



Your Inspection Report

90 Brown St
Port Hope, ON L1A 3E3



PREPARED FOR:
SANDRA WEEKS
COLIN CAHILL

INSPECTION DATE:
Wednesday, December 10, 2025

PREPARED BY:
Gil Strachan



Electrospec Home Inspection Services
31 Oliphant St, P.O. Box 195
Brighton, ON K0K 1H0

613-391-8515
888-394-6954
www.electrospec.ca
electrospec1994@gmail.com



December 10, 2025

Dear Sandra Weeks and Colin Cahill,

RE: Report No. 5915
90 Brown St
Port Hope, ON
L1A 3E3

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. Please visit our website at your convenience and feel free to fill out and return our client questionnaire.

www.electrospec.ca/client-questionnaire.html

Thanks again for allowing us to work with you.

Sincerely,

Gil Strachan
on behalf of
Electrospec Home Inspection Services

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SUMMARY

90 Brown St, Port Hope, ON December 10, 2025

Report No. 5915

www.electrospec.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.

-

1. Well-built, vintage Port Hope home in overall excellent condition for its age, type and location; very clean and well-maintained, with some good upgrades completed.

2. Please read the entire report and call Gil Strachan at 613-391-8515 if you have any questions or concerns regarding the property or this report.

-

[Priority Maintenance Items](#)

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.

Use of, or reliance upon the information contained within this report constitutes agreement with, and acceptance of the associated Inspection Agreement in effect on the date of the inspection.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

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

Approximate age: • 4 years

Limitations

Inspection limited/prevented by: • Snow

Inspection performed: • With binoculars from the ground

Age determined by: • Reported by seller

Recommendations

RECOMMENDATIONS \ Overview

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

Based upon a limited view of the surfaces, the roof coverings appear to be in good condition,

Check the roof coverings weather permitting, for any spot damage or areas of premature wear not visible at the time of this inspection.

Annual inspection of roofing, flashings and trim is recommended.

EXTERIOR

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Description

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

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

Lot slope: • [Away from building](#)

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

Wall surfaces - masonry: • [Brick](#)

Porch: • Wood

Limitations

Inspection limited/prevented by: • New finishes/paint/trim • Vines/shrubs/trees against wall • Snow / ice / frost

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

Upper floors inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports

Recommendations

LANDSCAPING \ General notes

Condition: • Older tree at the rear may require some pruning. Consult with an arborist or tree maintenance company.

Implication(s): Dead branches can fall and cause damage to fences or structures.

Location: Rear Yard

Task: Improve

Time: When necessary

Cost: Regular maintenance item



1.



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STRUCTURE

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Configuration: • [Basement](#) • [Crawlspace](#) • [Slab-on-grade](#)
Foundation material: • [Poured concrete](#) • [Stone](#)
Floor construction: • [Joists](#) • Subfloor - plank
Exterior wall construction: • Wood frame / Masonry veneer • [Masonry](#)
Roof and ceiling framing: • Rafters • [Plank sheathing](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint
Attic/roof space: • Entered but access was limited
Crawlspace: • No access
Percent of foundation not visible:
• 90 %
As viewed from exterior

Recommendations

RECOMMENDATIONS \ Overview

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

Description

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

Service size:

• [100 Amps \(240 Volts\)](#)

Three 100 amp services, separately metered



3.



4.

Main disconnect/service box type and location: • [Fuses - first floor](#)

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

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel type and location: • Fuses, one on each floor.

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](#)

Smoke alarms (detectors): • [Present](#)

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

Limitations

Inspection limited/prevented by: • Restricted access • Storage

Panel covers: • Disconnect covers are not removed by the building inspector

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 • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Obsolete](#)

Budget for eventual replacement of the older fused shut-offs and distribution panels.

The presence of fused electrical panels may be an issue with some insurers.

Implication(s): Electric shock | Fire hazard

Location: Various

Task: Upgrade

Time: Discretionary

Cost: Obtain estimates



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HEATING

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Heating system type: • [Boiler](#) • Electric baseboard heaters

Fuel/energy source: • [Gas](#) • [Electricity](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • 180,000 BTU/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [6 years](#)

Typical life expectancy: • Boiler (steel) 20 to 25 years

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent:

• [Masonry](#)

Two in service, one abandoned

Limitations

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

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers

Not included as part of a building inspection: • Solid fuel-burning heating installations (coal and wood fireplaces.)

Recommendations

GAS HOT WATER BOILER \ General

Condition: • Service Boiler

Task: Inspect annually

Time: Regular maintenance

FIREPLACE \ General notes

Condition: • Do NOT use either of the solid fuel fireplaces unless inspected and approved for use by a WETT certified professional.

Implication(s): Safety and insurance requirements

Location: First Floor

Task: Further evaluation

Time: Before using

Cost: Not determined

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FIREPLACE \ Firebox

Condition: • [Designed for coal. Consult a specialist before using.](#)

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: First Floor

Task: Further evaluation

Time: Before using

Cost: Not determined



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COOLING & HEAT PUMP

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Air conditioning type: • None present

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Description

Attic/roof insulation material:

- [Vermiculite](#)

Where visible, under the main attic floor

Attic/roof insulation amount/value: • Not determined

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

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation amount/value: • [None found](#)

Limitations

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

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • Not evaluated

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

Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Possible Zonolite \(vermiculite\)](#)

Some forms of vermiculite (eg: Zonolite) are known to potentially contain asbestos, which is a known carcinogen.

Presence or absence of asbestos in vermiculite cannot be determined by visual inspection. * The Seller is reportedly in possession of a report from an environmental laboratory stating that no asbestos was found in the insulation samples provided.

Implication(s): Environmental contamination

Location: Upper attic

Task: Provide environmental laboratory report

INSULATION AND VENTILATION

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Description

Water supply source (based on observed evidence): • Public

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Basement



13. North side of basement area

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

Water heater type: • Tankless/On demand

Water heater location: • Basement

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

Water heater exhaust venting method: • Induced draft

Water heater tank capacity: • 180,000 BTU/hr

Water heater approximate age: • 6 years

Waste disposal system: • [Public](#)

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

Pumps: • [Sump pump](#)

Backwater valve: • Not present

Exterior hose bibb (outdoor faucet): • None noted/not accessible

PLUMBING

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Limitations

Fixtures not tested/not in service: • Outdoor faucets

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Washing machine connections

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Major floor finishes: • [Hardwood](#) • [Ceramic](#)

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

Windows: • [Single/double hung](#)

Glazing: • [Primary plus storm](#)

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Restricted access to: • Crawlspace

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes •
Vermin, including wood destroying organisms. • Paint, wallpaper, and other finishes • Floor coverings • Window coatings
and seals between panes of glass

Percent of foundation not visible: • 90 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos, mold
and radon.

Recommendations

WINDOWS \ General notes

Condition: • [Original lower quality units](#)

Although the existing windows are in very good condition for their age, one should nonetheless budget for upgrades
when/as needed.

Note that quality storm windows have been applied.

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

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: Obtain estimates

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

