

INSPECTION REPORT



For the Property at:
306 SPILLSBURY DRIVE, 208
PETERBOROUGH, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Friday, September 16, 2022
Prepared by: David Sharman



County Home Inspection
398 McDonnel Street, Suite 4
Peterborough, ON K9H 2X4
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



September 16, 2022

Dear Team VanRahan,

RE: Report No. 4019
306 Spillsbury Drive, 208
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

306 Spillsbury Drive, Peterborough, ON September 16, 2022

Report No. 4019

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

RECOMMENDATIONS \ Overview

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

Electrical

RECOMMENDATIONS \ Overview

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

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.

Insulation and Ventilation

RECOMMENDATIONS \ Overview

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

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Plumbing

RECOMMENDATIONS \ Overview

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

Interior

RECOMMENDATIONS \ Overview

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

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

Sloped roof flashing material: • Aluminum

Probability of leakage: • Not determined

Approximate age: • 11 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

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

Age determined by: • Visual inspection from ground

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Below 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

Driveway: • Asphalt

Walkway: • Concrete

Porch: • Concrete

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

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

STRUCTURE

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Description

Configuration: • Not visible

Foundation material: • Not visible

Floor construction: • Not visible

Exterior wall construction: • Wood frame / Masonry veneer

Roof and ceiling framing: • Not visible

Limitations

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

Attic/roof space: • No access

Percent of foundation not visible: • 100 %

Not included as part of a building inspection: • An opinion about the adequacy of structural components

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

- SUMMARY
 - ROOFING
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 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
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Description

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

Service size: • Not determined

Main disconnect/service box rating: • Not determined

System grounding material and type: • Not visible

Distribution panel type and location:

- Breakers - hall



1. Distribution panel



2. Breakers - hall

Distribution panel rating: • Not determined

Electrical panel manufacturers: • Square D

Number of circuits installed: • 17

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 • GFCI - kitchen • AFCI - panel

Smoke alarms (detectors): • Present

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

ELECTRICAL

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Limitations

Inspection limited/prevented by: • Storage

System ground: • Not accessible

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

RECOMMENDATIONS \ Overview

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

Description

Heating system type: • Combination gas heating/electric cooling system



3. Furnace

Fuel/energy source: • Gas

Furnace manufacturer: • Skymark

Model number: SGAD201212RC-C *Serial number:* 1202-6724

Approximate capacity: • 20,000 BTU/hr

Efficiency: • Conventional

Exhaust venting method: • Direct vent • Forced draft

Combustion air source: • Interior of building

Approximate age: • 10 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Furnace closet

HEATING

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4. Main fuel shut off & electrical disconnect

Failure probability: • Low

Air filter: • Disposable

Exhaust pipe (vent connector): • Not determined

Chimney/vent:

• Sidewall venting

HEATING

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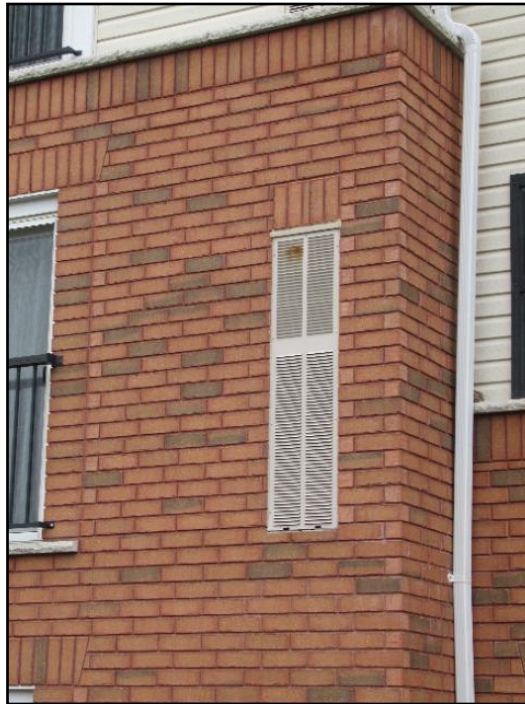
COOLING

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5. Sidewall venting

Mechanical ventilation system for building: • Kitchen exhaust fan • 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

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

Recommendations

GAS FURNACE \ Mechanical air filter

5. 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

HEATING

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6. *Replace - regular maintenance*

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

Air conditioning type: • Combination gas heating/electric cooling system

Manufacturer: • Skymark

Cooling capacity: • 18,000 BTU/hr • 1.5 Tons

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 18 to 25 years

Failure probability: • Low

Evaporative cooler damper location: • Heating closet

Refrigerant type: • R-410A

Condensate system: • Discharges through floor slab

Limitations

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil

Recommendations

RECOMMENDATIONS \ Overview

6. 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: • Not determined
Attic/roof insulation amount/value: • Not determined
Attic/roof air/vapor barrier: • Not determined
Attic/roof ventilation: • Soffit vent • Ridge vent
Wall insulation material: • Not determined
Wall insulation amount/value: • Not determined
Wall air/vapor barrier: • Not determined

Limitations

Inspection limited/prevented by lack of access to: • Roof space • Wall space • Floor space
Roof ventilation system performance: • Not evaluated

Recommendations

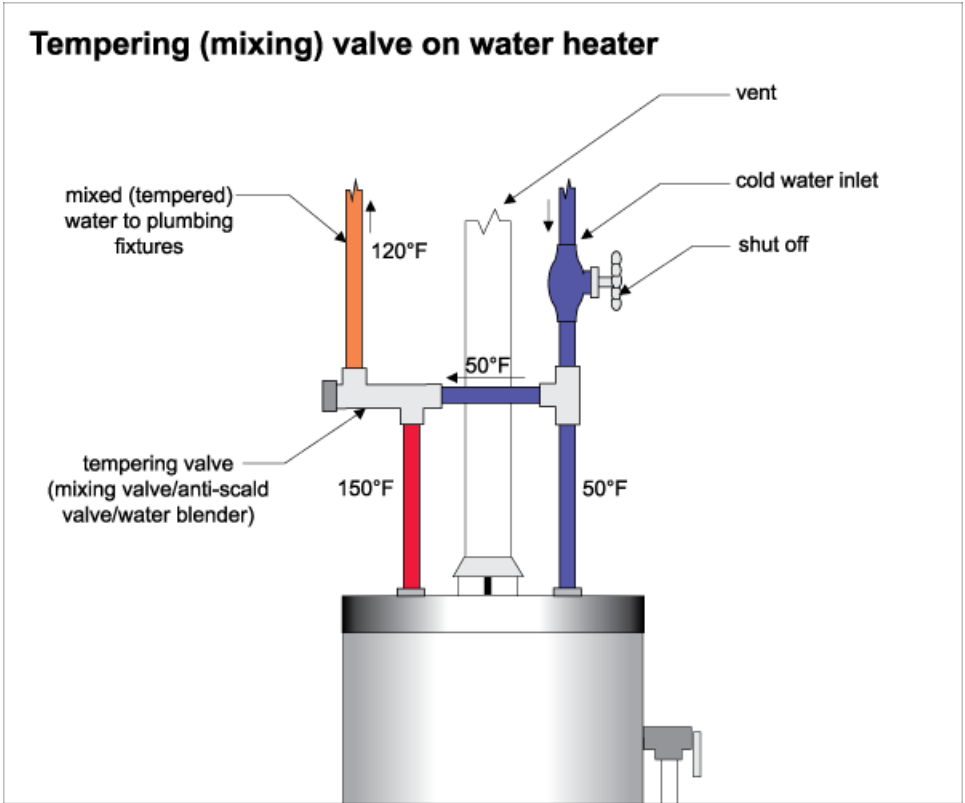
RECOMMENDATIONS \ Overview

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

Description

General:

- Tempering/mixing valve installed



7. Tempering/mixing valve installed

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

Service piping into building: • Not visible

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

Main water shut off valve at the: • Not found

Water flow and pressure: • Typical for neighborhood

Water heater type: • Owned

Water heater location: • Utility room

Water heater fuel/energy source:

• Electric



8. Electric

Water heater manufacturer:

• Rheem

Model number: PRO415TM Serial number: Q431230665

Water heater tank capacity: • 178 liters

Water heater approximate age: • 10 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

Floor drain location: • None found

PLUMBING

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Limitations

Inspection limited/prevented by: • Storage

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing

Not included as part of a building inspection: • Washing machine connections

Recommendations

RECOMMENDATIONS \ Overview

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

INTERIOR

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Description

Major floor finishes: • Carpet • Hardwood • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Casement • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo

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

Kitchen ventilation: • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

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

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Recommendations

RECOMMENDATIONS \ Overview

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

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

