

INSPECTION REPORT



For the Property at:
1497 ASPHODEL 6TH LINE
HASTINGS, ON K0L 1Y0

Prepared for: TEAM VANRAHAN
Inspection Date: Saturday, June 10, 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.



June 11, 2023

Dear Team VanRahan,

RE: Report No. 4355
1497 Asphodel 6th Line
Hastings, ON
K0L 1Y0

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

County Home Inspection
398 McDonnel Street, Suite 4
Peterborough, ON K9H 2X4
705 957 3642
www.countyhomeinspection.ca
david@countyhomeinspection.ca

SUMMARY

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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

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

Condition: • Missing

Implication(s): Fall hazard

Location: Rear decking

Task: Provide

Time: Discretionary

Cost: Minor

GARAGE \ General notes

Condition: • Extensive rot

Implication(s): Chance of damage to structure

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Roof flashings open at the top

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

Location: Left elevation

Task: Repair

Time: As soon as is practicable

Cost: Minor

GARAGE \ Ceilings and walls

Condition: • Water damage

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

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

Mold has been professional cleaned and removed effective August 2nd, 2023

Condition: • Mold

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

Location: Left elevation

Task: Remove

SUMMARY

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: As soon as is practicable

Cost: Minor

Structure

FOUNDATIONS \ Performance opinion

Condition: • Not determined

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Reversed polarity

Implication(s): Electric shock

Location: Utility room

Task: Correct

Time: As soon as is practicable

Cost: Minor

Condition: • Ungrounded

Implication(s): Electric shock

Location: Ensuite bathroom

Task: Repair

Time: As soon as is practicable

Cost: Minor

Condition: • Not suitable for outdoor (exterior) use

Implication(s): Shock hazard or interruption of electrical service

Location: Rear elevation

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: Hall

Task: Improve

Time: Discretionary

Cost: Minor

SUMMARY

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

WINDOWS \ General notes

Condition: • Inoperative

Implication(s): System inoperative or difficult to operate | Reduced comfort | Restricted emergency exits

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

WINDOWS \ Glass (glazing)

Condition: • Cracked

Implication(s): Physical injury

Location: Office

Task: Replace

Time: Discretionary

Cost: Minor

Condition: • Lost seal on double glazing

Implication(s): Shortened life expectancy of material

Location: Bedroom

Task: Repair or replace

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

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • West

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10-15 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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: • Stone

Driveway: • Gravel

Walkway: • Stone • Wood • Patio stones/slabs • No performance issues were noted.

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

Porch: • Wood • No performance issues were noted.

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

Garage: • Detached

Limitations

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

Exterior inspected from: • Ground level

Recommendations

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

2. Condition: • Missing

Implication(s): Fall hazard

Location: Rear decking

Task: Provide

Time: Discretionary

Cost: Minor

EXTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Missing

GARAGE \ General notes

3. Condition: • Extensive rot

Implication(s): Chance of damage to structure

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Extensive rot

4. Condition: • Roof flashings open at the top

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

Location: Left elevation

Task: Repair

Time: As soon as is practicable

Cost: Minor

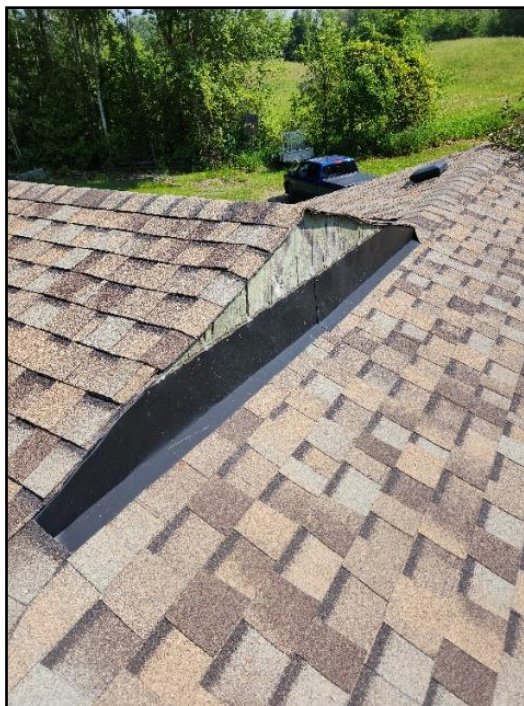
EXTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

- SUMMARY
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- HEATING
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE



5. Roof flashings open at the top

GARAGE \ Ceilings and walls

5. **Condition:** • Water damage

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

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

Realtor Note: Mold has been professional cleaned and removed effective August 2nd, 2023



6. Water damage

6. **Condition:** • Mold

Realtor Note: Mold has been professional cleaned and removed effective August 2nd, 2023

EXTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Location: Left elevation

Task: Remove

Time: As soon as is practicable

Cost: Minor

Realtor Note: Mold has been professional cleaned and removed effective August 2nd, 2023



7. Mold

Realtor Note: Mold has been professional cleaned and removed effective August 2nd, 2023

Realtor Note: Seller is addressing this issue. New studs and a new bottom sill plate have been installed.



STRUCTURE

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Slab - concrete

Exterior wall construction: • Masonry

Roof and ceiling framing: • Trusses • Plank 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 \ Performance opinion

7. 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 - utility room



8. Main electrical disconnect

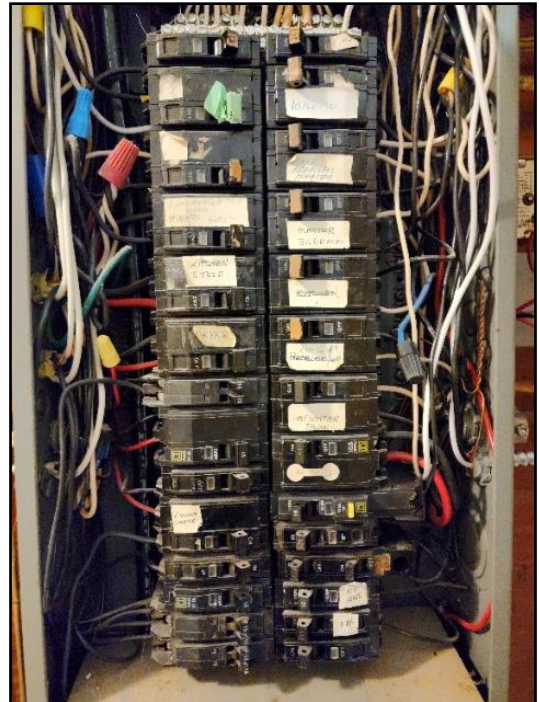
System grounding material and type: • Copper-termination not visible

Distribution panel type and location:

- Breakers - utility room



9. Distribution panel



10. Breakers - utility room

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 • GFCI - bathroom • GFCI - kitchen • No AFCI

Smoke alarms (detectors): • Present

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

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)

8. Condition: • Reversed polarity

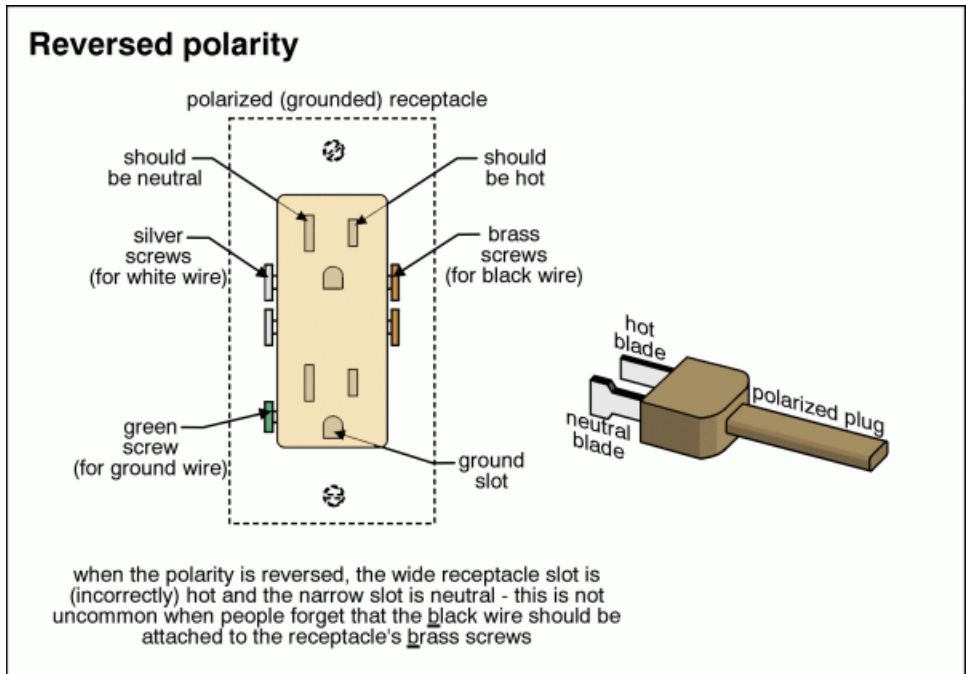
Implication(s): Electric shock

Location: Utility room

Task: Correct

Time: As soon as is practicable

Cost: Minor





11. *Reversed polarity*

9. Condition: • Ungrounded

Implication(s): Electric shock

Location: Ensuite bathroom

Task: Repair

Time: As soon as is practicable

Cost: Minor



12. Ungrounded

- 10. Condition:** • Not suitable for outdoor (exterior) use
- Implication(s):** Shock hazard or interruption of electrical service
- Location:** Rear elevation
- Task:** Replace
- Time:** As soon as is practicable
- Cost:** Minor

ELECTRICAL

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



13. Not suitable for outdoor (exterior) use

HEATING

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type: • Electric baseboard heaters

Fuel/energy source: • Electricity

Heat distribution: • Baseboards

Combustion air source: • Interior of building

Fireplace/stove:

• Propane fireplace

Napoleon

Model number: GDS60-P Serial number: 006396



14. Propane fireplace

• Propane fireplace

HEATING

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



15. Propane fireplace

Chimney/vent:

- Masonry



16. Masonry

Chimney liner: • Metal • Clay

HEATING

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Mechanical ventilation system for building: • Bathroom exhaust fan

Limitations

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

Fireplace/wood stove:

• Dataplate not found

Living room

• Connection to chimney not inspected

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

Recommendations

SPACE HEATER \ Electric baseboard heater/space heater

11. Condition: • Electrical receptacle above heater

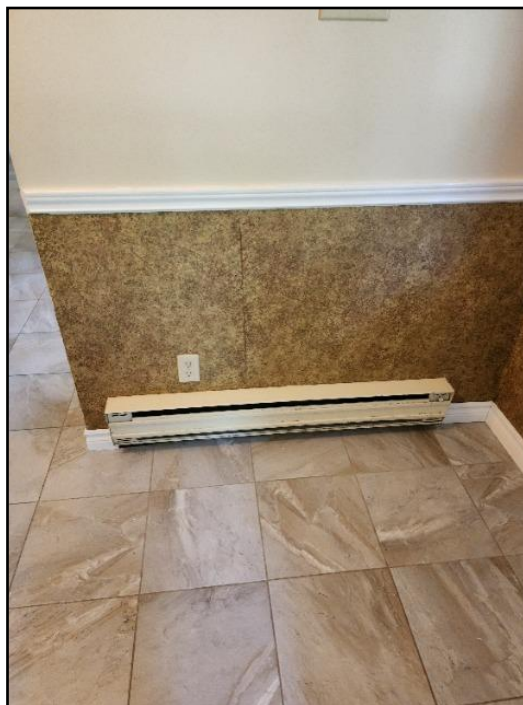
Implication(s): Fire hazard

Location: Hall

Task: Improve

Time: Discretionary

Cost: Minor



17. *Electrical receptacle above heater*

Description

Attic/roof insulation material:

- Glass fiber
- Cellulose



18. Cellulose

Attic/roof insulation amount/value:

- R-40
- 13 inches

INSULATION AND VENTILATION

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19. 13 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

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

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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



20. Pressure tank

Service piping into building: • PE (polyethylene)

Supply piping in building: • Copper

Main water shut off valve at the:

- Utility room



21. Main water shut off

Water flow and pressure: • Functional

Water heater type: • Owned

Water heater location: • Utility room

Water heater fuel/energy source:

- Electric



22. Electric

Water heater manufacturer:

- Bradford White
- Model number: RE250S6-1NCPP Serial number: PE39520763*

Water heater tank capacity: • 178 liters

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system:

- Septic system

Waste and vent piping in building: • ABS plastic

Pumps: • None found

Floor drain location: • Near water heater

Water treatment system:

- Water softener



23. Water softener

- Mechanical filter
- Ultraviolet treatment



24. Ultraviolet treatment

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage

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

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

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • Laminate • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

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

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher

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

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

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

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

WINDOWS \ General notes

14. Condition: • Inoperative

Implication(s): System inoperative or difficult to operate | Reduced comfort | Restricted emergency exits

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

INTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

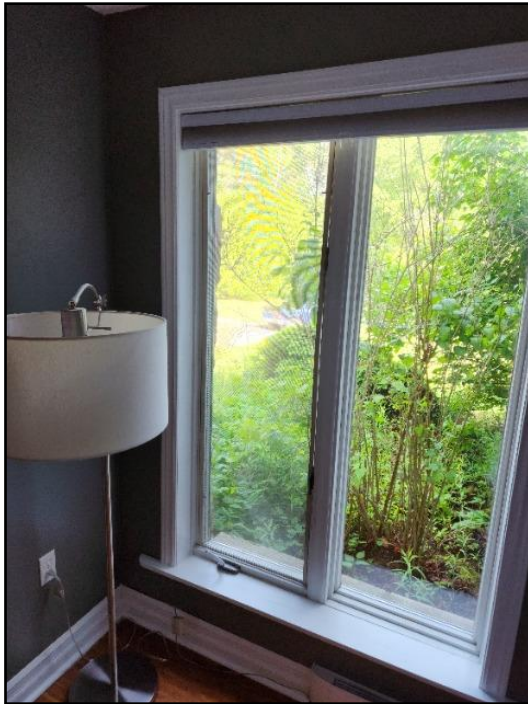
HEATING

INSULATION

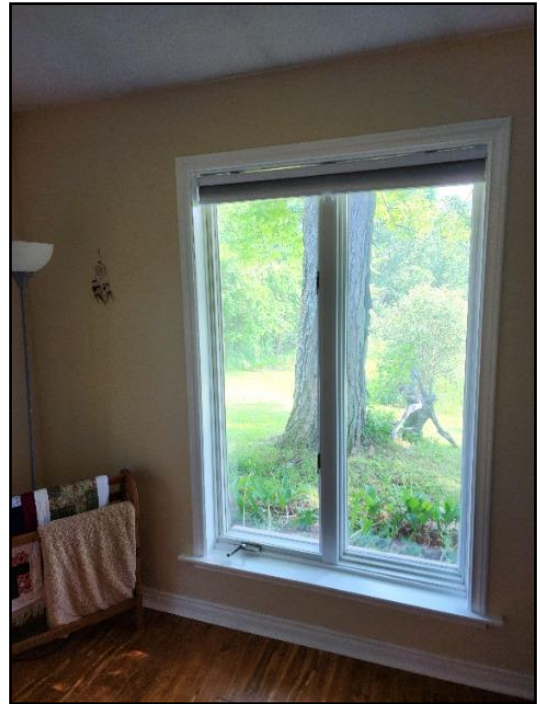
PLUMBING

INTERIOR

REFERENCE



25. Inoperative



26.



27.

WINDOWS \ Glass (glazing)

15. Condition: • Cracked

Implication(s): Physical injury

Location: Office

Task: Replace

Time: Discretionary

Cost: Minor



28. *Cracked*

16. Condition: • Lost seal on double glazing

Implication(s): Shortened life expectancy of material

Location: Bedroom

Task: Repair or replace

Time: Discretionary

Cost: Minor

INTERIOR

1497 Asphodel 6th Line, Hastings, ON June 10, 2023

Report No. 4355

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



29. Lost seal on double glazing

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