

Your Inspection Report

4092 Highway 620
Wollaston, ON K0L 1A0

PREPARED FOR:
CATHERINE HANRAHAN

INSPECTION DATE:
Monday, August 17, 2026

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

ROOFING

4092 Highway 620, Wollaston, ON August 17, 2026

Report No. 2499

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ROOFING

EXTERIOR

STRUCTURE

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Description

The home is considered to face: • South

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles



5. Asphalt shingles



6. Asphalt shingles

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7. Asphalt shingles



8. Asphalt shingles



9. Asphalt shingles



10. Asphalt shingles



11. Asphalt shingles

Approximate age: • 10-15 years

Typical life expectancy: • 20-25 years

Roof Shape: • Gable

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Limitations

Inspection performed: • With a drone

Age determined by: • Drone

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Damage](#)

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

Location: Rear Roof

Task: Repair

Time: Less than 1 year



12. Damage

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Description

Gutter & downspout material: • [Plastic](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

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

• [Hardboard/Plywood](#)



13. Hardboard/Plywood



14. Hardboard/Plywood



15. Hardboard/Plywood

• [Aluminum](#)

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16. Aluminum



17. Aluminum



18. Aluminum



19. Aluminum

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20. Aluminum



21. Aluminum



22. Aluminum



23. Aluminum

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24. Aluminum

Wall surfaces and trim:

- [Vinyl siding](#)



25. Vinyl siding



26. Vinyl siding

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27. Vinyl siding



28. Vinyl siding



29. Vinyl siding

Driveway: • Mix earth & gravel

Deck:

- Ground level
- Pressure-treated wood

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30. Pressure-treated wood



31. Pressure-treated wood



32. Pressure-treated wood

Porch:

- Pressure treated wood

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33. Pressure treated wood



34. Pressure treated wood



35. Pressure treated wood



36. Pressure treated wood

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37. Pressure treated wood



38. Pressure treated wood



39. Pressure treated wood



40. Pressure treated wood

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41. Pressure treated wood



42. Pressure treated wood



43. Pressure treated wood

- Covered

Exterior steps:

- Pressure-treated wood

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44. Pressure-treated wood

Limitations

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

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • [Improper slope, ponding](#)

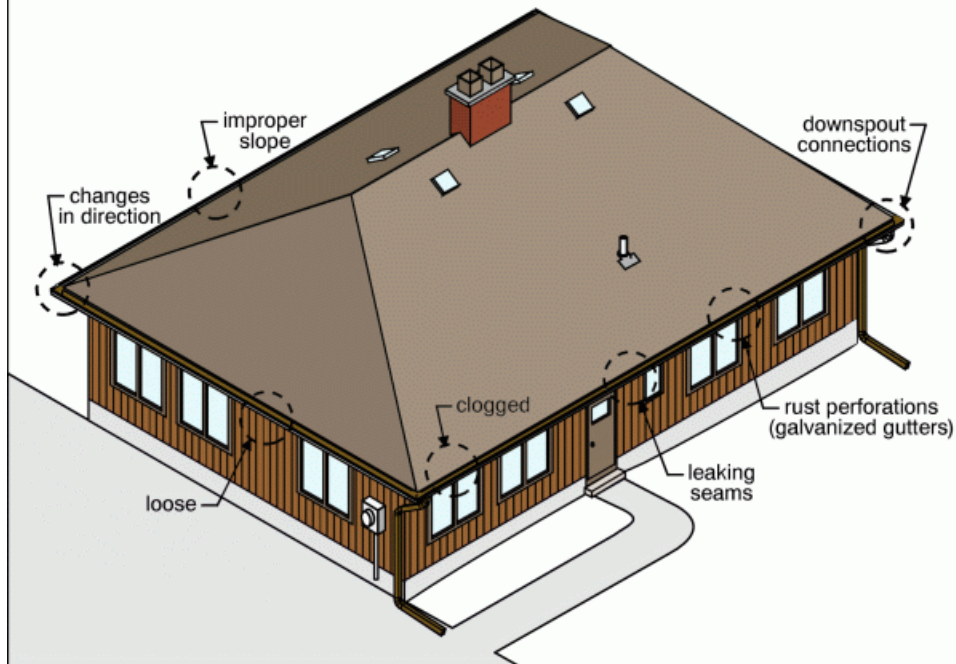
Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Exterior

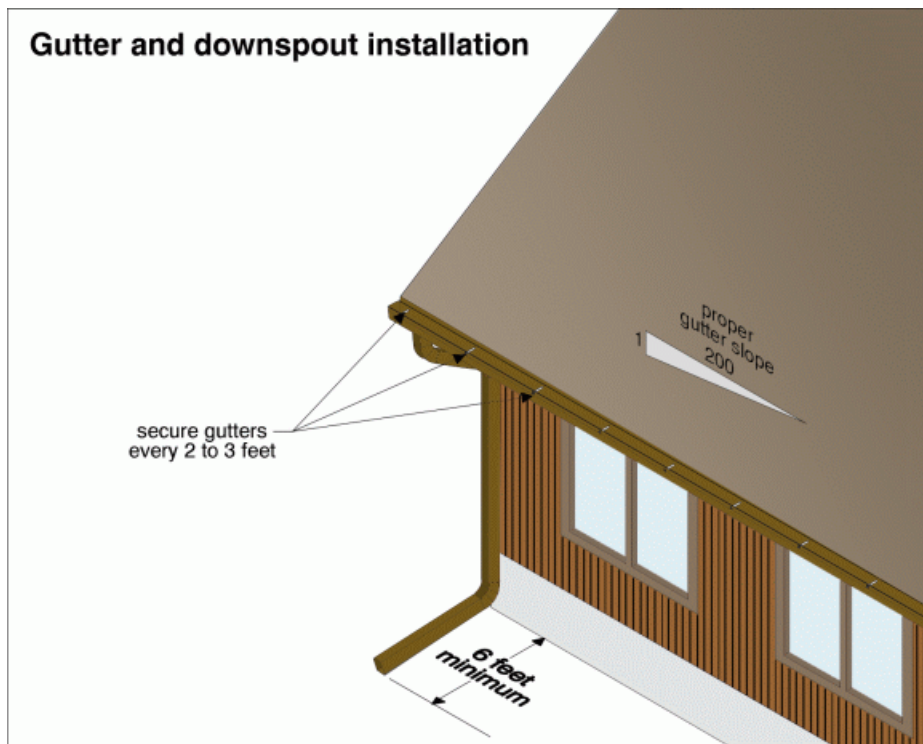
Task: Repair

Time: Less than 1 year

Gutters - common reasons for leakage



Gutter and downspout installation





45. Improper slope, ponding

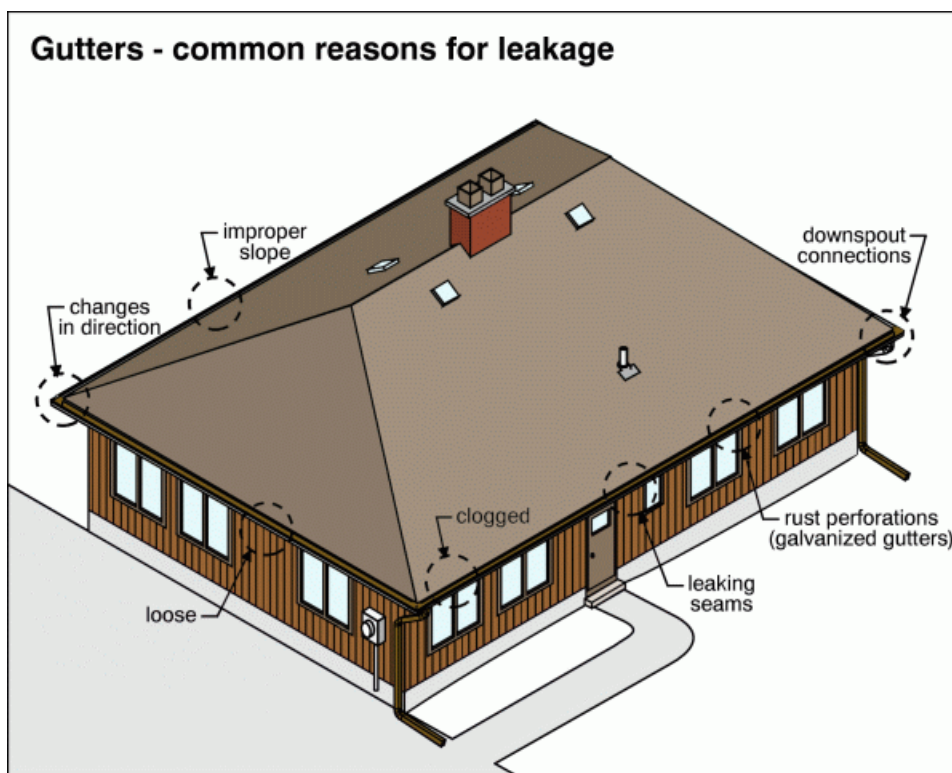
3. Condition: • [Leak](#)

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

Location: Rear Exterior

Task: Repair

Time: Less than 1 year



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46. Leak

Description

Configuration: • [Crawlspace](#)

Foundation material: • [Masonry block](#)

Floor construction:

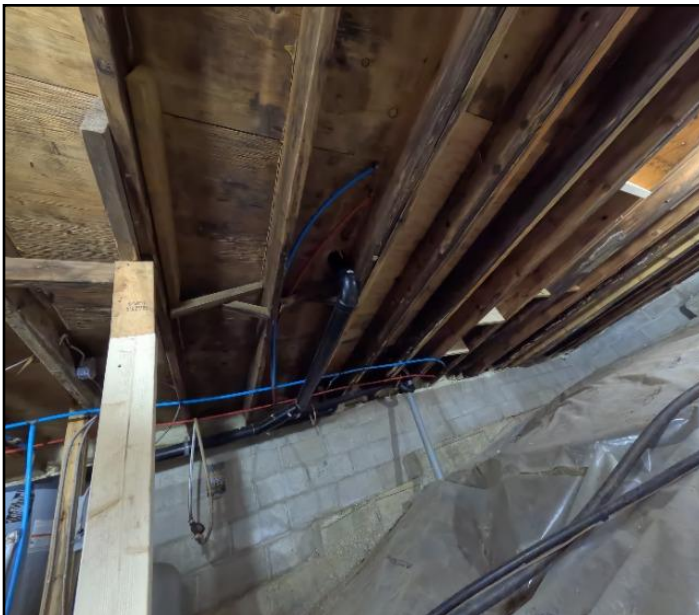
• [Joists](#)



47. Joists



48. Joists



49. Joists



50. Joists



51. Joists



52. Joists



53. Joists



54. Joists



55. Joists

- Masonry columns



56. Joists



57. Masonry columns

- Built-up wood beams (girders)
- Subfloor - plywood

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

Roof and ceiling framing:

- [Trusses](#)



58. Trusses



59. Trusses



60. Trusses



61. Trusses



62. Trusses



63. Trusses



64. Trusses

- [Plywood sheathing](#)



65. Trusses

Limitations

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

Crawlspace: • Fully accessed

Percent of foundation not visible: • 10 %

Recommendations

FOUNDATIONS \ Beams (Girders)

4. Condition: • [Poor bearing, crushed or loose shims](#)

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

Location: Various Crawl Space

Task: Remove & replace

Time: Less than 1 year

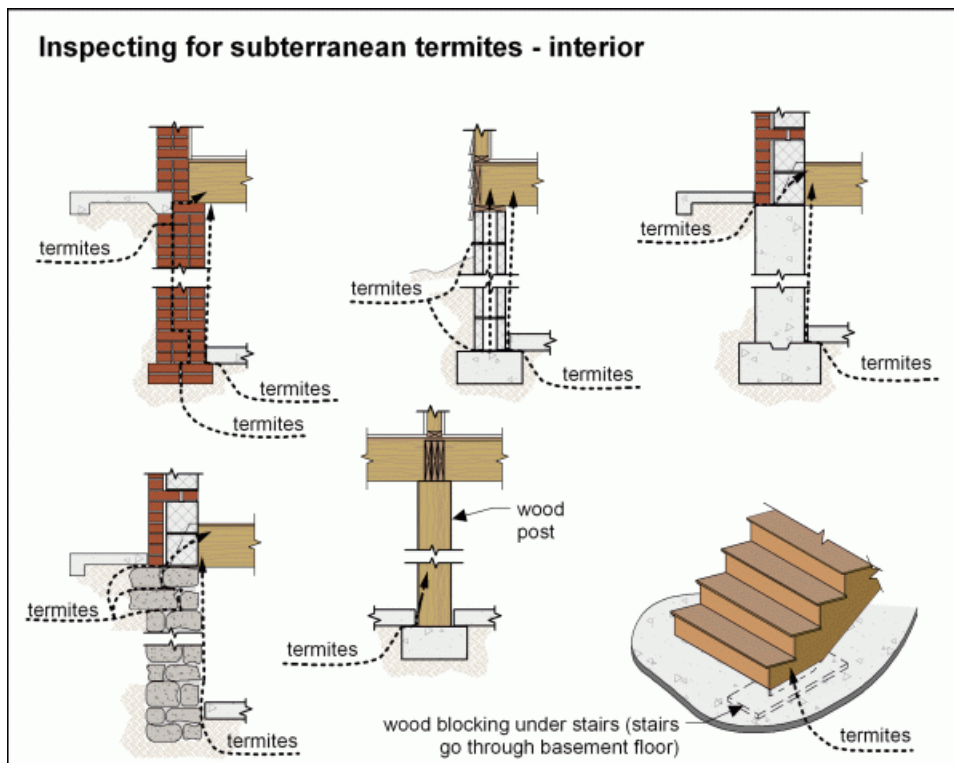
FLOORS \ Joists

5. Condition: • [Rot](#)

Implication(s): Weakened structure

Task: Remove & replace

Time: Less than 1 year



FLOORS \ Sheathing/Subflooring

6. Condition: • Rot

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

Location: Crawl Space

Task: Further evaluation

Time: Less than 1 year

Description

Service entrance cable and location:

- [Overhead copper](#)



66. Overhead copper

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - bedroom](#)



67. Breakers - bedroom

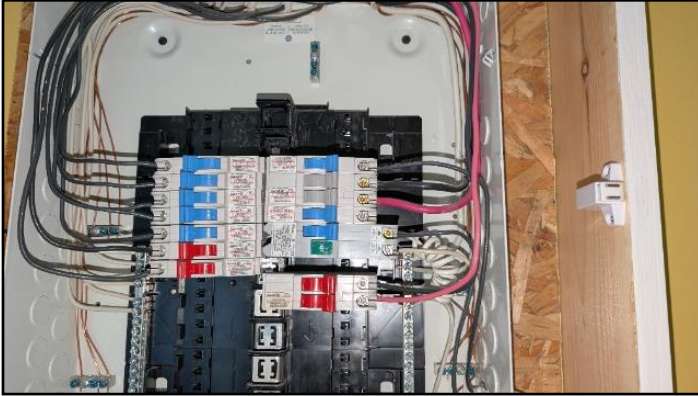


68. Breakers - bedroom

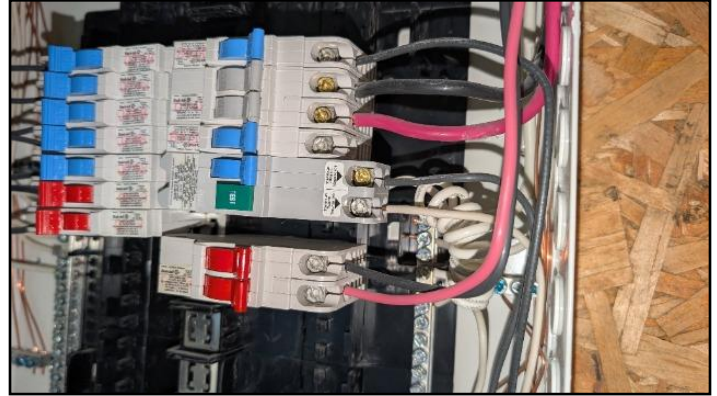
System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location:

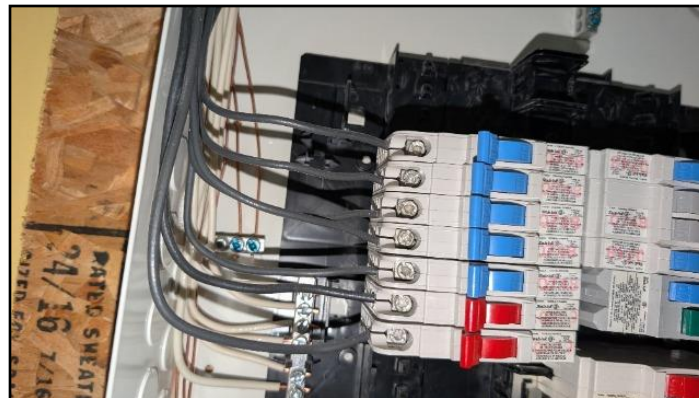
• [Breakers - bedroom](#)



69. Breakers - bedroom



70. Breakers - bedroom



71. Breakers - bedroom

Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers: • FPE Stab-Lok

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

ELECTRICAL

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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

RECOMMENDATIONS \ Overview

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

HEATING

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Description

Heating system type: • [Wood stove](#)

Fuel/energy source: • Wood

Heat distribution: • Wood burning space heater

Fireplace/stove:

• [Wood stove](#)



72. Wood stove

Chimney/vent: • Single-wall vent connector (flue pipe) to stainless steel factory-bult chimney

Limitations

Fireplace/wood stove: • The wood stove or other solid fuel burning appliance(s) WETT (Wood Energy Technology Transfer) inspection and the venting system is not part of your inspection report. If you would like to have the wood or solid fuel appliance WETT inspected please advise me and I can schedule it with you.

Not included as part of a building inspection:

• Over all adequacy and reliability of all systems to heat the house as a whole
Being a three season residence this house does not have a permanent heat source (furnace, electrical baseboards etc.).

Recommendations

RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • None

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • None

Foundation wall air/vapor barrier: • None found

Floor above basement/crawlspace insulation material: • None found

Crawlspace ventilation:

• [Wall Vents](#)



73. Wall Vents

Limitations

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

Attic inspection performed: • From access hatch

Crawlspace inspection performed: • Full accessing

INSULATION AND VENTILATION

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Recommendations

RECOMMENDATIONS \ General

9. Condition: • Upgrade R-value of insulation

If this house is to be converted to a fulltime residence insulation should be installed.

Description

Water supply source (based on observed evidence):

- Private
- Drilled well



74. Drilled well

Service piping into building: • [Plastic](#)

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

Main water shut off valve at the:

- Crawlspace
- Near pressure tank



75. Near pressure tank

PLUMBING

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Water flow and pressure: • A representative number of faucets, toilets and other fixtures were tested for functionality and water pressure. All tested within satisfactory water pressure and operation unless stated otherwise. • Functional or typical for domestic supply. Static pressure at the pressure tank at approximately 40 PSI, high and low pump switch threshold generally between 60 PSI and 30 PSI.

Water heater type: • [Conventional](#) • Tank • Owned

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• GSW

Model number: G6-50SDE-30 250 Serial number: 2227130177067



76. GSW



77. GSW

Water heater tank capacity: • 182 litres

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 12 to 15 years

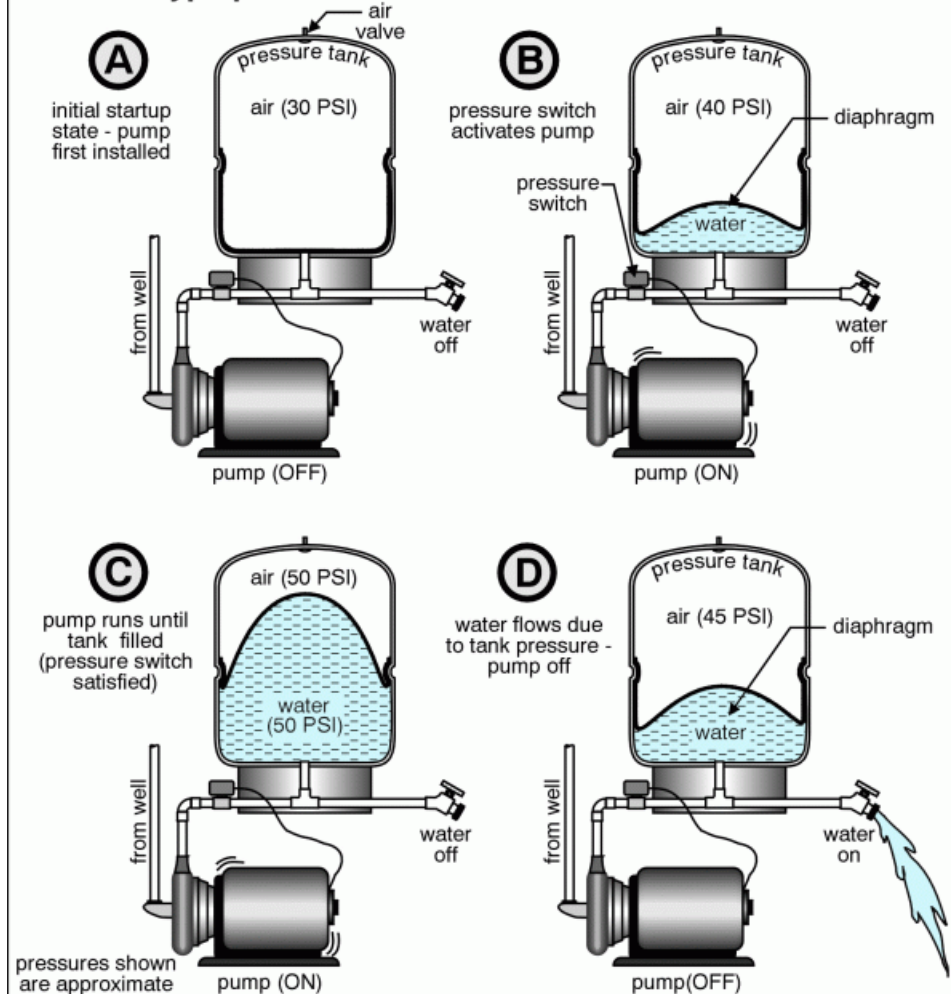
Waste disposal system: • [Private](#) • [Septic system](#)

Waste and vent piping in building: • [ABS plastic](#)

Pumps:

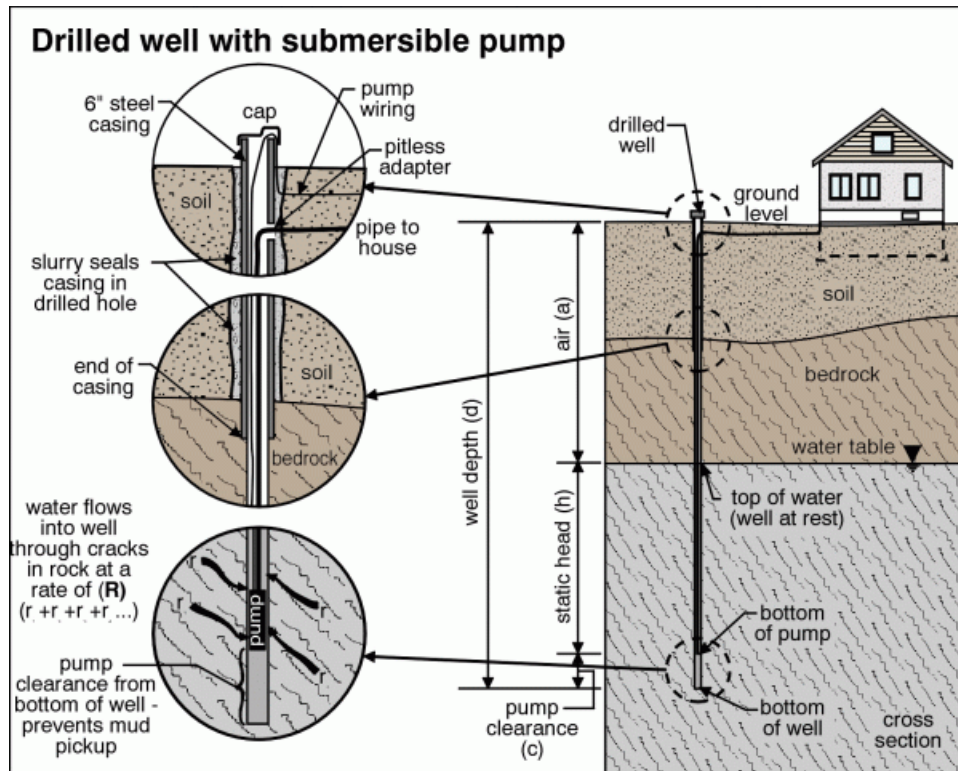
• Pressure tank

Bladder-type pressure tank



78. Pressure tank

- Submersible well pump



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

SUPPLY PLUMBING \ Water supply piping in building

10. Condition: • IPEX piping (Kitec, PlumbBetter, IPEX AQUA, WarmRite, XPA and related brands) in use PlumbBetter is present.

Location: Various Crawl Space

Task: Replace

Time: Immediate

WATER TREATMENT SYSTEM \ General notes

11. Condition: • Mechanical water filter

I did note some sediment in the tap water.

Location: Crawl Space

Task: Install

Time: Discretionary

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Description

Major floor finishes:

- [Laminate](#)



79. Laminate



80. Laminate



81. Laminate



82. Laminate

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83. Laminate



84. Laminate



85. Laminate



86. Laminate

Major wall finishes:

- [Plaster/drywall](#)

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87. Plaster/drywall



88. Plaster/drywall



89. Plaster/drywall



90. Plaster/drywall

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91. Plaster/drywall



92. Plaster/drywall



93. Plaster/drywall

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

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



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



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

- Tub/shower enclosure, plastic/fibreglass

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97. Tub/shower enclosure, plastic/fibreglass

Major ceiling finishes: • [Plaster/drywall](#)

Windows:

• [Sliders](#)



98. Sliders



99. Sliders

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100. Sliders



101. Sliders



102. Sliders



103. Sliders

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104. Sliders

- Vinyl

Glazing: • [Double](#)

Exterior doors - type/material:

- Hinged



105. Sliders



106. Hinged

- [French](#)



107. French

- [Metal](#)
- Screen

Doors: • Inspected

Oven fuel: • Electricity

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan • Discharges to exterior

Limitations

Not included as part of a building inspection: • Testing functionality of appliances • 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: • Unlevel, uneven or wavy

Location: Kitchen

Task: Further evaluation

DOORS \ Doors and frames

13. Condition: • [Loose or poor fit](#)

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

Location: First Floor Bedroom 1

Task: Repair

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108. *Loose or poor fit*

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: 17-Aug-26 10:00:00 hours

Address of inspection: 4092 Hwy 620
Coe Hill

Inspection services performed: home

Visual observations: mix of cloud & sun

Exterior Temperature 24 °C

Relative humidity: 68.00%

Wind: from direction, sustained speed N 12-15
in km/h to gusting speed in km/h:

Precipitation, last & what type: 17-Aug-26 rain earlier in the morning

Any general comments or other observations to be made:

None



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