

Your Inspection Report

281 A Glory Road
Bancroft, ON K0L 1C0

PREPARED FOR:
BEN VANVEEN

INSPECTION DATE:
Wednesday, June 18, 2025

PREPARED BY:
Geoff Gordon



Citadel Home Inspections
12 Coe Island Lake Rd
Bancroft, ON K0L 1C0

613-334-9050

www.citadelhomeinspections.ca
geoff@citadelhomeinspections.ca



Providing You Peace of Mind



June 19, 2025

Dear Ben vanVeen,

RE: Report No. 2340
281 A Glory Road
Bancroft, ON
K0L 1C0

Thanks very much for choosing Citadel Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of OntarioACHI and InterNACHI. Throughout the report, while you are viewing it with a web connection, there are numerous links to take you to web pages to provide you with more information about whatever it is you've clicked on.

Clients sometimes assume that a home inspection will include many things that are beyond the scope of a normal home inspection. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. Citadel during the inspection and reporting also follows and adheres to the CSA-A770-16 Home Inspection Standards.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. I cannot predict future behavior, and as such, I am not responsible for things that occur after the inspection. If conditions change, I am available to revisit the property and update your report. The reporting format is such that it gives you information about the building or construction methods, materials used in the construction and finishes of the house. It will also, where available, document the different types of systems including manufacturers and models (ex; furnaces, hot water heaters etc.) If I have a recommendation or want to bring to your attention a problem or issue with something, that will normally be in the recommendations section of each tab. The report is a sort of "no news is good news" format. Meaning unless I specifically have a recommendation for something, I observed nothing wrong with it.

There are a couple of abbreviations you should also be aware of in case they appear in your report:

- 1) UTI is short for Unable to Inspect, meaning I could find it, see it or was somehow obscured.
- 2) WME is short for Wood Moisture Equivalent. If need be I will explain that in the body of the report.
- 3) ACM is short for Asbestos Containing Material. Should I suspect something made contain asbestos.
- 4) N/A is short for N/A available.

Again, thanks very much for choosing Citadel to perform your home inspection. I am always looking for positive reviews to enhance my Google ratings. If you could take a minute and leave a review, I would very much appreciate it. Here is the link: <https://goo.gl/maps/tjM7Fs9wShjqv8bH9>

Sincerely,

Geoff Gordon
on behalf of
Citadel Home Inspections

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ROOFING

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Report No. 2340

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ROOFING

EXTERIOR

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COOLING

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Description

The home is considered to face: • South

Sloped roofing material:

- [Metal](#)



1. Metal



2. Metal



3. Metal



4. Metal



5. Metal



6. Metal

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7. Metal



8. Metal



9. Metal



10. Metal



11. Metal



12. Metal

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13. Metal



14. Metal



15. Metal



16. Metal

Approximate age: • Undetermined

Typical life expectancy: • More than 50 years

Roof Shape: • Shed • Gambrel

Limitations

Inspection performed: • With a drone

Recommendations

RECOMMENDATIONS \ Overview

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

SLOPED ROOF FLASHINGS \ Skylights

2. **Condition:** • [Curb - low, missing](#)

This skylight or roof window should be checked regularly and re-caulked as required.

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

Location: Front Roof

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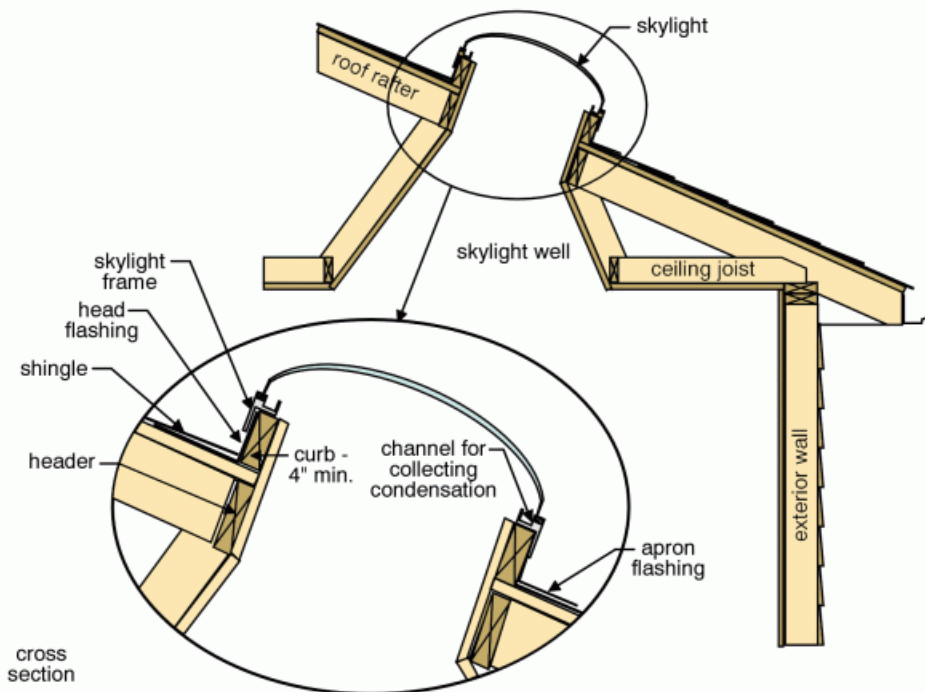
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Task: Inspect annually

Time: Regular maintenance

Skylight in sloped roof - curb mount



17. Curb - low, missing

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Description

Gutter & downspout material: • No gutters or downspouts

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#) • [Metal](#)

Wall surfaces and trim:

• [Vinyl siding](#)



18. Vinyl siding



19. Vinyl siding



20. Vinyl siding



21. Vinyl siding

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22. Vinyl siding



23. Vinyl siding



24. Vinyl siding



25. Vinyl siding

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26. Vinyl siding



27. Vinyl siding

Driveway:

- Gravel



28. Gravel



29. Gravel

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30. Gravel

Deck:

- Pressure-treated wood



31. Pressure-treated wood



32. Pressure-treated wood

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33. Pressure-treated wood



34. Pressure-treated wood

Porch:

- Pressure treated wood



35. Pressure treated wood



36. Pressure treated wood

Exterior steps:

- Metal

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37. Metal

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level • Drone

Recommendations

WALLS \ Vinyl siding

3. Condition: • Vent cover missing or damaged.

Location: Front Second Floor Exterior Wall

Task: Replace

Time: Immediate

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38. Vent cover missing or damaged.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

4. **Condition:** • Disrepair

Implication(s): Weakened structure

Location: Front Porch

Task: Repair or replace

Time: Less than 1 year



39. Disrepair

STRUCTURE

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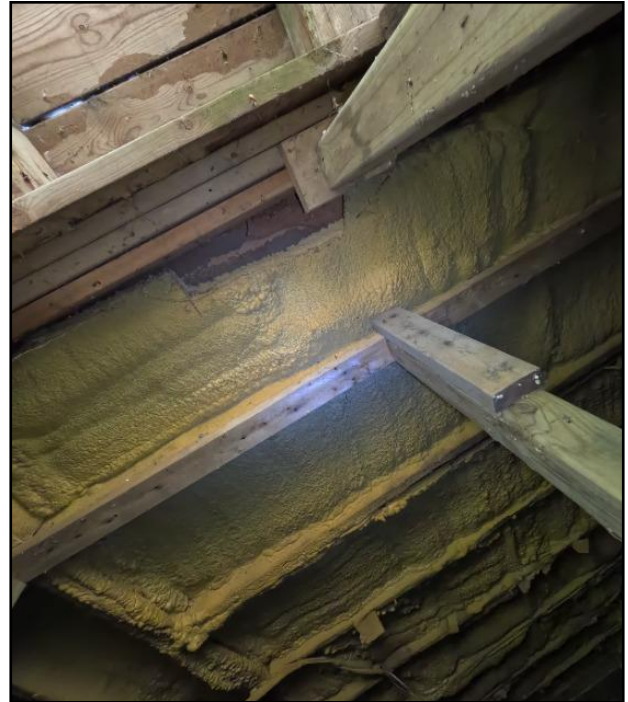
Description

Configuration:

- [Crawlspace](#)



40. Crawlspace



41. Crawlspace



42. Crawlspace



43. Crawlspace

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Masonry columns • Wood beams (girders) • Subfloor - UTI not visible

Exterior wall construction: • [Wood frame](#) • Not visible

Roof and ceiling framing: • Rafters/ceiling joists • Roof sheathing not visible

Limitations

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

Attic/roof space: • No access

Crawlspace: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

FOUNDATIONS \ General notes

5. Condition: • [Typical minor settlement](#)

The way in which this cottage has been structured in terms of the footings and foundations is a common way that cottages were supported many years ago. O.B.C. requirements by today's standards for structures would normally be, a footing extending to a depth that is below the frost line on to native soil (undisturbed soil), or bedrock where the footing would be pinned. A couple of common issues with these piers are frost heave and then thawing. That cycle sets in motion a pattern in which over the years the piers or columns on the surface of the ground are heaving up then settling back down. Of course, the blocks never go back exactly as they started. Each year's movement can be almost undetectable but over time the yearly movement becomes exacerbated until you have the settled blocks and leaning columns. That can cause twisting, rotating beams, hinging column/pier connections and a host of other possible issues all from the piers or posts moving. The second problem is simple erosion of the soil around the deck block. I don't see erosion being a big problem in this setting. Left alone and unrepaired the piers or posts will slowly move and become unstable. However, getting under the cottage yearly to inspect for movement and repairing the same by lifting and leveling will help keep big repairs at bay.

Location: Crawl Space

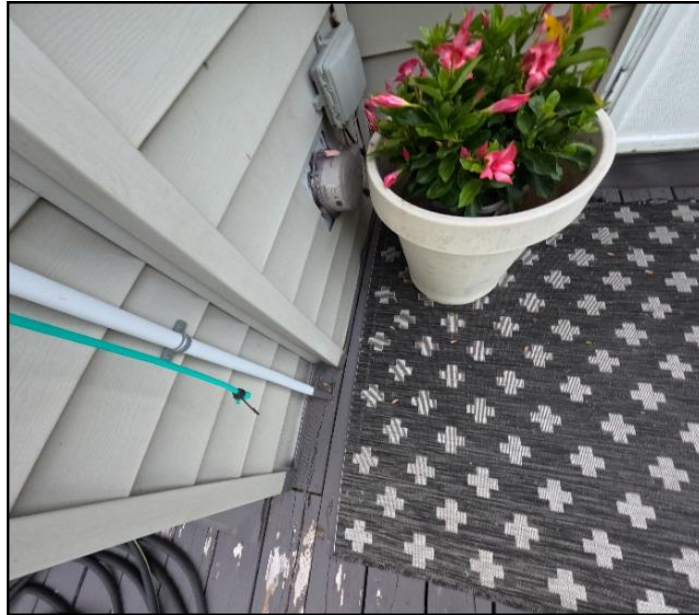
Task: Inspect annually

Time: Regular maintenance

Description

Service entrance cable and location:

- [Overhead copper](#)



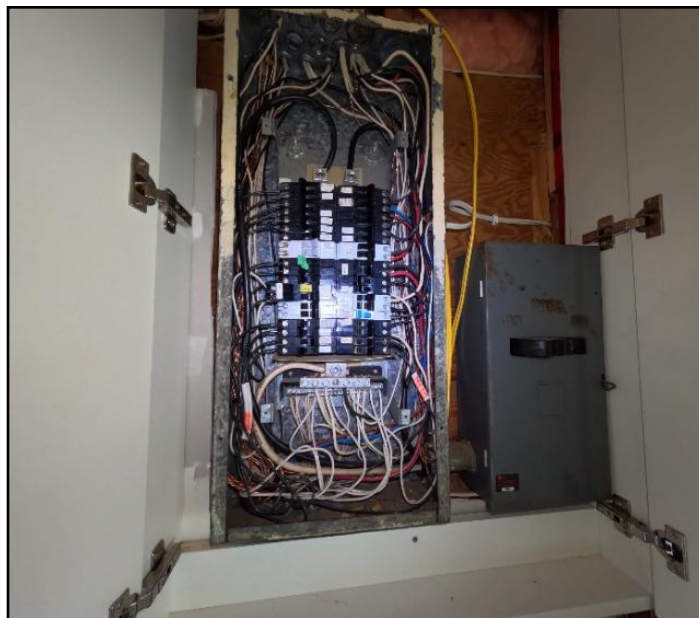
44. Overhead copper

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Fuses - first floor](#)



45. Fuses - first floor

ELECTRICAL

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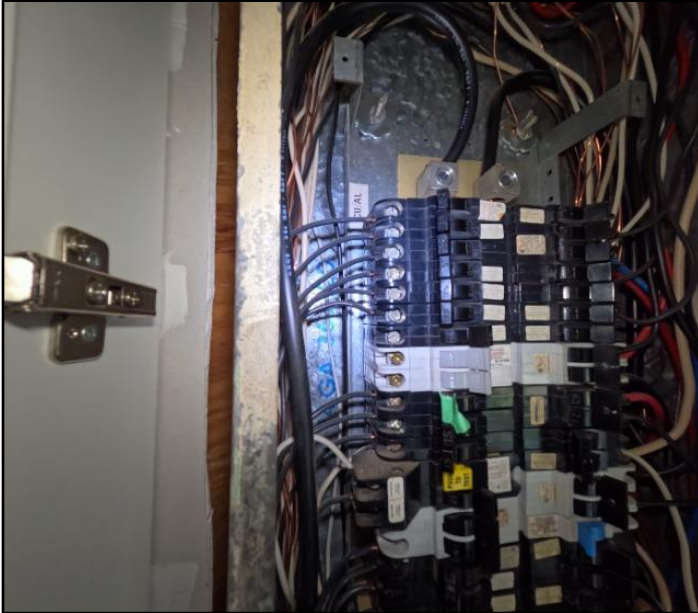
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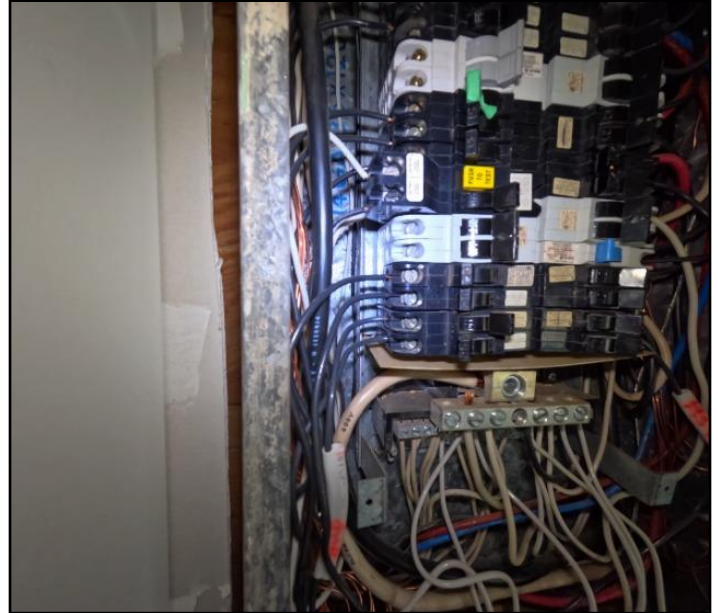
System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location:

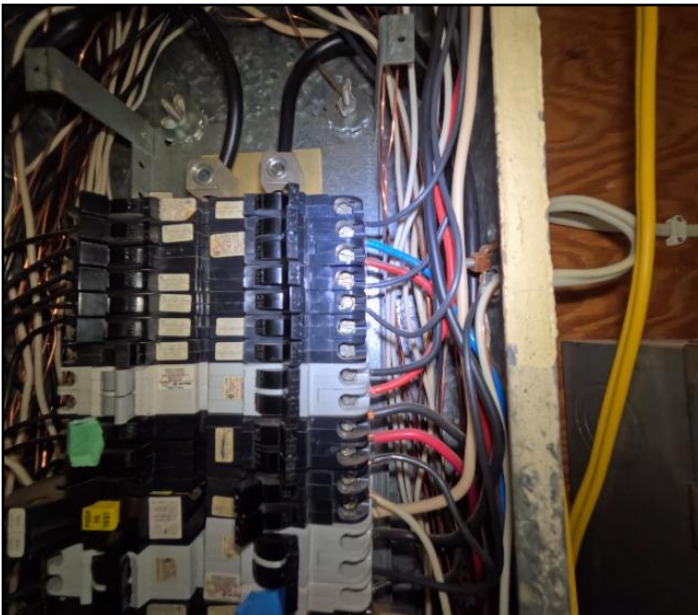
• [Breakers - first floor](#)



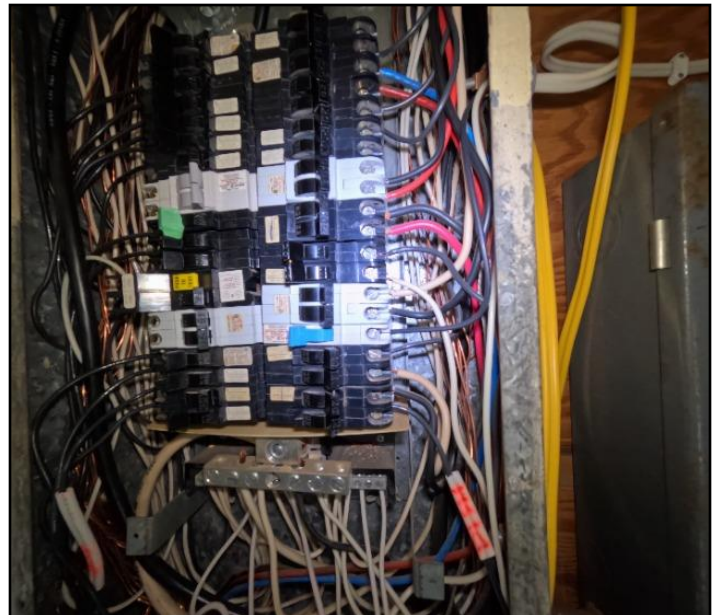
46. Breakers - first floor



47. Breakers - first floor



48. Breakers - first floor



49. Breakers - first floor

Distribution panel rating: • [100 Amps](#)

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

Type and number of outlets (receptacles): • [Grounded - typical](#) • A representative number of receptacles and switches were tested and/or metered. All tested operated normally, except if noted otherwise.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

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

Limitations

System ground: • Continuity not verified • 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: • Determination of the age of smoke and carbon monoxide alarms

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: First Floor Bathroom

Task: Replace

Time: Immediate



50. Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Cover plates

7. Condition: • [Missing](#)

Implication(s): Electric shock

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Location: Exterior Wall

Task: Replace

Time: Immediate



51. Missing



52. Missing

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • Propane

Furnace manufacturer:

- Keeprite

Model number: G9MXT0601714A Serial number: A123152108



53. Keeprite



54. Keeprite



55. Keeprite

HEATING

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Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#) • [Forced draft](#)

Approximate age: • [12 years](#)

Main fuel shut off at: • At tank(s) outside

Chimney/vent: • PVC plastic • Sidewall venting

Limitations

Inspection prevented/limited by: • System was shut off

Heat exchanger: • Not accessible

Recommendations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Comfort Star

Model number: MAH-18-410 **Serial number:** N/A



56. Comfort Star



57. Comfort Star

Cooling capacity: • [1 Ton](#)

Compressor type: • Electric

Compressor approximate age: • Not determined

Refrigerant type: • R-410A

Limitations

Not included as part of a building inspection: • Cooling system distribution balance

Recommendations

RECOMMENDATIONS \ Overview

9. 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](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#) • [Ridge vent](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Closed-cell polyurethane foam

Floor above basement/crawlspace insulation amount/value: • Not determined

Crawlspace ventilation: • Structure on piers, open all/most sides

Limitations

Inspection limited/prevented by lack of access to:

- Roof space



58. Roof space

- Wall space



59. Roof space

Inspection limited/prevented by lack of access to: • Attic/roof space spot checked only where visible

Attic inspection performed: • From access hatch

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

INSULATION AND VENTILATION

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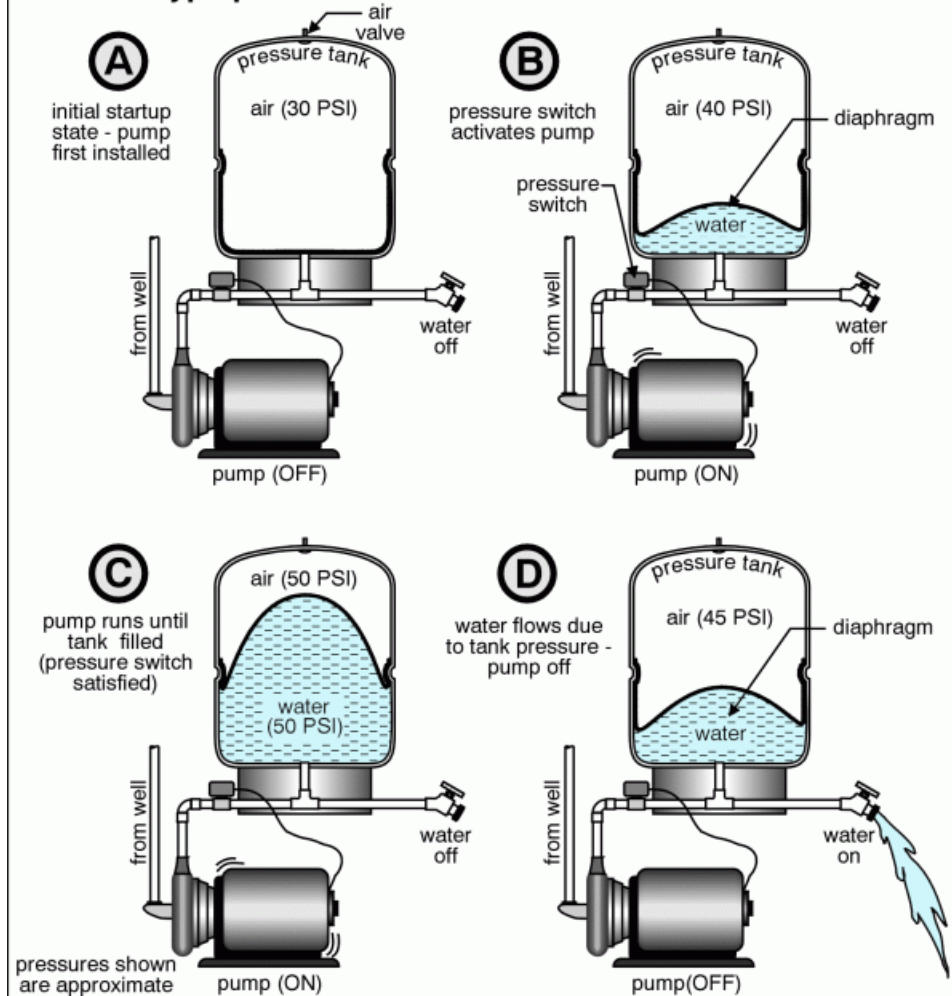
REFERENCE

Recommendations

RECOMMENDATIONS \ Overview

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

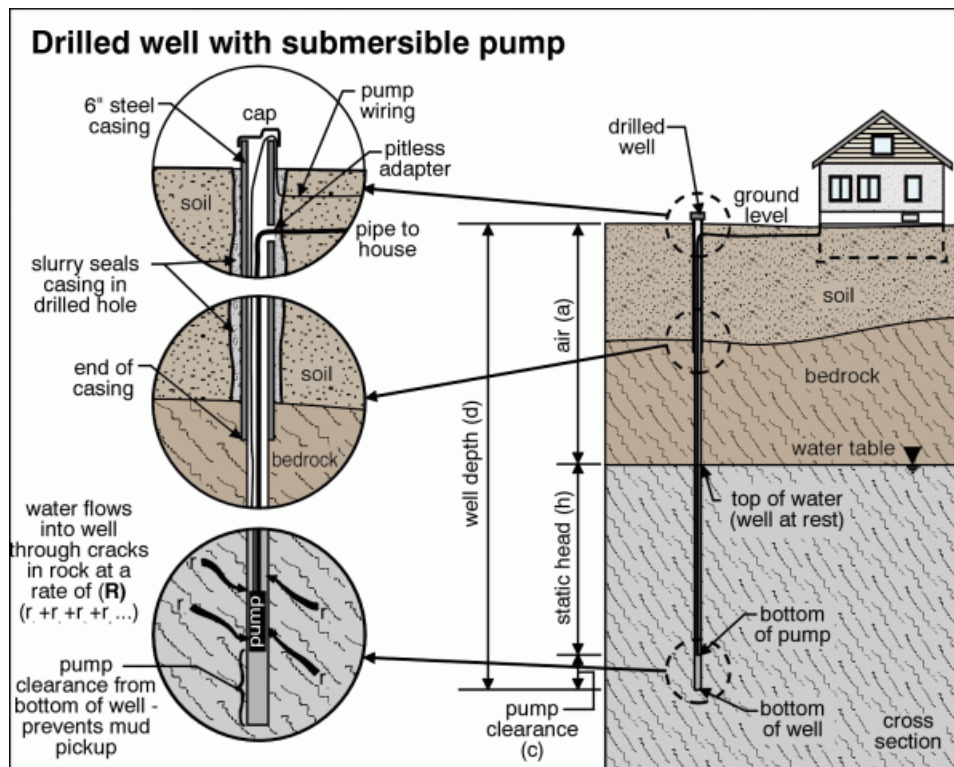
Bladder-type pressure tank





62. Pressure tank

- Submersible well pump



Water treatment system:

- Water softener



63. Water softener

Limitations

Inspection limited/prevented by: • Supply and waste piping concealed within the ceiling, walls or floors.

Items excluded from a building inspection: • Water quality • Septic system • Concealed plumbing

Recommendations

WASTE PLUMBING \ Traps - installation

11. Condition: • [Not visible](#)

Implication(s): Difficult access

Location: Second Floor Bathroom

Task: Further evaluation

PLUMBING

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64. *Not visible*

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Description

Major floor finishes:

- [Carpet](#)



65. Carpet



66. Carpet



67. Carpet

- [Laminate](#)

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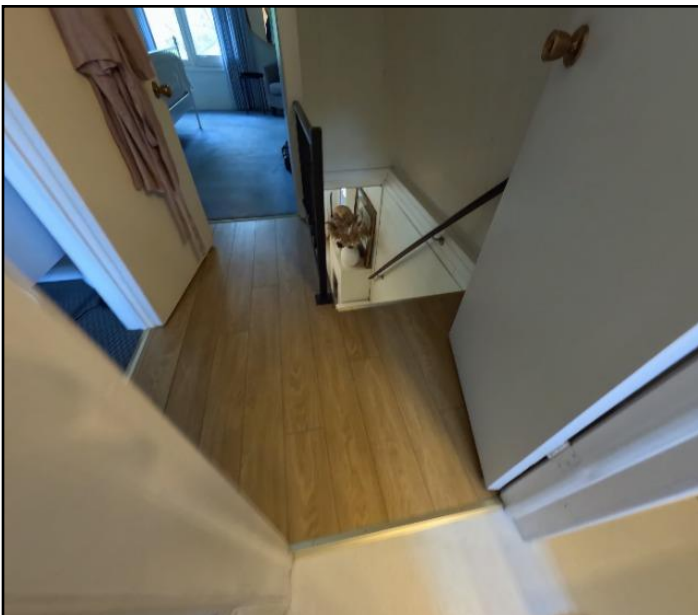
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68. Laminate



69. Laminate



70. Laminate

- [Ceramic](#)



71. Laminate

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72. Ceramic

- Vinyl



73. Vinyl

Major wall finishes:

- [Paneling](#)

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74. Paneling



75. Paneling



76. Paneling



77. Paneling

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78. Paneling



79. Paneling



80. Paneling



81. Paneling

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82. Paneling



83. Paneling



84. Paneling



85. Paneling

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86. Paneling

- Cabinetry, vanities, built in mill work & counters inspected



87. Paneling



88. Cabinetry, vanities, built in mill work &...



89. Cabinetry, vanities, built in mill work &...

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90. Cabinetry, vanities, built in mill work &...



91. Cabinetry, vanities, built in mill work &...



92. Cabinetry, vanities, built in mill work &...

- Tub/shower enclosure, plastic/fibreglass



93. Cabinetry, vanities, built in mill work &...

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94. Tub/shower enclosure, plastic/fibreglass

- Ceramic or stone shower/tub enclosure



95. Ceramic or stone shower/tub enclosure

Major ceiling finishes:

- [Acoustic tile](#)

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96. Acoustic tile

• Wood



97. Wood



98. Wood

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99. Wood

Windows:

- [Fixed](#)



100. Fixed

- [Single/double hung](#)



101. Fixed

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102. Single/double hung



103. Single/double hung



104. Single/double hung



105. Single/double hung

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106. Single/double hung

• [Sliders](#)



107. Sliders



108. Sliders

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109. Sliders

- [Casement](#)



110. Casement

- Wood
- Vinyl
- Metal
- A representative number of the windows were inspected for functionality (opened and closed). All tested within acceptable standards except as otherwise noted.

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

INTERIOR

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Exterior doors - type/material:

- Hinged



111. Hinged

- [Sliding glass](#)

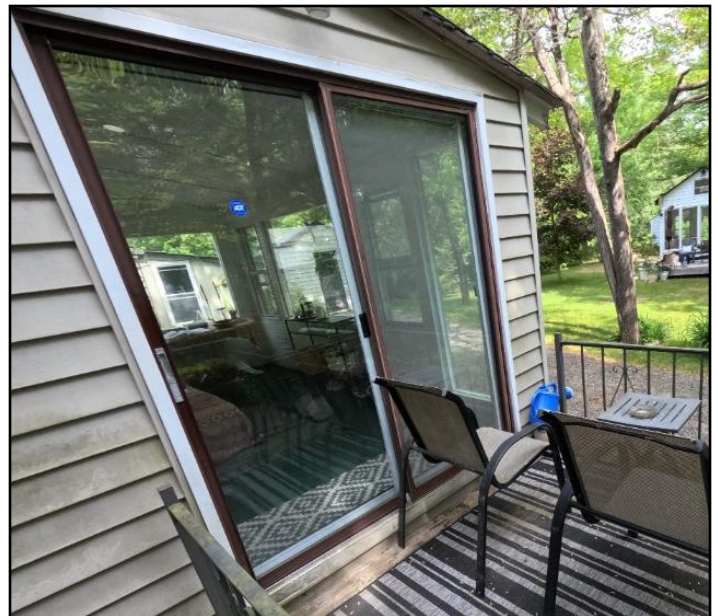


112. Sliding glass

- [Storm](#)
- Metal insulated

Doors: • Inspected

Oven fuel: • Electricity



113. Sliding glass

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Kitchen ventilation: • None

Bathroom ventilation: • Exhaust fan

Stairs and railings:

• Inspected



114. Inspected

Limitations

Not included as part of a building inspection: • Cosmetic issues, including but not limited to; the condition of finishes, damages to finishes, aesthetics or quality of finishes, or quality of workmanship.

Recommendations

FLOORS \ General notes

12. Condition: • Bouncy

Implication(s): Nuisance

Location: First Floor Furnace Room

DOORS \ Doors and frames

13. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bedroom 1

Task: Repair

Time: Discretionary

APPLIANCES \ Dryer

14. Condition: • Plastic dryer vent

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Implication(s): Equipment ineffective | Fire hazard

Location: First Floor Laundry Area

Task: Replace

Time: Immediate

END OF REPORT

Weather Observations & Summary at the Time of Inspection

CAN/CSA-A770-16 National Standard of Canada (approved March 2016) Home inspection 4.3.3.1 requires (h) the general weather conditions at the time of the inspection. This is that report.

Date & time of inspection: 18-Jun-25 10:00:00 hours

Address of inspection: 281A Glory Rd
Bancroft ON

Inspection services performed: home

Visual observations: mainly sunny

Outside temperature in Celsius: 30 °

Relative humidity: 47.00%

Wind: from direction, sustained speed W 7-13
in km/h to gusting speed in km/h: as observed thru Windy.com app

Precipitation, last & what type: 13-Jun-25 light rain

Any general comments or other observations to be made:

None



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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