

INSPECTION REPORT



For the Property at:
2048 WALKER AVENUE
PETERBOROUGH, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Tuesday, June 8, 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.



June 8, 2021

Dear Team VanRahan,

RE: Report No. 3509
2048 Walker Avenue
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

2048 Walker Avenue, Peterborough, ON June 8, 2021

Report No. 3509

www.countyhomeinspection.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.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

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

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Movement

Implication(s): Weakened structure | Chance of movement

Location: Rear decking

Task: Repair

Time: Discretionary

Cost: Minor

Structure

FLOORS \ Joists

Condition: • Notches or holes

Implication(s): Weakened structure

Location: Utility room

Task: Monitor

Time: Ongoing

ROOF FRAMING \ Sheathing

Condition: • Damage

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

Location: Rear elevation

Task: Monitor

Time: Ongoing

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Fuses too big

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Correct

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Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Kitchens & bathrooms

Task: Upgrade

Time: Discretionary

Cost: Minor

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

Implication(s): Electric shock

Location: Basement bathroom

Task: Replace

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: First & second floors

Task: Replace

Time: Immediate

Cost: Minor

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

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

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Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Although not meeting current standards is not a deficiency, the home may benefit from an increased level of attic insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

FIXTURES AND FAUCETS \ Faucet

Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Basement

Task: Correct

Time: Discretionary

Cost: Minor

Interior

STAIRS \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Throughout

Task: Provide

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](#)

ROOFING

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Description

The home is considered to face: • West

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

Limitations

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

Inspection performed: • Telescopic video inspection equipment

Age determined by: • Visual inspection with telescopic inspection equipment

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

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick

Retaining wall: • Masonry

Driveway: • Asphalt • No performance issues were noted.

Deck: • Raised • Wood

Porch: • Wood • No performance issues were noted.

Exterior steps: • Wood • No performance issues were noted.

Fence: • Wood • Chain link

Limitations

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

2. Condition: • Movement

Implication(s): Weakened structure | Chance of movement

Location: Rear decking

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

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3. Movement

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Wood columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Trusses • Plywood sheathing

Party wall:

- Wood frame
- Extends through roof



4. Extends through roof

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

FLOORS \ Joists

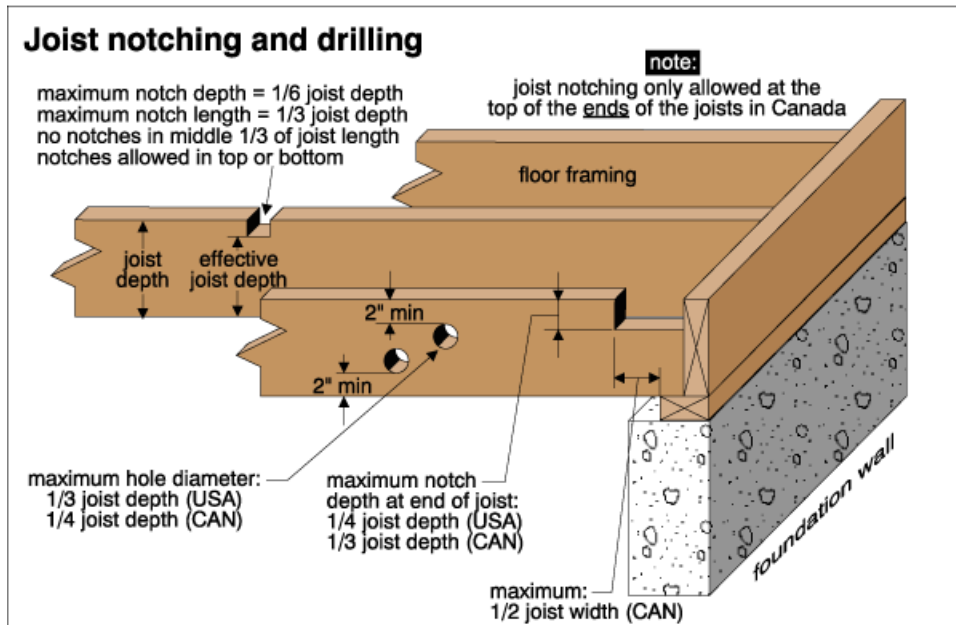
4. Condition: • Notches or holes

Implication(s): Weakened structure

Location: Utility room

Task: Monitor

Time: Ongoing



5. Notches or holes

ROOF FRAMING \ Sheathing

5. Condition: • Damage

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

Location: Rear elevation

Task: Monitor

Time: Ongoing

STRUCTURE

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6. Damage

Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

- Fuses - utility room

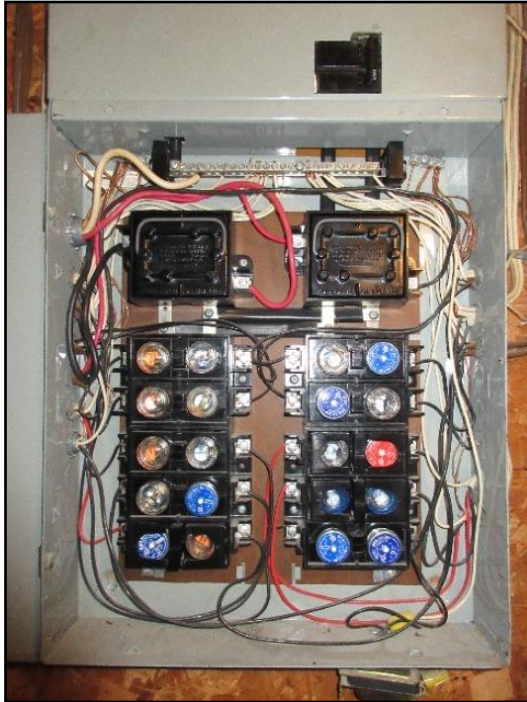


7. Main electrical disconnect

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

Distribution panel type and location:

- Fuses - utility room



8. Fuses - utility room



9. Distribution panel

Distribution panel rating: • 100 Amps

Number of circuits installed: • 19

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 - exterior
 - GFCI - bathroom
- Basement

- GFCI - kitchen
- Basement

Smoke alarms (detectors): • Present

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

Limitations

Fuse block: • Not pulled

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

6. Condition: • Fuses too big

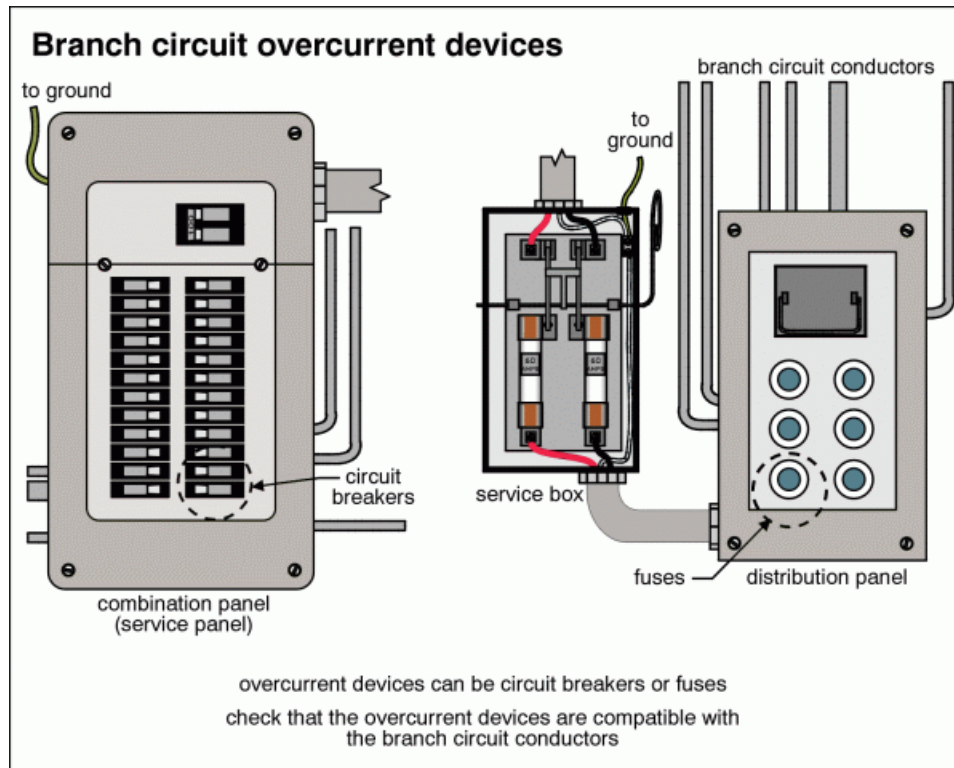
Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor



Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire



common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



10. Fuses too big

DISTRIBUTION SYSTEM \ Outlets (receptacles)

7. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Kitchens & bathrooms

Task: Upgrade

Time: Discretionary

Cost: Minor

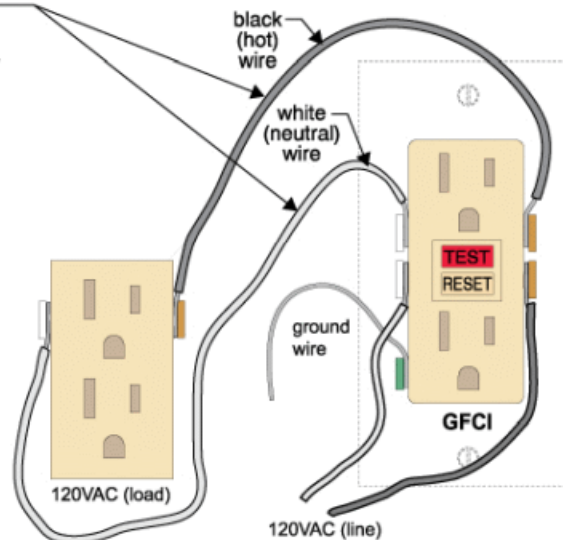
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



11. No GFCI/GFI (Ground Fault Circuit...



12.



13.



14.

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

Implication(s): Electric shock

Location: Basement bathroom

Task: Replace

Time: As soon as is practicable

Cost: Minor



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

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

9. Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: First & second floors

Task: Replace

ELECTRICAL

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Time: Immediate

Cost: Minor



16. *More than 10 years old*



17.

HEATING

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Description

System type:

- Furnace



18. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Keeprite

Model number: G9MXE0601714A Serial number: A183349127

Heat distribution: • Ducts and registers

Approximate capacity: • 60,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 3 years

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

Main fuel shut off at:

- Utility room

HEATING

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19. Main fuel shut off

Failure probability: • Low

Air filter: • Disposable • 16" x 25" • 4" thick

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent:

• Sidewall venting



20. Sidewall venting

Mechanical ventilation system for building: • None

HEATING

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Limitations

Warm weather: • Prevented testing in heating mode

Heat exchanger: • Not visible

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

Recommendations

GAS FURNACE \ Mechanical air filter

10. 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



21. Replace - regular maintenance

COOLING & HEAT PUMP

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Limitations

Window unit: • Window A/C excluded from inspection

Recommendations

RECOMMENDATIONS \ Overview

11. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

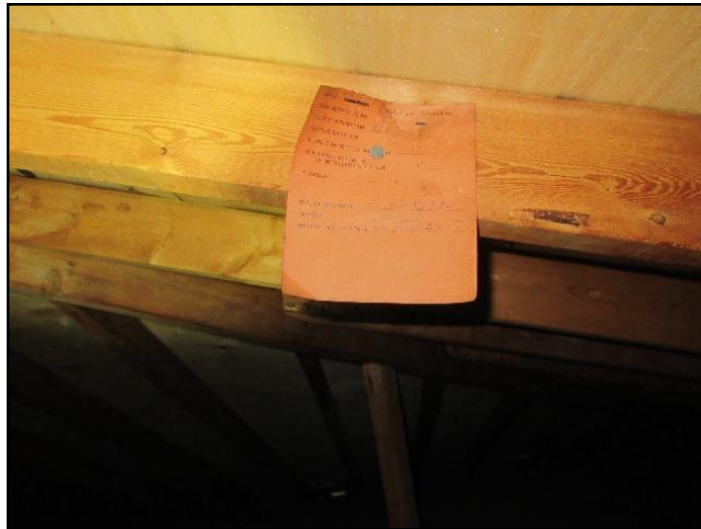
- Cellulose



22. Cellulose

Attic/roof insulation amount/value:

- R-28



23. R-28

- 7 inches

INSULATION AND VENTILATION

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24.7 inches

Attic/roof air/vapor barrier: • Plastic

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: • Not determined

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Not determined

Limitations

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

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

12. Condition: • Amount less than current standards

Although not meeting current standards is not a deficiency, the home may benefit from an increased level of attic insulation.

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

Water flow and pressure: • Typical for neighborhood

Water heater type: • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

- Gas



25. Gas

Water heater exhaust venting method:

- Forced draft

PLUMBING

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26. Forced draft

Water heater manufacturer:

- Giant

Model number: UG50-40LF-N2U-EC Serial number: 111884576

Water heater tank capacity: • 189 liters

Water heater approximate age: • 3 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

Pumps: • None

Floor drain location: • None found

Gas piping: • Steel

Main fuel shut off valve at the:

- Utility room

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27. Main fuel shut off

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage

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

FIXTURES AND FAUCETS \ Faucet

13. Condition: • Hot and cold reversed

Implication(s): Scalding

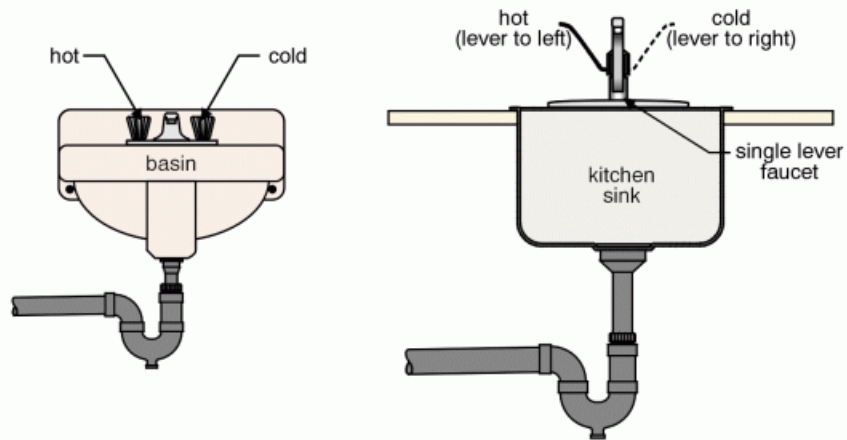
Location: Basement

Task: Correct

Time: Discretionary

Cost: Minor

Hot/cold conventions



28. Hot and cold reversed

INTERIOR

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Description

Major floor finishes: • Carpet • Laminate • Ceramic

Major wall finishes: • Gypsum board

Major ceiling finishes: • Gypsum board

Windows: • Fixed • Sliders • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher

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

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation: • 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 • Dishwasher

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

STAIRS \ Handrails and guards

14. Condition: • Missing

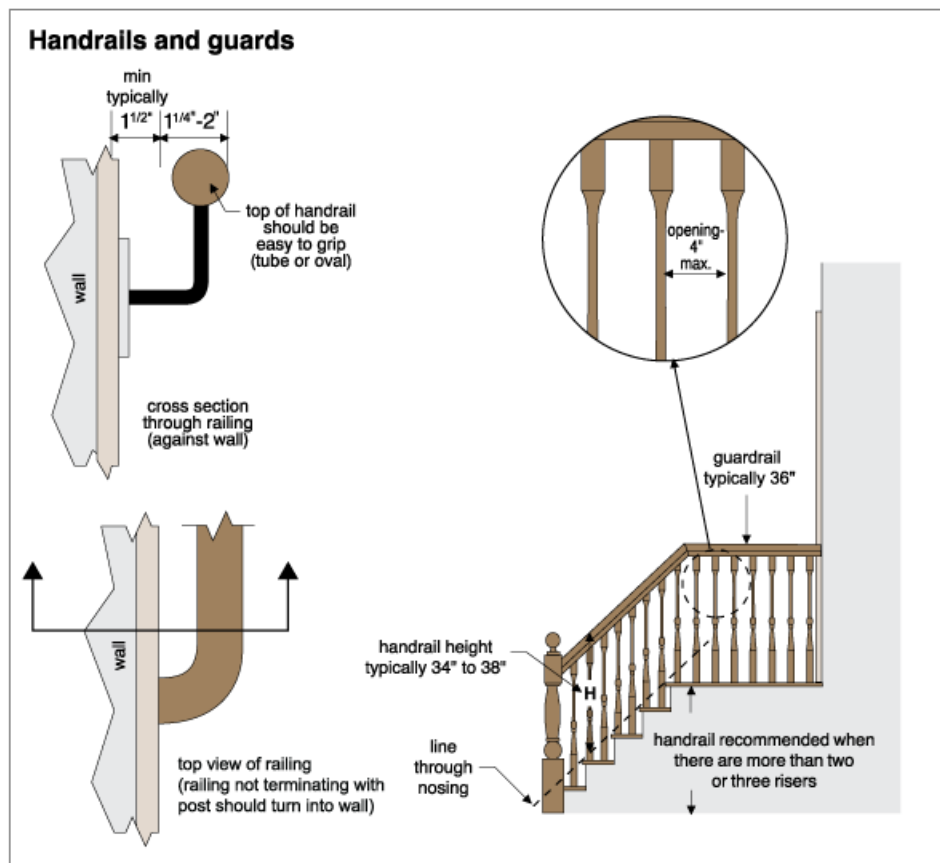
Implication(s): Fall hazard

Location: Throughout

Task: Provide

Time: Discretionary

Cost: Minor



29. Missing

INTERIOR

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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