Door Openers**

It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present). Some older units may not have these safety reverse devices present. Buyer may wish to consider upgrading as a safety enhancement. Door opener is wired with an extension cord. Client should consider installation of a dedicated receptacle that can be plugged in directly as a safety upgrade.





3.4 Item 1(Picture) older opener with extension cord wiring

### 3.5 Occupant Door(s)

No self-closer observed. Suggest installing self-closer as a safety measure.

### 3.7 Walls

(1) Openings observed between the garage and home which compromises the fire rating of this wall and may permit carbon monoxide to enter the living space of the home. We recommend properly sealing all joints, holes and other openings.

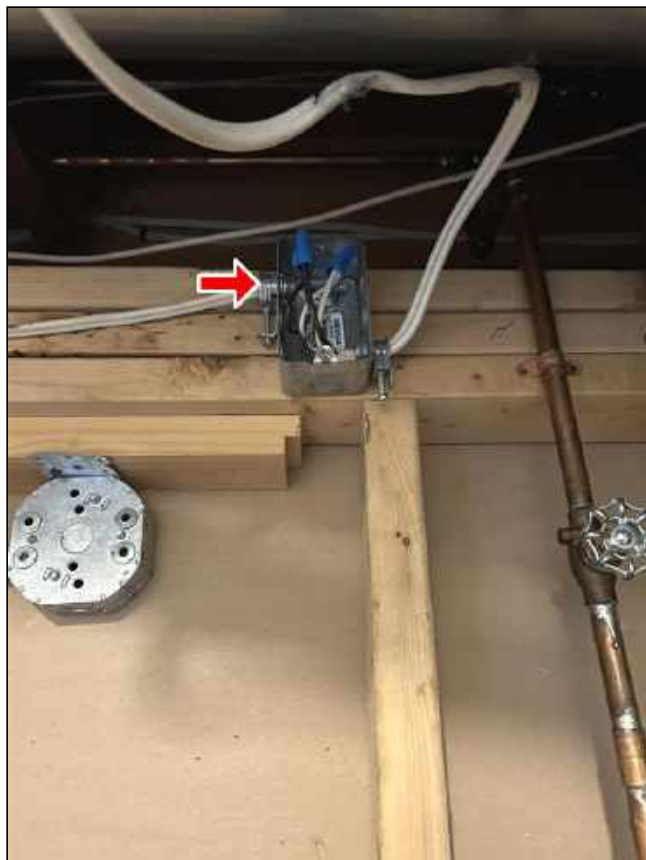


3.7 Item 1(Picture) openings

## 4. Structural Components

### 4.10 Electrical (Basement and Crawlspc)

Open and loose junction box(s) were observed in the basement furnace room. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.



4.10 Item 1(Picture) open J box



4.10 Item 2(Picture) loose J box

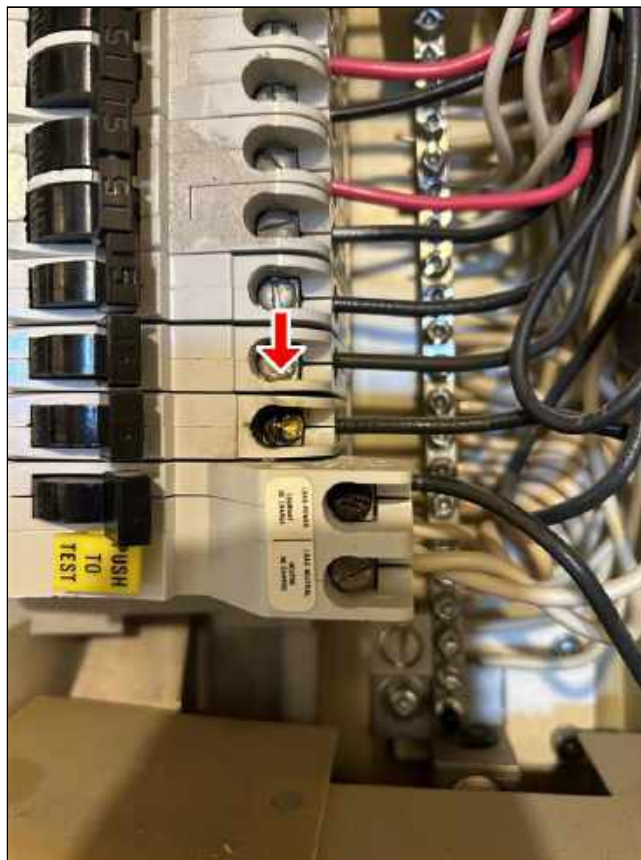
## 6. Electrical System

### 6.2 Main Electrical Panel Condition

(1) Damaged breaker noted. Recommend further review and repair or replacement by a licensed electrician.



6.2 Item 1(Picture) main panel



6.2 Item 2(Picture) damaged breaker

(2)

- No Futures are available for expansion in the electrical panel. If additions are added an additional panel may be required.

## 12. Laundry Area

### 12.8 Clothes Dryer Exhaust Venting

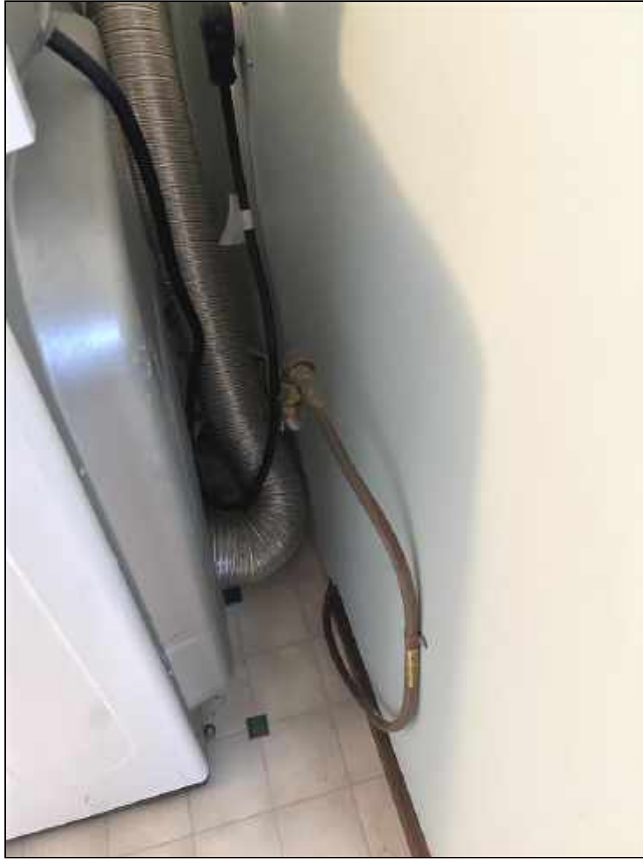
The gas dryer is not properly vented. Venting of a gas dryer should consist of rigid metal duct that is taped (not screwed) together. We recommend vent corrections be completed to ensure safety.



12.8 Item 1(Picture) gas dryer vent

## 12.9 Laundry Area Comments

Older flexible connector observed on the dryer. Suggest replacing with an upgraded flexible gas connector for enhanced safety.



12.9 Item 1(Picture) gas connection

## 13. Interior Rooms and Areas

### 13.9 Stairways

No railings noted, recommend installing handrails for safety.





13.9 Item 1(Picture) missing railing

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## Maintenance Summary



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## **1. Exterior**

### **1.5 Doors (Exterior)**

Deteriorated brick noted on the front entry door sill. Recommend repair to prevent further deterioration.



1.5 Item 1(Picture) door sill condition

## 7. Heating System

### 7.8 HRV

(2) Older unit with dirty filters noted. Suggest having this unit professionally cleaned and tuned to ensure proper and efficient operation.



7.8 Item 2(Picture) filter conditions

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

### 10.8 Plumbing Drains

Inadequate drain slope noted. We recommend drain corrections to ensure proper flow.



10.8 Item 1(Picture) drain slope

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Licensed To Andrew LaRoche



INVOICE / FACTURE

038046

DATE \_\_\_\_\_

DATE April 26 / 2023

CUSTOMER'S ORDER  
COMMANDE DU CLIENT

St Victoria St Flesherston

ADDRESS  
ADRESSESHIP TO  
ENVOYER AADDRESS  
ADRESSETAX REG. NO.  
NO. ENRG. TAXSALESPERSON  
VENDEUR

1056

TERMS  
CONDITIONSVIA  
MODE

QUANTITY	UNIT	PRICE	TOTAL
1	kg	100	100
2	kg	100	200
3	kg	100	300
4	kg	100	400
5	kg	100	500
6	kg	100	600
7	kg	100	700
8	kg	100	800
9	kg	100	900
10	kg	100	1000
11	kg	100	1100
12	kg	100	1200
13	kg	100	1300
14	kg	100	1400
15	kg	100	1500
16	kg	100	1600
17	kg	100	1700
18	kg	100	1800
19	kg	100	1900
20	kg	100	2000
21	kg	100	2100
22	kg	100	2200
23	kg	100	2300
24	kg	100	2400
25	kg	100	2500
26	kg	100	2600
27	kg	100	2700
28	kg	100	2800
29	kg	100	2900
30	kg	100	3000
31	kg	100	3100
32	kg	100	3200
33	kg	100	3300
34	kg	100	3400
35	kg	100	3500
36	kg	100	3600
37	kg	100	3700
38	kg	100	3800
39	kg	100	3900
40	kg	100	4000
41	kg	100	4100
42	kg	100	4200
43	kg	100	4300
44	kg	100	4400
45	kg	100	4500
46	kg	100	4600
47	kg	100	4700
48	kg	100	4800
49	kg	100	4900
50	kg	100	5000
51	kg	100	5100
52	kg	100	5200
53	kg	100	5300
54	kg	100	5400
55	kg	100	5500
56	kg	100	5600
57	kg	100	5700
58	kg	100	5800
59	kg	100	5900
60	kg	100	6000
61	kg	100	6100
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67	kg	100	6700
68	kg	100	6800
69	kg	100	6900
70	kg	100	7000
71	kg	100	7100
72	kg	100	7200
73	kg	100	7300
74	kg	100	7400
75	kg	100	7500
76	kg	100	7600
77	kg	100	7700
78	kg	100	7800
79	kg	100	7900
80	kg	100	8000
81	kg	100	8100
82	kg	100	8200
83	kg	100	8300
84	kg	100	8400
85	kg	100	8500
86	kg	100	8600
87	kg	100	8700
88	kg	100	8800
89	kg	100	8900
90	kg	100	9000
91	kg	100	9100
92	kg	100	9200
93	kg	100	9300
94	kg	100	9400
95	kg	100	9500
96	kg	100	9600
97	kg	100	9700
98	kg	100	9800
99	kg	100	9900

### DESCRIPTION

PRICE  
 PRIXAMOUNT  
MONTANT

### Re Placement of 15 Amp Breaker

30 - 22

## Repair of Drywall in Garage

୧୦	୧୧
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GST
TPS
PST
TVP

TOTAL  
TOTALE

60.55	
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