

INSPECTION REPORT



For the Property at:
14 ROBINSON STREET
CODRINGTON, ON K0K 1R0

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, August 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.



August 30, 2023

Dear Team VanRahan,

RE: Report No. 4470
14 Robinson Street
Codrington, ON
K0K 1R0

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

14 Robinson Street, Codrington, ON August 30, 2023

Report No. 4470

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

ROOF DRAINAGE \ Downspouts

Condition: • Connections loose

Implication(s): Leakage

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ Performance opinion

Condition: • Not determined

WALLS \ Masonry veneer walls

Condition: • Typical minor cracks

Implication(s): Chance of frost damage & material deterioration

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Reversed polarity

Implication(s): Electric shock

Location: Bedroom

Task: Correct

Time: As soon as is practicable

Cost: Minor

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Condition: • Ungrounded

Implication(s): Electric shock

Location: Bedroom

Task: Repair

Time: As soon as is practicable

Cost: Minor

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: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Safety hazard

Location: Ensuite bathroom

Task: Replace

Time: As soon as is practicable

Cost: Minor

Heating

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • Electrical receptacle above heater

Implication(s): Fire hazard

Location: Various locations

Task: Improve

Time: Discretionary

Cost: Minor

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

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

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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

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Utility room

Task: Monitor

Time: Ongoing

Interior

CEILINGS \ General notes

Condition: • Cracks

Implication(s): Damage or physical injury due to falling materials

Location: Bedroom

Task: Repair

Time: Discretionary

Cost: Minor

DOORS \ Doors and frames

Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Various locations

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.

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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: • South

Sloped roofing material:

• Metal



1. Metal



2.



3.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 2 years

Typical life expectancy: • More than 50 years

Roof Shape: • Gable

Limitations

Inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed: • From roof edge

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

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RECOMMENDATIONS \ Overview

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

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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: • Metal siding

Wall surfaces - masonry: • Brick

Driveway: • Gravel • No performance issues were noted.

Walkway: • Concrete • Interlocking brick • No performance issues were noted.

Deck: • Ground level • Wood

Porch: • Concrete • No performance issues were noted.

Fence: • Wood

Pergola: • Adjacent • Metal

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Connections loose

Implication(s): Leakage

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

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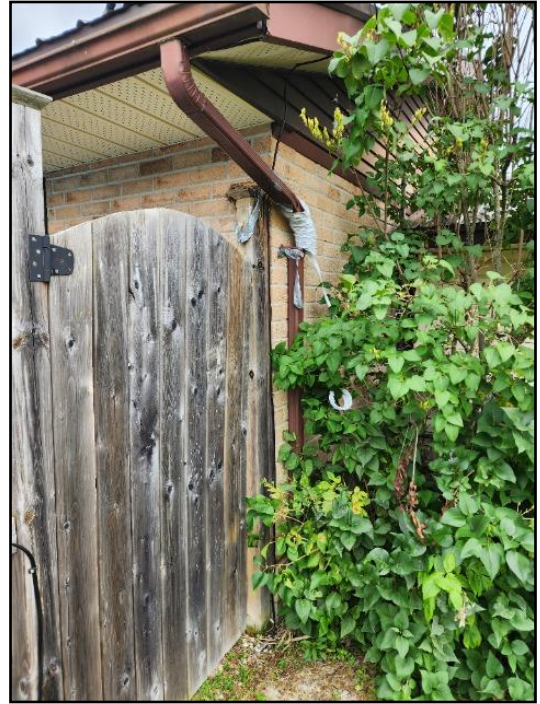
PLUMBING

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4. *Connections loose*



5.

STRUCTURE

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Description

Configuration: • Slab-on-grade

Foundation material: • Poured concrete • Masonry block

Floor construction: • Concrete

Exterior wall construction: • Wood frame / Brick veneer

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: • 99 %

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

WALLS \ Masonry veneer walls

4. Condition: • Typical minor cracks

Implication(s): Chance of frost damage & material deterioration

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

STRUCTURE

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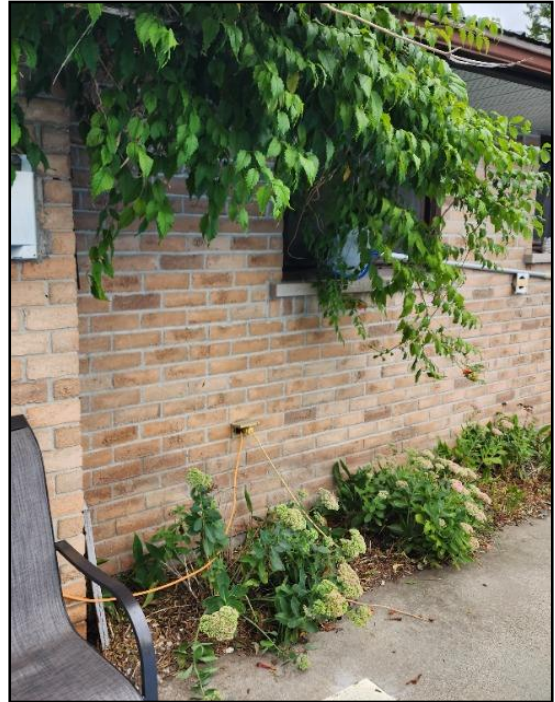
PLUMBING

INTERIOR

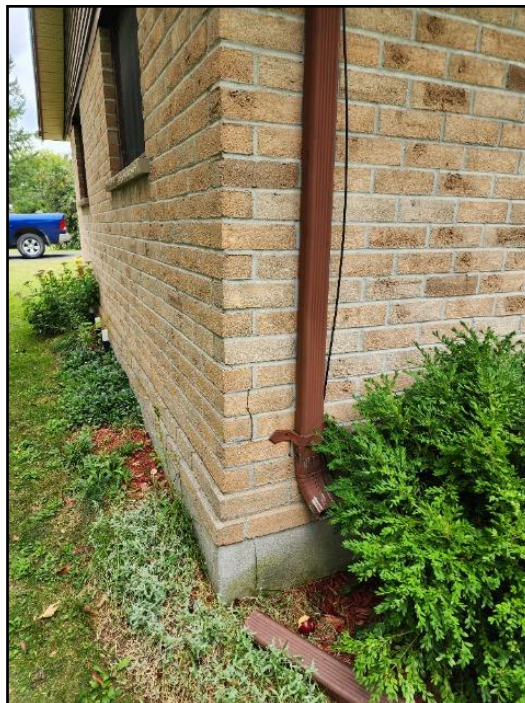
REFERENCE



6. Typical minor cracks



7.



8.

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 - first floor



9. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - first floor

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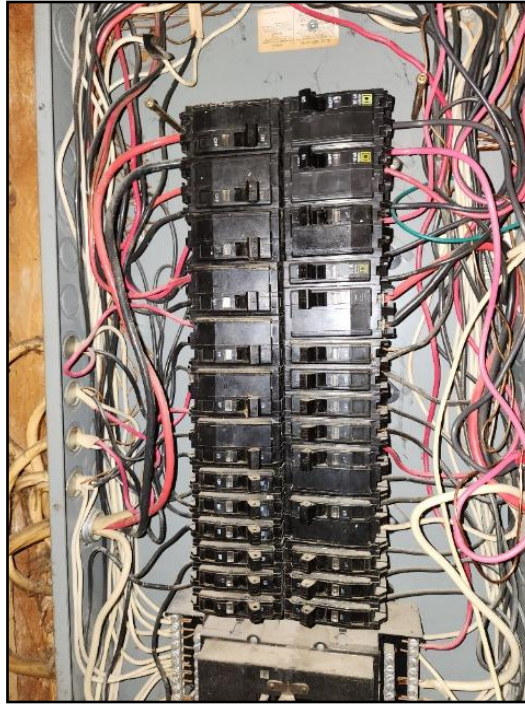
COOLING

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10. Breakers - first floor

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • Square D

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)

5. Condition: • Reversed polarity

Implication(s): Electric shock

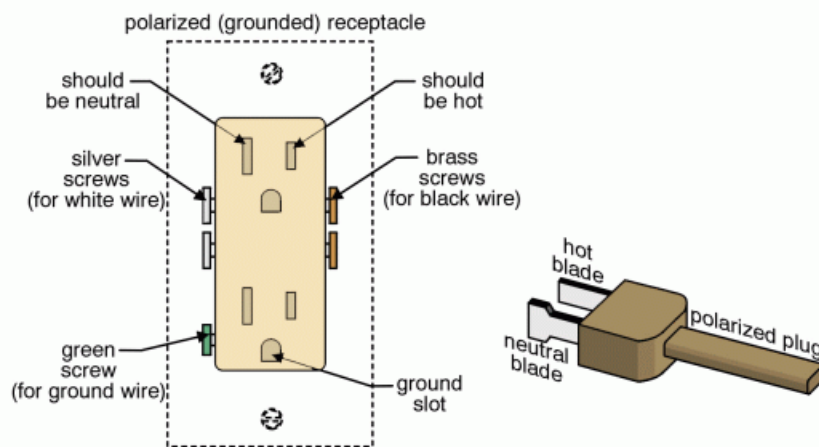
Location: Bedroom

Task: Correct

Time: As soon as is practicable

Cost: Minor

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

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11. *Reversed polarity*

6. Condition: • Ungrounded

Implication(s): Electric shock

Location: Bedroom

Task: Repair

Time: As soon as is practicable

Cost: Minor

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12. Ungrounded

7. 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

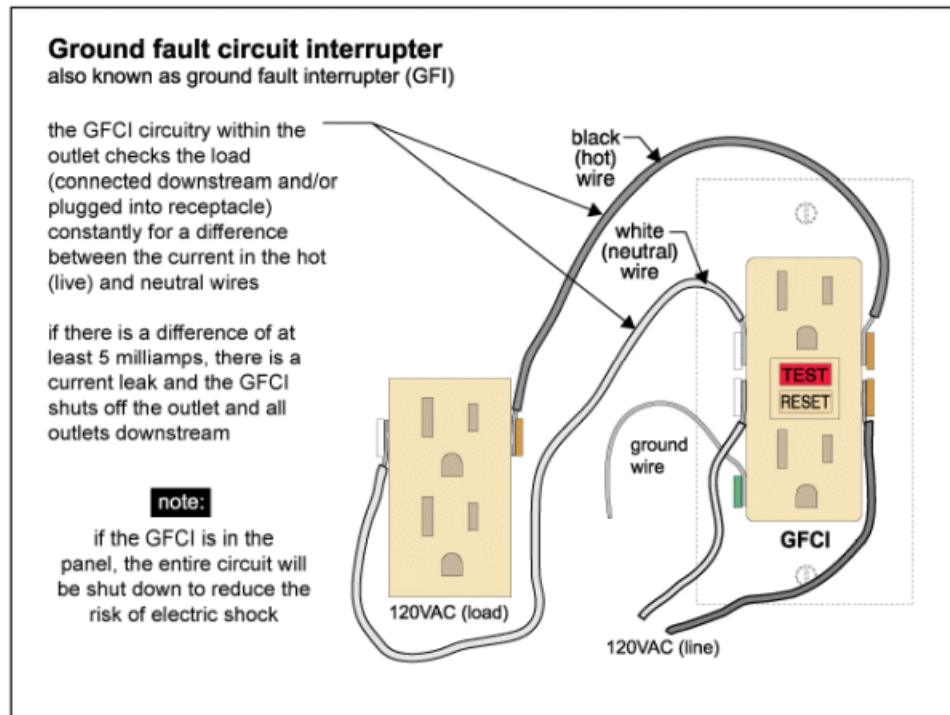
Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor



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

8. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Safety hazard

Location: Ensuite bathroom

Task: Replace

Time: As soon as is practicable

Cost: Minor

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

HEATING

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Description

Heating system type: • Electric baseboard heaters

Fuel/energy source: • Electricity

Heat distribution: • Baseboards

Failure probability: • Not determined

Fireplace/stove:

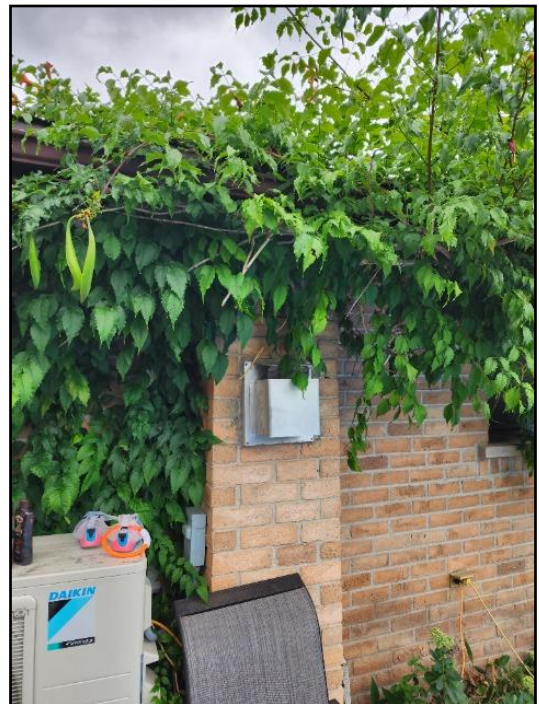
• Gas fireplace

Vermont Castings

Model number: RFSDV24RN Serial number: U21A00 X090100112



15. Gas fireplace



16. Sidewall vented

Chimney/vent:

• Metal

• No longer in use

HEATING

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17. No longer in use

Mechanical ventilation system for building: • Bathroom exhaust fan

Limitations

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

Warm weather: • Prevents testing heating effectiveness

Fireplace/wood stove: • Connection to chimney not inspected

Recommendations

SPACE HEATER \ Electric baseboard heater/space heater

9. Condition: • Electrical receptacle above heater

Implication(s): Fire hazard

Location: Various locations

Task: Improve

Time: Discretionary

Cost: Minor

HEATING

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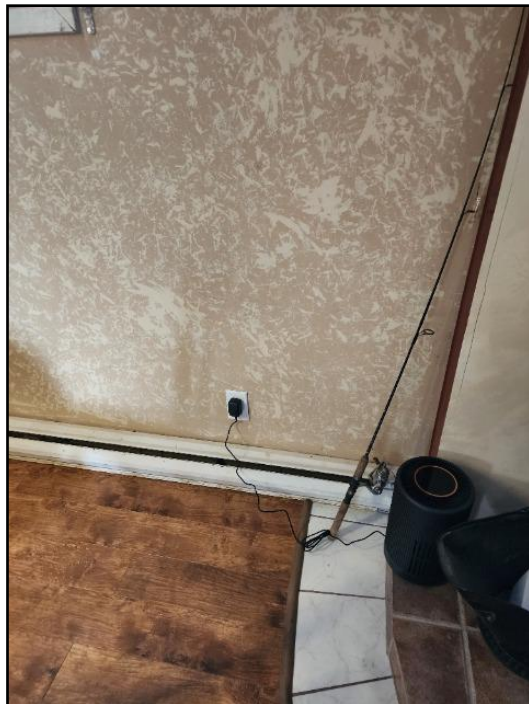
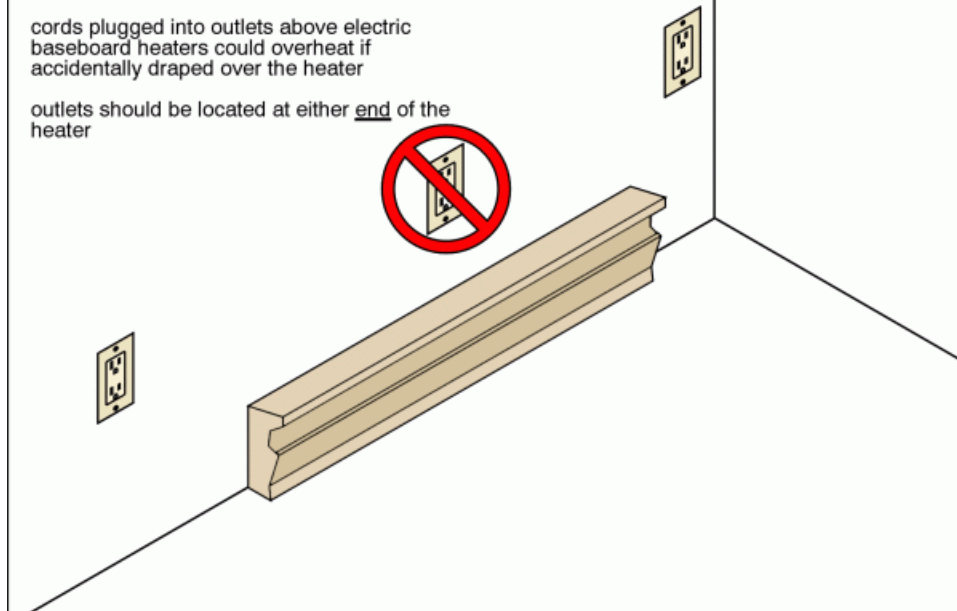
INTERIOR

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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



18. Electrical receptacle above heater



19.

COOLING & HEAT PUMP

14 Robinson Street, Codrington, ON August 30, 2023

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Description

Air conditioning type:

- Ductless (Mini split) system



20. Ductless (Mini split) system



21.

Manufacturer: • Daikin

Model number: RX18AXVJU **Serial number:** K007582

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

Compressor type: • Electric

Compressor approximate age: • 1 year

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-410A

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

COOLING & HEAT PUMP

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RECOMMENDATIONS \ Overview

10. 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



22. Glass fiber

Attic/roof insulation amount/value: • R-32

Attic/roof air/vapor barrier: • Kraft paper

Attic/roof ventilation: • Soffit vent • Ridge vent

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

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

11. 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):

- Private



23. 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:

- Utility room

PLUMBING

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24. Main water shut off

Water flow and pressure: • Functional

Water heater type: • Conventional • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

• Electric

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25. Electric

Water heater manufacturer:

- Giant

Model number: 152E-3F8M-OH Serial number: A4816407

Water heater tank capacity: • 40 gallons

Water heater approximate age: • 17 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • High

Waste disposal system:

- Septic system

Waste and vent piping in building: • ABS plastic

Pumps: • None found

Floor drain location: • None found

Water treatment system:

- Water softener

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26. Water softener

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 • Pool

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

Recommendations

WATER HEATER \ Life expectancy

12. Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Utility room

Task: Monitor

Time: Ongoing

INTERIOR

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Major floor finishes: • Laminate • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Sliders • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo • Cooktop • Wall Oven (or Oven)

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

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: • Oven • Microwave • Dishwasher • Cooktop

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: • 99 %

Recommendations

CEILINGS \ General notes

13. Condition: • Cracks

Implication(s): Damage or physical injury due to falling materials

Location: Bedroom

Task: Repair

Time: Discretionary

INTERIOR

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Cost: Minor



27. Cracks

DOORS \ Doors and frames

14. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Various locations

Task: Improve

Time: Discretionary

Cost: Minor



28. Binds



29.

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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