

INSPECTION REPORT



For the Property at:
200 FRONT STREET WEST
HASTINGS, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, January 10, 2024
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.



January 10, 2024

Dear Team VanRahan,

RE: Report No. 4632
200 Front Street West
Hastings, 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

200 Front Street West, Hastings, ON January 10, 2024

Report No. 4632

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

RECOMMENDATIONS \ Overview

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

Structure

FOUNDATIONS \ Performance opinion

Condition: • Not determined

WALLS \ Masonry veneer walls

Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Rear left corner

Task: Monitor

Time: Ongoing

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Implication(s): Electric shock

Location: Various locations

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 & exterior wall

Task: Upgrade

Time: Discretionary

Cost: Minor

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

Condition: • None observed

Implication(s): Health hazard

Location: First floor

Task: Provide

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Implication(s): No heat for building | Equipment failure

Location: Basement

Task: Monitor

Time: Ongoing

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

Implication(s): Increased heating & maintenance costs, Reduced comfort

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Reduced comfort | Equipment failure

Location: Exterior condenser

Task: Further evaluation

Time: Discretionary

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

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Time: Discretionary

Cost: Minor

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

WINDOWS \ General notes

Condition: • Original lower quality units

Implication(s): Increased heating costs | Increased maintenance costs

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

STAIRS \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

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](#)

ROOFING

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Description

The home is considered to face: • West

Sloped roofing material:

• Metal



1. Metal

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 20 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 the ground • Telescopic video inspection equipment

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

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Not determined

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Metal siding

Wall surfaces - masonry: • Brick

Driveway: • Asphalt

Walkway: • Stone • Patio stones/slabs

Porch: • Stone • No performance issues were noted.

Limitations

Inspection limited/prevented by: • Snow / ice / frost

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Configuration: • Basement • Crawlspace

Foundation material: • Masonry block

Floor construction:

- Joists
- Wood columns
- Masonry columns



2. Masonry columns

- Built-up wood beams
- Subfloor - plank

Exterior wall construction: • Wood frame

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

Limitations

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

Attic/roof space: • Inspected from access hatch

Crawlspace: • Inspected from the access

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Performance opinion

3. **Condition:** • Not determined

WALLS \ Masonry veneer walls

4. **Condition:** • Prior repairs

Implication(s): No implications exist for this condition

Location: Rear left corner

Task: Monitor

STRUCTURE

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Time: Ongoing



3. *Prior repairs*

Description

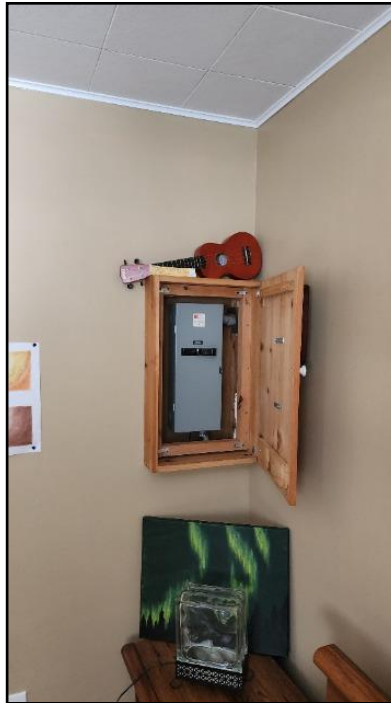
Service entrance cable and location: • Overhead - cable type not determined

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

- Breakers - first floor



4. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - basement



5. Distribution panel



6. Breakers - basement

Distribution panel rating: • 100 Amps

Electrical panel manufacturers: • Square D

Number of circuits installed: • 14

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
- None noted

First floor

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: • Ungrounded

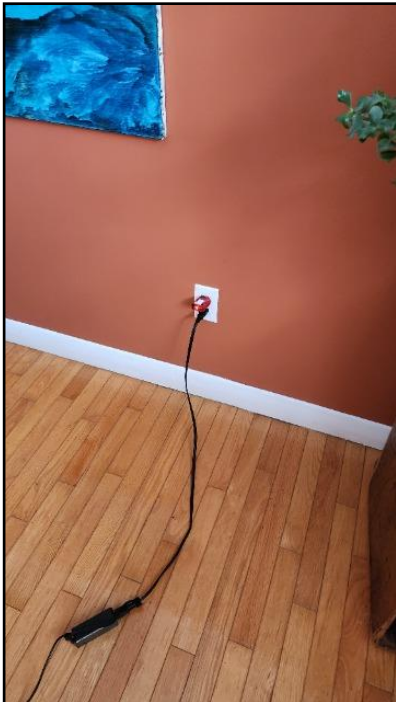
Implication(s): Electric shock

Location: Various locations

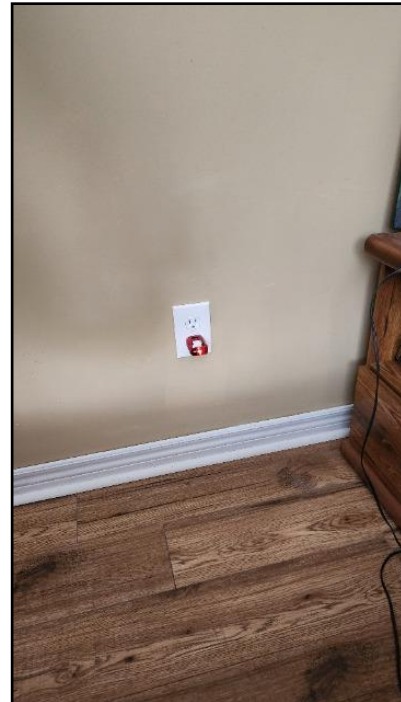
Task: Repair

Time: As soon as is practicable

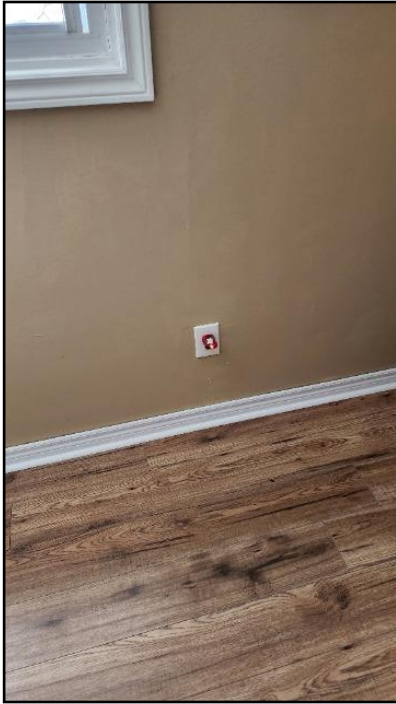
Cost: Minor



7. Ungrounded



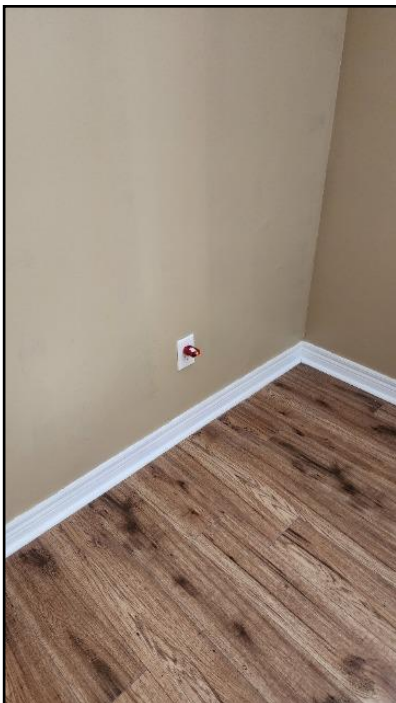
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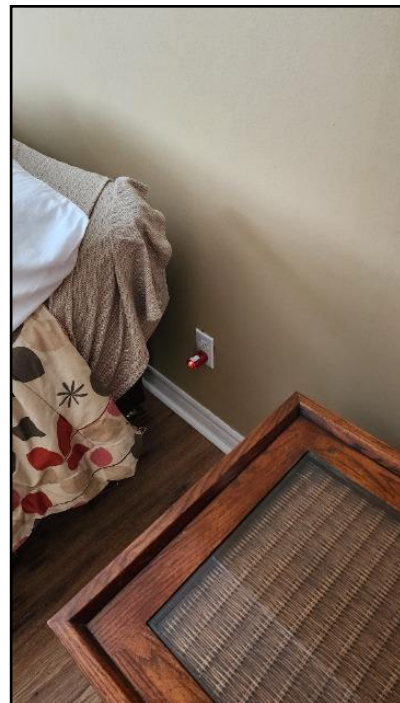
9.



10.



11.



12.

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

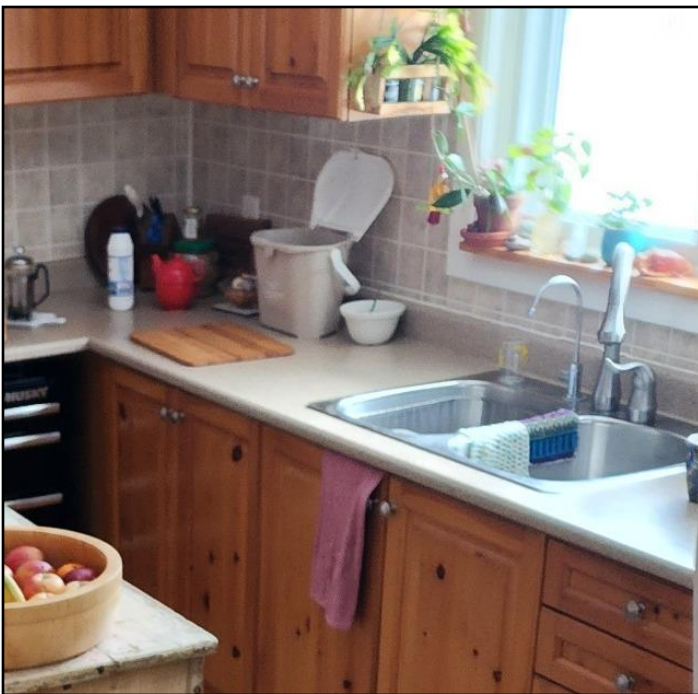
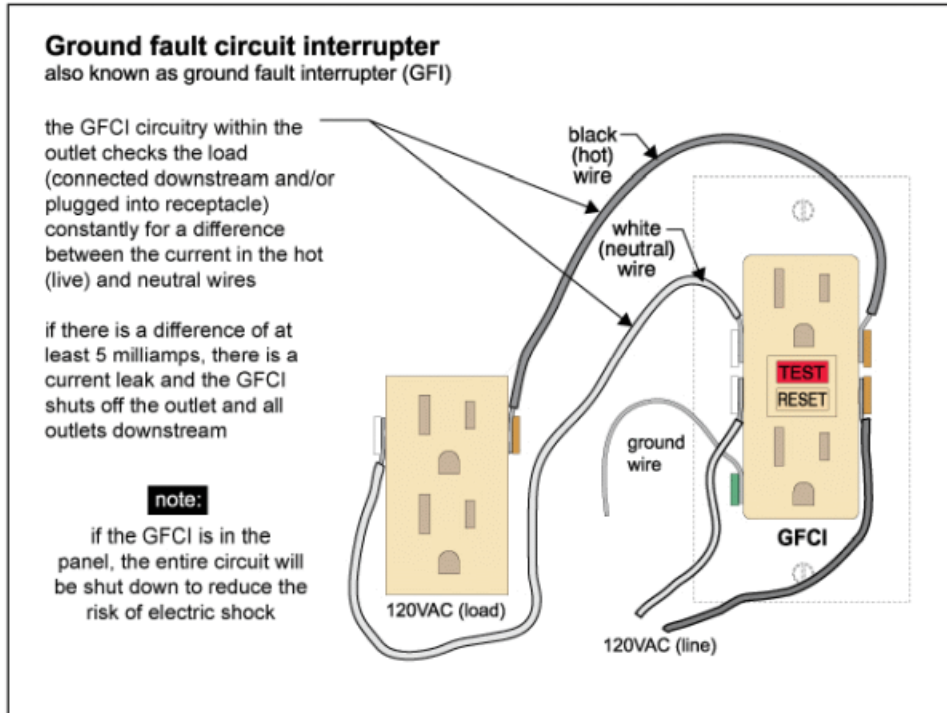
Implication(s): Electric shock

Location: Kitchen & exterior wall

Task: Upgrade

Time: Discretionary

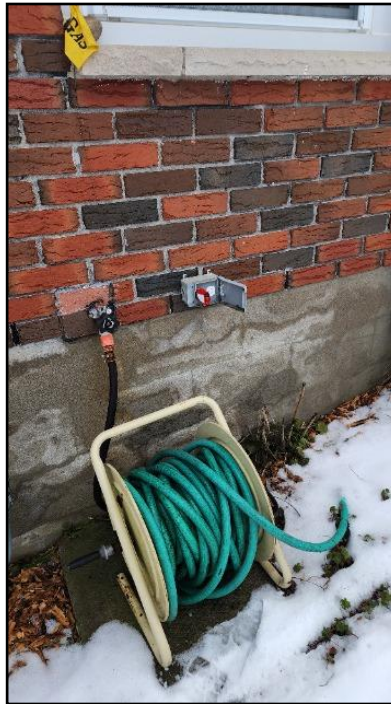
Cost: Minor



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



14.



15.

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

7. Condition: • None observed

Implication(s): Health hazard

Location: First floor

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



16. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Trane

Model number: TUX1B060A9361AB *Serial number:* 8242PBR7G

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

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

Main fuel shut off at:

- Basement

HEATING

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17. Main fuel shut off



18. Electrical disconnect

Failure probability: • Medium

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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19. Sidewall vented

Chimney/vent:

- Masonry
- No longer in use



20. No longer in use

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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

Heat exchanger: • Not visible

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

Recommendations

GAS FURNACE \ Life expectancy

8. Condition: • Near end of life expectancy

Implication(s): No heat for building | Equipment failure

Location: Basement

Task: Monitor

Time: Ongoing

GAS FURNACE \ Mechanical air filter

9. Condition: • Replace - regular maintenance

Implication(s): Increased heating & maintenance costs, Reduced comfort

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

HEATING

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21. *Replace - regular maintenance*

Description

Air conditioning type:

- Air cooled



22. Air cooled

Manufacturer:

- Armstrong

Model number: SCU10G24A-1 Serial number: 1604B23246

Cooling capacity: • 24,000 BTU/hr • 2 Tons

Compressor type: • Electric

Compressor approximate age: • 20 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-22

Condensate system: • Discharges to laundry sink

COOLING & HEAT PUMP

200 Front Street West, Hastings, ON January 10, 2024

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Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

AIR CONDITIONING \ Life expectancy

10. Condition: • Past life expectancy

Implication(s): Reduced comfort | Equipment failure

Location: Exterior condenser

Task: Further evaluation

Time: Discretionary

Cost: Minor

INSULATION AND VENTILATION

200 Front Street West, Hastings, ON January 10, 2024

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Description

Attic/roof insulation material:

- Cellulose



23. Cellulose

Attic/roof insulation amount/value:

- R-40
- 14 inches

INSULATION AND VENTILATION

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24. 14 inches

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • Soffit vent • Ridge vent

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Sprayed foam

Foundation wall insulation amount/value: • Not determined

Crawlspace ventilation: • Into basement

Crawlspace/basement floor air/vapor barrier:

• Plastic

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, 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

Main water shut off valve at the:

- Crawlspace



25. 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



26. Gas

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

Water heater manufacturer:

• Rheem

Model number: D PVS50-36E2 Serial number: Q362102740

Water heater tank capacity: • 189 liters

Water heater approximate age: • 3 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 • Copper

Pumps: • None

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

• Basement



27. Main fuel shut off

Backwater valve: • None noted

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: • Septic system • 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

RECOMMENDATIONS \ Overview

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

Description

Major floor finishes: • Hardwood • Laminate • Vinyl

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: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood

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: • Window

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

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

13. Condition: • Original lower quality units

Implication(s): Increased heating costs | Increased maintenance costs

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor



28. *Original lower quality units*

STAIRS \ Handrails and guards

14. Condition: • Missing

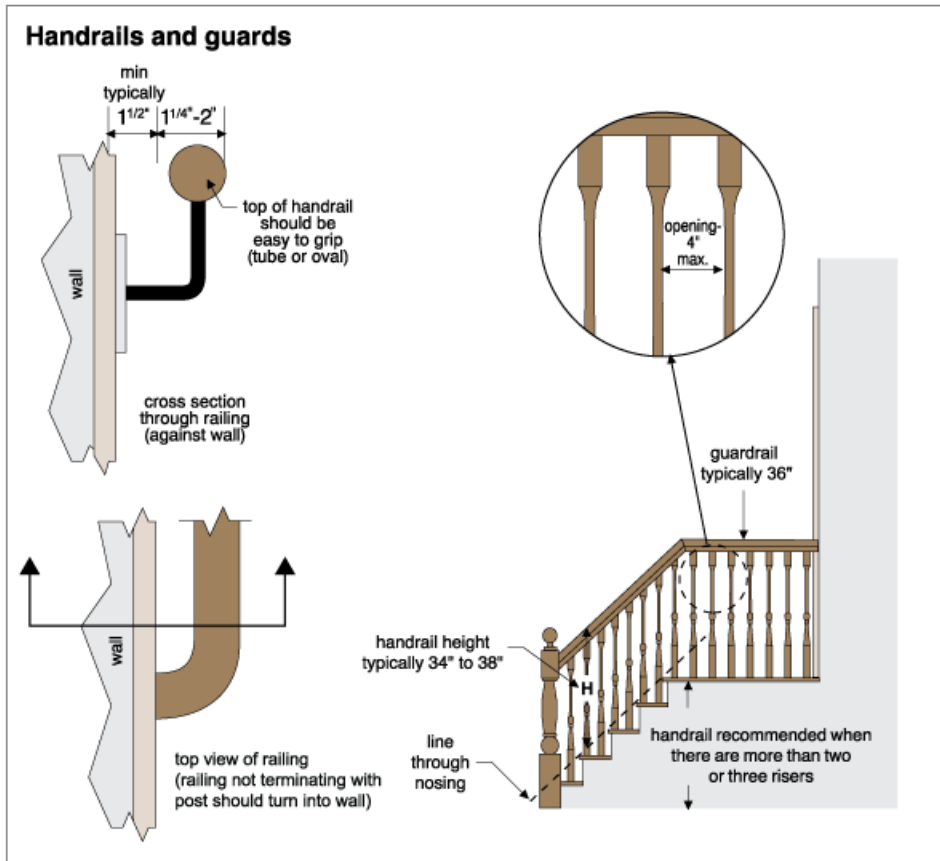
Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor



29. Missing

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

