



1495 LORDS MANOR LANE, RIDEAU FORREST, MANOTICK

Repairs:

- Kitchen: Right fridge in unrepairable, the left side one is nearing end of life. They are from 2003.
- The trash compactor needs to be fixed, not a large expense
- Master Bedroom: Toilet in the master bathroom needs a new handle and chain.
- Bidet needs a tap replaced
- The shower handle may be having been installed backwards (confirm)
- Outside: Hot tub needs replacing or disposed.
- Toilet in cabana needs replacing, but all plumbing is intact.
- There is lighting installed all throughout the backyard, but it is non-functional. A wire may have been cut somewhere along the line.
- Salt Cell for the pool is at the end of its life and needs replacing. About \$600.
- Fencing is peeled back in one spot to allow for grass cutting service to come in.
- There is a tree near the garage that needs to come up as the roots are interfering with the weeping tile.
- The flood was a result of high iron deposits clogging the weeping tile, forcing water up over the footing and into the house, which overwhelmed the septic.
- The weeping tile has been flushed.
- Doorbell system is through the phone.
- The creek in the backyard is a City drainage system.

Things done by the current owners:

- ✓ Septic was upgraded and completely redone at time of our purchase in 2009.
- ✓ Roof is original to build but is in excellent shape.
- ✓ Animal proofed the roof against raccoons and any other critters.
- ✓ Installed the pool and entire landscaping in the backyard in 2013.
- ✓ Installed sprinkler system in 2013.
- ✓ Invisible Fence in 2014.
- ✓ New pool heater spring 2017.
- ✓ Replaced both fountains in the water feature one in 2017, one in 2018.
- ✓ Built shelving in the far garage near the front door.
- ✓ Put all new bathroom fixtures in the basement. Not installed yet.
- ✓ New washer and dryer 2013
- ✓ Brand new robotic pool vacuum 2018
- ✓ Furnace and hot water tank repaired after the flood.
- ✓ Water tank is owned. We installed it in 2014.
- ✓ New sump pump, battery back up (2018) and lift pump from house to the septic (2015).
- ✓ Foundation repairs in the back of the house (some cracks).
- ✓ Now that the walls are out, fixing the cracks from the inside should be quite simple
- ✓ Weeping tile flush.

Other considerations:

There are some building materials laying around that could aid in the repair. For example, the tile I have in the kitchen and basement there are a couple boxes of in the garage. It's Italian tile. There may be some hardwood in the far garage (near RV) and various other supplies, as well as all the fixtures for the bathrooms downstairs. Closet doors are all there and I think most are in good shape. Their contractor got as much out as he could.