



Inspection Report

David Donais

Property Address:

6972 hwy 35
Coboconk Ontario K0M 1K0



View from Lake Area

Know Your Home Inspections Inc.

**Pam Sayne
1013 Pinoak Lane
Minden, ON**

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Date: 3/30/2021	Time: 01:00 PM	Report ID: 03-30-21
Property: 6972 hwy 35 Coboconk Ontario K0M 1K0	Customer: David Donais	Real Estate Professional: David Donais Kawartha Waterfront Realty

Please read this report in full and call any time if you have questions. Please note that there are some recommendations for consideration within this report. This home was a pleasure to inspect.

Client Is Present:

No

Age Of Home:

Under 10 Years

Water Test:

No

Weather:

Clear

Temperature:

16 C

Rain in last 3 days:

No

House Direction:

East - towards lake

1. SITE CONDITIONS

		IN	NI	NP	RR	MN	S	Styles & Materials
1.0	OVERALL GRADE	•						OVERALL GRADE: Flat
1.1	SITE DRAINAGE	•						SITE DRAINAGE: Water will flow towards lake
1.2	DRIVEWAY	•						DRIVEWAY: GRAVEL
1.3	VEGETATION, GRADING, DRAINAGE, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•						APPURTENANCE: DECK WITH STEPS SCREENED IN PORCH
1.4	OTHER	•						DECK AND STAIR FOUNDATIONS & ATTACHMENTS: WOOD EXTERIOR HAND RAILS AND GUARDS: WOOD

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Comments:

1.0 (1) The lot is level with a drop with stairs to the lake area and dock.



1.0 Item 1(Picture) Level lot

(2) The bunkie near the lake is a 2 x 4 structure, uninsulated and the roof requires re-shingling. Item 2(Picture)



1.0 Item 2(Picture) Re-Roofing Required



1.0 Item 3(Picture) Interior of Bunkie



1.0 Item 4(Picture) Bunkie Interior



1.0 Item 5(Picture) Windows in Bunkie



1.0 Item 6(Picture) View of Bunkie

1.2 There is a shared road way from Hwy #35. There is a separate drive that has a metal gate. The gate was not lockable.



1.2 Item 1(Picture) Driveway



1.2 Item 2(Picture) Gate entrance

1.4 There is some level land at the lake area. Item 1(Picture)



1.4 Item 1(Picture) Lake Front area



1.4 Item 2(Picture) Lake front

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	MN	S	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•						SIDING STYLE: LOG
2.1	DOORS (Exterior)	•						SIDING MATERIAL: WOOD LOGS BOARDS
2.2	WINDOWS	•						EXTERIOR ENTRY
2.3	EAVES, SOFFITS AND FASCIAS	•						DOORS: STEEL
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	•						WINDOW TYPES: JALOUS SLIDERS WOOD FRAME VINYL
2.5	OTHER	•						GARAGE DOOR TYPE: ONE MANUAL INSULATED GARAGE DOOR MATERIAL: METAL

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Comments:

2.0 (1) The exterior of the house is Log and matching wood planks. Wood will require maintenance. Consult professionals to determine the best treatment for the wood siding over the years.



2.0 Item 1(Picture) View from S/E corner



2.0 Item 2(Picture) House from lake side



2.0 Item 3(Picture) Log construction



2.0 Item 4(Picture) Corners



2.0 Item 5(Picture) Metal Flashing

(2) The entrance doors are metal and in good working condition.



2.0 Item 6(Picture) Side Door Entrance

2.1 There are are double short doors that lead to the basement area and stairs.



2.1 Item 1(Picture) Basement exit/entrance

2.2 The caulking around the windows is in good condition. Monitor and maintain.



2.2 Item 1(Picture) Trim caulking

2.3 The eaves and soffits and Fascias are in good condition. No problems seen.

2.4 (1) The deck is supported by wood piers in concrete footings. There is screening under the screened porch part of the deck to keep out insects.



2.4 Item 1(Picture) Concrete footing



2.4 Item 2(Picture) Screening

(2) The deck is secured to the house and the hangers are properly hung for the floor joists. Item 3(Picture)



2.4 Item 3(Picture) Deck construction

(3) There is a stone path constructed to the water. There is a stone built fire pit located in the yard.



2.4 Item 4(Picture) Stone path to Lake



2.4 Item 5(Picture) Fire pit



2.4 Item 6(Picture) Some frost heave



2.4 Item 7(Picture) Stair to lake

(4) There is a wooden dock attached to the land and a wood floating dock that attaches to the main dock. It is not yet attached to the main dock as the ice is recently out. Item 8(Picture)



2.4 Item 8(Picture) Dock area



2.4 Item 9(Picture) Storage and pumphouse

(5) There is a wrap around covered wooden deck.

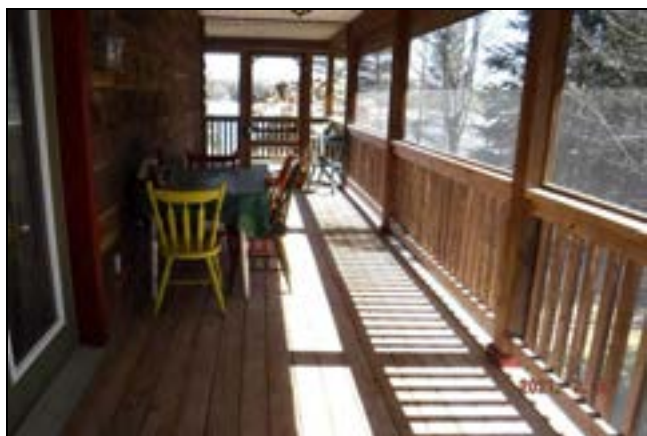


2.4 Item 10(Picture) Porch on Lake side



2.4 Item 11(Picture) View from porch

(6) Item 12(Picture) There is a screened in area on the south side of the deck. Item 12(Picture)



2.4 Item 12(Picture) Screened Porch area

(7) 2 x 4 railings were added for easier grip along the stairs to the deck.



2.4 Item 13(Picture) Deck railings

2.5 (1) There is a 2 x 4 constructed garage. There is a metal garage door. There are holes in the siding which appear to be from woodpeckers. It is important to keep the wood siding and logs treated so insects will not penetrate the wood leading to woodpecker damage.



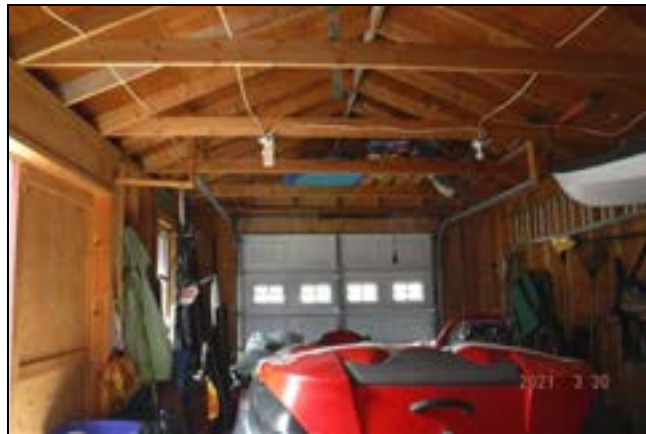
2.5 Item 1(Picture) Single car garage



2.5 Item 2(Picture) South side Garage view



2.5 Item 3(Picture) Garage interior



2.5 Item 4(Picture) Interior



2.5 Item 5(Picture) Garage siding

(2) Recommend removing logs that are near the wood house structure. This will help prevent wood boring or wood eating insects from entering the wood structure.



2.5 Item 6(Picture) Move log pile

(3) There is some landscaping on the lake side of the house. There is grass planted on all sides of the house.



2.5 Item 7(Picture) Landscaping

(4) There are stones located along the side of the driveway to prevent vehicles driving over the septic system (tank and bed).



2.5 Item 8(Picture) Lawn area

(5) There is a storage shed next to the wood dock.



2.5 Item 9(Picture) Storage by Dock

3. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

		IN	NI	NP	RR	MN	S	Styles & Materials
3.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•						FOUNDATION: POURED CONCRETE
3.1	FLOORS (Structural)	•						FLOOR STRUCTURE: 2 X 10 ENGINEERED FLOOR TRUSS
3.2	WALLS (Structural)	•						WALL STRUCTURE: WOOD 2 X 6 WOOD WOOD FRAMING LOG
3.3	COLUMNS OR PIERS	•						COLUMNS OR PIERS: STEEL SCREW JACKS
3.4	CEILINGS (structural) ATTIC		•					ROOF STRUCTURE: NOT ACCESSIBLE ROOF-TYPE: CATHEDRAL

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Comments:

3.0 There is poured concrete basement foundation.



3.0 Item 1(Picture) Concrete foundation

3.2 The main floor is log construction. The upper basement siding is matching wood board siding. Item 1(Picture)



3.2 Item 1(Picture) Log & wood siding



3.2 Item 2(Picture) Log construction Main fl



3.2 Item 3(Picture) Log construction

3.3 There are engineered joists flooring and a built wood center beam supported by jack posts.



3.3 Item 1(Picture) Centre beam



3.3 Item 2(Picture) Floor support view

3.4 There is a sloped ceiling and no accessible attic.

4. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	MN	S	Styles & Materials
4.0	ROOFING	•						VIEWED ROOF COVERING
4.1	ROOF VALLEYS	•						FROM:
4.2	FLASHINGS	•						GROUND
4.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•						WITH BINOCULARS
4.4	ROOFING DRAINAGE SYSTEMS	•						FROM EDGES
								FROM 2ND FLOOR
								WINDOWS
								ZOOMED PHOTOS
								ROOF COVERING:
								ARCHITECTURAL
								ROOF VALLEY:
								OPEN
								METAL
								CHIMNEY (exterior):
								CLAY TILES
								TWO CHIMNEYS
								METAL

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Comments:

4.0 The roof was inspected from the ground with binoculars and partially from the second floor windows.



4.0 Item 1(Picture)

4.1 The valleys at the 3 gables is metal.

4.2 There was metal cladding soffits and fascia.



4.2 Item 1(Picture) Soffit Venting

4.3 The chimney was inspected from the ground with binoculars.

4.4 The eaves trough and downspouts are not fully installed. Recommend adding and directing water away from the building structure.

5. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	MN	S	Styles & Materials
5.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•						WATER SOURCE: WELL
5.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•						WATER FILTERS: NONE
5.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	•						PLUMBING SUPPLY: POLY
5.3	APPLIANCE STOP VALVES	•						PLUMBING
5.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•						DISTRIBUTION: COPPER
5.5	SUMP PUMP				•			WASHER DRAIN SIZE: 2" DIAMETER
5.6	PLUMBING APPLIANCES	•						PLUMBING WASTE: ABS
								WATER HEATER POWER
								SOURCE: ELECTRIC
								CAPACITY: 284 Litres
								MANUFACTURER: GSW

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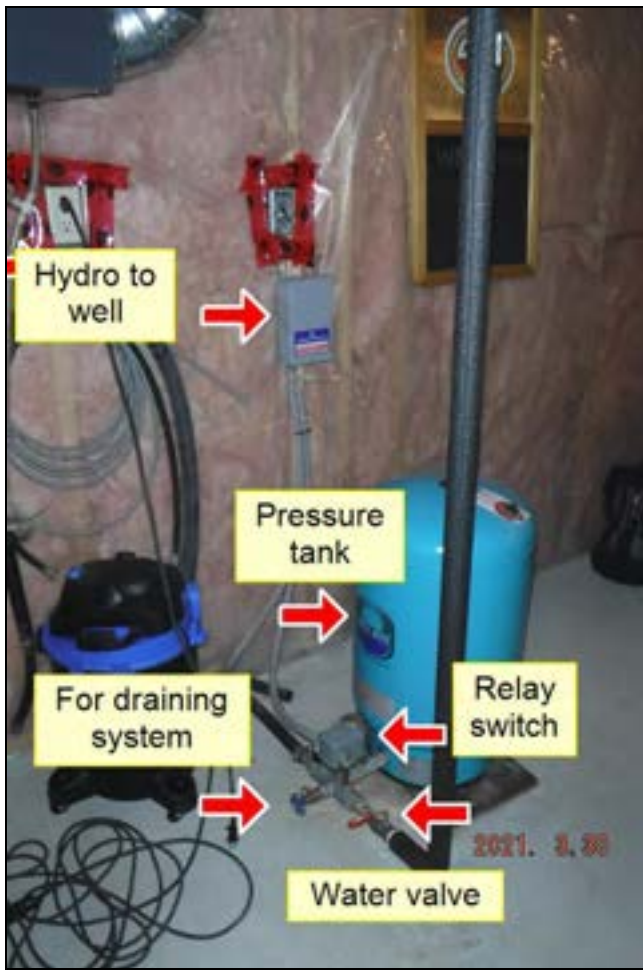
Comments:

5.0 The toilets were tested. The water was off at the main shut off valve. and turned on briefly to test appliances.

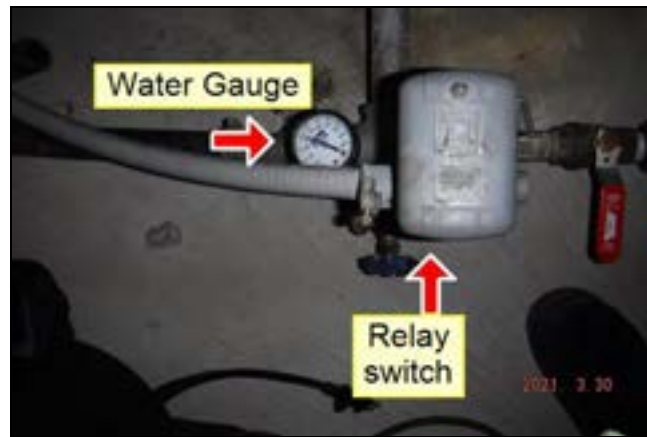


5.0 Item 1(Picture) Waste Lines

5.1 (1) The plumbing was off at the time of the inspection. There were no indications of plumbing concerns. There is no water treatment system.



5.1 Item 1(Picture) Water system



5.1 Item 2(Picture) Water system

(2) There is a drilled well at the north side of the property. Hart and Son were the drillers. Their phone number is on the drill cap.



5.1 Item 3(Picture) Drilled well



5.1 Item 4(Picture) Drilled Well Cap

(3) There is a water line for exterior tap near the house deck.



5.1 Item 5(Picture) Water line from lake

5.2 The main water shut off from the drilled well is located near the pressure tank.



5.2 Item 1(Picture) Water shut off

5.4 The hot water tank is a Moffat GSW Model # 6G90SDE1 Serial # S0937F705054. Add an extension to the pressure temperature release valve to 6 to 12 inches from the floor. This is a safety concern to assure that if it releases it does not release at face level.



5.4 Item 1(Picture) Hot water tank



5.4 Item 2(Picture) Add extension to valve

5.5 There was no sump pump in the sump pump well in the basement. Consider adding. There appeared to be a hose size hole in the bottom of the well which may be for natural drainage. Further investigation is required. There is a dehumidifier that empties into the well. The well was dry at the time of inspection. Item 2(Picture)



5.5 Item 1(Picture) Sump pump well



5.5 Item 2(Picture) Well interior

6. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

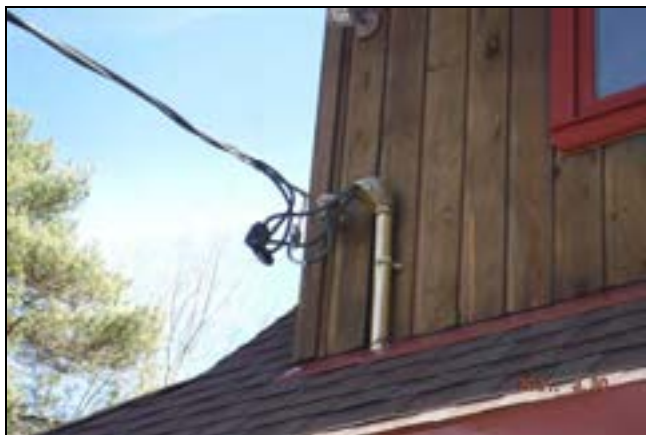
		IN	NI	NP	RR	MN	S	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	•						ELECTRICAL
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•						CONDUCTORS: BELOW GROUND
6.2	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						PANEL CAPACITY: 200 AMP
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•						PANEL TYPE: BREAKERS
6.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•						ELEC. PANEL
6.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•						MANUFACTURER: CUTLER HAMMER
6.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•						BRANCH WIRE 15 and 20
6.7	SMOKE DETECTORS	•						AMP: COPPER
								WIRING METHODS: ROMEX

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IN NI NP RR MN S

Comments:

6.0 The hydro entrance is overhead.



6.0 Item 1(Picture) Overhead hydro



6.0 Item 2(Picture) Hydro meter

6.2 (1) Item 1(Picture) The main panel is located in the basement in the corner of the hydro entrance. It is a 200 amp service. There is a breaker of a dishwasher which is in the off position. There is no dishwasher installed in the kitchen. The breaker is off to the pony panel near the lake. This breaker and pony panel are for the lights and jet pump into the lake. This jet pump brings water to a tap near the house for exterior use i.e watering the lawn. The breaker did not appeared to be GFCI protected. It is strongly recommended that GFCI protection be added for hydro near the water/lake. Upgrading the panel at the storage cabinet by the dock is recommended for safety.



6.2 Item 1(Picture) Main Panel



6.2 Item 2(Picture) CSA Sticker on Panel

(2) There is a pony panel serving the garage.



6.2 Item 3(Picture) Pony Panel



6.2 Item 4(Picture) Exterior of Garage

(3) There is a rusted panel in the storage shed by the lake. The breaker at the main panel to this system was off. It was not tested. Recommend updating with GFCI protection.



6.2 Item 5(Picture) Rusted panel

6.6 The electrical outlet near the kitchen sink was not GFCI protected. Consider upgrading to GFCI outlet for safety near the water appliance (sink). GFCI in the bathrooms were in working condition.



6.6 Item 1(Picture) Kitchen area

6.7 Every home in Ontario must have a working smoke alarm on every storey and in all sleeping areas for safety. When installing or replacing smoke alarms, refer to the manufacturer's instructions for information about correct placement and the fire code in your area. For safety the detectors in the house should be interconnected in responding to a condition. Test your smoke alarms every month using the test button. Replace smoke alarm batteries at least once a year, and whenever the low-battery warning chirps. Smoke alarms don't last forever. Replace smoke alarms with new ones if they are more than ten years old. This is a health and safety concern. .

Add CO detectors as required for health and safety. Consult local requirements and manufacturer recommendations.

A smoke detector in the basement appears to be battery operated? Consider upgrading by adding detectors that are interconnected. Consider adding detectors to each bedroom for safety. Check smoke and CO detectors monthly.



6.7 Item 1(Picture) Smoke Detector

7. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	MN	S	Styles & Materials
7.0	HEATING EQUIPMENT				•			HEAT SYSTEM BRAND: OLSEN
7.1	NORMAL OPERATING CONTROLS	•						HEAT TYPE: FORCED AIR ELECTRIC BASE WOOD
7.2	AUTOMATIC SAFETY CONTROLS	•						ENERGY SOURCE: OIL ELECTRIC WOOD
7.3	CHIMNEYS, FLUES AND VENTS	•						NUMBER OF HEAT
7.4	SOLID FUEL HEATING DEVICES	•						SYSTEMS (excluding
7.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•						wood): TWO
7.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						DUCTWORK: NON-INSULATED
7.7	ELECTRIC BASEBOARD	•						FILTER TYPE: DISPOSABLE
7.8	EXHAUST	•						FILTER SIZE: 20x25
7.9	FUEL STORAGE and DISTRIBUTION SYSTEM	•						TYPES OF FIREPLACES: CONVENTIONAL WOOD
7.10	OTHER		•					OPERABLE FIREPLACES: ONE

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Comments:

7.0 (1) The Furnace is an oil forced air system. The model number is BCL-100SB2U and Serial number BCRL34035. The furnace flue exhausts to the exterior side of the house. It has a Beckett Burner. Item 1(Picture) The furnace is 83.1 efficient. It is recommended that the oil line shut off valve be closed during not heating seasons when the furnace is not in use. Item 8 (Picture)

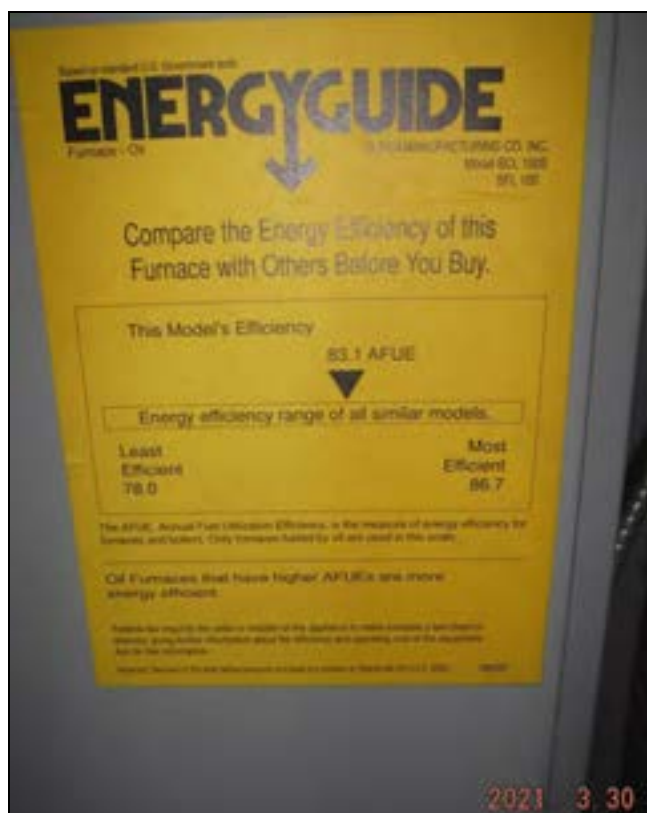
The Furnace should be inspected and cleaned by a qualified oil technician at the beginning of each heating season. Recommend obtaining a service contract with a supplier.



7.0 Item 1(Picture) Furnace Flue



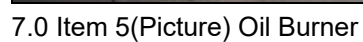
7.0 Item 2(Picture) OLSEN



7.0 Item 3(Picture) Efficiency label.



7.0 Item 4(Picture) Furnace in basement





7.0 Item 7(Picture) Oil line shut off



7.0 Item 8(Picture) Furnace filter location

(2) **The protective cover over the oil line is no longer continuous.** This line should be replaced with a protected sheathing for safety. Consult a professional oil technician to bring replace this line with the code approved type. **This is to help prevent oil leak if the copper is damaged.** Item 7(Picture)



7.0 Item 9(Picture) Oil line to Furnace

7.1 The furnace and Heat Recovery Ventilator controls are in the hallway on the main floor. Item 1(Picture)



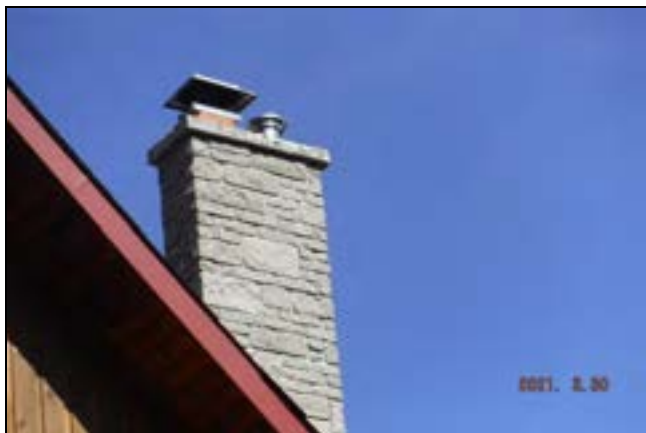
7.1 Item 1(Picture) Heating control

7.2 The furnace shut off switch is located on the main beam in the basement. It was turned on to test the furnace. It was shut off after testing the furnace. Item 1(Picture)



7.2 Item 1(Picture) Furnace safety switch

7.3 There are two flues in the stone chimney. One is for the built in fireplace with a clay liner and the other leads to the basement without a heating appliance.



7.3 Item 1(Picture) Chimney

7.4 (1) There is a built in stone fireplace with heat duct. The metal is warped at the back but appears well sealed at the corners. It is recommended that the chimney be cleaned annually by a professional at the end of each heating season. **This is important to prevent chimney fires.**

There is often a draft where the fireplace meets a back wall. It appears that insulation was used to attempt addressing a potential draft. Consult a fireplace expert on how to improve this potential draft area safely. Item 4(Picture) INSulation was visible on the hearth. Item 5(Picture)



7.4 Item 1(Picture) Fireplace



7.4 Item 2(Picture) Built Fireplace



7.4 Item 3(Picture) Some warping of steel



7.4 Item 4(Picture) Insulation



7.4 Item 5(Picture) Insulation

(2) There is a concrete block foundation in the basement supporting the stone fireplace above.



7.4 Item 6(Picture) Chimney Foundation

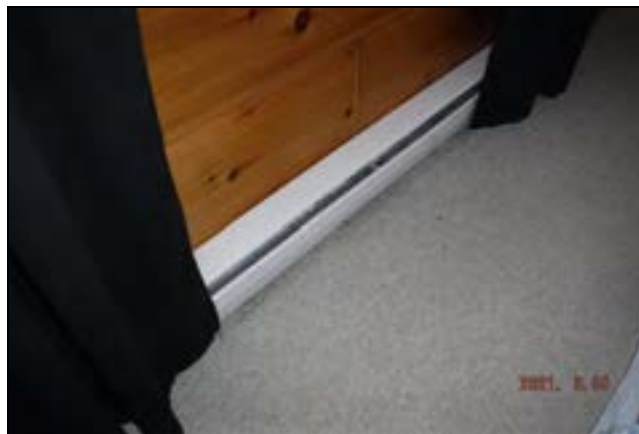
7.5 There are forced air ducts serving the main floor.

7.7 There is baseboard heating in the two second floor bedrooms and the 2nd floor bathroom. They are all in working condition. Recommend removing curtains in contact with the heating units. This is a safety concern. Also consider turning off

the electric baseboards at the electrical panel in the basement when they are not being used in the non heating season. This can save energy. Item 2(Picture)



7.7 Item 1(Picture) Baseboard heaters



7.7 Item 2(Picture) Curtains at bsbd heaters

7.9 (1) The oil tank is filled at the west side of the house near the driveway.



7.9 Item 1(Picture) Oil fill & whistle

(2) There is an interior oil tank. It is dated 05-2017. The model number is Model 149001 and Serial number is A61663526. It is 910 Ltrs. The shell is 2.3mm thickness. It is ULC approved. Item 3(Picture)



7.9 Item 2(Picture) Interior Oil Tank



7.9 Item 3(Picture) Tank label

7.10 There is an option to add a heating appliance in the basement. See liner for chimney flue exposed. Item 1(Picture)



7.10 Item 1(Picture) Flue to chimney

8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	MN	S	Styles & Materials
8.0	CEILINGS	•						CEILING TYPE: CATHEDRAL
8.1	WALLS	•						CEILING MATERIALS: DRYWALL
8.2	FLOORS	•						WALL MATERIAL: DRYWALL LOG STRUCTURE
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•						FLOOR COVERING(S): CARPET Wood Composit FLOATING FLOOR
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•						INTERIOR DOORS: SOLID WOOD
8.5	DOORS (REPRESENTATIVE NUMBER)	•						CABINETRY: WOOD
8.6	WINDOWS (REPRESENTATIVE NUMBER)	•						COUNTERTOP: LAMINATE
8.7	OTHER	•						

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MN= Monitor, S= Summary (For your information)

Comments:

8.0 The walls are drywall.

8.1 There are log walls on the main floor and drywalled walls in other areas. The basement is insulated with R 12 fibreglass and vapour barrier but not finished.



8.1 Item 1(Picture) Log Walls

8.2 The flooring is a wood looking floating floor on the main level and carpeted on the second floor.



8.2 Item 1(Picture) Floating floor Main level



8.2 Item 2(Picture) Carpeted 2nd floor

8.3 Consider improving the railing so it is accessible at the top before going down the stairs.Item 1(Picture)



8.3 Item 1(Picture) Basement stairs

8.6 (1) Windows tested were all in working condition. One window on the second floor living area was missing a screen. Item 1(Picture)



8.6 Item 1(Picture) Hinged double pane

(2) There are vinyl sliding windows in the basement.



8.6 Item 2(Picture) Basement window

8.7 (1) Closet is located next to the front door, facing the lake.



8.7 Item 1(Picture) Closet at Front Entrance

(2) Photo of a view of the interior from the front door entrance.



8.7 Item 2(Picture) View to second floor

(3) There was a crack in the drywall ceiling in the main floor bedroom closet. The cause was not determined. There did not appear to be a continuation of the crack in any other areas.



8.7 Item 3(Picture) Main floor Bedroom



8.7 Item 4(Picture) Bedroom closet

(4) The basement wall was not visible from the interior. It is insulated with fibreglass insulation and a vapour barrier.



8.7 Item 5(Picture) Basement view.



8.7 Item 6(Picture) Basement

(5) View of second floor areas.



8.7 Item 7(Picture) 2nd floor seating area



8.7 Item 8(Picture) 2nd Fl Bedroom



8.7 Item 9(Picture) 2nd Fl bedroom

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	MN	S	Styles & Materials
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)				•			ATTIC INSULATION: NO ACCESS
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•						VENTILATION: RIDGE VENTS SOFFIT VENTS PASSIVE
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•						FOUNDATION
9.3	HEAT RECOVERY VENTILATOR	•						INSULATION: FIBERGLASS BATT FOUNDATION INSULATION R VALUE: R 12 Batt
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, MN= Monitor, S= Summary (For your information)		IN	NI	NP	RR	MN	S	

Comments:

9.0 The header areas of the basement are insulated with fibreglass batt. The vapour barrier requires continuation and sealing. See Keeping the Heat In booklet, available online for information in insulation of header areas.



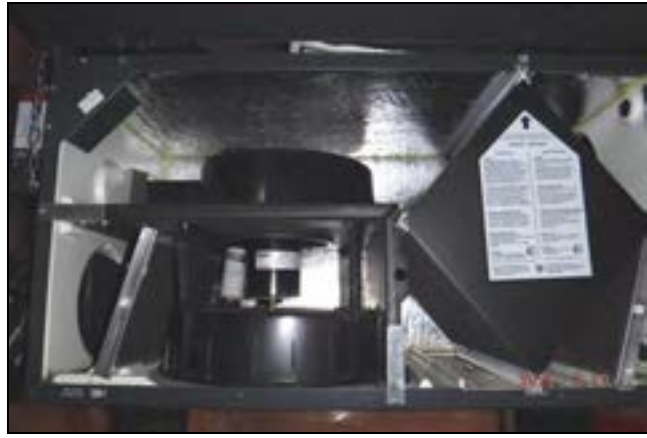
9.0 Item 1(Picture) Insulation of basement

9.1 The ventilation was visible around the soffit areas and there is a ridge vent installed at the peak of the roof.

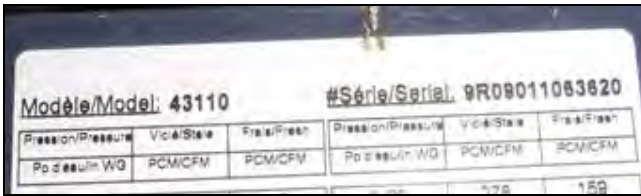
9.2 There is a heat recovery ventilator (HRV) for energy savings and air quality. This should be cleaned on a regular basis as required. See manufactures instructions for maintenance. Item 2(Picture) Item 3(Picture) Item 4(Picture)



9.2 Item 1(Picture) Venmar Constructo



9.2 Item 2(Picture) Interior view



9.2 Item 3(Picture) Model & Serial #s



9.2 Item 4(Picture) Control switch

10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	MN	S	Styles & Materials
10.0	RANGES/OVENS/COOKTOPS	•						RANGE/OVEN: GENERAL ELECTRIC
10.1	REFRIGERATOR	•						REFRIGERATOR: KENMORE
10.2	RANGE HOOD			•				ELECTRIC RANGE: 40 AMP PLUG
10.3	DISHWASHER			•				
10.4	OTHER	•						

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IN NI NP RR MN S

Comments:

10.0 The STove is a GE Profile. The burners are in working condition. The oven is clean.



10.0 Item 1(Picture) Corner stove



10.0 Item 2(Picture) Oven clean



10.0 Item 3(Picture) Kitchen area

10.1 The Kenmore refrigerator has a pull out freezer below. It was operating and cold but no items were in the refrigerator or freezer. Recommend adding Kawartha Dairy Ice Cream. The model number is M569.71819101 and Serial # 11158303AC.



10.1 Item 1(Picture) Refrigerator



10.1 Item 2(Picture) Empty.

10.3 There is no dishwasher. There is a location for a dishwasher in the kitchen near the sink.

10.4 The kitchen is an open concept with the dining and living room area.



10.4 Item 1(Picture) View of kitchen



10.4 Item 2(Picture) Kitchen area



10.4 Item 3(Picture) Kitchen Island

11. LAUNDRY FACILITES

		IN	NI	NP	RR	MN	S	Styles & Materials
11.0	WASHING MACHINE	•						WASHING MODEL
11.1	CLOTHES DRYER	•						MACHINE: KENMORE
								CLOTHES DRYER: KENMORE
								DRYER POWER SOURCE: 220 ELECTRIC
								DRYER VENT: NOT FULLY VISIBLE
								LAUNDRY TUB: NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, MN= Monitor, S= Summary (For your information)

Comments:

11.0 The washer and dryer is located on the main floor in the bathroom area. The washer was not tested. There were clothes in it indicating it was used regularly. The model number is 22722101 and the serial number is CM1279052.



11.0 Item 1(Picture) Washer.



11.0 Item 2(Picture) Services for Washer

11.1 The dryer was tested. The drum turning was noisy. The model number is 110C62832101 and serial number MM2303363.



11.1 Item 1(Picture) Washer and Dryer

General Summary



Know Your Home Inspections Inc.

**1013 Pinoak Lane
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K0M 2L1
705-454-9384**

Customer
David Donais

Address
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Coboconk Ontario K0M 1K0

5. PLUMBING SYSTEM

5.5 SUMP PUMP

Repair or Replace

There was no sump pump in the sump pump well in the basement. Consider adding. There appeared to be a hose size hole in the bottom of the well which may be for natural drainage. Further investigation is required. There is a dehumidifier that empties into the well. The well was dry at the time of inspection. Item 2(Picture)

7. HEATING

7.0 HEATING EQUIPMENT

Repair or Replace

(1) The Furnace is an oil forced air system. The model number is BCL-100SB2U and Serial number BCRL34035. The furnace flue exhausts to the exterior side of the house. It has a Beckett Burner. Item 1(Picture) The

furnace is 83.1 efficient. It is recommended that the oil line shut off valve be closed during not heating seasons when the furnace is not in use. Item 8(Picture)

The Furnace should be inspected and cleaned by a qualified oil technician at the beginning of each heating season. Recommend obtaining a service contract with a supplier.

(2) **The protective cover over the oil line is no longer continuous.** This line should be replaced with a protected sheathing for safety. Consult a professional oil technician to bring replace this line with the code approved type. **This is to help prevent oil leak if the copper is damaged. Item 7(Picture)**

9. INSULATION AND VENTILATION

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Repair or Replace

The header areas of the basement are insulated with fibreglass batt. The vapour barrier requires continuation and sealing. See Keeping the Heat In booklet, available online for information in insulation of header areas.

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INVOICE

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Inspected By: Pam Sayne

Inspection Date: 3/30/2021
Report ID: 03-30-21

Customer Info:	Inspection Property:
David Donais	6972 hwy 35 Coboconk Ontario K0M 1K0
Customer's Real Estate Professional: David Donais Kawartha Waterfront Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	500.00	1	500.00

Tax \$65.00

Total Price \$565.00

Payment Method: Email Transfer

Payment Status: Payable upon receiving Report

Note: