

INSPECTION REPORT



For the Property at:
601 RUBIDGE STREET
PETERBOROUGH, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Monday, July 19, 2021
Prepared by: David Sharman



County Home Inspection
459 George Street North
Peterborough, ON K9H 3R6
7059573642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



July 19, 2021

Dear Team VanRahan,

RE: Report No. 3549
601 Rubidge Street
Peterborough, 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

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SUMMARY

601 Rubidge Street, Peterborough, ON July 19, 2021

Report No. 3549

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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

SLOPED ROOFING \ Asphalt shingles

Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Right elevation

Task: Remove

Time: Discretionary

Cost: Minor

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Clogged

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

Location: Right elevation

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • Missing

Implication(s): Reduced comfort | Increased heating and cooling costs

Location: Various locations

Task: Replace

Time: Discretionary

Cost: Minor

EXTERIOR GLASS/WINDOWS \ Skylight

Condition: • Lost seal on double glazing

Implication(s): No implications exist for this item.

Location: Left elevation

Task: Repair or replace

Time: Discretionary

Cost: Minor

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Structure

FOUNDATIONS \ General notes

Condition: • Basement lowered

Implication(s): Chance of structural movement

Location: Various locations

Task: Monitor

Time: Ongoing

FLOORS \ Joists

Condition: • Slope

Implication(s): Chance of structural movement

Location: Various locations

Task: Monitor

Time: Ongoing

Condition: • Weak openings

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

Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Implication(s): Electric shock

Location: Various locations

Task: Upgrade

Time: Discretionary

Cost: Depends on approach

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Exterior wall

Task: Replace

Time: As soon as is practicable

Cost: Minor

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Heating

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

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak

Implication(s): Sewage entering the building

Location: Kitchen

Task: Repair

Time: As soon as is practicable

Cost: Minor

Interior

WINDOWS \ Sashes

Condition: • Won't stay open

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

Location: Bedroom

Task: Repair

Time: Discretionary

Cost: Minor

BASEMENT \ Damp/Wet basement - evidence

Condition: • Dampness on floor or walls

Dampness may be indicative of the clogged eaves troughing above at this location.

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

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Location: Right elevation

Task: Monitor

Time: Ongoing

Condition: • Stains

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

Location: Basement

Task: Monitor

Time: Ongoing

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: • East

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 9 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Tree branches touching roof

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

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

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Right elevation

Task: Remove

Time: Discretionary

Cost: Minor

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2. Tree branches touching roof

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Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Flat

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

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick

Walkway: • Concrete

Porch: • Concrete • Wood • No performance issues were noted.

Exterior steps: • Concrete • Wood • Interlocking brick • No performance issues were noted.

Patio: • Concrete

Limitations

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • Clogged

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

Location: Right elevation

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

NOTE:
Gutters have been cleared



3. Clogged

EXTERIOR

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EXTERIOR GLASS/WINDOWS \ Storms and screens

3. Condition: • Missing

Implication(s): Reduced comfort | Increased heating and cooling costs

Location: Various locations

Task: Replace

Time: Discretionary

Cost: Minor

EXTERIOR GLASS/WINDOWS \ Skylight

4. Condition: • Lost seal on double glazing

Implication(s): No implications exist for this item.

Location: Left elevation

Task: Repair or replace

Time: Discretionary

Cost: Minor



4. Lost seal on double glazing

Description

Configuration: • Basement • Crawlspac

Foundation material:

- Poured concrete
 - Masonry block
- Addition
- Stone

Floor construction:

- Joists
 - Not visible
- Addition
- Wood columns
 - Wood beams
 - Subfloor - plank

Exterior wall construction:

- Wood frame
- Addition
- Masonry

Roof and ceiling framing:

- Rafters/ceiling joists
 - Plank sheathing
 - Not visible
- Addition

Limitations

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

Attic/roof space: • Inspected from access hatch

Crawlspac: • Inspected from access hatch

Percent of foundation not visible: • 60 %

Not included as part of a building inspection:

- Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas



5. Less than 24 inches of vertical clearance...

Recommendations

FOUNDATIONS \ General notes

5. Condition: • Basement lowered

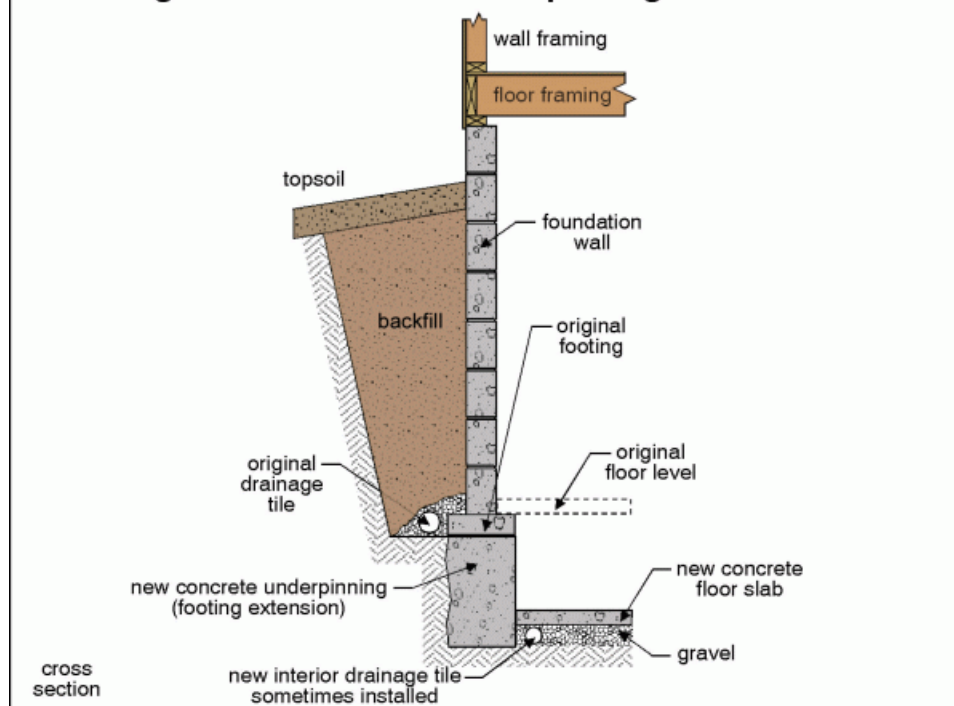
Implication(s): Chance of structural movement

Location: Various locations

Task: Monitor

Time: Ongoing

Lowering basement floors - underpinning





6. Basement lowered

FOUNDATIONS \ Performance opinion

6. Condition: • Acceptable

FLOORS \ Joists

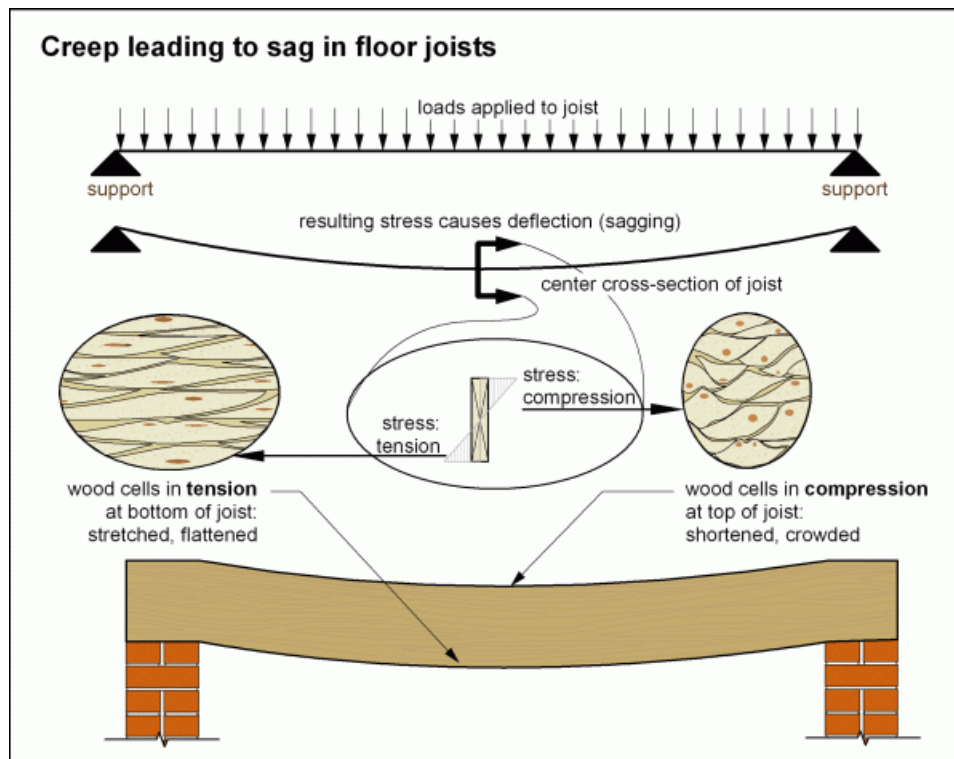
7. Condition: • Slope

Implication(s): Chance of structural movement

Location: Various locations

Task: Monitor

Time: Ongoing





7. Slope



8.

8. Condition: • Weak openings

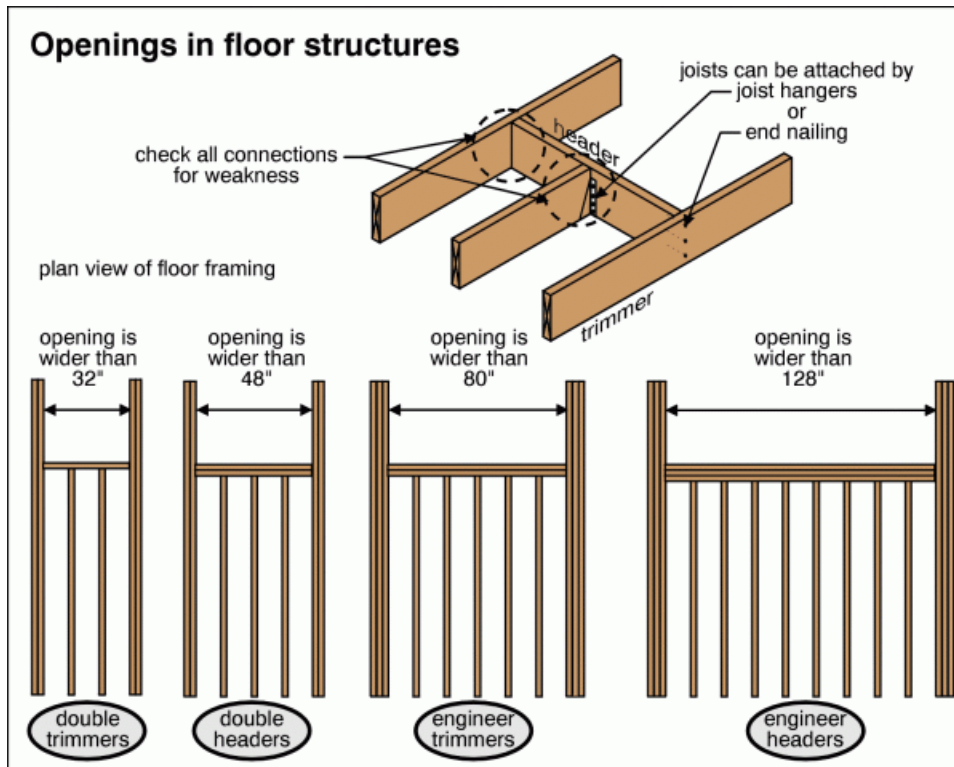
Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor



STRUCTURE

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9. Weak openings

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 - basement

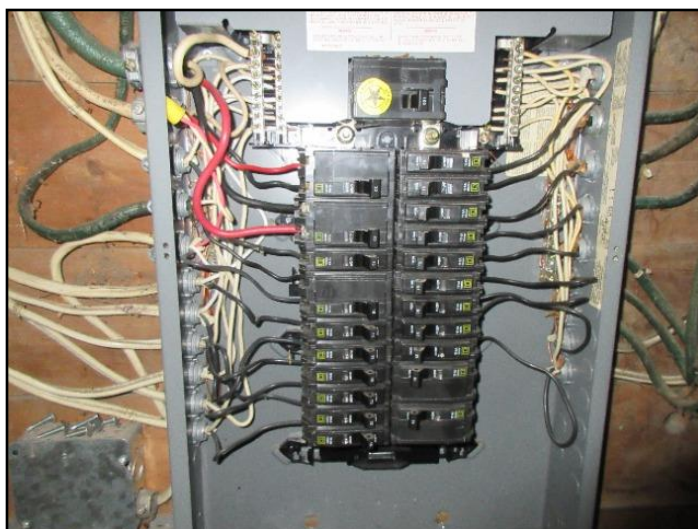


10. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement



11. Breakers - basement

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • Square D

Number of circuits installed: • 20

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded and ungrounded - minimal

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - exterior • GFCI - kitchen • GFCI - whirlpool • No AFCI

Smoke alarms (detectors): • Present

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

Limitations

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)

9. Condition: • Ungrounded

Implication(s): Electric shock

Location: Various locations

Task: Upgrade

Time: Discretionary

Cost: Depends on approach



12. Ungrounded



13.



14.

10. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

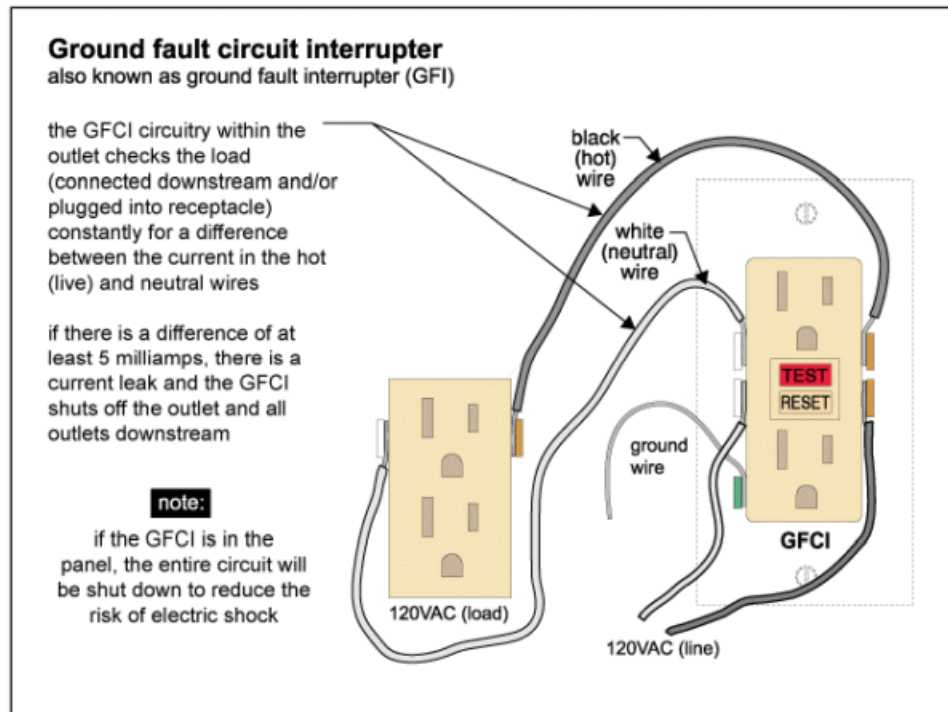
Implication(s): Electric shock

Location: Exterior wall

Task: Replace

Time: As soon as is practicable

Cost: Minor



ELECTRICAL

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15. Test faulty on GFCI/GFI (Ground Fault...

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Description

System type:

- Furnace



16. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Continental

Model number: WPV080T3AA *Serial number:* 3520WF30561

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 1 year

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

Main fuel shut off at:

- Basement

HEATING

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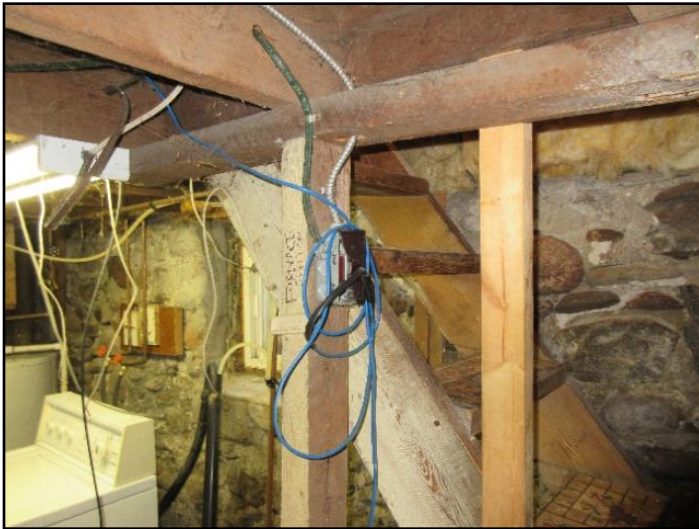
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17. Electrical disconnect



18. Main fuel shut off

Failure probability: • Low

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

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent:

- Sidewall venting



19. Sidewall venting

- Abandoned

HEATING

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20. Masonry

Chimney liner: • Metal

Mechanical ventilation system for building: • Bathroom exhaust fan

Limitations

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

Warm weather: • Prevented testing in heating mode

Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection:

- This includes issues such as potential asbestos.

HEATING

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21. This includes issues such as potential...



22.

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

Recommendations

GAS FURNACE \ Mechanical air filter

11. 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



23. Replace - regular maintenance

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber



24. Glass fiber

Attic/roof insulation amount/value:

- R-28
- 8 inches



25. 8 inches

Attic/roof air/vapor barrier: • None found

Attic/roof ventilation:

- Roof and soffit vents
 - Ridge vent
- Addition

INSULATION AND VENTILATION

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Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material:

- Glass fiber
- Addition



26. Glass fiber

Foundation wall insulation amount/value:

- R-12
- Addition

Foundation wall air/vapor barrier:

- Plastic
- Addition

Floor above basement/crawlspace insulation material: • None found

Crawlspace ventilation: • Into basement

Limitations

Inspection limited/prevented by lack of access to:

- Roof space
- Addition
- Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Crawlspace inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

INSULATION AND VENTILATION

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

Recommendations

ATTIC/ROOF \ Insulation

12. Condition: • Amount less than current standards

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

PLUMBING

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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:

• Basement



27. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Owned

Water heater location: • Basement

Water heater fuel/energy source:

• Electric

PLUMBING

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28. Electric

Water heater manufacturer:

- Bradford White

Model number: M240S8DS-1NCPP Serial number: LM35481819

Water heater tank capacity: • 143 liters

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic • Cast iron

Pumps: • None

Floor drain location: • None found

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • 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

WASTE PLUMBING \ Drain piping - performance

13. Condition: • Leak

Implication(s): Sewage entering the building

Location: Kitchen

Task: Repair

Time: As soon as is practicable

Cost: Minor

NOTE:

This has been repaired



29. Leak

INTERIOR

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Major floor finishes: • Hardwood • Ceramic • Vinyl

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

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

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher

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

Kitchen ventilation: • None

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Not tested/not in service: • Range • Oven • Dishwasher

Recommendations

WINDOWS \ Sashes

14. Condition: • Won't stay open

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

Location: Bedroom

Task: Repair

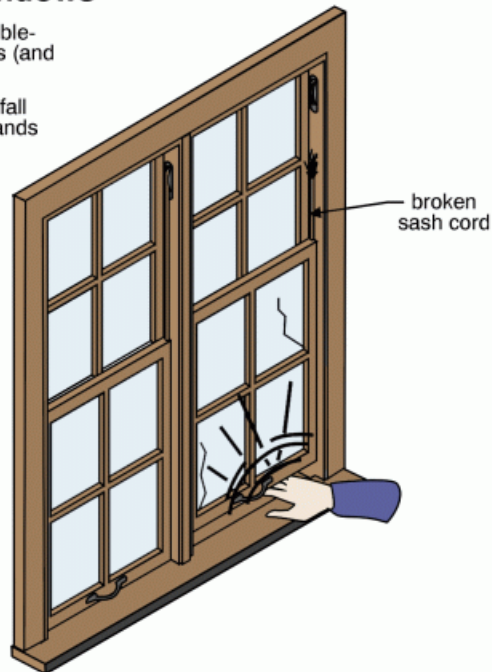
Time: Discretionary

Cost: Minor

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



30. Won't stay open

BASEMENT \ Damp/Wet basement - evidence

15. Condition: • Dampness on floor or walls

Dampness may be indicative of the clogged eaves troughing above at this location.

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

Location: Right elevation

Task: Monitor

Time: Ongoing

INTERIOR

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31. Dampness on floor or walls

16. Condition: • Stains

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

Location: Basement

Task: Monitor

Time: Ongoing



32. Stains

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