

INSPECTION REPORT



For the Property at:
608 FREDRICK STREET
ENNISMORE, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, May 17, 2023
Prepared by: David Sharman



County Home Inspection
398 McDonnel Street, Suite 4
Peterborough, ON K9H 2X4
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



May 17, 2023

Dear Team VanRahan,

RE: Report No. 4322
608 Fredrick Street
Ennismore, ON

Thank you for choosing County Home Inspection to perform your home inspection.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients can sometimes assume that a home inspection includes many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of you, our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. We cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Please be sure to download a copy of this report to your computer, as the emailed link to the report will expire within 7 days.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman
on behalf of
County Home Inspection

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SUMMARY

608 Fredrick Street, Ennismore, ON May 17, 2023

Report No. 4322

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • Settled

Implication(s): Chance of movement | Weakened structure

Location: Raised decking

Task: Repair

Time: Discretionary

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Rot

Implication(s): Material deterioration | Chance of movement | Weakened structure

Location: Rear decking

Task: Repair

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Rear elevation

Task: Repair

Time: Discretionary

Cost: Minor

FOUNDATIONS \ Performance opinion

Condition: • Not determined

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Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a home of this age, safety may be improved by upgrading these receptacles.

Implication(s): Electric shock

Location: Laundry & kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

Heating

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Implication(s): Equipment failure | No heat for building

Location: Utility room

Task: Monitor

Time: Ongoing

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

Implication(s): Increased heating & maintenance costs, Reduced comfort

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

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Plumbing

RECOMMENDATIONS \ Overview

Condition: • No plumbing recommendations are offered as a result of this inspection.

Interior

WINDOWS \ General notes

Condition: • Original lower quality units

Implication(s): Increased heating costs | Increased maintenance costs

Location: Basement

Task: Upgrade

Time: Discretionary

Cost: Minor

STAIRS \ Guardrails

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor

STAIRS \ Spindles or balusters

Condition: • Too far apart

Implication(s): Fall hazard

Location: First floor

Task: Improve

Time: Discretionary

Cost: Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face: • East

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 2 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Inspection performed: • From roof edge

Age determined by: • Visual inspection from roof surface • Reported by seller

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick

Driveway: • Gravel • No performance issues were noted.

Walkway: • Concrete • No performance issues were noted.

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Ground level • Wood • Railings

Porch: • Concrete • No performance issues were noted.

Exterior steps: • Wood • No performance issues were noted.

Fence: • Chain link

Garage: • Attached

Pergola: • Attached • Wood

Limitations

Inspection limited/prevented by: • Storage in garage

No or limited access to: • Area below steps, deck, porches

Exterior inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

2. Condition: • Settled

Implication(s): Chance of movement | Weakened structure

Location: Raised decking

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

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3. Settled

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

3. Condition: • Rot

Implication(s): Material deterioration | Chance of movement | Weakened structure

Location: Rear decking

Task: Repair

Time: Discretionary

Cost: Minor



4. Rot

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
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Description

Configuration: • Basement
Foundation material: • Masonry block
Floor construction: • Joists • Wood columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)
Exterior wall construction: • Wood frame / Brick veneer
Roof and ceiling framing: • Rafters/ceiling joists • Oriented Strand Board (OSB) sheathing

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation
Attic/roof space: • Inspected from access hatch
Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ General notes

4. Condition: • Typical minor cracks
Implication(s): Material deterioration
Location: Rear elevation
Task: Repair
Time: Discretionary
Cost: Minor



5. Typical minor cracks

STRUCTURE

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FOUNDATIONS \ Performance opinion

5. Condition: • Not determined

Description

Service entrance cable and location: • Underground copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Breakers - utility room

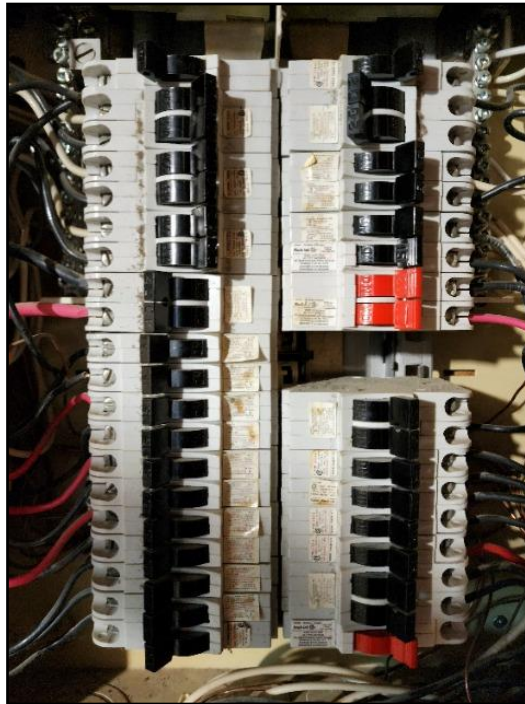


6. Main electrical disconnect

System grounding material and type: • Copper-termination not visible

Distribution panel type and location:

- Breakers - utility room



7. Breakers - utility room

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 27

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - exterior • GFCI - bathroom • No AFCI

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a home of this age, safety may be improved by upgrading these receptacles.

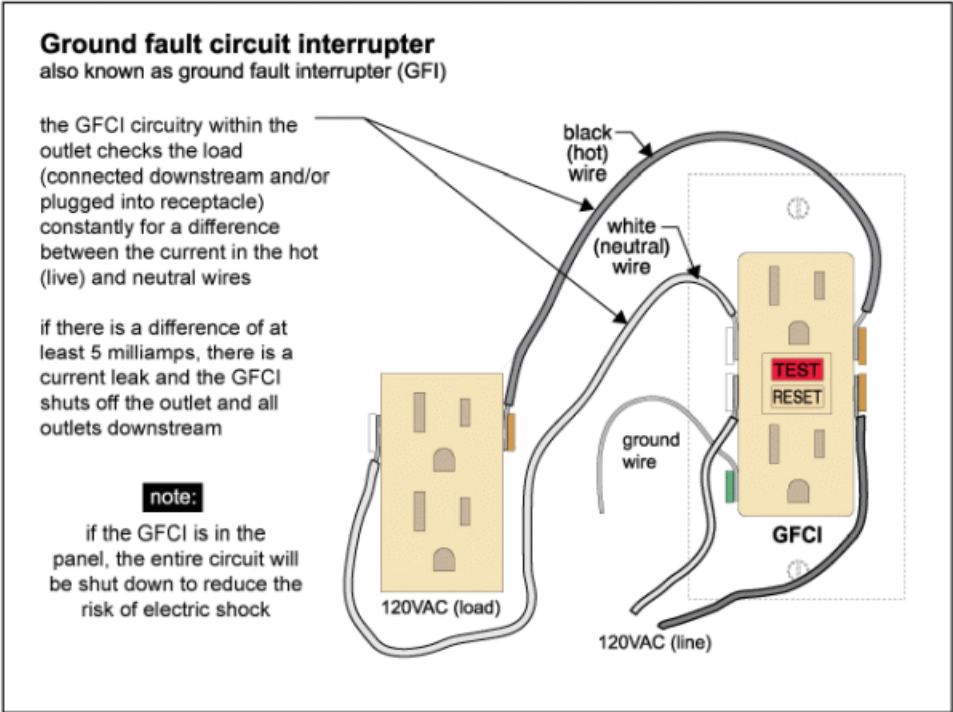
Implication(s): Electric shock

Location: Laundry & kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor



ELECTRICAL

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8. No GFCI/GFI (Ground Fault Circuit...



9.

Description

Heating system type:

- Furnace



10. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Gibson

Model number: KG6RC 080C-12B Serial number: KGD051103455

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 18 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at:

- Utility room

HEATING

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11. Main fuel shut off & electrical disconnect

Failure probability: • High

Air filter: • Disposable • 16" x 25"

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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| | | | | | | | | | |
|-----------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| REFERENCE | | | | | | | | | |



12. Sidewall vented

Fireplace/stove:

- Gas fireplace

Continental

Model number: BCDV36CFNTR Serial number: 047260



13. Gas fireplace



14. Sidewall vented

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Chimney/vent:

- Masonry



15. Masonry

Chimney liner: • Metal • Clay

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into sump

Limitations

Inspection prevented/limited by: • Storage

Safety devices: • Not tested as part of a building inspection

Fireplace/wood stove: • Connection to chimney not inspected

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys

Recommendations

GAS FURNACE \ Life expectancy

7. Condition: • Near end of life expectancy

Implication(s): Equipment failure | No heat for building

Location: Utility room

Task: Monitor

Time: Ongoing

GAS FURNACE \ Mechanical air filter

8. Condition: • Replace - regular maintenance

Implication(s): Increased heating & maintenance costs, Reduced comfort

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item



16. Replace - regular maintenance

Description

Air conditioning type:

- Air cooled



17. Air cooled

Manufacturer:

- Trane

Model number: 4TTR3018G1000AA Serial number: 1316166U3F

Cooling capacity: • 18,000 BTU/hr • 1.5 Tons

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

Condensate system: • Discharges into sump

COOLING & HEAT PUMP

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Limitations

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

SUMMARY

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Description

Attic/roof insulation material:

- Cellulose



18. Cellulose

Attic/roof insulation amount/value:

- R-32
- 9 inches

INSULATION AND VENTILATION

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19.9 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Not determined

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

10. Condition: • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Description

Water supply source (based on observed evidence):

- Private



20. Well pump & pressure tank

Service piping into building: • PE (polyethylene)

Supply piping in building: • Copper • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Front of the basement

PLUMBING

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21. Main water shut off

Water flow and pressure: • Functional

Water heater type: • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

• Gas



22. Gas

Water heater exhaust venting method: • Direct vent • Induced draft

Water heater manufacturer:

• Rheem

Model number: RC PVS180E2 *Serial number:* Q152316872

Water heater tank capacity: • 189 liters

Water heater approximate age: • New

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system:

• Septic system



23. *Septic system*

Waste and vent piping in building: • ABS plastic

Pumps:

- Solid waste pump (ejector pump)



24. *Solid waste pump (ejector pump)*

- Sump pump



25. Sump pump

Floor drain location: • None found

Water treatment system:

- Water softener



26. Water softener

PLUMBING

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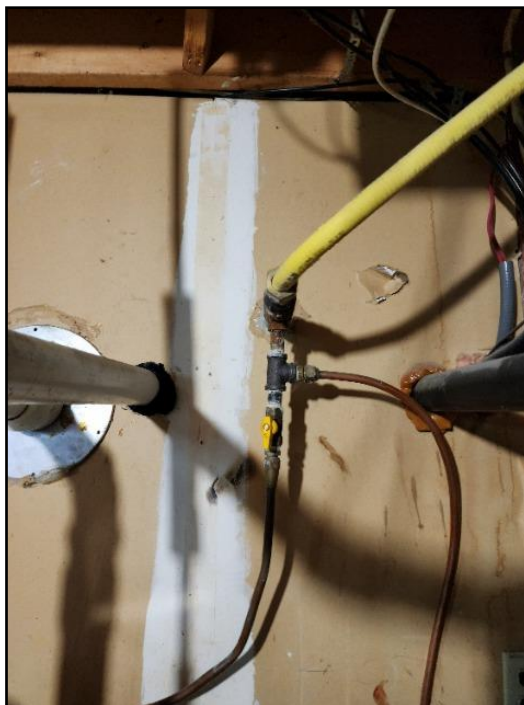
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Gas piping material: • Steel • Copper

Main gas shut off valve location:

• Utility room



27. Main fuel shut off

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage

Fixtures not tested/not in service: • Exterior hose bibb

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Performance of floor drains

Not included as part of a building inspection: • Washing machine connections

Recommendations

RECOMMENDATIONS \ Overview

11. **Condition:** • No plumbing recommendations are offered as a result of this inspection.

INTERIOR

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Major floor finishes: • Carpet • Laminate • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Acoustic tile • Suspended tile

Windows: • Fixed • Vinyl

Glazing:

- Double
- Primary plus secondary glazing

Basement

Exterior doors - type/material: • Hinged • Sliding glass • Metal-clad

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo • Central vacuum

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Exhaust fan recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested/not in service: • Range • Oven • Microwave • Dishwasher • Central vacuum

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 85 %

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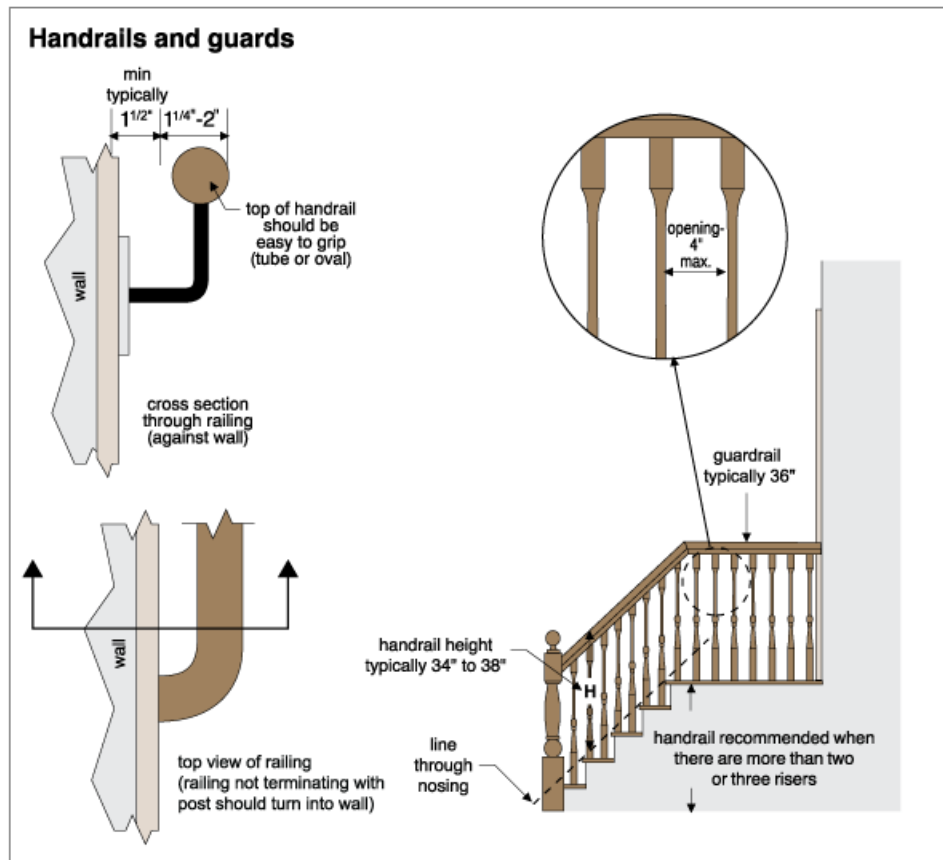
Recommendations

WINDOWS \ General notes

12. Condition: • Original lower quality units
Implication(s): Increased heating costs | Increased maintenance costs
Location: Basement
Task: Upgrade
Time: Discretionary
Cost: Minor

STAIRS \ Guardrails

13. Condition: • Missing
Implication(s): Fall hazard
Location: Basement
Task: Provide
Time: Discretionary
Cost: Minor





28. Missing

STAIRS \ Spindles or balusters

14. Condition: • Too far apart

Implication(s): Fall hazard

Location: First floor

Task: Improve

Time: Discretionary

Cost: Minor

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29. *Too far apart*

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

