

INSPECTION REPORT



For the Property at:

123 Leafy Lane
HASTINGS, ON

Prepared for: Mr & Mrs Twig

Inspection Date: Monday, 5th January 2026

Prepared by: David Sharman



A fully insured and professionally accredited home inspection.



January 5th, 2026

Dear Mr and Mrs Twig

RE: Report No. 1366
123 Leafy Lane
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. Our Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman
on behalf of
County Home Inspection

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues we have identified that may have to be addressed in the short term. There may be others we did not identify.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: West

Task: Repair

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any observations and recommendations for improvements. Limitations that restricted our inspection are included as well.

Descriptions

General: • The Description section provides a list of the components. This may be useful in answering questions from an insurance company about the house construction, for example.

Sloped roofing material: • [Asphalt shingles](#)

Observations / Recommendations

General

1. • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

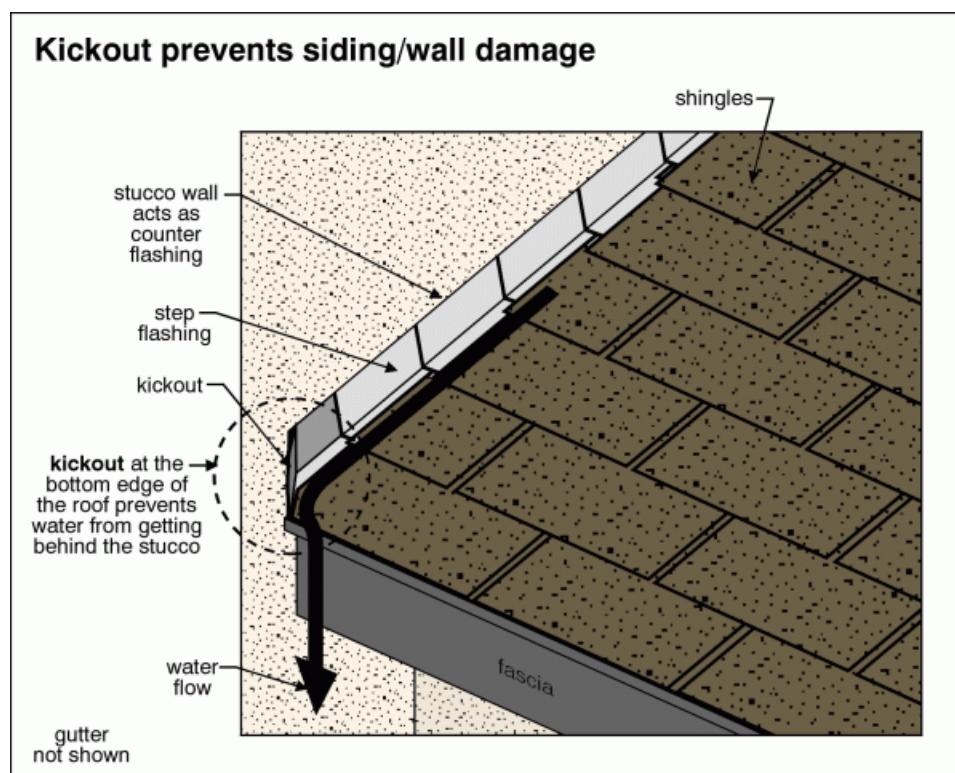
2. **Condition:** • [No kickout flashing](#)

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

Location: North First floor

Task: Improve

Time: Less than 1 year





1. No kickout flashing at roof/sidewall junction

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

3. Condition: • Leak

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

Location: North

Task: Repair, immediate



2. Leak

Inspection Methods / Limitations

Roof inspection limited/prevented by: • Solar panels on the north roof surface

Inspection performed: • By walking on roof

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Descriptions

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

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

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

Lot slope: • [Away from building](#)

Wall surfaces - wood: • [Boards](#)

Wall surfaces and trim: • [Vinyl siding](#)

Retaining wall: • [Concrete](#)

Driveway: • Asphalt

Observations / Recommendations

ROOF DRAINAGE \ Downspouts

4. Condition: • [Downspouts end too close to building](#)

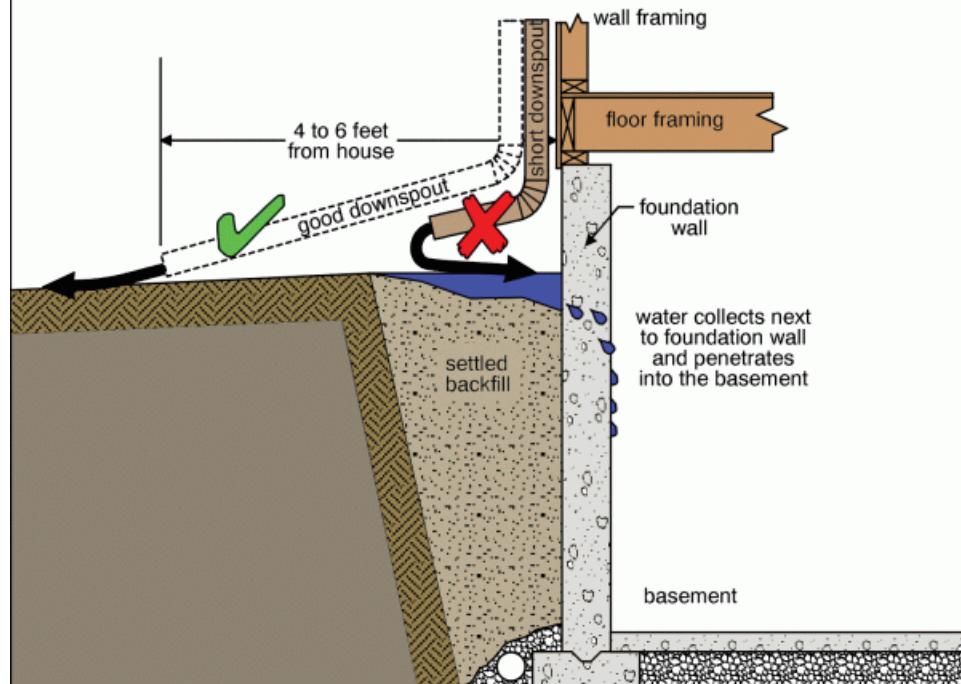
The downspout should be extended to discharge at least 6 feet from the home. The splash block can be discarded.

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

Location: East Exterior wall

Task: Improve

Time: Immediate

Downspout extension too short

3. Downspout ends too close to building

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists**5. Condition:** • Fastener problems

Joist hangers for wood deck are not properly nailed.

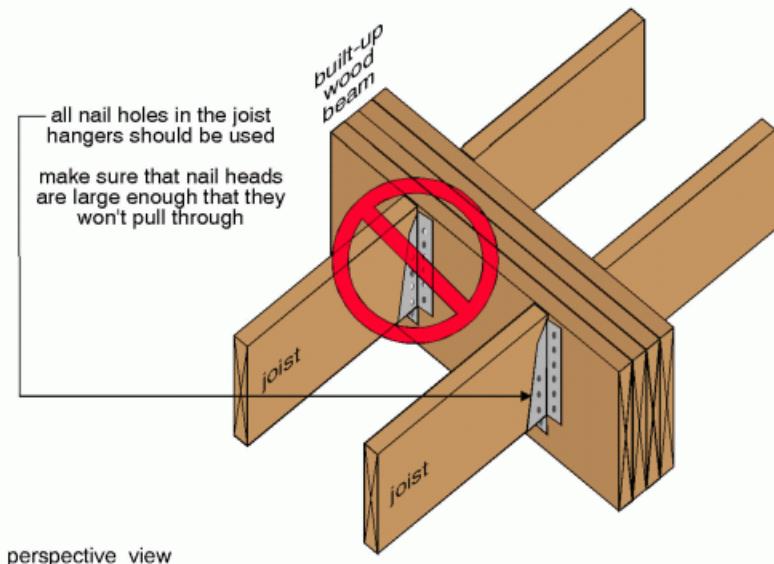
Implication(s): Weakened structure | Chance of movement

Location: North Exterior Wall

Task: Improve

Time: Immediately

Watch for insufficient nails in joist hangers



4. Poor end bearing, joist hanger connections

Inspection Methods / Limitations

Inspection limited/prevented by: • Access was restricted to the area below the deck, limiting the extent of the inspection.

Inspection limited/prevented by: • Storage • Car in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Descriptions

Configuration: • [Basement](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Observations / Recommendations

FLOORS \ Joists

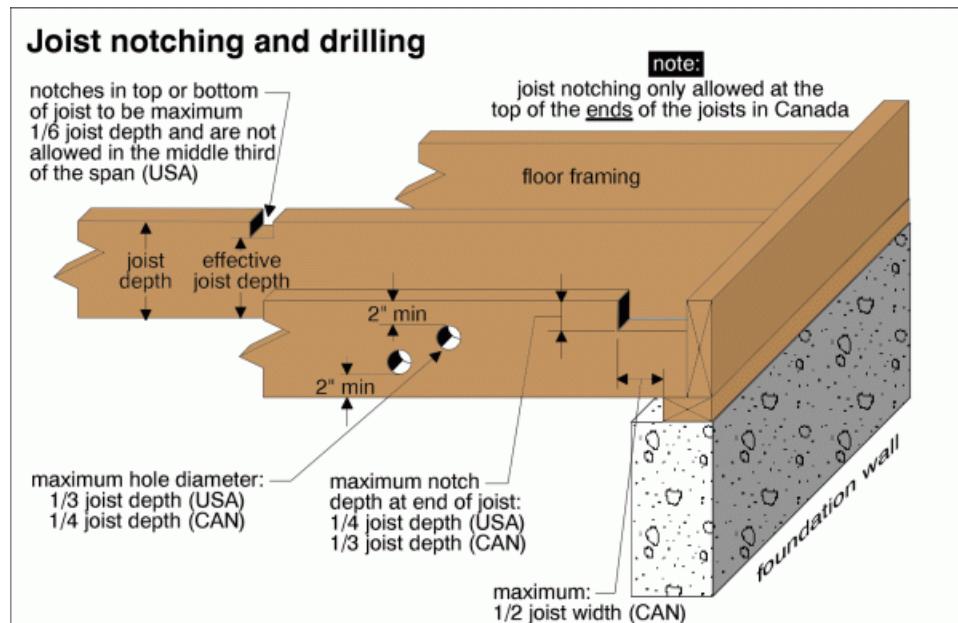
6. Condition: • [Notches or holes](#)

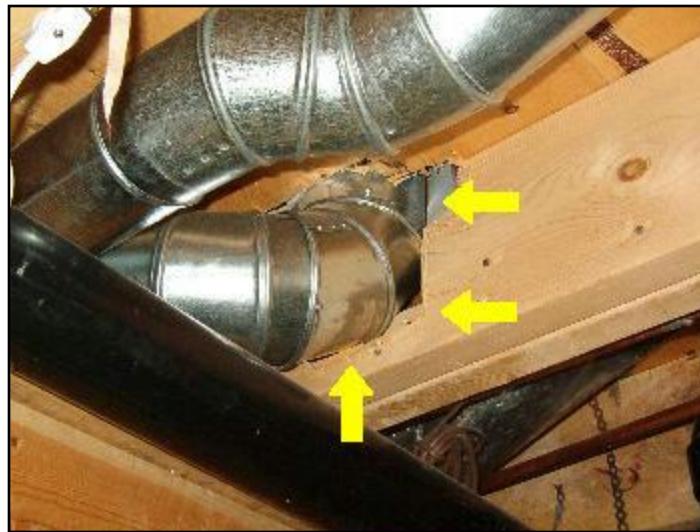
Implication(s): Weakened structure

Location: West

Task: Repair

Time: Immediate





5. Joists are notched and weakened

ROOF FRAMING \ Rafters/trusses

7. Condition: • Top chord of truss is broken

Location: North Attic

Task: Replace

Time: Immediately



6. Top chord of truss is broken

SUMMARY

ROOFING

EXTERIOR

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Descriptions

Service entrance cable and location: • [Overhead copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

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

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Observations / Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

8. Condition: • [Poor connections](#)

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Improve

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

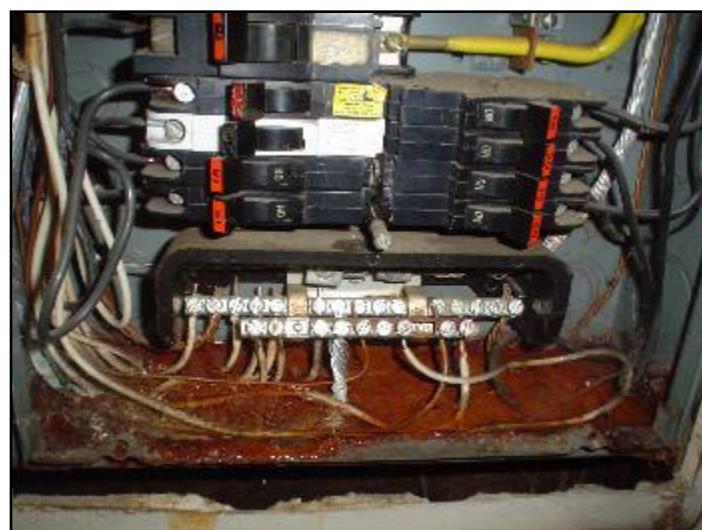
9. Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

Time: Immediate



7. Water and rust in bottom of panel

SUMMARY

ROOFING

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DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

10. Condition: • [Too close to edge of studs or joists](#)

Location: Basement Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

11. Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

12. Condition: • [Loose](#)

Location: East Exterior wall

Task: Repair or replace

Time: Immediate



8. Light fixture is not well secured

Inspection Methods / Limitations

General: • Concealed electrical components are not part of a home inspection.

Inspection limited/prevented by: • The quality of the electrical grounding system is not determined as part of a home inspection.

Panel or disconnect cover: • Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

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Descriptions

General: • [VIDEO: Changing your furnace filter](#)

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • Typical life expectancy is 20 to 25 years.

Approximate age: • [6 years](#)

Main fuel shut off at:

- Basement

At front of home

Auxiliary heat:

- [Electric baseboard heater](#)

In basement family room

Fireplace:

- [Zero clearance](#)

Wood burning fireplace in living room

Chimney/vent: • [Masonry](#) • [Metal](#)

Carbon monoxide test:

- 5 parts per million - approximate

Tested at draft hood. This is acceptable.

Observations / Recommendations

General

13. • An annual maintenance agreement that covers parts and labor is recommended.

GAS FURNACE \ Venting system

14. **Condition:** • [Draft hood spillage or backdraft](#)

A considerable amount of rust was noted on the front of the furnace.

This suggests a back-drafting problem, with combustion products entering the home.

This is a safety issue that should be addressed without delay.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Furnace room

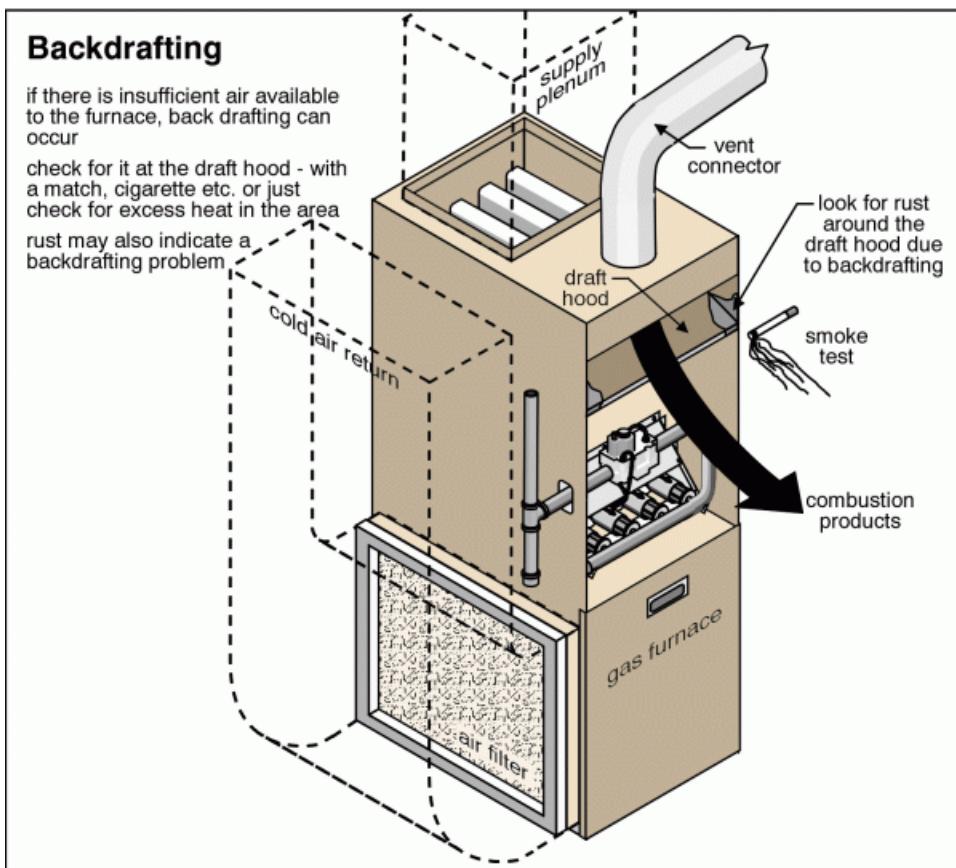
Task: Correct

Time: Immediate

Backdrafting

if there is insufficient air available to the furnace, back drafting can occur

check for it at the draft hood - with a match, cigarette etc. or just check for excess heat in the area
rust may also indicate a backdrafting problem



9. Rust at bottom of heat exchanger



10. Evidence of furnace backdrafting

[SUMMARY](#)[ROOFING](#)[EXTERIOR](#)[STRUCTURE](#)[ELECTRICAL](#)[HEATING](#)[COOLING](#)[INSULATION](#)[PLUMBING](#)[INTERIOR](#)[REFERENCE](#)

Inspection Methods / Limitations

General: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems prior to installation.

Inspection prevented/limited by: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a heating system. • Safety devices are not tested as part of a home inspection. These should be tested during annual servicing.

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

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

SUMMARY

ROOFING

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Descriptions

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • Typical life expectancy is 10 to 15 years.

Compressor approximate age: • 6 years

Observations / Recommendations

AIR CONDITIONING \ Evaporator coil

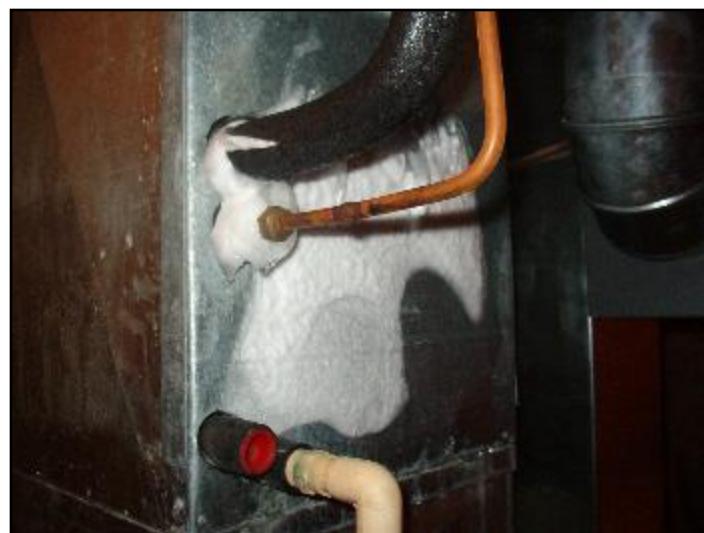
15. Condition: • [Frost](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair

Time: Immediate



11. Frost visible on ductwork at AC coil

Inspection Methods / Limitations

General: • Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for air conditioning or heat pump systems.

Descriptions

Attic/roof insulation material: • [Mineral wool](#)

Attic/roof insulation amount/value: • [R-32](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not determined

Observations / Recommendations

FOUNDATION \ Interior insulation

16. Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year



12. Exposed polystyrene insulation is fire hazard

Inspection Methods / Limitations

General: • Asbestos may be present in many building products and materials. Environmental consultants can assist if this is a concern.

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • The continuity of the air vapor barriers throughout the home could not be identified.

Descriptions

General: • [VIDEO: Checking the toilet flapper](#)

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow and pressure: • [Typical for neighborhood](#)

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

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • Typical life expectancy is 8 to 12 years.

Water heater approximate age: • 5 years

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

Observations / Recommendations

SUPPLY PLUMBING \ Supply piping in building

17. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative

Location: Northeast Basement

Task: Replace

Time: Immediate



13. Leaking copper supply pipe

WASTE PLUMBING \ Traps - installation

18. Condition: • [Nonstandard shape or material](#)

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Laundry area

Task: Improve

Time: Immediate



14. Poor trap arrangement

WASTE PLUMBING \ Venting system

19. Condition: • [Vent termination problems](#)

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

Location: West central part of roof

Task: Remove cap

Time: Immediate



15. Plumbing stack is capped

SUMMARY

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Descriptions

General: • [VIDEO: Preparing your room for painting](#)

General: • [VIDEO: Tips for painting rooms in your house](#)

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#)

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Solid wood](#) • [Metal](#)

Oven type: • Conventional

Oven fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer • 240-Volt outlet

Observations / Recommendations

FLOORS \ Wood/laminate floors

20. Condition: • [Stained](#)

Implication(s): Cosmetic defects

Location: North First Floor Family Room

Task: Repair

Time: Less than 1 year



16. Stained

GARAGE \ Vehicle door operators

21. Condition: • [Extension cord for opener](#)

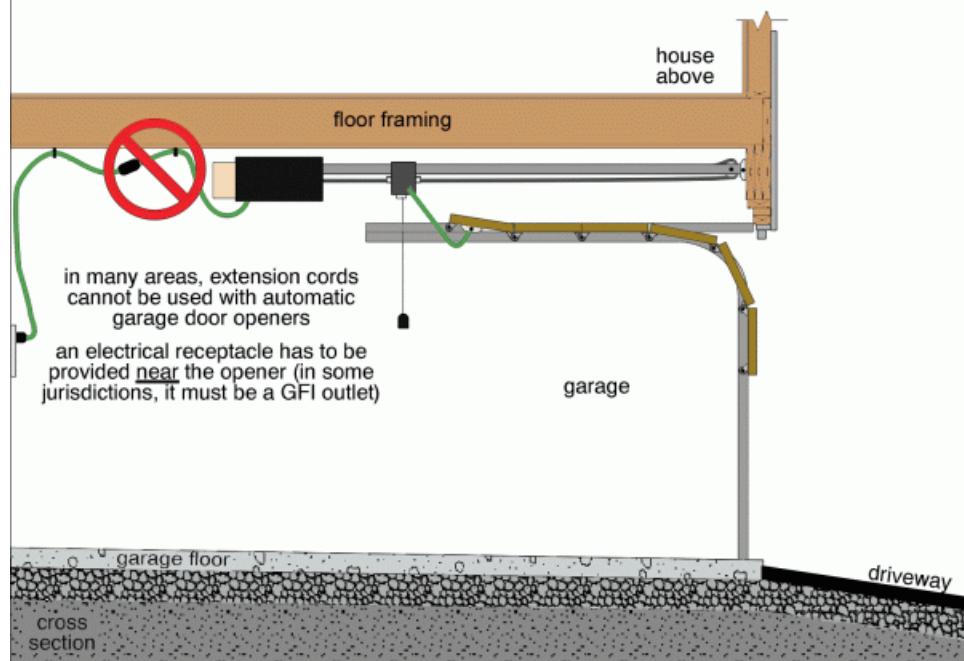
Implication(s): Electric shock

Location: Garage

Task: Replace with permanent wiring

Time: Immediate

Check electrical connection



17. Extension cord for west garage door opener

Inspection Methods / Limitations

General: • The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items.

Inspection limited/prevented by: • The interior of cupboards and cabinets are not included as part of a home inspection.

END OF REPORT

[SUMMARY](#)[ROOFING](#)[EXTERIOR](#)[STRUCTURE](#)[ELECTRICAL](#)[HEATING](#)[COOLING](#)[INSULATION](#)[PLUMBING](#)[INTERIOR](#)[REFERENCE](#)

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

