

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$399,000

Welcome to

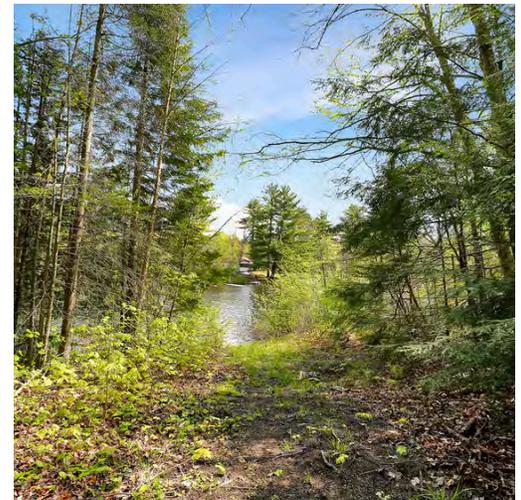
1139 Grace River Road

Access to Grace River, Wilberforce



Cheryl Bolger

Sales Representative



CONTACT DETAILS:



705-457-9994



cheryl@cherylbolger.ca



705-306-9450



troyausten.ca



Welcome to this newly renovated home, perfect for first-time buyers or those looking to retire in comfort. This charming 2-bedroom, 1-bathroom home offers all the modern conveniences while maintaining a cozy, inviting atmosphere. Step inside to discover an open-concept living room, dining room, and kitchen area, ideal for entertaining and family gatherings. The main floor laundry adds an extra layer of convenience to your daily routine. Enjoy your mornings and evenings in the lovely sun porch, a perfect spot for relaxing with a good book or enjoying the surrounding nature. Significant upgrades have been made to this home, including established generator hookup with a panel ready to connect to, a new electrical panel and insulated crawl space, both completed in 2020. These improvements ensure your home is energy-efficient and ready for all seasons.

Out back, you'll find a large workshop, perfect for DIY projects, storage, or even a small business. Across the road, Grace River awaits, offering easy access for boating to both Grace and Dark Lake, making this location a paradise for water enthusiasts. Situated on a year-round municipal road, this home provides easy access to all your needs. It's just a quick 2-minute drive to the charming village of Wilberforce, where you'll find shops, restaurants, LCBO and community amenities such as arena and elementary school. Don't miss this opportunity to own a versatile and beautifully updated home in a serene and convenient location.

1139 GRACE RIVER Road, Wilberforce, Ontario K0L 3C0

Listing

Client Full
Active / Residential

[1139 GRACE RIVER Rd Wilberforce](#)

Listing ID: 40593052
 Price: **\$399,000**



Haliburton/Highlands East/Monmouth

Bungalow/House

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **840**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **840/LBO provided**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,051.39/2023**

Remarks/Directions

Public Rmks: **Welcome to this newly renovated home, perfect for first-time buyers or those looking to retire in comfort. This charming 2-bedroom, 1-bathroom home offers all the modern conveniences while maintaining a cozy, inviting atmosphere. Step inside to discover an open-concept living room, dining room, and kitchen area, ideal for entertaining and family gatherings. The main floor laundry adds an extra layer of convenience to your daily routine. Enjoy your mornings and evenings in the lovely sun porch, a perfect spot for relaxing with a good book or enjoying the surrounding nature. Significant upgrades have been made to this home, including established generator hookup with a panel ready to connect to, a new electrical panel and insulated crawl space, both completed in 2020. These improvements ensure your home is energy-efficient and ready for all seasons. Out back, you'll find a large workshop, perfect for DIY projects, or storage. Across the road, Grace River awaits, offering easy access for boating to both Grace and Dark Lake, making this location a paradise for water enthusiasts. Situated on a year-round municipal road, this home provides easy access to all your needs. It's just a quick 2-minute drive to the charming village of Wilberforce, where you'll find shops, restaurants, LCBO and community amenities such as arena and elementary school. Don't miss this opportunity to own a versatile and beautifully updated home in a serene and convenient location.**

Directions: **ON-118E to Essonville Line/Haliburton County Rd 4 to Haliburton County Rd 648 to Burleigh road to Grace River Road and follow to sign**

Exterior

Exterior Feat:	Deck(s), Porch-Enclosed	Roof:	Metal
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	Unknown
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Public Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:	Shed, Other	Garage Spaces:	
Garage & Parking:	Private Drive Single Wide//Gravel Driveway		
Parking Spaces:	4	Driveway Spaces:	4.0
Services:	Cell Service, Electricity, High Speed Internet Avail, Telephone	Sewer:	Septic
Water Source:	Drilled Well	Acres Rent:	
Lot Size Area/Units:	/	Lot Depth (Ft):	Irregular
Lot Front (Ft):	91.00	Land Lse Fee:	
Location:	Rural	Fronting On:	West
Area Influences:	Access to Water, Playground Nearby, Quiet Area, Rec./Community Centre, Schools	Exposure:	
Topography:	Wooded/Treed		
Restrictions:	None		

Interior

Interior Feat:	Water Heater Owned	Contract Cost/Mo:	
Access Feat:	Ramps		
Basement:	Crawl Space	Basement Fin:	Unfinished
Cooling:	Other		
Heating:	Oil Forced Air		
Under Contract:	None		
Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer		
Exclusions:	Personal Items, Furniture, Deep freezer and generator		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LOT 35 CON 17 MONMOUTH AS IN H240749; HIGHLANDS EAST.	Survey:	Available/
Zoning:	SR2	Hold Over Days:	
Assess Val/Year:	\$115,000/2024	Occupant Type:	Owner
PIN:	392390294	Deposit:	min 5%
ROLL:	460160200064500		
Possession/Date:	Other/		

Brokerage Information

List Date: **05/21/2024**

List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Cheryl Bolger, Salesperson

Date Prepared: 05/22/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

POWERED by itsorealestate.ca. All rights reserved.

Rooms

Listing ID: 40593052

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room/Dining Room	Main	19' 8" X 12' 10"	5.99 X 3.91	
Kitchen	Main	14' 0" X 10' 4"	4.27 X 3.15	
Bedroom	Main	11' 6" X 10' 4"	3.51 X 3.15	
Bedroom	Main	8' 6" X 7' 10"	2.59 X 2.39	
Bathroom	Main			4-Piece
Bonus Room	Main	19' 2" X 9' 8"	5.84 X 2.95	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

Chattels

Included

- Dishwasher
- Dryer
- Microwave
- Refrigerator
- Stove
- Washer

Excluded

- Personal items
- Furniture
- Deep Freezer
- Generator



Seller



Buyer

Additional Information

- Hydro cost per year - Approx \$1800 per year
- Oil supplier - Youngdale Fuels
- Oil cost per year - Approx \$4000 per year
- Internet provide - Bell
 - Highspeed available
- Cell Service - yes
- Septic Installer - Mike Walsk
 - Installed in 1989
 - Last pumped by Stoughton
- Winterized - Yes
- Insurance Company - Common Well

REPORT

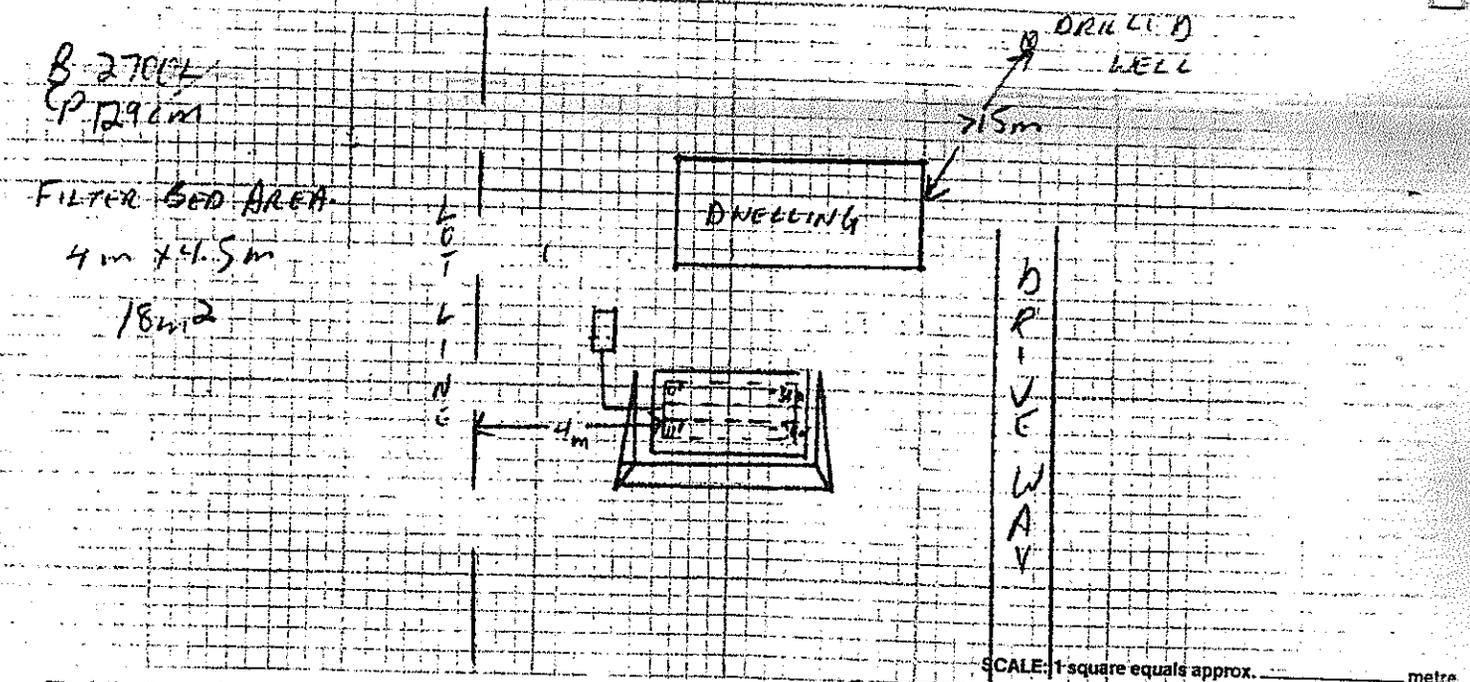
INSTALLED BY: MAX WALSH

DATE: NOV 4, 1988

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. Septic Tank/Holding Tank of working capacity of 2700 litres constructed of steel/concrete/fiberglass on site or prefabricated to serve 2 bedrooms
- B. Distribution Pipe: Type - PVC , Clay Tile , Other _____; Absorption Trench System ; Filter Bed System ; Total 14 lineal meters in 4 runs of 3.5 meters and fed by gravity ; Siphon or Pump .
- C. Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form



The following work remains to be completed: Backfill system and sod or seed ; Stabilize all sloped surfaces ; Finish grading to shed run-off and divert water around leaching bed ; Other AGGREGATE SILENT - 89-4-4

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

HARVEY + SHIRLEY RILEY

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # MON-60-88

such system being located on Lot B35 Conc. 17 Plan _____ Sub. lot _____

Township/Municipality McMURDO County HALIBURTON

Inspected and Recommended by [Signature]

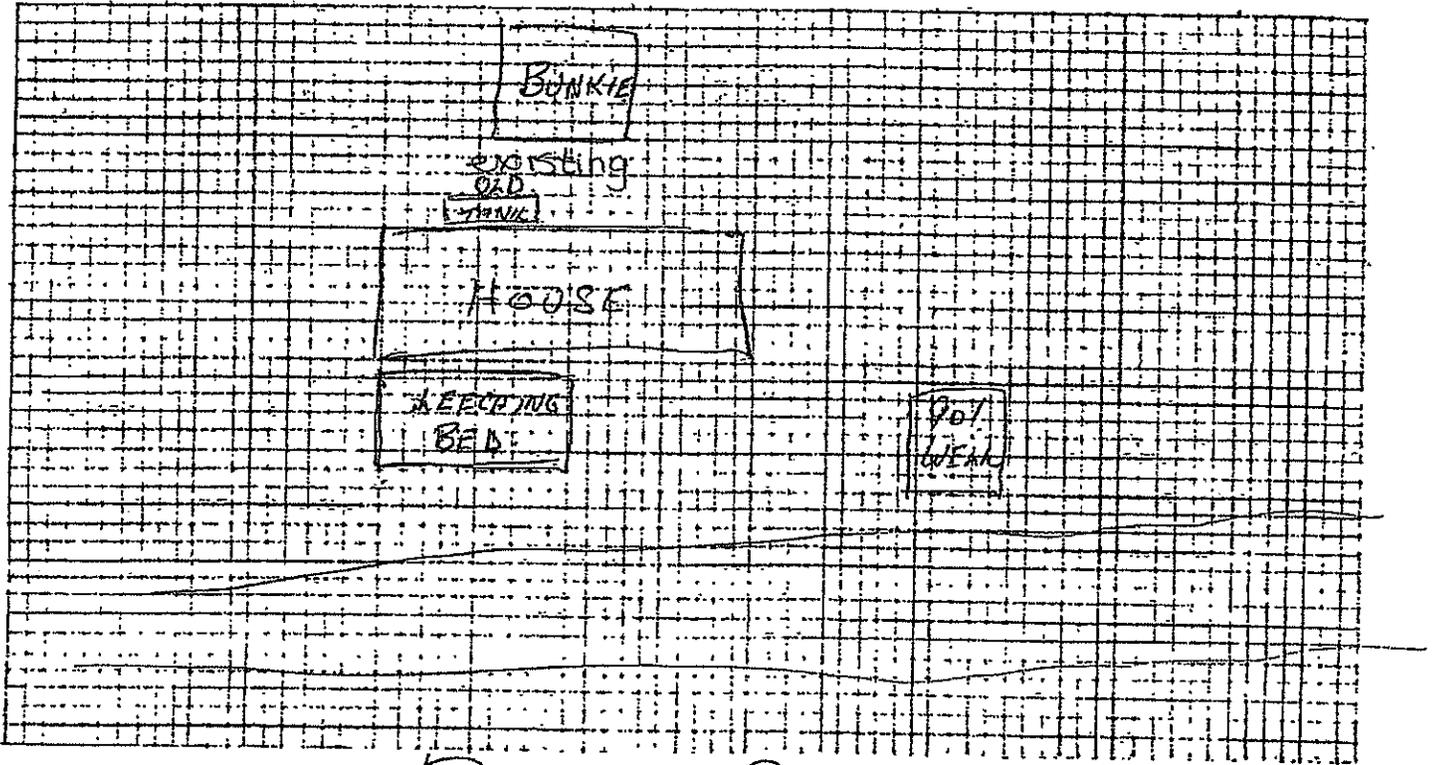
DATE 89-4-4 Issued [Signature] (Director)

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

INFORMATION REQUIRED:

INDICATE NORTH POINT AND SHOW:

1. Location of proposed sewage system components (e.g. Tanks, Leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbour's), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
2. Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.



RIVER
DIRECTIONS TO PROPERTY

SHOW HIGHWAY NO., SECONDARY ROADS, SIGNS TO FOLLOW, LAND MARKS ETC.

#101 HIGHWAY TO ESSON LINE
ESSON LINE TO #648 HIGHWAY
LEFT ON 648 TO GRACE RIVER/HARCOURT PK RD.
(LEGION HALL ON CORNER)
LEFT ON GRACE RIVER RD TO SECOND LAST HOUSE ON LEFT.
SIGN IN DRIVE H. RILEY

APPLICATION FOR A CERTIFICATE OF APPROVAL

OWNER Harvey + Shirley Riley TELEPHONE 448-3432 DATE Oct 21/88
ADDRESS General Delivery Wilberforce, Ont. K0L3C0
(number) (street) (city, town, etc.) (postal code)

PURCHASER Harvey Riley TELEPHONE 448-3432
ADDRESS General Delivery Wilberforce, Ont K0L3C0

TOWNSHIP LOT NUMBER Part of lot 35 CONCESSION 17 TOWNSHIP Manmouth

PLAN NO. _____ SUB LOT NUMBER _____ LOT SIZE 100x193

TYPE OF BUILDING Single Family Dwelling NO. OF BEDROOMS 2
SINGLE FAMILY DWELLING: SEASONAL DWELLING: TYPE OF BUSINESS

WATER SUPPLY: EXISTING PROPOSED TYPE: DRILLED WELL (Depth of Casing 30 metres)
DUG OR BORED WELL OTHER SOURCE _____

PROPOSE TO: install A septic tank OR _____
Install or Alter Septic Tank, Holding Tank, Proprietary Aerobic System * Other (Privy, Leaching Pit, Etc.)

IS SEVERANCE OF PROPERTY PENDING? GRANTED? SEVERANCE FILE NO. _____

IMPORTANT INFORMATION!

- A. Please attach a cheque or money order for the required fee (\$60.00) payable to the Haliburton, Kawartha, Pine Ridge District Health Unit
* A fee is not applicable to the installation or alteration of a privy, leaching pit or cesspool.
- B. If the application is for a holding tank, a pump-out contract must be attached.
- C. To determine type and depth of soil in the proposed disposal field, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.
- D. Post the completed Lot Identification Card where it can be seen from the point of access to your lot.

NOTE: IS THE TEST HOLE READY? Will be ready
The inspection of the Property will not be made until you Notify us that a Test Hole has been Provided.

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

OFFICES: Northumberland County - P.O. Box 337, Cobourg, Ontario K9A 4K8	PHONE (416) 372-0175 <input type="checkbox"/>
- P.O. Box 449, Campbellford, Ontario K0L 1L0	PHONE (705) 653-1550 <input type="checkbox"/>
- P.O. Box 127, Brighton, Ontario K0K 1H0	PHONE (613) 475-0933 <input type="checkbox"/>
Haliburton County - P.O. Box 570, Haliburton, Ontario K0M 1S0	PHONE (705) 457-1391 <input type="checkbox"/>
Victoria County - P.O. Box 565, Lindsay, Ontario K9V 4S5	PHONE (705) 324-3569 <input type="checkbox"/>

OWNER

HARVEY + SHIRLEY RILEY

Lot No. A 35 Conc. 17

Township/Municipality

MONMOUTH

Plan # _____ Sub. Lot # _____

1. Assessment of Property

- a) Surface drainage: ~~good~~ fair poor
- b) Slope of ground: level ~~gradual~~ steep
- c) Clearances (horiz.): ~~satisfactory~~ unsatisfactory
- d) Percolation rate: 5-10 min./cm. Measured Estimated

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below
- b) Not acceptable; Reason recorded under item 3
- c) Owner may wish to consider a Proprietary Aerobic System

Under Section 121 of the Environmental Protection Act, 1980 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St. Clair Avenue West, Toronto, Ontario M4V 1K7, within 15 days of receipt of the decision.

TEST PIT	Soil Condition
Depth (metres)	Soil Type
0	URBANIC TOP SOIL
0.5	RK. MFD SAND w/ some SILT
1.0	
1.5	
Show rock elevation	
Show water table <u>W</u>	

3. Requirements of Sewage System:

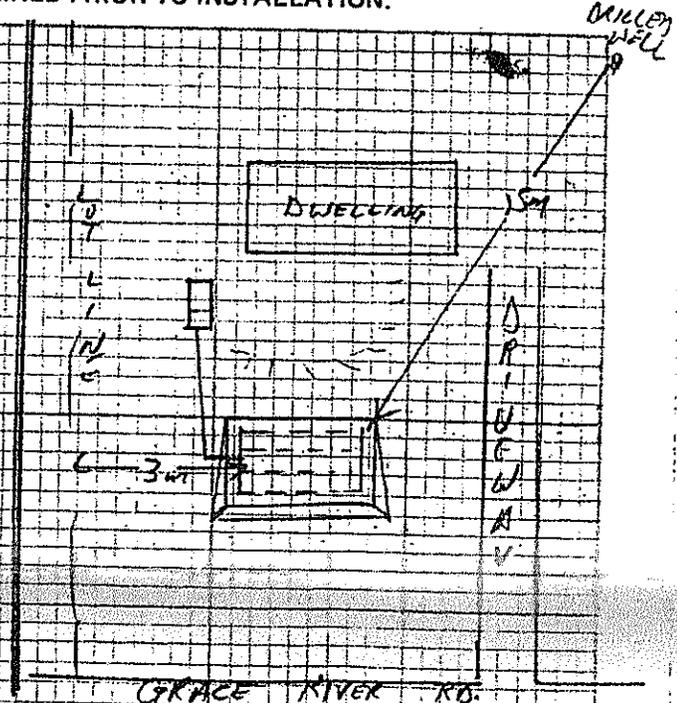
- a) Working capacity of Septic Tank: 2700 Litres Holding Tank: _____ litres
- b) Length of Absorption Trench Required _____ metres. c) Filter Bed Area 15 sq. m; Contact Area 15 sq. m.
- d) Proposed Layout of Sewage System, As Below as per attached drawing(s)

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION.

① ADDITIONAL FILL IS REQUIRED TO HELP SUPPORT FILTER BED AND PUMPED AT LEVEL AREA.

② AGGREGATE SHEET IS REQUIRED FOR FINAL INSPECTION.

③ REFER TO MDE DIAGRAMS 1, 2 & 4 FOR CONST. SPECS AND SETBACKS.



NOTE: It is an offence under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use Permit, an inspection prior to the backfilling of your completed system is required. It is your responsibility to ensure that this is done.

CERTIFICATE

This Certificate of Approval under Section 65 of the Environmental Protection Act 1980 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3. Approval EXPIRES 12 months from date of issue.

INSPECTED & RECOMMENDED BY

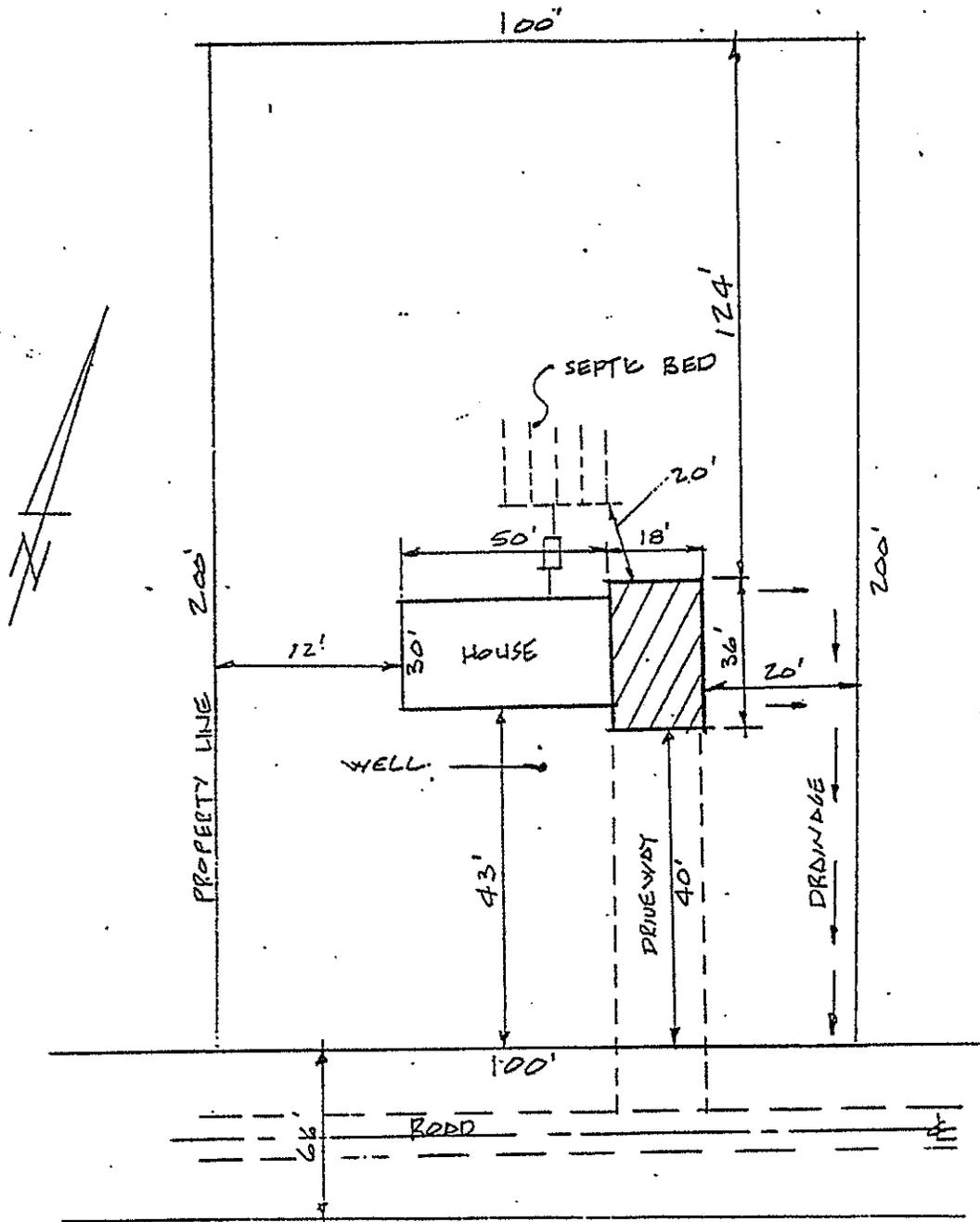
Joe Mancini

DATE 88-10-25

R. J. MacNaull
Director

- OFFICES: P.O. Box 337, Cobourg, Ontario K9A 4K8 PHONE (416) 372-0175
- P.O. Box 449, Campbellford, Ontario K0L 1L0 PHONE (705) 653-1550
- P.O. Box 127, Brighton, Ontario K0K 1H0 PHONE (813) 475-0933
- P.O. Box 570, Haliburton, Ontario K0M 1S0 PHONE (705) 457-1391
- P.O. Box 565, Lindsay, Ontario K9V 4S5 PHONE (705) 324-3569

buildings.



SITE PLAN - ATTACHED GARAGE



Your account number is: [Redacted]
This statement is issued on:

2002 6345 5708
May 13, 2024

Your Electricity Statement

For the period of: April 6, 2024 - May 7, 2024

What do I owe?

\$131.⁹⁸

See reverse for a summary of your charges

How much did I use?

You powered your home with



741 kWh
of electricity this period

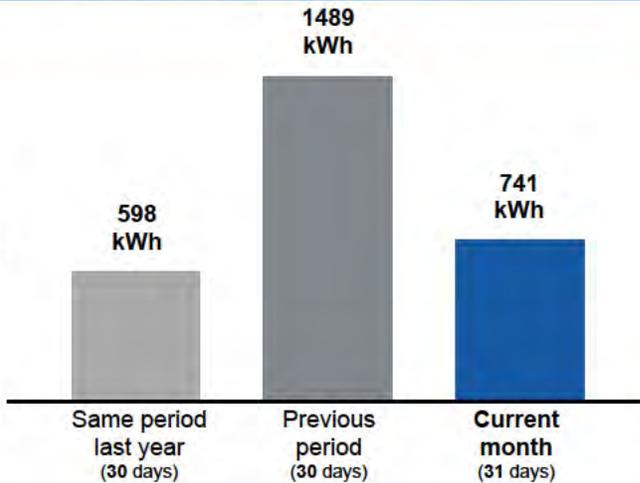
When is it due?

Jun 2, 2024

What does my electricity usage look like?

Your average daily usage has **increased by 20%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

Total Ontario support: \$55.99. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

For billing, quick answers and much more, visit www.HydroOne.com

For emergencies or reporting outages
1-800-434-1235 (24 hrs)

For service inquiries and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.

Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: 2002 6345 5708



Total amount you owe **\$131.98**

Amount enclosed

\$



HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

2002634557080000131982



DELIVERY INVOICE

HST 88273 1961 TVQ 1008316151

DOCUMENT DATE 04/05/24

CUSTOMER

[REDACTED]

ACCOUNT NUMBER 466567

DATE	REFERENCE #	DESCRIPTION	LITRES	PRICE PER LITRE	AMOUNT(\$)
04/04/24	811010	DYED FURNACE OIL -16 1139 GRACE RIVER RD WILBERFORCE ON	396.4	1.3990	554.56
		HST/GST			72.09

PAYMENT TERMS

FULL AMOUNT OF \$626.65 IS DUE ON 5/31/24

INVOICE TOTAL

\$626.65

MESSAGE CENTER

Effective April 1st 2024, the Federal Carbon Tax Rate in the province of Ontario has been changed as follows:

- Propane \$0.1238 per litre
- Diesel /Furnace Oil \$0.2139 per litre
- Gasoline \$0.1761 per litre

There is an exemption for light-fuel oil, if used solely to heat a house, building, or similar structure but not for industrial activity.

PLEASE DETACH AND RETURN WITH PAYMENT PAYABLE TO: **MACEWEN PETROLEUM INC**



Francis Youngdale
11495 Hwy 35,
Minden, ON, K0M 2K0
Tel: 705-286-2738

ACCOUNT NUMBER	
466567	
DUE DATE	AMOUNT DUE
5/31/24	\$626.65
AMOUNT ENCLOSED	

Outstanding Balances Will Be Charged 1.5% Interest Per Month

[REDACTED]

REMIT TO:
MacEwen Petroleum Inc.
 18 Adelaide Street, P.O. Box 100
 Maxville, Ontario K0C 1T0

PERMIT NUMBER: 031

OWNER / OPERATOR: RON BURNS

LOCATION: 1139 ~~XXXXXXXXXXXX~~ INTERFIRE

TELEPHONE NO. _____

OWNER'S ADDRESS (if different from above): GRACE RIVER RD

Type of Appliance	1 st . APPLIANCE	2 nd . APPLIANCE
Manufacturer	FORCED AIR OIL	
Model	CARRIER	
Date of Manufacture or Age in Years	SECMR 090-12	
Size (BTU/Hr)	1998	
Serial No.	74000	
1. Is the appliance approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the appliance installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Is the appliance being used in accordance with its approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the appliance venting installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the venting system free of defects, debris or corrosion	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the vent sized properly?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is proper combustion and ventilation air openings installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8. Is the installation free of indications of heat exchanger cracks, defects in the refractory, pot and/or heat shields?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Are all limits and safety controls properly installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Is the appliance installed with appropriate clearances from combustibles?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Are the results of combustion analysis acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. If required, is there a proper chimney cleanout?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
13. Is the chimney property lined?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
14. Is the vent liner fitted with proper flashing, cap and base T?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15. If there is a sidewall vent attached to the appliance is it installed according to code and the manufacturer's instructions?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged).		

COMMENTS: _____

Technician's Name (please print clearly): DAVID DUNFORD

Telephone: 705-448-2090

Technician's Signature: David Dunford

Certificate No. 0114003

Date: Oct 4

0116

Ken Burns
1139 Grace R. Road Wilberforce

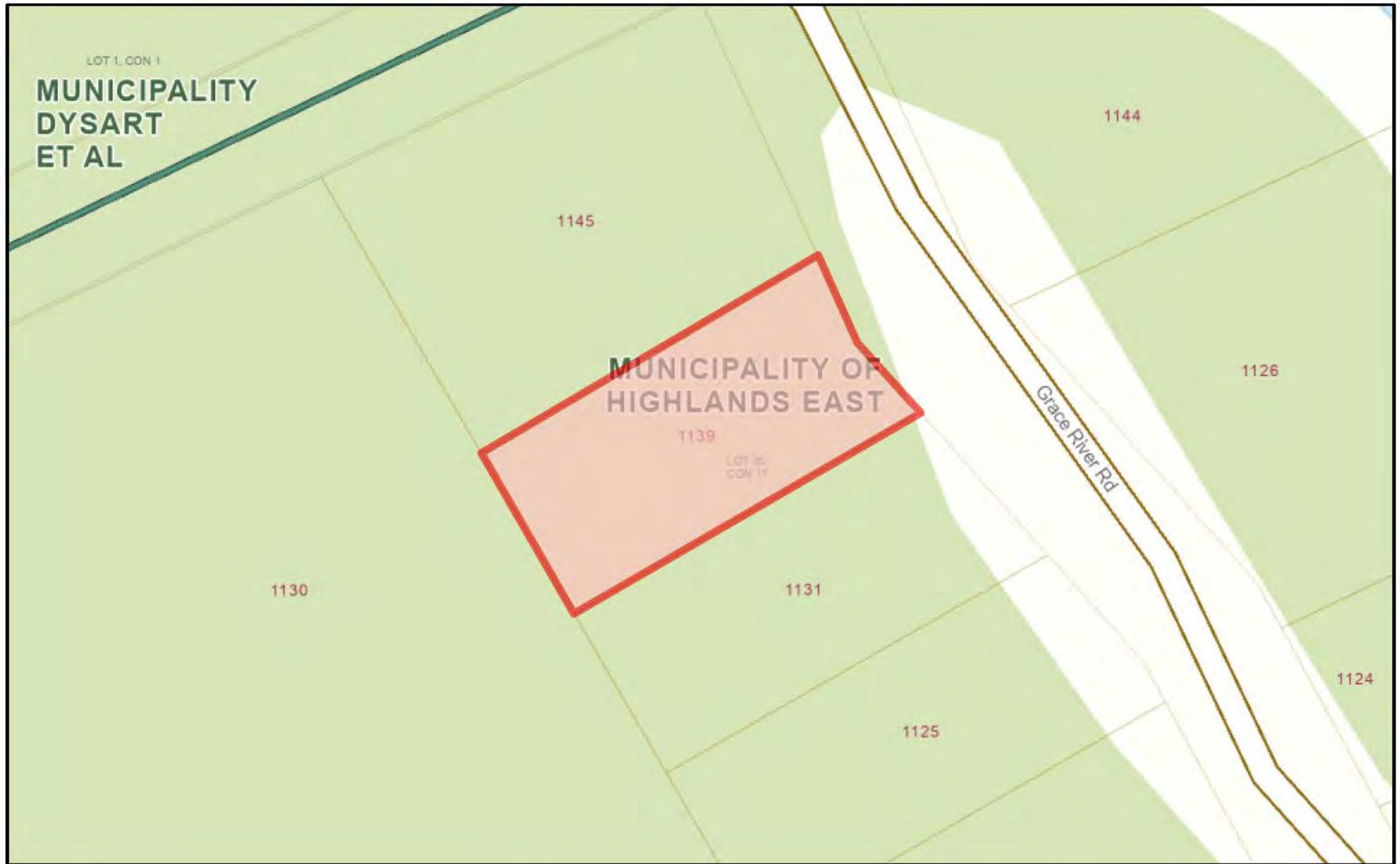
REPORT NUMBER:
031

NOTE: Inspection is limited to external observation of tanks and components in their operating position.

Type of Tank i.e. ULC-S602	1 ST TANK	2 ND TANK
Manufacturer	ULC S602	
Date of Manufacture or Age in Years	FORANBY 2016	
Serial No.	A61054925	
1. Is the tank approved for its present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overfill protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non-combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
9. If two tanks are bottom connected, are they connected with 2 in. pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
10. Is the system free of leaks or any signs of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed to code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tank only)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
20. If required is the tank (over 2500L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged.)		
COMMENTS:		

Technician's Name (please print clearly): DAVID DUNN Telephone: 705-440-3096
 Technician's Signature: [Signature] Certificate No.: 0111003 Date: Oct 4 2016

1139 Grace River Road,, Wilberforce



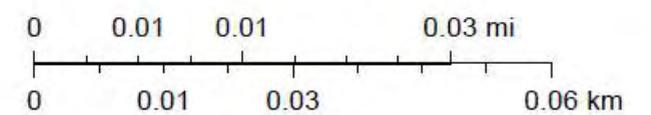
May 7, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:1,128



1139 Grace River Road,, Wilberforce



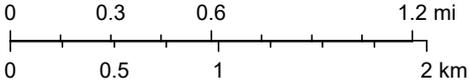
May 7, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:36,112





1165

Grace River Rd

Grace River Rd

1164

Grace River Rd

191.58ft

1125

45.07ft

195.55ft

1126

94.93ft

1127

Grace River Rd

1128

1118

Grace River Rd

1108

