

# INSPECTION REPORT



For the Property at:  
**4533 HIGHWAY 37**  
THOMASBURG, ON

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Prepared for: TEAM VANRAHAN  
Inspection Date: Monday, June 5, 2023  
Prepared by: David Sharman



County Home Inspection  
398 McDonnel Street, Suite 4  
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705 957 3642

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A fully insured and professionally accredited inspection.



June 13, 2023

Dear Team VanRahan,

RE: Report No. 4343, v.2  
4533 Highway 37  
Thomasburg, 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

4533 Highway 37, Thomasburg, ON June 5, 2023

Report No. 4343, 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

### RECOMMENDATIONS \ Overview

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

## Exterior

### WALLS \ Vinyl siding

**Condition:** • Loose/missing pieces

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

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

**Condition:** • Rot

**Implication(s):** Chance of movement | Weakened structure

**Location:** Porch

**Task:** Repair or replace **Seller has replaced the rotted post on the porch**

**Time:** Discretionary

**Cost:** Minor

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

**Condition:** • Sag

**Implication(s):** Weakened structure | Chance of movement

**Location:** Raised decking

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

**Condition:** • Steps or landings settling

**Implication(s):** Trip or fall hazard

**Location:** Raised decking

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

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## Structure

### FOUNDATIONS \ Columns or piers

**Condition:** • Buckling

**Implication(s):** Chance of structural movement | Weakened structure

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

### FLOORS \ Sheathing/Subflooring

**Condition:** • Sagging

Sagging may be indicative of the large spacing between floor joists

**Implication(s):** Chance of structural movement | Weakened structure

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

## Heating

### CHIMNEY AND VENT \ Inspect/sweep chimney

**Condition:** • Inspect (and/sweep if needed) before using

**Implication(s):** Fire hazard

**Location:** Wood-burning fireplace

**Task:** Clean

**Time:** Discretionary

**Cost:** Minor

## Insulation and Ventilation

### RECOMMENDATIONS \ Overview

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

## Plumbing

### WASTE PLUMBING \ Traps - installation

**Condition:** • Wrong type

**Implication(s):** Sewer gases entering the building

**Location:** Kitchen

**Task:** Monitor

**Time:** Ongoing

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## WASTE PLUMBING \ Venting system

**Condition:** • Automatic air vents

**Implication(s):** Failure may allow sewer gasses to enter building

**Location:** Kitchen, bathroom & laundry

**Task:** Monitor

**Time:** Ongoing

**Condition:** • Vent termination problems

The upper end of the vent pipe that is terminated in open air should be extended above the roof.

**Implication(s):** Sewer gasses entering the building | Reduced operability

**Location:** Rear elevation

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

## Interior

### FLOORS \ General notes

**Condition:** • Damage

**Implication(s):** Trip hazard

**Location:** Bedroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### WINDOWS \ Glass (glazing)

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

**Implication(s):** Shortened life expectancy of material

**Location:** Living room

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### WINDOWS \ Sashes

**Condition:** • Won't stay open

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Family room & bedroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### DOORS \ Doors and frames

**Condition:** • Racked/out-of-square

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

**Location:** Various locations

**Task:** Monitor

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**Time:** Ongoing

**Condition:** • Loose or poor fit

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

**Location:** Various locations

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

## **STAIRS \ Handrails and guards**

**Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Second floor

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## **STAIRS \ Spindles or balusters**

**Condition:** • Too far apart

**Implication(s):** Fall hazard

**Location:** Secondary landing

**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.

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: • East

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.



3.

- Metal



4. Metal

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**Sloped roof flashing material:** • Aluminum

**Flat/low slope roofing material:**

- Synthetic rubber membrane



5. Synthetic rubber membrane

**Flat/low slope roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:**

- 10 years  
Asphalt shingles
- 10 years  
Synthetic rubber roofing
- 20 years  
Metal roofing

**Typical life expectancy:**

- 25-30 years  
Asphalt shingle & synthetic rubber membrane
- More than 50 years  
Metal roofing

**Roof Shape:** • Gable • Flat/low slope

## Limitations

**Inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • From the ground • Telescopic video inspection equipment

**Age determined by:** • Visual inspection from ground • Visual inspection with telescopic inspection equipment



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## Recommendations

### 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:** • Away from building

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

**Wall surfaces and trim:** • Vinyl siding

**Wall surfaces - wood:** • Boards

**Driveway:** • Gravel

**Walkway:** • Concrete

**Window Shutters/Panels:** • Decorative shutters

**Deck:** • Raised • Wood • Railings

**Porch:** • Concrete

**Exterior steps:** • Wood

**Patio:** • Concrete

**Garage:** • Detached

## Limitations

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

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

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

**Not included as part of a building inspection:** • Outbuildings other than garages and carports

## Recommendations

### WALLS \ Vinyl siding

**2. Condition:** • Loose/missing pieces

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

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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6. Loose/missing pieces

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

3. Condition: • Rot

Implication(s): Chance of movement | Weakened structure

Location: Porch

Task: Repair or replace

Time: Discretionary

Cost: Minor

Seller has replaced  
rotted post on front  
porch.



7. Rot

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

4. Condition: • Sag

Implication(s): Weakened structure | Chance of movement

Location: Raised decking

Task: Repair

Time: Discretionary

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**Cost:** Minor



8. Sag

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

**5. Condition:** • Steps or landings settling

**Implication(s):** Trip or fall hazard

**Location:** Raised decking

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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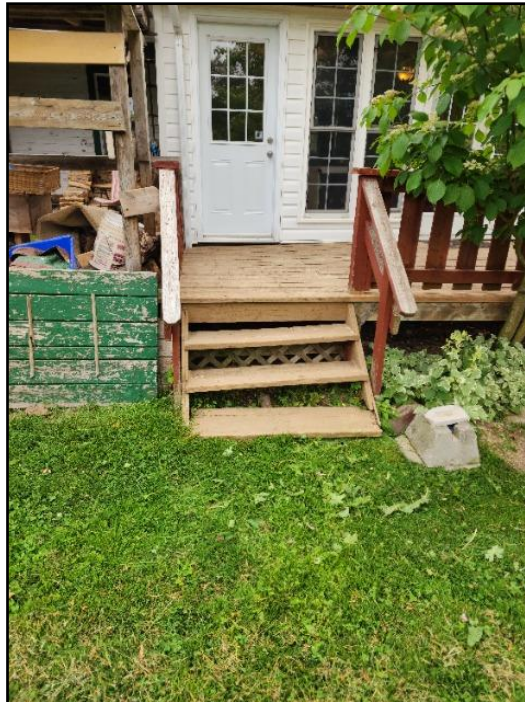
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9. Steps or landings settling

## Description

**Configuration:** • Basement • Crawl space

**Foundation material:** • Stone

**Floor construction:** • Joists • Wood columns • Wood beams • Subfloor - plank

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Rafters/ceiling joists • Plank sheathing

**Location of access to under-floor area:** • Basement

## Limitations

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

**Attic/roof space:**

• Inspected from access hatch

Access was very limited

**Percent of foundation not visible:** • 85 %

## Recommendations

### FOUNDATIONS \ Columns or piers

**6. Condition:** • Buckling

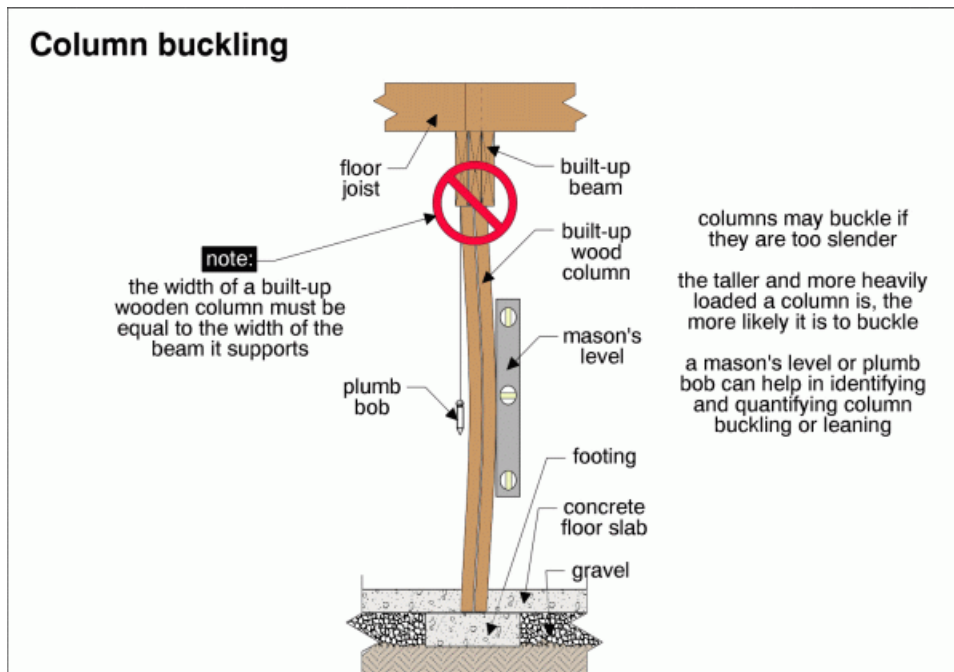
**Implication(s):** Chance of structural movement | Weakened structure

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor





10. Buckling

### FOUNDATIONS \ Performance opinion

7. **Condition:** • Not determined

### FLOORS \ Sheathing/Subflooring

8. **Condition:** • Sagging

Sagging may be indicative of the large spacing between floor joists

**Implication(s):** Chance of structural movement | Weakened structure

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing



11. Sagging

## Description

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

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 125 Amps

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

- Breakers - first floor



12. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - first floor





13. Breakers - first floor

**Distribution panel rating:** • 125 Amps

**Electrical panel manufacturers:** • Siemens

**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 - bathroom • No AFCI

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

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

## 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

## Description

### Heating system type:

- Boiler



14. Boiler

**Fuel/energy source:** • Oil

**Boiler manufacturer:** • Keeprite

*Model number:* HMT-18 *Serial number:* D110923273

**Heat distribution:** • Radiators

**Approximate capacity:** • 175,000 BTU/hr

**Efficiency:** • Conventional

**Exhaust venting method:** • Forced draft

**Combustion air source:** • Interior of building

**Approximate age:** • 12 years

**Typical life expectancy:** • Boiler (steel) 18 to 25 years

**Main fuel shut off at:**

- Basement

# HEATING

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15. Main fuel shut off



16. Electrical disconnect

**Failure probability:** • Low

**Oil tank type/age:**

- 10 years
  - Double bottom steel
  - 12 gauge steel
- 2.3mm Granby Industries

Model number: 149001 Serial number: D-909786

- Raised (on stand)

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17. Raised (on stand)

- 910 Liters
- Interior tank

**Exhaust pipe (vent connector):**

- Black steel (not galvanized)

Wood stove

- Double wall

Wood stove

- Single wall

- Galvanized steel

**Auxiliary heat:** • Electric heater

**Fireplace/stove:**

- Wood stove

Pacific Energy

Model number: Summit Serial number: 419585

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18. Wood stove

- Wood-burning fireplace



19. Wood-burning fireplace

## Chimney/vent:

- Masonry

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20. *Masonry*

• Metal



21. *Metal*

**Chimney liner:** • Clay

**Mechanical ventilation system for building:** • Bathroom exhaust fan

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## Limitations

**Inspection prevented/limited by:** • Chimney clean-out not opened

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

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

**Zone, boiler and radiator valves:** • Not tested as part of a building inspection

**Boiler/circulating pumps:** • Not tested

**Fireplace/wood stove:** • Quality of chimney draw cannot be determined • Connection to chimney not inspected

**Heat exchanger:** • Not visible

**Not included as part of a building inspection:** • Interiors of vent systems, flues, and chimneys • Radiant heating systems • Wood-burning fireplace • Fireplace damper (if any)

## Recommendations

### CHIMNEY AND VENT \ Inspect/sweep chimney

**9. Condition:** • Inspect (and/sweep if needed) before using

**Implication(s):** Fire hazard

**Location:** Wood-burning fireplace

**Task:** Clean

**Time:** Discretionary

**Cost:** Minor

## Description

### Attic/roof insulation material:

- Glass fiber
- Cellulose



22. Cellulose

**Attic/roof insulation amount/value:** • Not determined

**Attic/roof air/vapor barrier:** • Not determined

**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:**

- Sprayed foam





23. Sprayed foam

24.

**Foundation wall insulation amount/value:** • Not determined

**Crawlspace ventilation:** • Into basement

**Crawlspace/basement floor air/vapor barrier:** • None found

## Limitations

**Inspection limited/prevented by lack of access to:** • Wall space • Crawlspace

**Attic inspection performed:**

• From access hatch but access was very limited  
Access was very limited

**Roof space inspection performed:** • From access hatch

**Crawlspace inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### RECOMMENDATIONS \ Overview

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

## Description

### Water supply source (based on observed evidence):

- Private



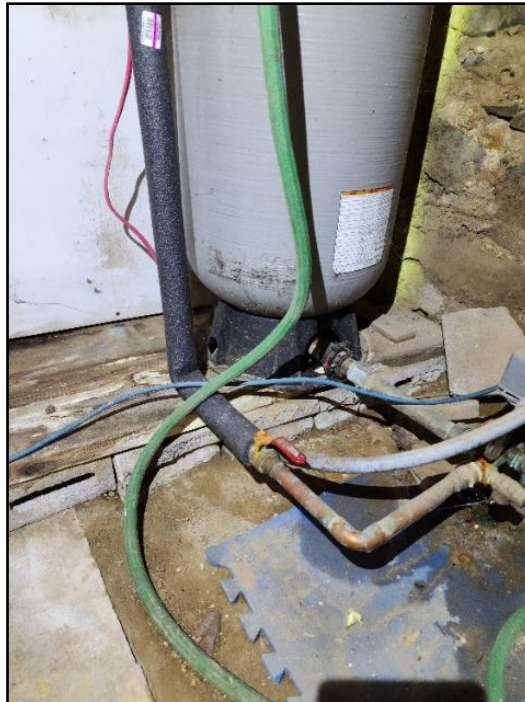
25. Pressure tank

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • Copper • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

- Basement



26. Main water shut off

**Water flow and pressure:** • Functional

**Water heater type:** • Rental

**Water heater location:** • Basement

**Water heater fuel/energy source:**

- Electric



27. Electric

**Water heater manufacturer:**

- Giant

*Model number:* 172E-3F8M-OH-K *Serial number:* A9423344

**Water heater tank capacity:** • 279 liters

**Water heater approximate age:** • 4 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:** • None found

**Floor drain location:** • None found

**Water treatment system:**

- Water softener



29. Water softener

Exterior hose bibb (outdoor faucet): • Present

## Limitations

**Inspection limited/prevented by:** • Restricted access

**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 • Performance of floor drains

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

## Recommendations

### WASTE PLUMBING \ Traps - installation

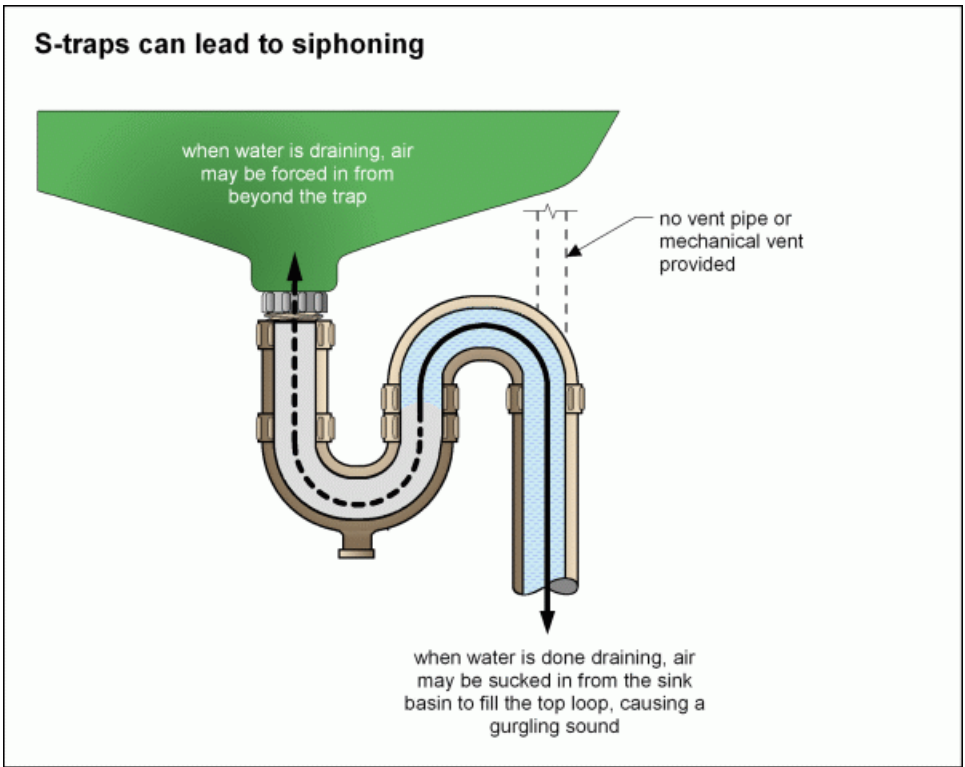
**11. Condition:** • Wrong type

**Implication(s):** Sewer gases entering the building

**Location:** Kitchen

**Task:** Monitor

**Time:** Ongoing



30. Wrong type

**WASTE PLUMBING \ Venting system**

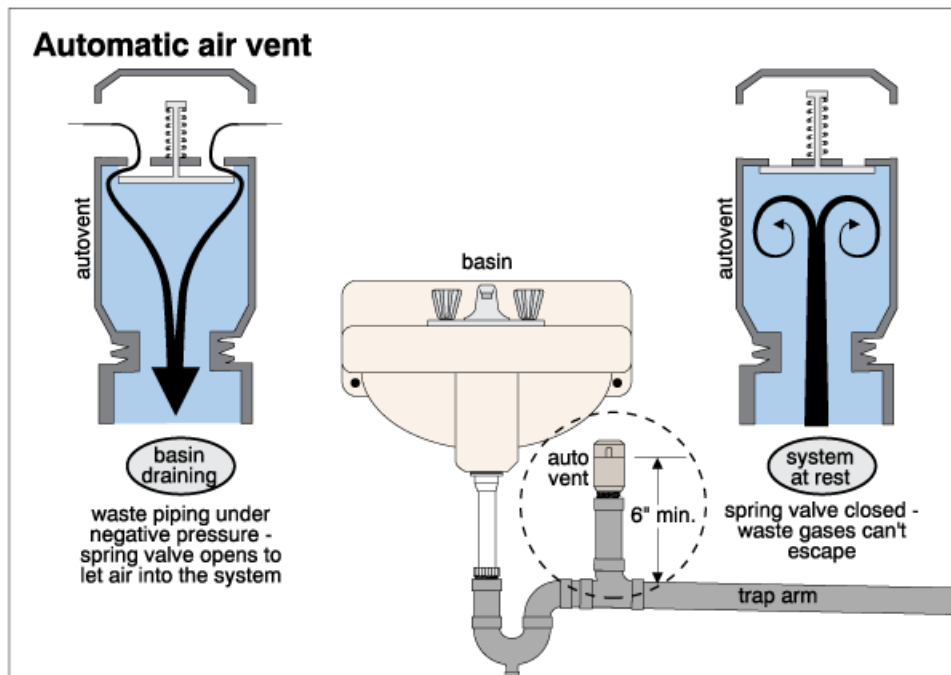
12. Condition: • Automatic air vents

Implication(s): Failure may allow sewer gasses to enter building

Location: Kitchen, bathroom & laundry

Task: Monitor

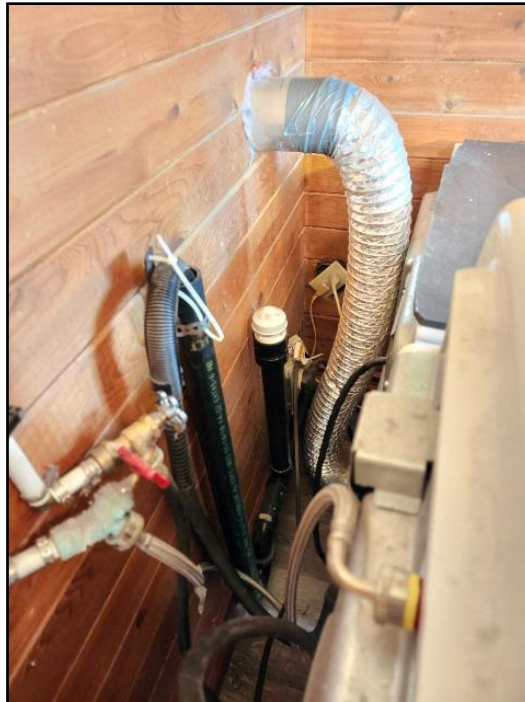
Time: Ongoing



31. Kitchen



32.



33.

**13. Condition:** • Vent termination problems

The upper end of the vent pipe that is terminated in open air should be extended above the roof.

**Implication(s):** Sewer gases entering the building | Reduced operability

**Location:** Rear elevation

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor





34. Vent termination problems



35. Vent termination problems

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## Description

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

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

**Major ceiling finishes:** • Plaster/drywall • Acoustic tile • Wood

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

**Glazing:** • Double

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

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Central vacuum

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

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

**Bathroom ventilation:** • Exhaust fan • 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

**FLOORS \ General notes**

**14. Condition:** • Damage

**Implication(s):** Trip hazard

**Location:** Bedroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



36. Damage

**WINDOWS \ Glass (glazing)**

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

**Implication(s):** Shortened life expectancy of material

**Location:** Living room

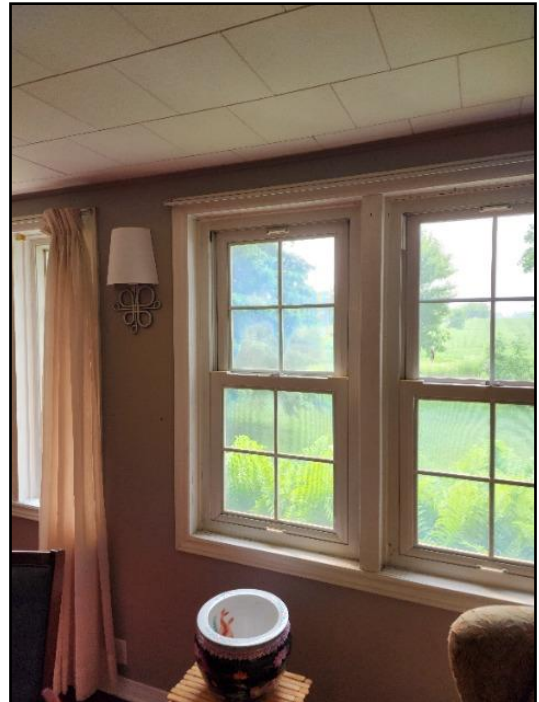
**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



37. Lost seal on double glazing



38.

## WINDOWS \ Sashes

**16. Condition:** • Won't stay open

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Family room & bedroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# INTERIOR

4533 Highway 37, Thomasburg, ON June 5, 2023

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



39. Won't stay open



40.



41.

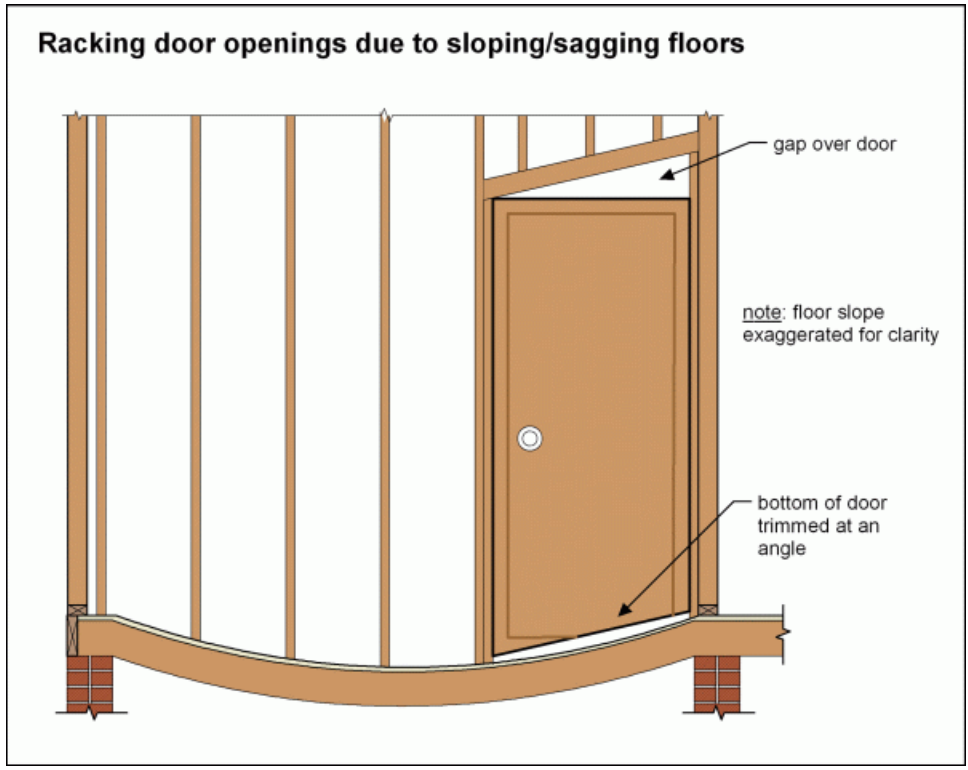
## **DOORS \ Doors and frames**

17. **Condition:** • Racked/out-of-square

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

**Location:** Various locations

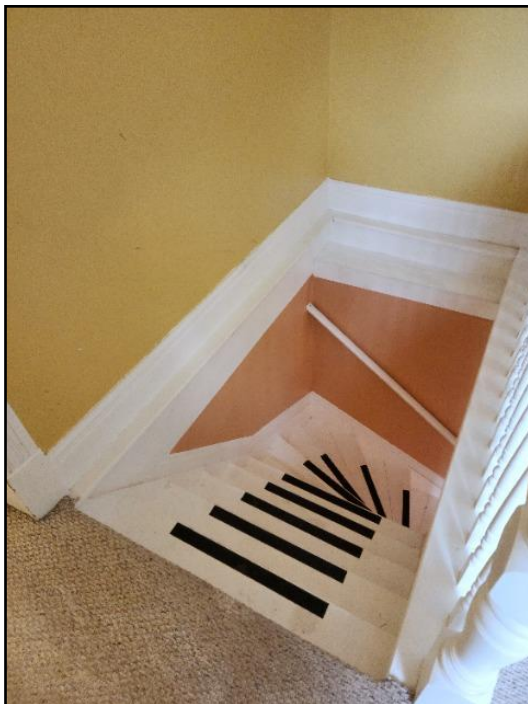
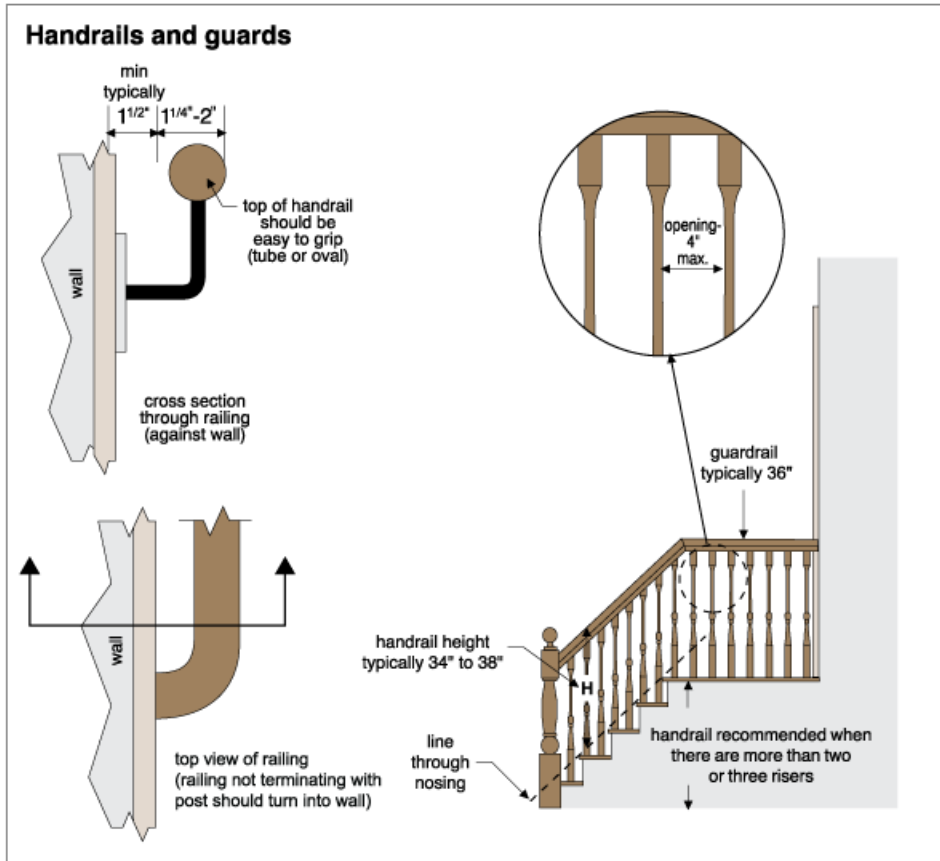
**Task:** Monitor  
**Time:** Ongoing



**18. Condition:** • Loose or poor fit  
**Implication(s):** Chance of damage to finishes and structure  
**Location:** Various locations  
**Task:** Improve  
**Time:** Discretionary  
**Cost:** Minor

**STAIRS \ Handrails and guards**

**19. Condition:** • Missing  
**Implication(s):** Fall hazard  
**Location:** Second floor  
**Task:** Provide  
**Time:** Discretionary  
**Cost:** Minor



42. Missing



43.

## **STAIRS \ Spindles or balusters**

**20. Condition:** • Too far apart

**Implication(s):** Fall hazard

**Location:** Secondary landing

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



44. *Too far apart*

**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

