

INSPECTION REPORT



For the Property at:
4 MURRAY STREET
NORWOOD, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Monday, June 21, 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 21, 2021

Dear Team VanRahan,

RE: Report No. 3521
4 Murray Street
Norwood, 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

4 Murray Street, Norwood, ON June 21, 2021

Report No. 3521

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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

ROOF DRAINAGE \ Gutters

Condition: • Damage

Location: Rear elevation

Task: Repair

Time: Discretionary

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Steps or landings settling or heaving

Implication(s): Weakened structure | Trip or fall hazard

Location: Front elevation

Task: Improve

Time: Discretionary

Cost: Minor

LANDSCAPING \ Lot grading

Condition: • Improper slope or drainage

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

Location: Front left corner

Task: Improve

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Double taps

Implication(s): Fire hazard

Location: Distribution panels

Task: Correct

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: Exterior & kitchen

Task: Upgrade

Time: Discretionary

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.

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

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Cost: Minor

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

BASEMENT \ Wet basement - evidence

Condition: • Crumbling plaster, dry wall or concrete walls

Damage may be indicative of the poor exterior grading seen at this location

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

Location: Left elevation

Task: Monitor

Time: Ongoing

GARAGE \ Door between garage and living space

Condition: • No self closer

Implication(s): Hazardous combustion products entering home

Location: Basement

Task: Provide

Time: As soon as is practicable

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:

• Metal



1. Metal



2.



3.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • More than 50 years

Roof Shape: • Hip

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile)

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

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

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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

Driveway: • Asphalt • No performance issues were noted.

Walkway: • Concrete

Deck: • Ground level • Wood

Porch: • Concrete • No performance issues were noted.

Exterior steps: • Concrete

Fence: • Chain link

Garage: • Attached

Limitations

Inspection limited/prevented by: • Storage in garage

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: • Damage

Location: Rear elevation

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

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4. Damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

3. Condition: • Steps or landings settling or heaving

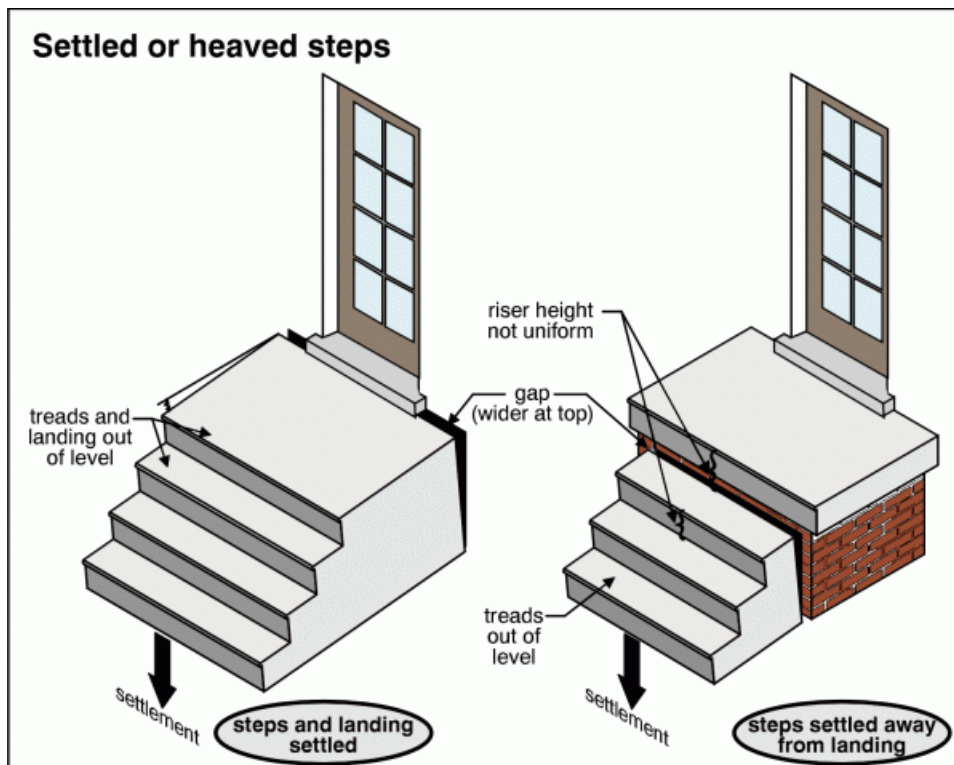
Implication(s): Weakened structure | Trip or fall hazard

Location: Front elevation

Task: Improve

Time: Discretionary

Cost: Minor



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5. Steps settling

LANDSCAPING \ Lot grading

4. Condition: • Improper slope or drainage

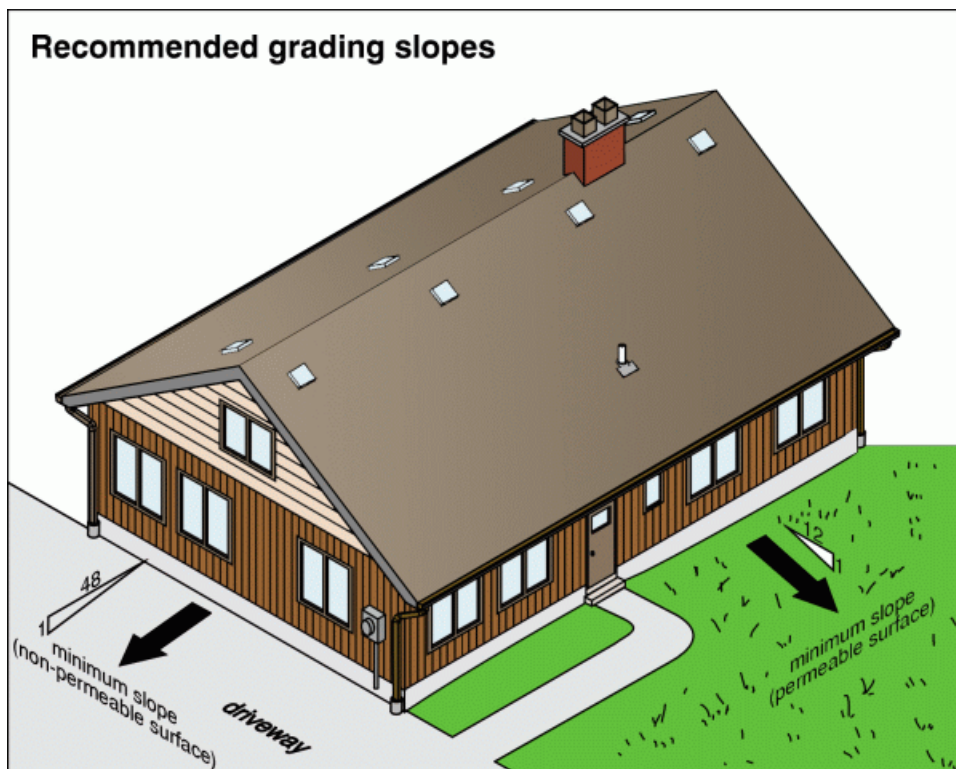
Implication(s): Chance of water damage to structure, finishes and contents

Location: Front left corner

Task: Improve

Time: Discretionary

Cost: Minor



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6. *Improper slope or drainage*

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Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Wood columns • Built-up wood beams • Subfloor - plywood

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/ceiling joists • Plank sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Recommendations

FOUNDATIONS \ General notes

5. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor



7. Typical minor cracks



8.

STRUCTURE

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9.

FOUNDATIONS \ Performance opinion

6. Condition: • Acceptable

Description

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Fuses - basement



10. Main electrical disconnects

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

Distribution panel type and location:

- Fuses - basement



11. Distribution panel



12. Fuses - basement



13.

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • AEC

ELECTRICAL

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Number of circuits installed: • 16

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

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 \ Panel wires

7. Condition: • Double taps

Implication(s): Fire hazard

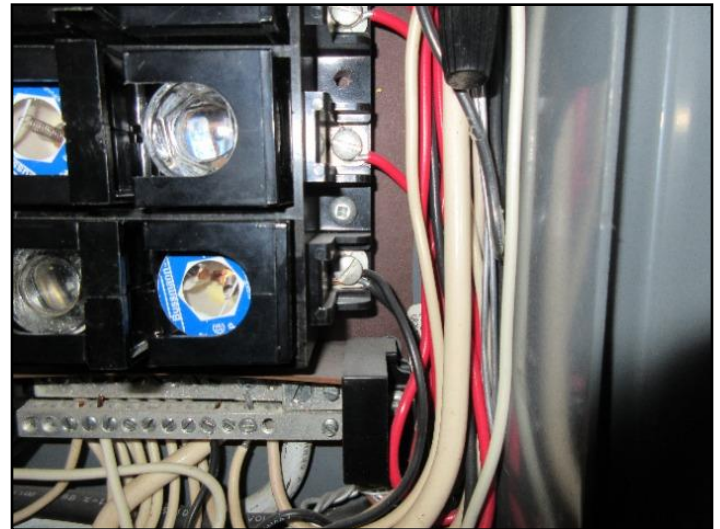
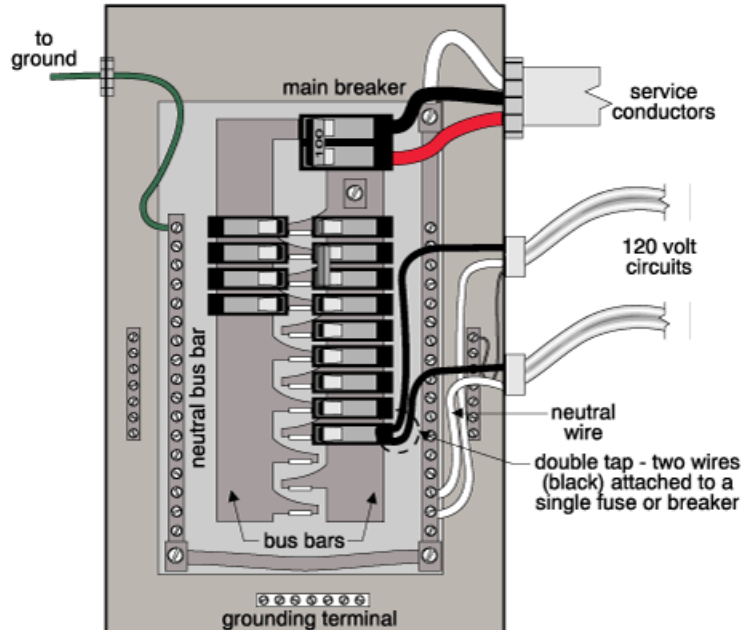
Location: Distribution panels

Task: Correct

Time: As soon as is practicable

Cost: Minor

Double tapping (double lugging)



14. Double taps

15.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

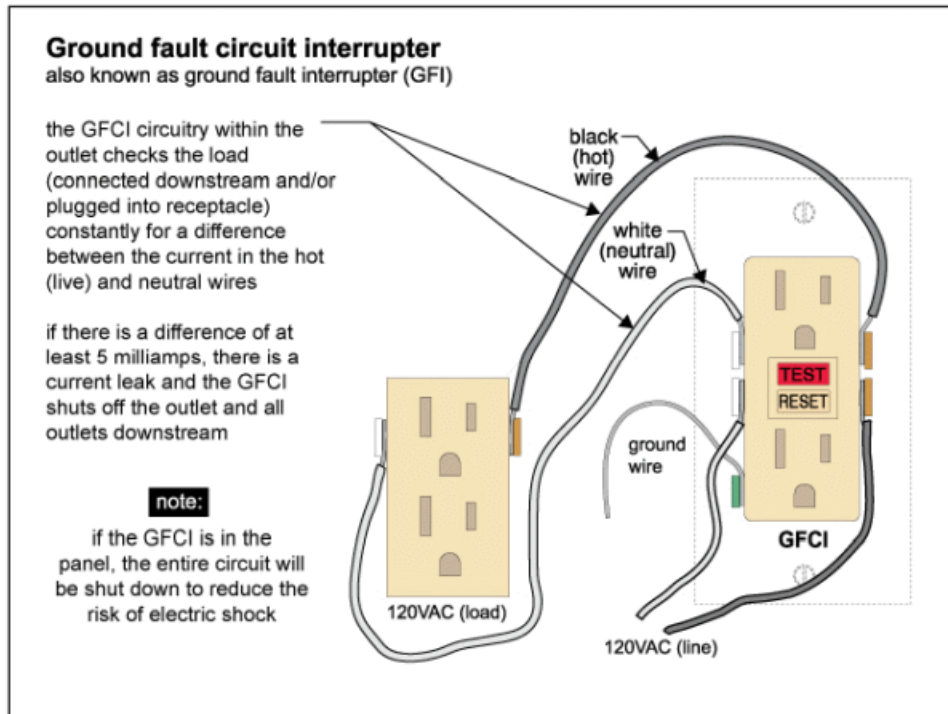
8. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: Exterior & kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

16. No GFCI/GFI (Ground Fault Circuit...)



17.

ELECTRICAL

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HEATING

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Description

System type:

- Furnace



20. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Payne

Model number: PG95XAT30040A *Serial number:* 1316A46031

Heat distribution: • Ducts and registers

Approximate capacity: • 40,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 5 years

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

Main fuel shut off at:

- Basement

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21. Main fuel shut off & electrical disconnect

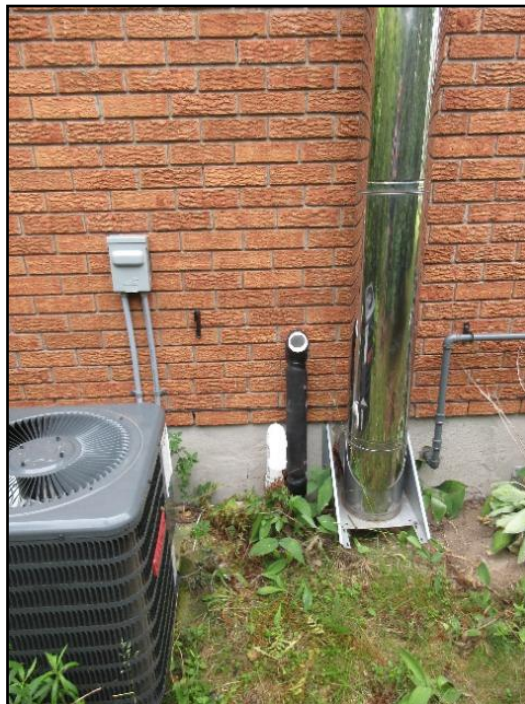
Failure probability: • Low

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

Exhaust pipe (vent connector): • PVC plastic

Chimney/vent:

- Sidewall venting



22. Sidewall venting

- Abandoned

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23. Abandoned

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

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

Recommendations

GAS FURNACE \ Mechanical air filter

9. 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

4 Murray Street, Norwood, ON June 21, 2021

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24. *Replace - regular maintenance*

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



25. Air cooled

Manufacturer:

- Goodman

Model number: GSX130181EJ Serial number: 1902003508

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

Compressor type: • Electric

Compressor approximate age: • 2 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-410A

Limitations

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

COOLING & HEAT PUMP

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RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

4 Murray Street, Norwood, ON June 21, 2021

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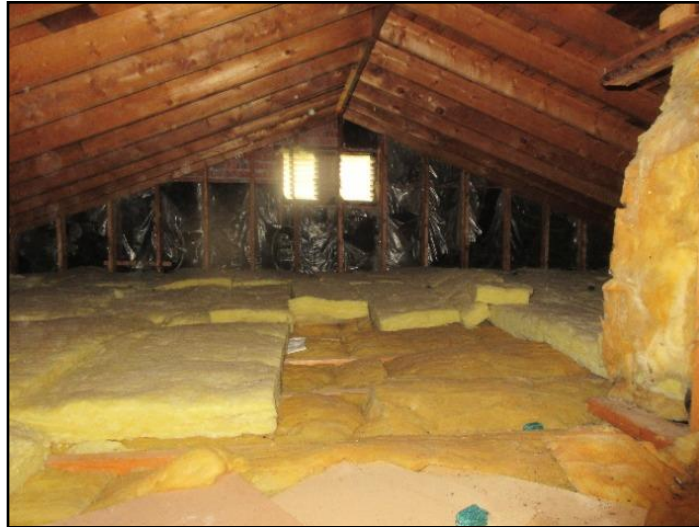
INTERIOR

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Description

Attic/roof insulation material:

- Glass fiber



26. Glass fiber

Attic/roof insulation amount/value: • R-32

Attic/roof air/vapor barrier: • Kraft paper

Attic/roof ventilation: • Roof vent • Soffit vent

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

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

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

11. 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 • PEX (cross-linked Polyethylene)

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

PLUMBING

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28. Basement

Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Direct vent • Induced draft

Water heater manufacturer:

• Rheem

Model number: D PVS50-36E2 *Serial number:* DELNQ101440297

Water heater tank capacity: • 189 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

Pumps: • None

Floor drain location: • None found

Water treatment system:

• Water softener

PLUMBING

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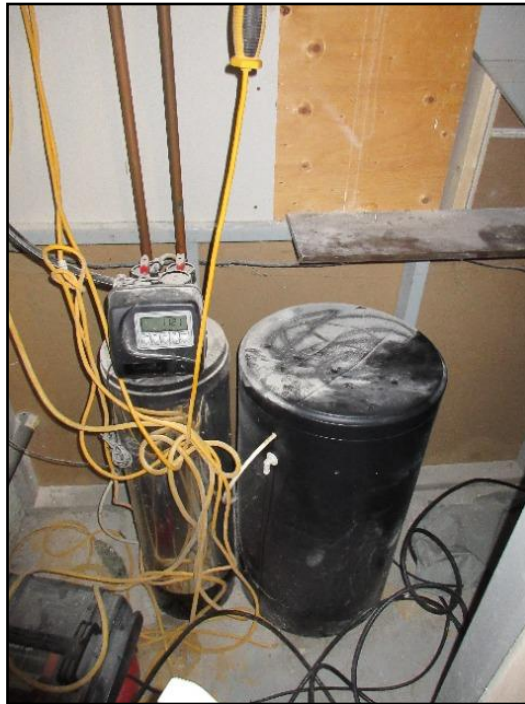
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29. Water softener

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the:

- Basement



30. Main fuel shut off

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

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Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Performance of floor drains

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

Recommendations

RECOMMENDATIONS \ Overview

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

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Description

Major floor finishes: • Hardwood • Ceramic • Vinyl

Major wall finishes: • Gypsum board

Major ceiling finishes: • Gypsum board • Acoustic tile

Windows: • Sliders • Casement • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Wood

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood

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

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

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 • Range hood

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: • 75 %

Recommendations

BASEMENT \ Wet basement - evidence

13. Condition: • Crumbling plaster, dry wall or concrete walls

Damage may be indicative of the poor exterior grading seen at this location

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

Location: Left elevation

Task: Monitor

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Time: Ongoing



31. Crumbling plaster, dry wall or concrete walls

GARAGE \ Door between garage and living space

14. Condition: • No self closer

Implication(s): Hazardous combustion products entering home

Location: Basement

Task: Provide

Time: As soon as is practicable

Cost: Minor

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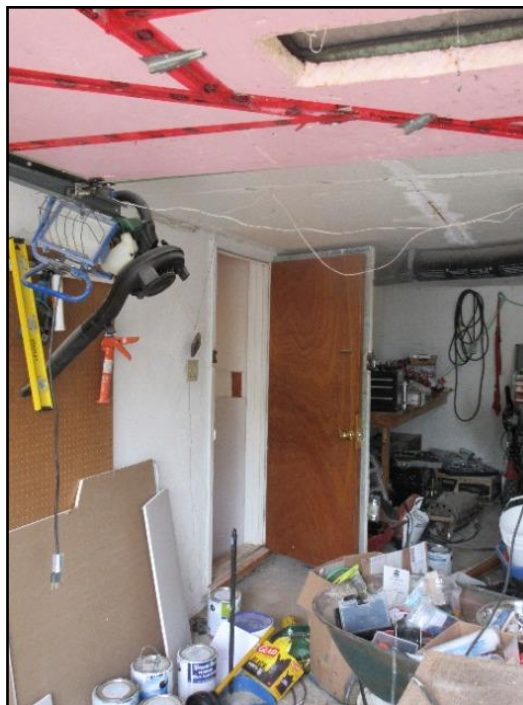
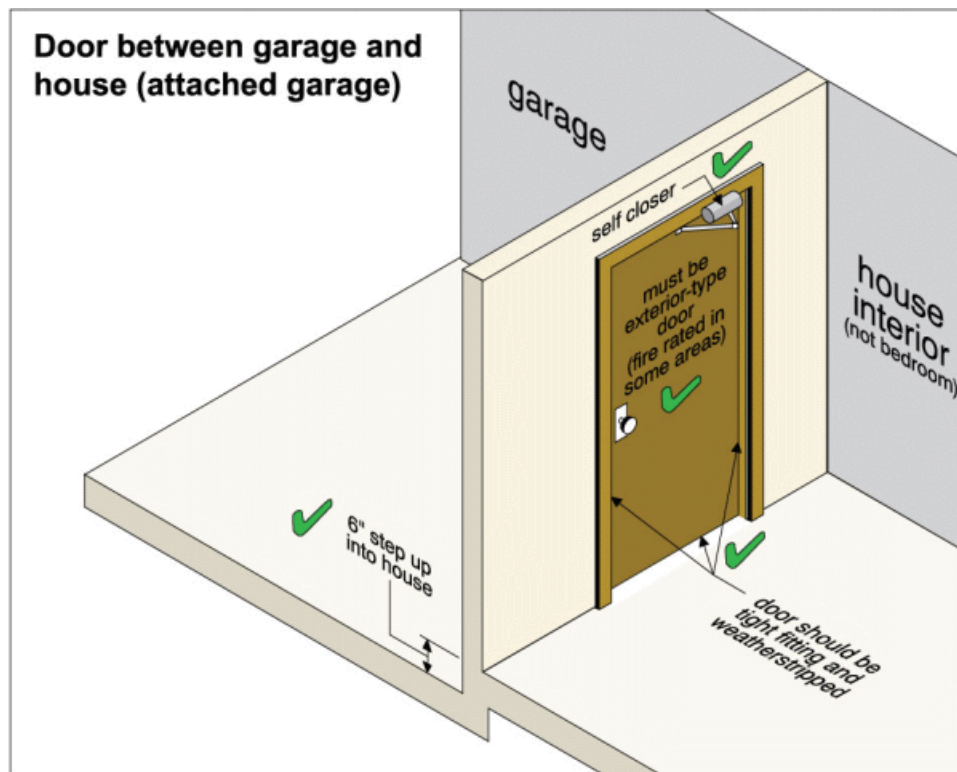
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32. No self closer

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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