

# INSPECTION REPORT



For the Property at:  
**1243 7TH LINE**  
SELWYN, ON

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Prepared for: TEAM VANRAHAN  
Inspection Date: Thursday, August 28, 2025  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

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[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



September 2, 2025

Dear Team VanRahan,

RE: Report No. 5423, v.2  
1243 7th Line  
Selwyn, 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

1243 7th Line, Selwyn, ON August 28, 2025

Report No. 5423, v.2

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

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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 ROOFING \ Asphalt shingles

**Condition:** • Aging

**Location:** Throughout

**Task:** Monitor

**Time:** Ongoing

## Exterior

### ROOF DRAINAGE \ Gutters

**Condition:** • Damage

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

**Location:** Front elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

**Condition:** • Carpet

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

**Location:** Raised decking

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

## Structure

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Various locations

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor

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**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:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Various locations

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Heating

### SPACE HEATER \ Electric baseboard heater/space heater

**Condition:** • Missing or too few heaters

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Inoperative heaters

**Implication(s):** No heat for building

**Location:** Hall

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Electrical receptacle above heater

**Implication(s):** Fire hazard

**Location:** Bedrooms

**Task:** Improve

**Time:** Discretionary

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**Cost:** Minor

## 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

## Plumbing

### WASTE PLUMBING \ Traps - installation

**Condition:** • Missing

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

**Location:** Basement wet bar

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

### FIXTURES AND FAUCETS \ Bathtub

**Condition:** • Caulking loose, missing or deteriorated

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

**Location:** Bathroom

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## Interior

### WALLS \ General notes

**Condition:** • Patched

**Location:** Master bedroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Mold or mildew

**Implication(s):** Chance damage to structure, finishes and contents | Contaminants may enter building air

**Location:** Basement

**Task:** Remove & monitor

**Time:** As soon as is practicable

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**Cost:** Minor

## WINDOWS \ Glass (glazing)

**Condition:** • Lost seal on double glazing

**Implication(s):** Reduced efficiency

**Location:** Utility room

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## EXHAUST FANS \ General notes

**Condition:** • Missing

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Bathroom

**Task:** Provide

**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](#)

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## Description

The home/building is considered to face: • South

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.



3.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 15 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable



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## Limitations

**Inspection limited/prevented by:** • Lack of access (too high/steep) • Wet roof surface hides flaws

**Inspection performed:** • Telescopic video inspection equipment

**Age determined by:** • Visual inspection with telescopic inspection equipment • Reported by realtor

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Aging

**Location:** Throughout

**Task:** Monitor

**Time:** Ongoing



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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:** • Pressed wood fiber panels

**Driveway:** • Gravel

**Walkway:** • Interlocking brick

**Deck:** • Raised • Wood • Railings • No performance issues were noted.

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

**Patio:** • Interlocking brick

**Garage:** • Detached

## Limitations

**Inspection limited/prevented by:** • Storage in garage • Vines/shrubs/trees against wall

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

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Gutters

**2. Condition:** • Damage

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

**Location:** Front elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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4. Damage

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

**3. Condition:** • Carpet

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

**Location:** Raised decking

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

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5. Carpet

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## Description

**Configuration:** • Basement

**Foundation material:** • Masonry block

**Floor construction:** • Subfloor not visible

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Trusses • Plywood sheathing

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 90 %

## Recommendations

### FOUNDATIONS \ Performance opinion

**4. Condition:** • Not determined

## Description

**Service entrance cable and location:** • Underground - cable material not visible

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

**Main disconnect/service box type and location:**

- Breakers - basement

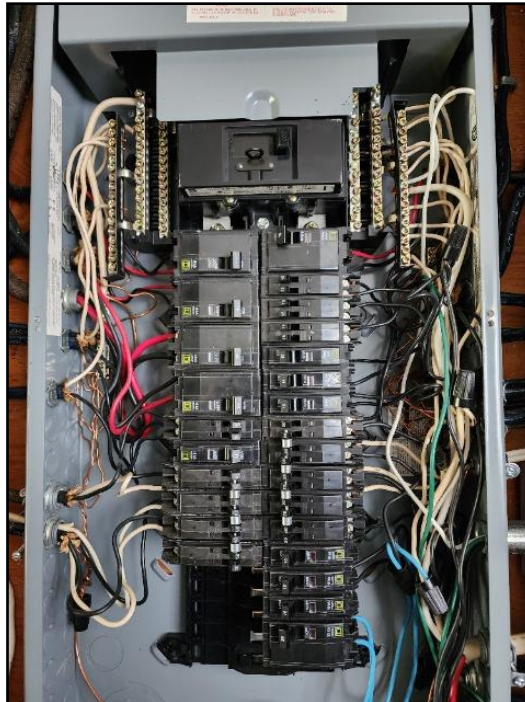


6. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement



7. Breakers - basement

**Distribution panel rating:** • 200 Amps

**Electrical panel manufacturers:** • Square D

**Number of circuits installed:** • 32

**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

**Smoke alarms (detectors):** • Present

**Carbon monoxide (CO) alarms (detectors):** • None noted

## 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 • Security systems



## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**5. Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Various locations

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor



8. Ungrounded



9.



# ELECTRICAL

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10.

**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:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**Ground fault circuit interrupter**

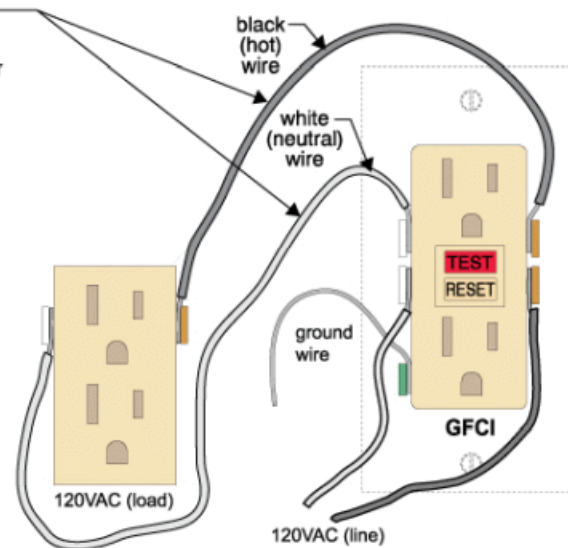
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



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



12.

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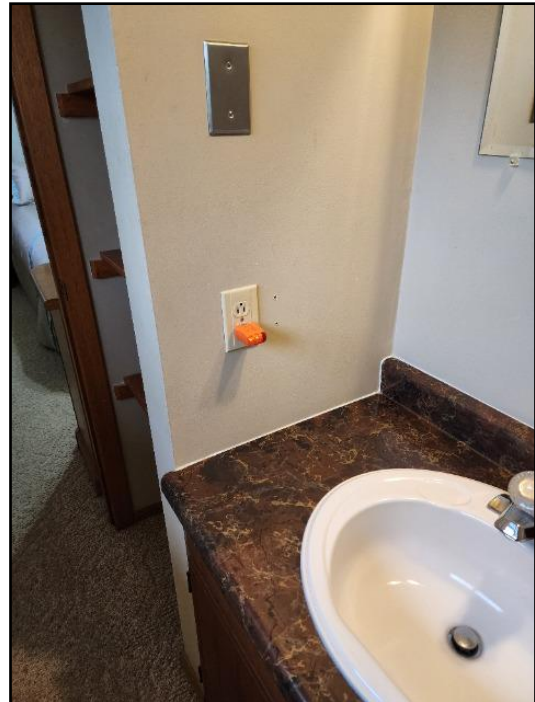
PLUMBING

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13.



14.

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**7. Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Various locations

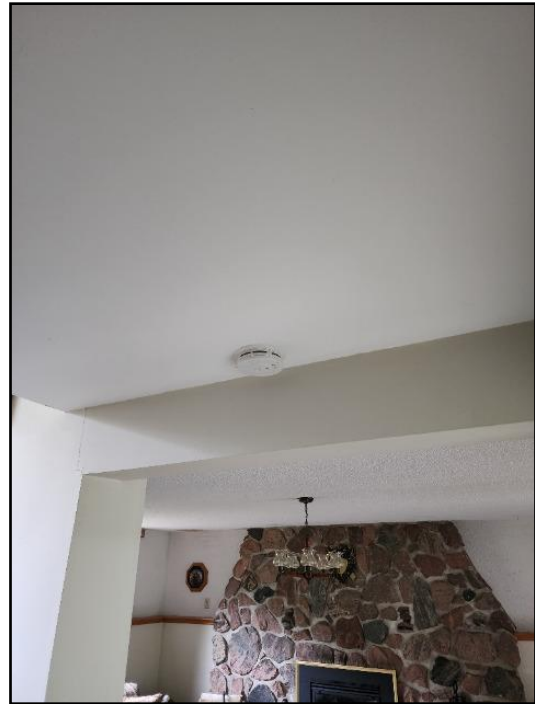
**Task:** Replace

**Time:** Immediate

**Cost:** Minor



15. More than 10 years old



16.

## DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

**8. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



# HEATING

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## Description

**Heating system type:** • Electric baseboard heaters

**Fuel/energy source:** • Electricity

**Heat distribution:** • Baseboards

**Efficiency:** • Conventional

**Approximate age:** • Not determined

**Typical life expectancy:** • Not determined

**Failure probability:** • Not determined

**Fireplace/stove:**

• Propane fireplace

Napoleon

Model number: CDI-30N Serial number: 022462



17. Propane fireplace

• Electric fireplace

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18. Electric fireplace

## Chimney/vent:

- Masonry



19. Masonry

Chimney liner: • Metal

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**Mechanical ventilation system for building:** • None

## Limitations

**Inspection prevented/limited by:** • Storage

**Warm weather:** • Prevents testing heating effectiveness

**Fireplace/stove:** • Connection to chimney not inspected • Not in service

## Recommendations

### SPACE HEATER \ Electric baseboard heater/space heater

**9. Condition:** • Missing or too few heaters

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



20. Missing or too few heaters

**10. Condition:** • Inoperative heaters

**Implication(s):** No heat for building

**Location:** Hall

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



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21. Inoperative heaters

**11. Condition:** • Electrical receptacle above heater

**Implication(s):** Fire hazard

**Location:** Bedrooms

**Task:** Improve

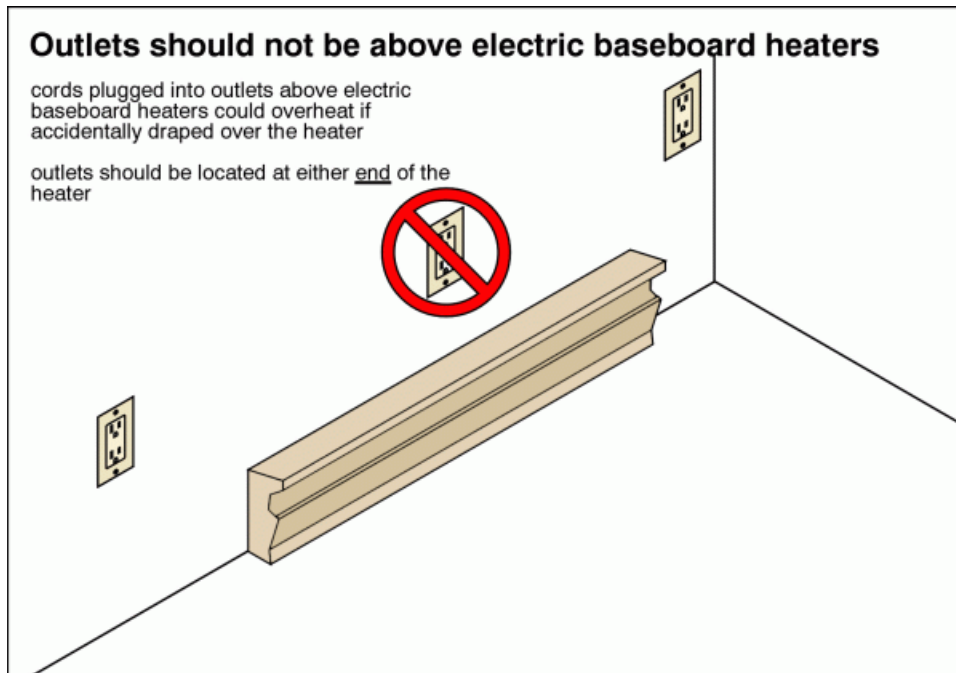
**Time:** Discretionary

**Cost:** Minor

## Outlets should not be above electric baseboard heaters

cords plugged into outlets above electric baseboard heaters could overheat if accidentally draped over the heater

outlets should be located at either end of the heater



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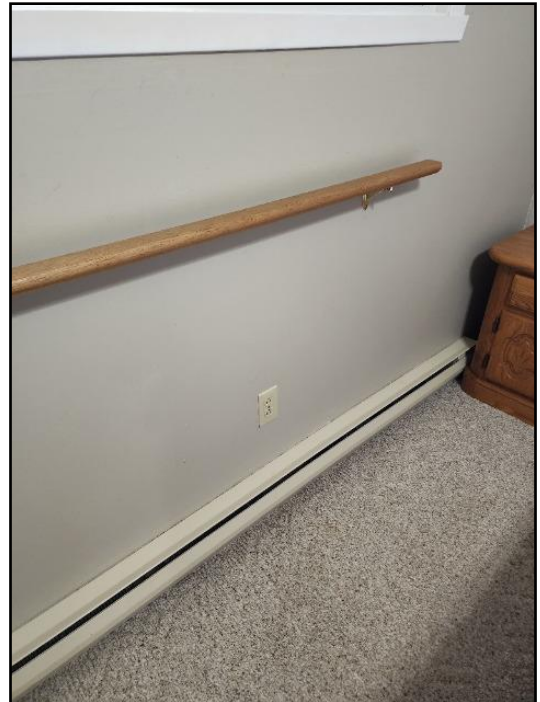
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22. Electrical receptacle above heater



23.

## Description

### Attic/roof insulation material:

- Glass fiber



24. Glass fiber

**Attic/roof insulation amount/value:** • R-28

**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

# INSULATION AND VENTILATION

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## Recommendations

### ATTIC/ROOF \ Insulation

**12. 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



25. Well pump & pressure tank

Service piping into building: • PE (polyethylene)

Supply piping in building: • Copper

Main water shut off valve at the:

- Utility room

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26. Main water shut off

**Water flow and pressure:** • Functional

**Water heater type:** • Conventional • Owned

**Water heater location:** • Utility room

**Water heater fuel/energy source:**

- Electric



27. Electric



## Water heater manufacturer:

- Giant

Model number: 152STE-3S8M-E8-HT Serial number: A7909031

Water heater tank capacity: • 184 liters

Water heater approximate age: • 9 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

## Waste disposal system:

- Septic system



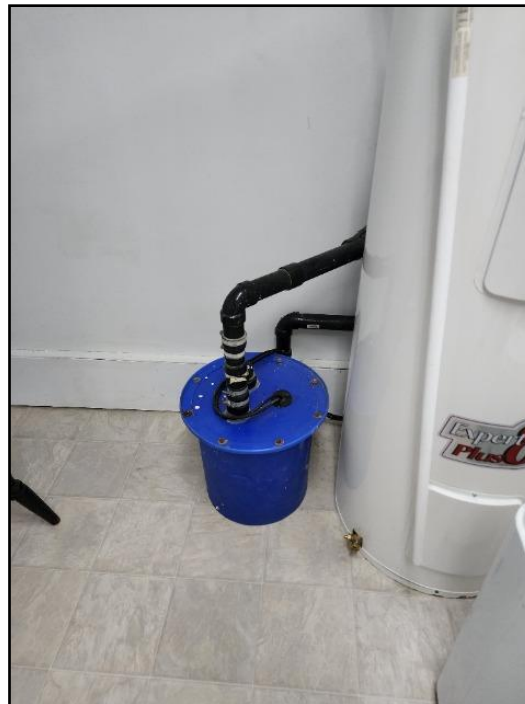
28. Septic system

Waste and vent piping in building: • ABS plastic

## Pumps:

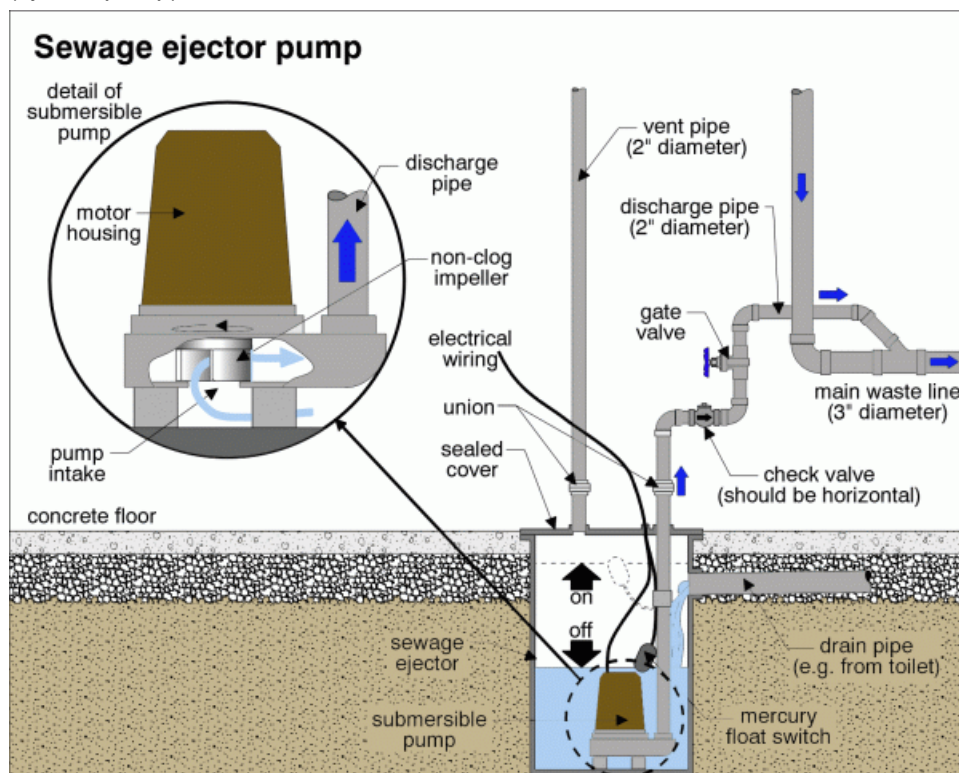
- Laundry tub pump





29. Laundry tub pump

- Solid waste pump (ejector pump)





30. Solid waste pump (ejector pump)

**Floor drain location:** • None found

**Water treatment system:**

- Water softener



31. Water softener

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- Mechanical filter
- Ultraviolet treatment



32. Ultraviolet treatment

Exterior hose bibb (outdoor faucet): • Present

## Limitations

Inspection limited/prevented by: • Storage

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

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

### WASTE PLUMBING \ Traps - installation

13. Condition: • Missing

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

Location: Basement wet bar

Task: Provide

Time: Discretionary

Cost: Minor



33. Missing

## FIXTURES AND FAUCETS \ Bathtub

**14. Condition:** • Caulking loose, missing or deteriorated

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

**Location:** Bathroom

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

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**34.** *Caulking loose, missing or deteriorated*

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## Description

**Major floor finishes:** • Carpet • Hardwood • Laminate • Vinyl

**Major wall finishes:** • Plaster/drywall

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

**Windows:** • Fixed • Sliders • Casement • Vinyl

**Glazing:** • Double

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

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo

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

**Kitchen ventilation:** • Range hood - recirculating type

**Bathroom ventilation:** • None

**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

**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:** • 90 %

## Recommendations

### WALLS \ General notes

**15. Condition:** • Patched

**Location:** Master bedroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



# INTERIOR

1243 7th Line, Selwyn, ON August 28, 2025

Report No. 5423, v.2

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

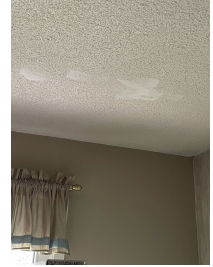
INTERIOR

REFERENCE



35. Patched

Realtor Notes: Damage to ceiling has been patched up. See photo below.



**16. Condition:** • Mold or mildew

**Implication(s):** Chance damage to structure, finishes and contents | Contaminants may enter building air

**Location:** Basement

**Task:** Remove & monitor

**Time:** As soon as is practicable

**Cost:** Minor



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36. Mold or mildew

Realtor Notes: Mildew has been cleaned. See photos



## WINDOWS \ Glass (glazing)

**17. Condition:** • Lost seal on double glazing

**Implication(s):** Reduced efficiency

**Location:** Utility room

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



37. Lost seal on double glazing

## **EXHAUST FANS \ General notes**

**18. Condition:** • Missing

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

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38. Missing

**END OF REPORT**

# REFERENCE LIBRARY

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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