

INSPECTION REPORT



For the Property at:
12 GEORGE STREET EAST
HAVELOCK, ON K0L 1Z0

Prepared for: TEAM VANRAHAN
Inspection Date: Friday, June 30, 2023
Prepared by: David Sharman



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

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



June 30, 2023

Dear Team VanRahan,

RE: Report No. 4386
12 George Street East
Havelock, ON
K0L 1Z0

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

12 George Street East, Havelock, ON June 30, 2023

Report No. 4386

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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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

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear gable end

Task: Provide

Time: Discretionary

Cost: Minor

Exterior

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear elevation

Task: Provide

Time: Discretionary

Cost: Minor

ROOF DRAINAGE \ Gutters

Condition: • Clogged

Implication(s): Chance of water damage to structure, finishes and contents

Location: Right elevation

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Prior repair

Implication(s): Weakened structure

Location: Raised decking

Task: Monitor

Time: Ongoing

Condition: • Carpet

Implication(s): Shortened life expectancy of material | Material deterioration

Location: Porch

Task: Improve

Time: Discretionary

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Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Too low

Implication(s): Fall hazard

Location: Raised decking

Task: Improve

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ Columns or piers

Condition: • Missing

Implication(s): Chance of structural movement

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Right elevation

Task: Repair

Time: Discretionary

Cost: Minor

FOUNDATIONS \ Performance opinion

Condition: • Not determined

FLOORS \ Joists

Condition: • Slope

Implication(s): Weakend structure, chance of continued movement

Location: Second floor master bedroom

Task: Monitor

Time: Ongoing

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Damaged

Implication(s): Fire/ electric shock hazard

Location: Distribution panel

Task: Replace

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

Implication(s): Electric shock

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Implication(s): Safety issue

Location: Second floor

Task: Replace

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ Mechanical air filter

Condition: • Dirty

Implication(s): Reduced comfort | Increased heating costs

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

GAS FURNACE \ Humidifier

Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

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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 in a home of this age, 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

Plumbing

SUPPLY PLUMBING \ Water supply_piping in building

Condition: • Polybutylene **Polybutylene has been replaced**

Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Basement

Task: Monitor

Time: Ongoing

WASTE PLUMBING \ Traps - installation

Condition: • Wrong type

Implication(s): Sewer gases entering the building

Location: Washroom

Task: Monitor

Time: Ongoing

Interior

CEILINGS \ General notes

Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

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WINDOWS \ Sashes

Condition: • Won't stay open

Implication(s): Nuisance | Glass breaking | Physical injury

Location: Living room

Task: Repair

Time: Discretionary

Cost: Minor

BASEMENT \ Damp/Wet basement - evidence

Condition: • Dampness on floor or walls

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left elevation

Task: Monitor

Time: Ongoing

Condition: • Stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various locations

Task: Monitor

Time: Ongoing

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](#)

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Description

The home is considered to face: • North

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 3 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From the ground • Telescopic video inspection equipment

Age determined by: • Visual inspection with telescopic inspection equipment • Reported by seller

Recommendations

SLOPED ROOF FLASHINGS \ Drip edge flashings

1. Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear gable end

Task: Provide

Time: Discretionary

Cost: Minor

ROOFING

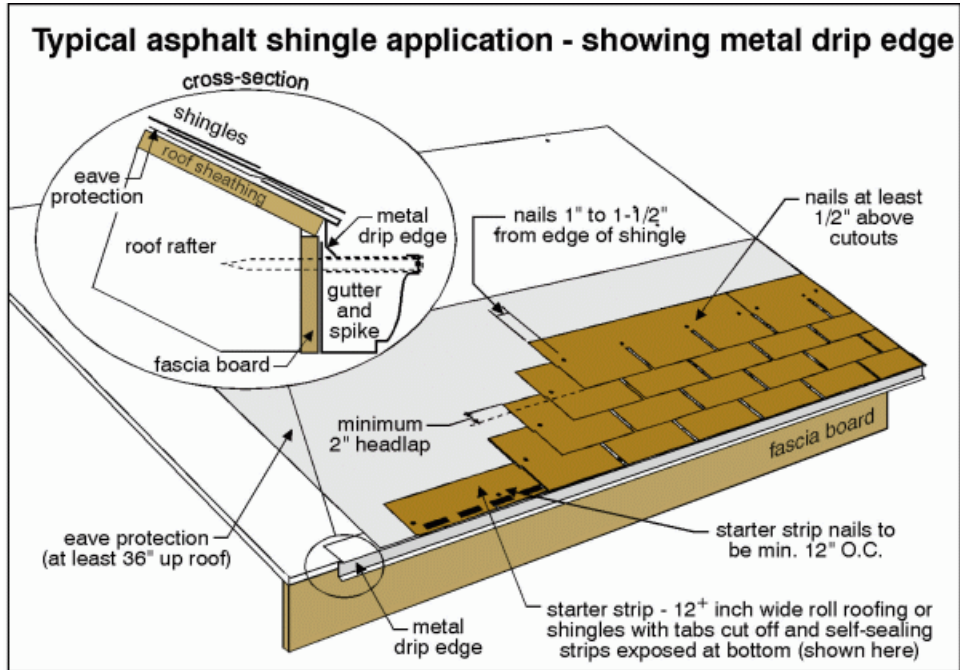
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3. Missing

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

Retaining wall: • Masonry

Driveway: • Asphalt

Walkway: • Patio stones/slabs

Deck: • Raised • Wood • Railings

Porch: • Wood

Exterior steps: • Wood

Exterior steps: • Masonry

Patio: • Patio stones

Fence: • Chain link

Limitations

Inspection limited/prevented by: • Storage

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

2. Condition: • Missing

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear elevation

Task: Provide

Time: Discretionary

Cost: Minor

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4. *Missing*

ROOF DRAINAGE \ Gutters

3. Condition: • Clogged

Implication(s): Chance of water damage to structure, finishes and contents

Location: Right elevation

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

4. Condition: • Carpet

Implication(s): Shortened life expectancy of material | Material deterioration

Location: Porch

Task: Improve

Time: Discretionary

Cost: Minor

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5. Carpet

5. Condition: • Prior repair

Implication(s): Weekend structure

Location: Raised decking

Task: Monitor

Time: Ongoing

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6. *Prior repairs*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

6. Condition: • Too low

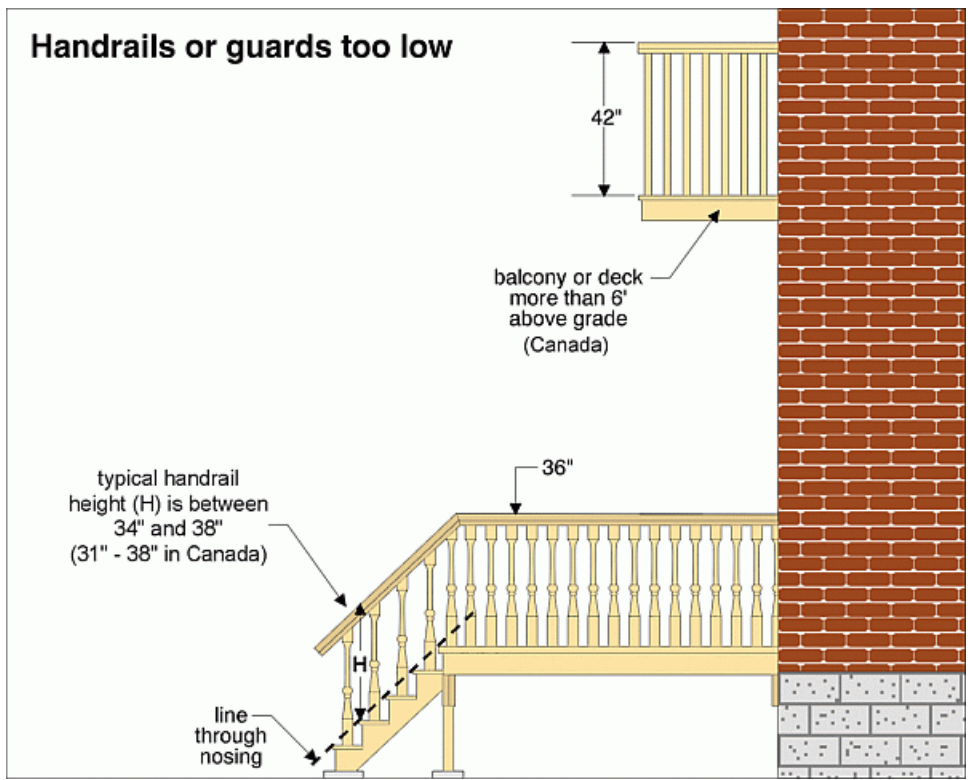
Implication(s): Fall hazard

Location: Raised decking

Task: Improve

Time: Discretionary

Cost: Minor



7. Too low

STRUCTURE

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Description

Configuration: • Basement

Foundation material: • Poured concrete • Stone

Floor construction: • Joists • Steel columns • Wood columns • Wood beams • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/ceiling joists • Plank sheathing

Limitations

Inspection limited/prevented by: • Storage

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Columns or piers

7. Condition: • Missing

Implication(s): Chance of structural movement

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor



8. Missing

STRUCTURE

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FOUNDATIONS \ General notes

8. Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Right elevation

Task: Repair

Time: Discretionary

Cost: Minor



9. Typical minor cracks



10.

FOUNDATIONS \ Performance opinion

9. Condition: • Not determined

FLOORS \ Joists

10. Condition: • Slope

Implication(s): Weekend structure, chance of continued movement

Location: Second floor master bedroom

Task: Monitor

Time: Ongoing

STRUCTURE

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11. Slope

Description

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

- Breakers - basement



12. Main electrical disconnect

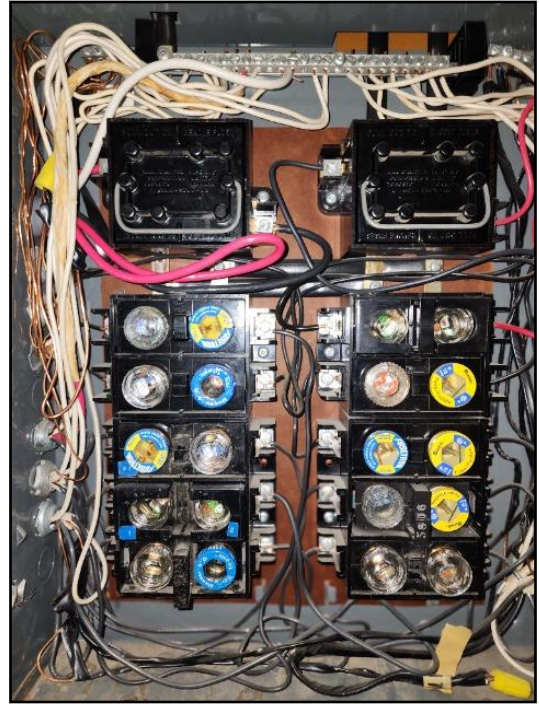
System grounding material and type: • Copper-termination not visible

Distribution panel type and location:

- Fuses - basement



13. Distribution panel



14. Fuses - basement

Distribution panel rating: • 100 Amps

Number of circuits installed: • 16

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): • No GFCI

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

11. Condition: • Damaged

Implication(s): Fire/ electric shock hazard

Location: Distribution panel

Task: Replace

Time: As soon as is practicable

Cost: Minor



15. *Damaged*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

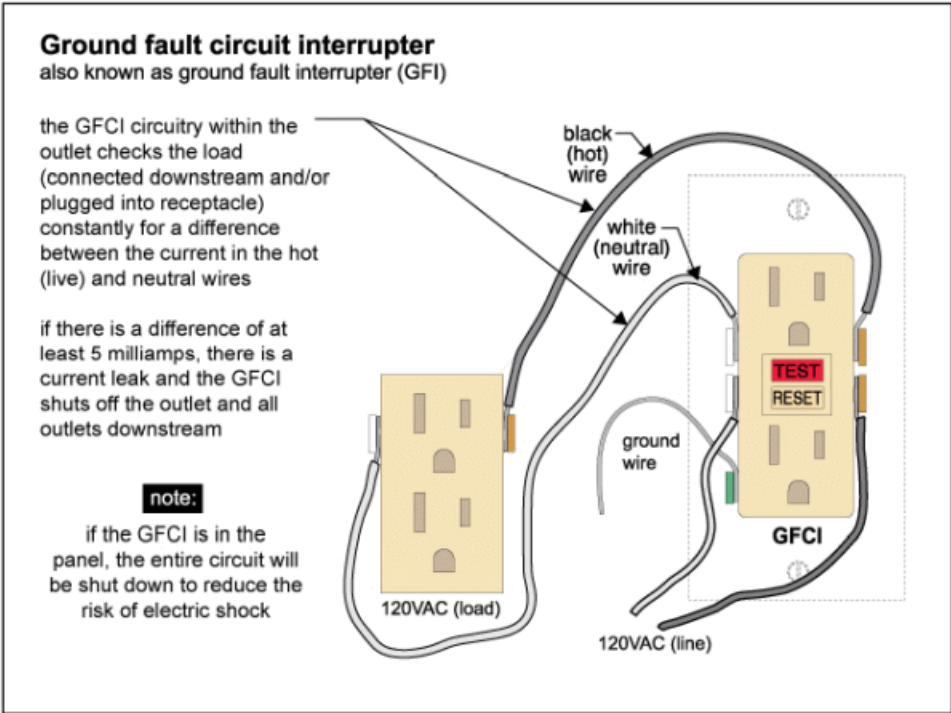
Implication(s): Electric shock

Location: Throughout

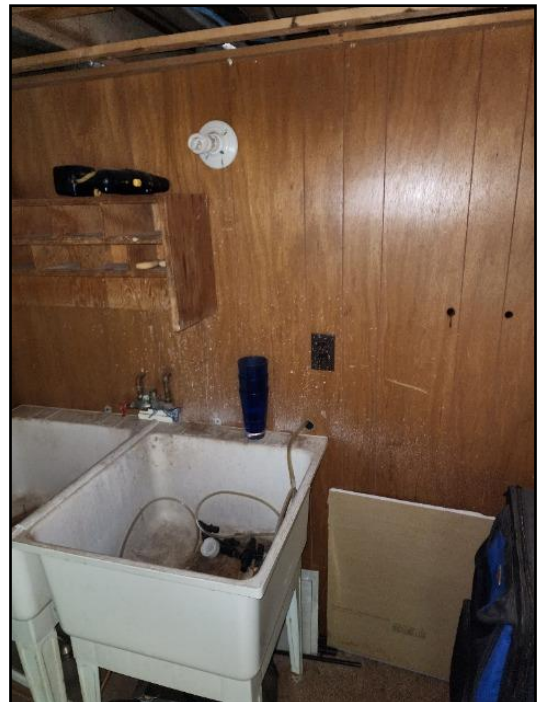
Task: Upgrade

Time: Discretionary

Cost: Minor



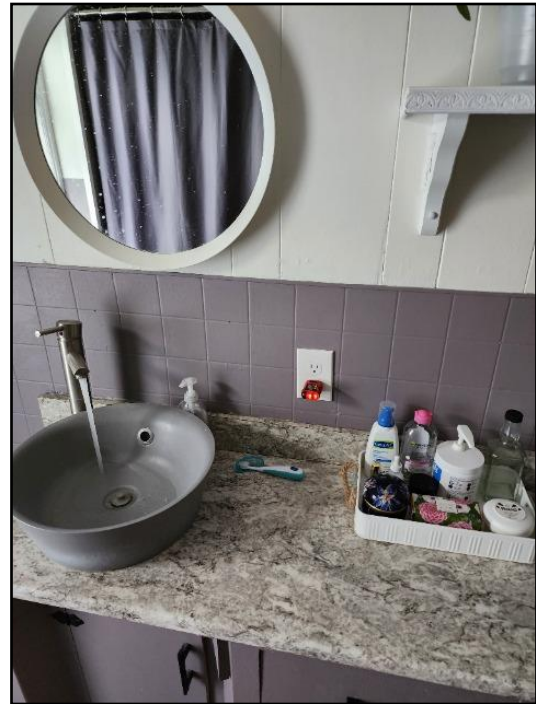
16. No GFCI/GFI (Ground Fault Circuit...



17.



18.



19.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

13. Condition: • Missing

Implication(s): Safety issue

Location: Second floor

Task: Replace

Time: Immediate

Cost: Minor

ELECTRICAL

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20. *Missing*

Description

Heating system type:

- Furnace



21. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Goodman
- Model number: AMECC960603BNAB Serial number: 15193303542*

Heat distribution: • Ducts and registers

Approximate capacity: • 60,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 8 years

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

Main fuel shut off at:

- Basement

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22. Main fuel shut off



23. Electrical disconnect

Failure probability: • Low

Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented



24. Sidewall vented

Humidifier:

- Trickle/cascade type humidifier

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25. Trickle/cascade type humidifier

Mechanical ventilation system for building: • None

Condensate system: • Discharges into laundry sink

Limitations

Inspection prevented/limited by: • Storage

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

Warm weather: • Prevented testing in heating mode

Heat exchanger: • Not visible

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

Recommendations

GAS FURNACE \ Mechanical air filter

14. Condition: • Dirty

Implication(s): Reduced comfort | Increased heating costs

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

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26. Dirty

GAS FURNACE \ Humidifier

15. Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

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27. Clean pad/mesh - regular maintenance

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



28. Air cooled

Manufacturer:

- Goodman

Model number: ANX130181AB Serial number: 1510061929

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

Compressor type: • Electric

Compressor approximate age: • 8 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-410A

Condensate system: • Discharges to laundry sink

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

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

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber



29. Glass fiber

Attic/roof insulation amount/value:

- R-22
- 6 inches

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30. 6 inches

Attic/roof air/vapor barrier: • Kraft paper

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

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

17. Condition: • Amount less than current standards

Although being below current standards is not a deficiency in a home of this age, 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): • Public

Service piping into building: • Copper

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

Main water shut off valve at the:

- Front of the basement



31. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Basement

Water heater fuel/energy source:

- Gas



32. Gas

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

Water heater manufacturer:

• Giant

Model number: UG50-40LFPV2-N2U-RE *Serial number:* C0121667

Water heater tank capacity: • 189 liters

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic • Copper

Pumps: • None found

Floor drain location: • None found

Water treatment system:

• Water softener

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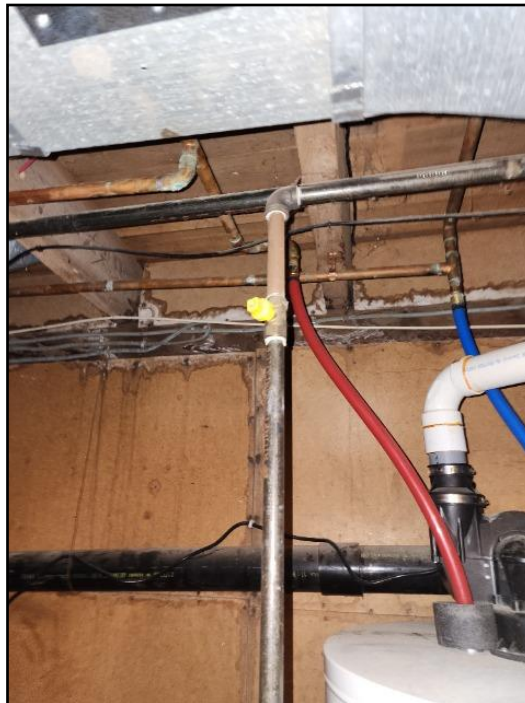


33. Water softener

Gas piping material: • Steel

Main gas shut off valve location:

• Basement



34. Main fuel shut off

Backwater valve: • None noted

Limitations

Inspection limited/prevented by: • Storage

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

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Performance of floor drains

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

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

Polybutylene has been replaced

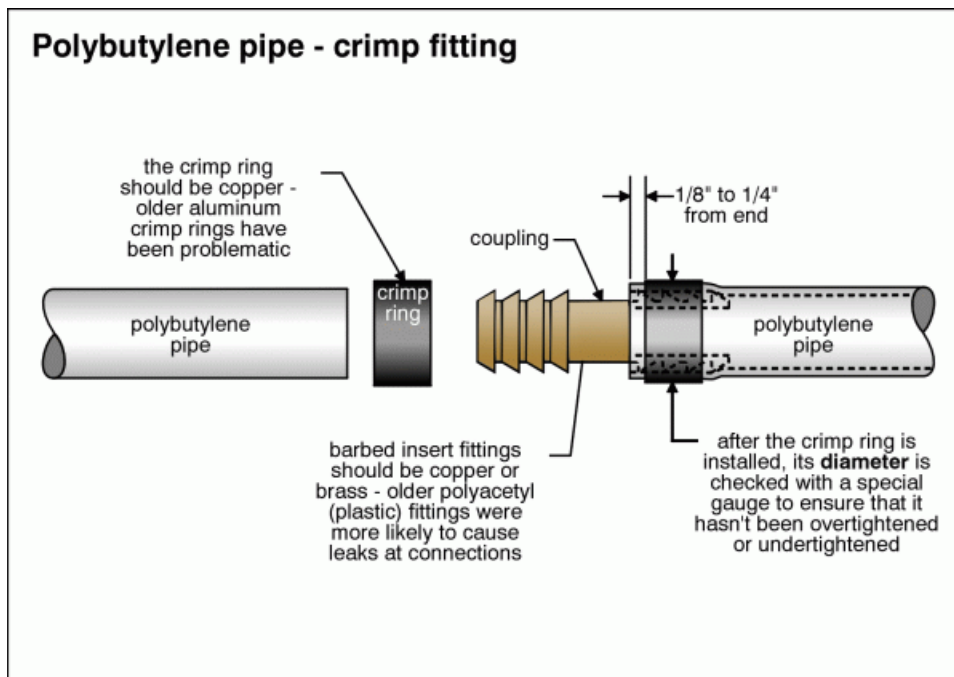
18. Condition: • Polybutylene

Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Basement

Task: Monitor

Time: Ongoing





35. Polybutylene Polybutylene has been replaced

WASTE PLUMBING \ Traps - installation

19. Condition: • Wrong type

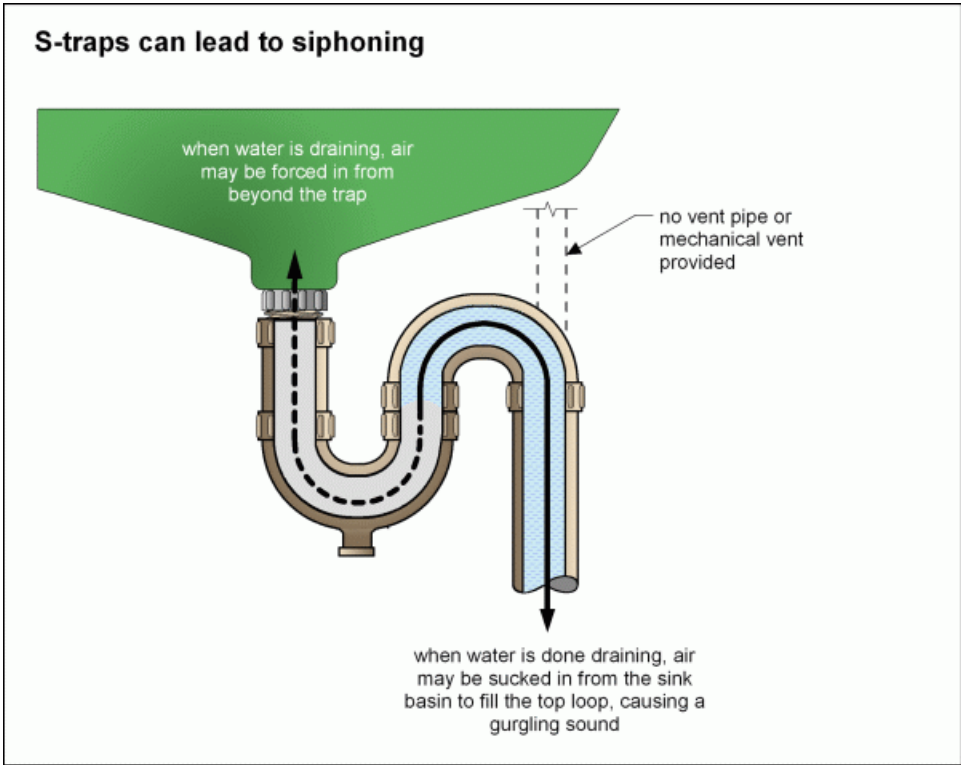
Implication(s): Sewer gases entering the building

Location: Washroom

Task: Monitor

Time: Ongoing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



36. Wrong type

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • Hardwood • Laminate

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Acoustic tile

Windows: • Fixed • Single/double hung • Sliders • Casement • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested/not in service: • Range • Oven • Dishwasher

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 %

Recommendations

CEILINGS \ General notes

20. Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

WINDOWS \ Sashes

21. Condition: • Won't stay open

Implication(s): Nuisance | Glass breaking | Physical injury

Location: Living room

Task: Repair

Time: Discretionary

Cost: Minor



37. Won't stay open

BASEMENT \ Damp/Wet basement - evidence

22. Condition: • Dampness on floor or walls

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left elevation

Task: Monitor

Time: Ongoing

INTERIOR

12 George Street East, Havelock, ON June 30, 2023

Report No. 4386

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



38. Dampness on floor or walls

23. Condition: • Stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various locations

Task: Monitor

Time: Ongoing

INTERIOR

12 George Street East, Havelock, ON June 30, 2023

Report No. 4386

www.countyhomeinspection.ca

SUMMARY

ROOFING

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39. Stains



40.

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

