

INSPECTION REPORT



For the Property at:
42B SPRINGBROOK DRIVE
PETERBOROUGH, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Saturday, May 1, 2021
Prepared by: David Sharman



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

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david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



May 1, 2021

Dear Team VanRahan,

RE: Report No. 3442
42B Springbrook Drive
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

42B Springbrook Drive, Peterborough, ON May 1, 2021

Report No. 3442

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

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

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

Location: Front left corner

Task: Improve

Time: Discretionary

Cost: Minor

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • Cracked

Location: Left elevation

Task: Replace

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Left elevation

Task: Seal & monitor

Time: Discretionary

Cost: Minor

SUMMARY

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Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • None observed

Implication(s): Health hazard

Location: First floor

Task: Provide

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ Mechanical air filter

Condition: • Dirty

Implication(s): Increased heating 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

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Polybutylene

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

Location: Basement

Task: Monitor

Time: Ongoing

FIXTURES AND FAUCETS \ Faucet

Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Basement

Task: Correct

Time: Discretionary

Cost: Minor

Interior

BASEMENT \ Wet basement - evidence

Condition: • Efflorescence

Efflorescence may be indicative of a poor downspout discharge at this location

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

Location: Front left corner

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: • North

Sloped roofing material:

- Asphalt shingles



2.

1. *Asphalt shingles*

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5 years

Typical life expectancy: • 25-30 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 • Report by agent

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Description

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 • Metal siding

Wall surfaces - masonry: • Brick

Driveway: • Asphalt

Walkway: • Flagstone

Porch: • Concrete • No performance issues were noted.

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

Patio: • Patio stones

Fence: • Wood

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 \ Downspouts

2. Condition: • Discharge too close to building

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

Location: Front left corner

Task: Improve

Time: Discretionary

Cost: Minor

EXTERIOR

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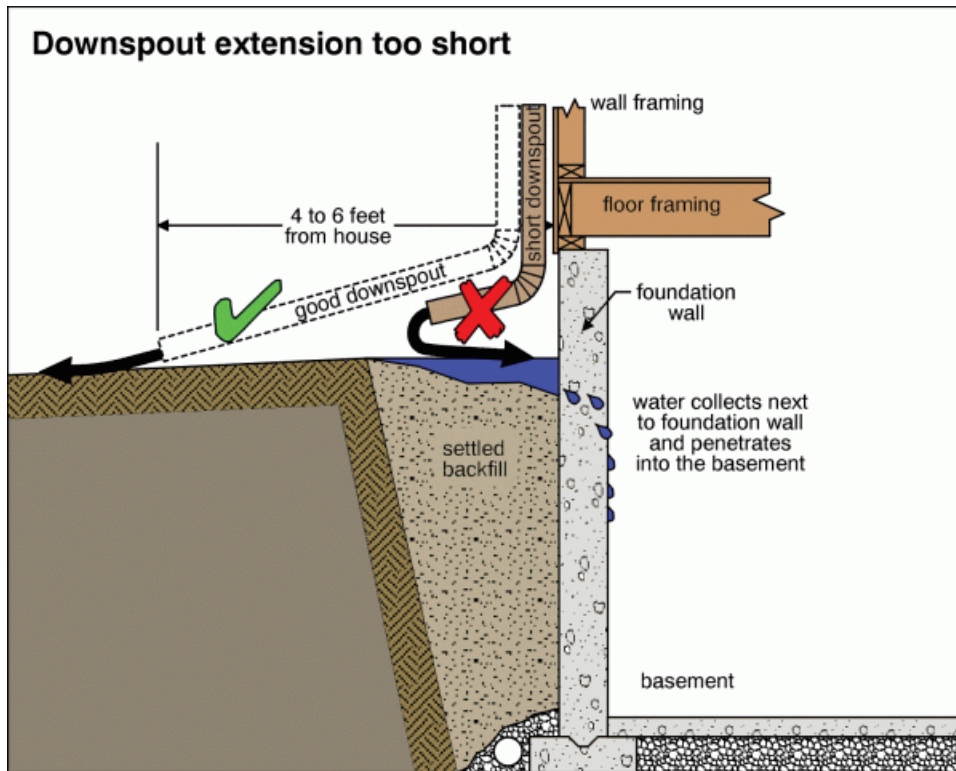
COOLING

INSULATION

PLUMBING

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REFERENCE



3. Discharge too close to building

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

3. Condition: • Cracked

Location: Left elevation

Task: Replace

Time: Discretionary

Cost: Minor

EXTERIOR

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4. Cracked

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Built-up wood beams • Subfloor - plank

Exterior wall construction: • Wood frame / Brick veneer

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

Party wall:

- Wood frame
- Extends through roof



5. Extends through roof

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ General notes

4. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Left elevation

Task: Seal & monitor

Time: Discretionary

Cost: Minor

STRUCTURE

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6. *Typical minor cracks*

FOUNDATIONS \ Performance opinion

5. **Condition:** • Not determined

Description

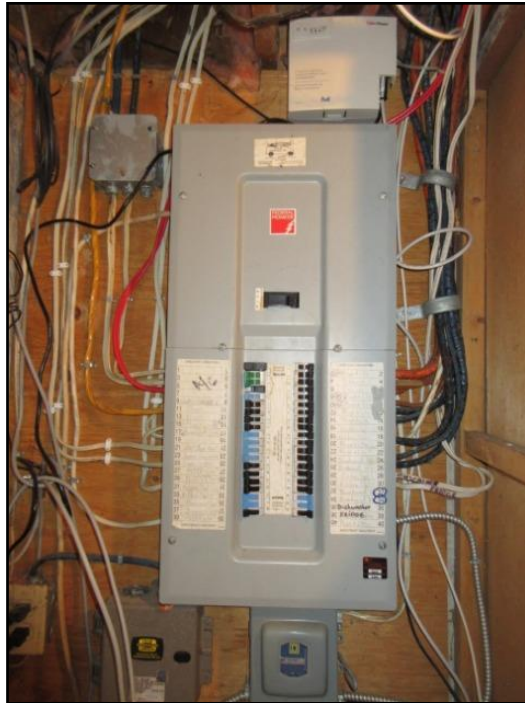
Service entrance cable and location: • Underground - cable material not visible

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Breakers - basement

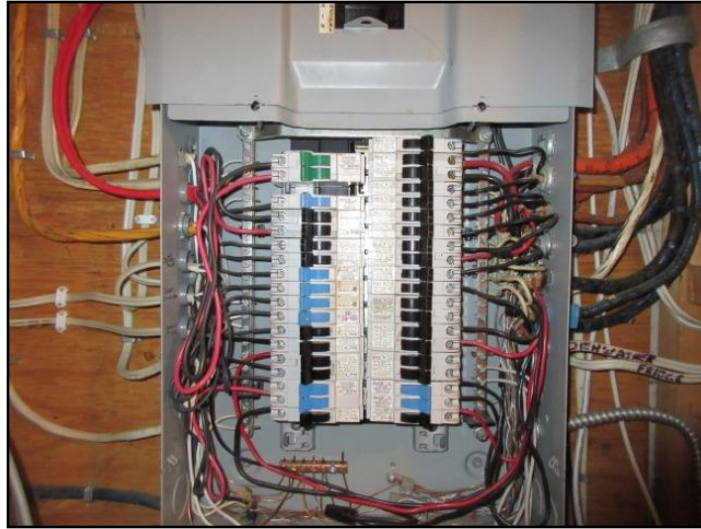


7. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - basement



8. Breakers - basement

Distribution panel rating: • 200 Amps

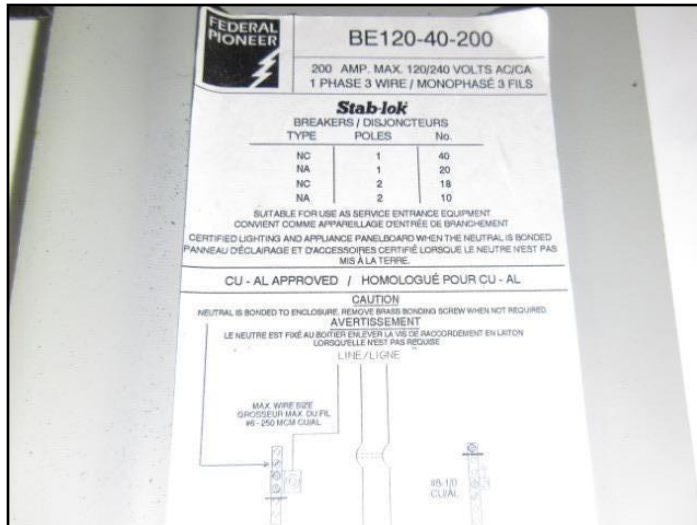
Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 26

Distribution wire (conductor) material and type:

- Copper - non-metallic sheathed
- Aluminum - non-metallic sheathed

The distribution panel is rated for both copper & aluminum branch circuit wiring



9. Aluminum - non-metallic sheathed

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

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

Smoke alarms (detectors): • Present

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Carbon monoxide (CO) alarms (detectors):

- Present
 - None noted
- First floor

Limitations

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

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

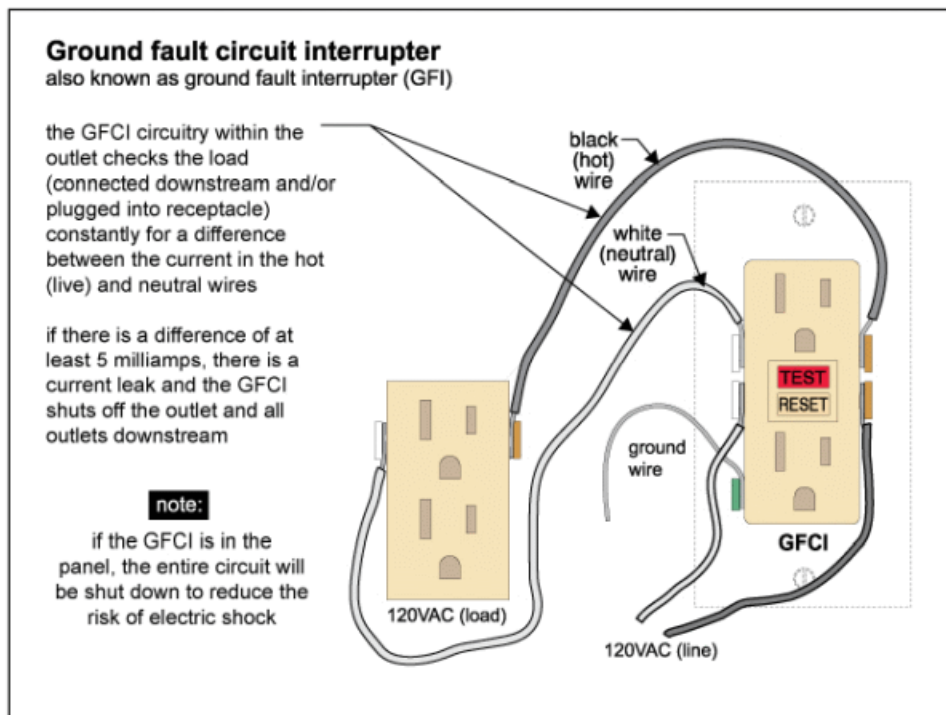
Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor





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

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

7. Condition: • None observed

Implication(s): Health hazard

Location: First floor

Task: Provide

Time: Immediate

Cost: Minor

Description

System type:

- Furnace



11. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Lennox

Model number: EL296UH070XE36B-02 Serial number: 5914F14623

Heat distribution: • Ducts and registers

Approximate capacity: • 70,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 8 years

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

Main fuel shut off at:

- Utility room

HEATING

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12. Main fuel shut off & electrical disconnect

Failure probability: • Low

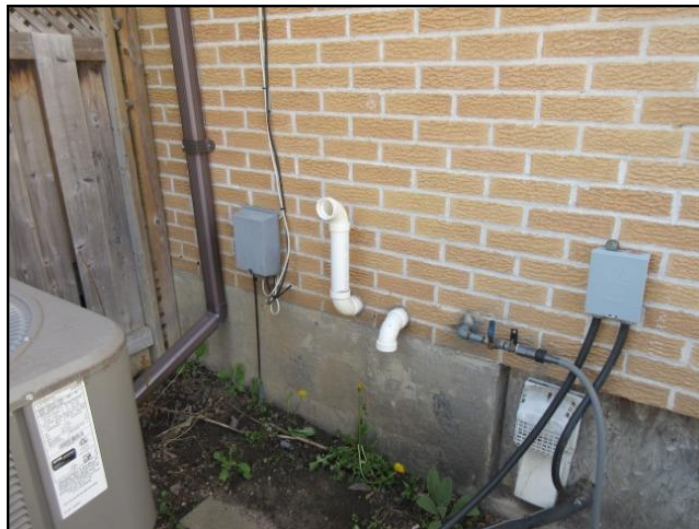
Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • Electric baseboard heater

Chimney/vent:

• Sidewall venting



13. Sidewall venting

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

HEATING

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Limitations

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

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

8. Condition: • Dirty

Implication(s): Increased heating costs | Reduced comfort

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item



14. Dirty

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



15. Air cooled

Manufacturer:

- Lennox
- Model number: 14ACX-030-230-16 Serial number: 1914D37142*

Cooling capacity: • 30,000 BTU/hr • 2.5 Tons

Compressor type: • Electric

Compressor approximate age: • 8 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-410A

Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

RECOMMENDATIONS \ Overview

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

Description

Attic/roof insulation material:

- Glass fiber



16. *Glass fiber*

Attic/roof insulation amount/value:

- R-32
- 9 inches



17. *9 inches*

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not determined

Wall air/vapor barrier: • Not determined

INSULATION AND VENTILATION

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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

Recommendations

ATTIC/ROOF \ Insulation

10. 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

Description

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

Service piping into building: • Copper

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

Main water shut off valve at the:

- Front of the basement



18. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Rental

Water heater location: • Basement

Water heater fuel/energy source:

- Gas



19. Gas

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

Water heater manufacturer:

• Bradford White

Model number: RG2PV50S6N *Serial number:* SL42511778

Water heater tank capacity: • 50 gallons

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

Water treatment system:

• Water softener

PLUMBING

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20. Water softener

- Reverse osmosis

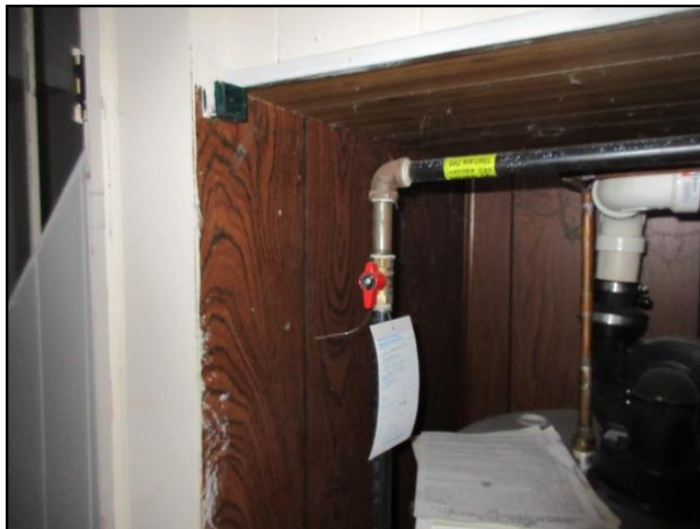


21. Reverse osmosis

Gas piping: • Steel

Main fuel shut off valve at the:

- Basement



22. Main fuel shut off

Backwater valve: • None noted

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

SUPPLY PLUMBING \ Water supply piping in building

11. Condition: • Polybutylene

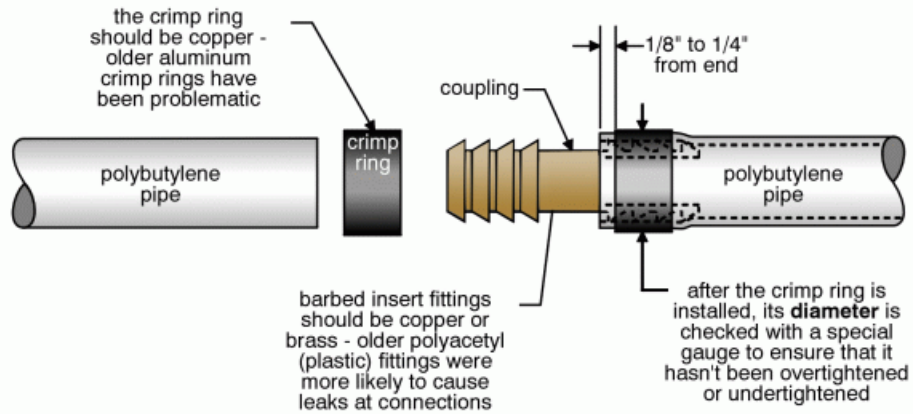
Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Basement

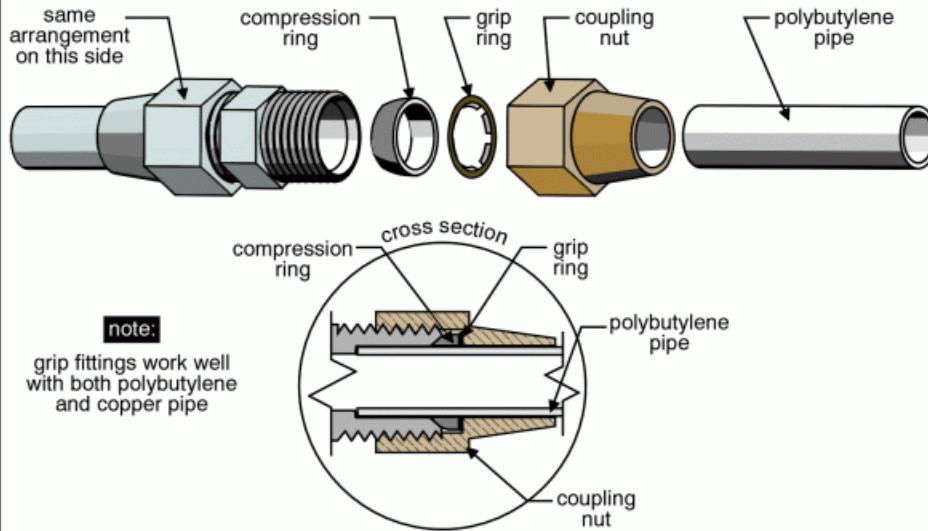
Task: Monitor

Time: Ongoing

Polybutylene pipe - crimp fitting



Polybutylene pipe - compression (grip) fitting





23. Polybutylene

FIXTURES AND FAUCETS \ Faucet

12. Condition: • Hot and cold reversed

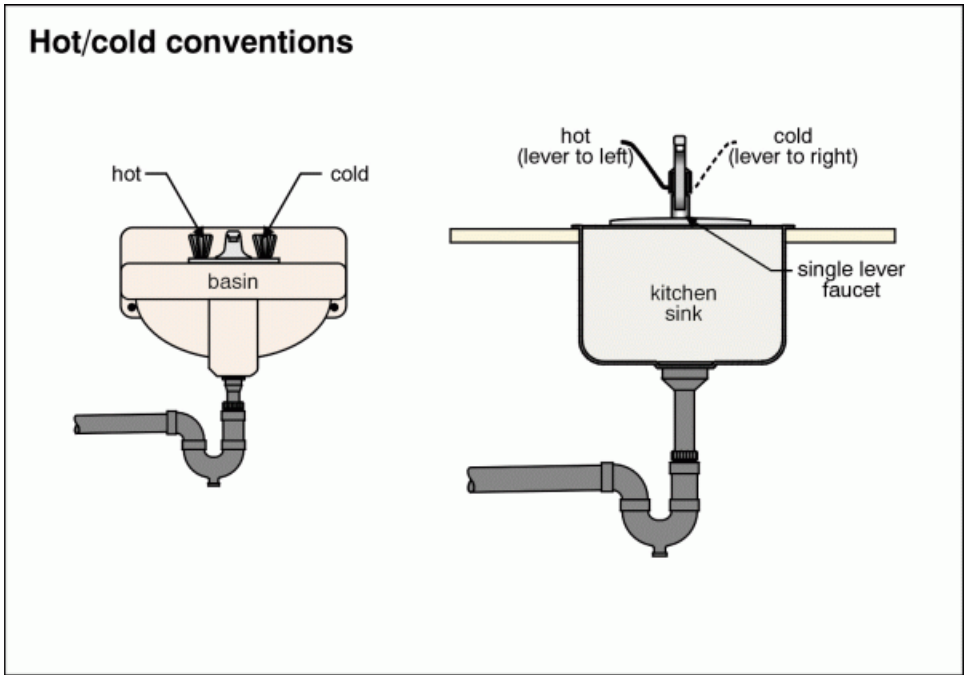
Implication(s): Scalding

Location: Basement

Task: Correct

Time: Discretionary

Cost: Minor



24. Hot and cold reversed

Description

Major floor finishes: • Carpet • Hardwood • Laminate • Ceramic • Vinyl

Major wall finishes: • Gypsum board

Major ceiling finishes: • Gypsum board

Windows: • Fixed • 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: • Exhaust fan

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 • 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

BASEMENT \ Wet basement - evidence

13. Condition: • Efflorescence

Efflorescence may be indicative of a poor downspout discharge at this location

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

Location: Front left corner

Task: Monitor

Time: Ongoing

Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates

efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:

efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:

The diagram shows three scenarios of efflorescence on a wall cross-section:

- Scenario 1:** Leakage (resulting from water collecting against foundation) leads to efflorescence. Labels include "leakage (resulting from water collecting against foundation)", "efflorescence", and "water evaporates at wall surface".
- Scenario 2:** Water evaporates at the wall surface, leading to efflorescence. Labels include "water evaporates at wall surface" and "efflorescence".
- Scenario 3:** Moisture diffusion through a wall with a blockage. Labels include "water evaporates at wall surface", "wind-driven Rain", "blockage in wall: water unable to reach weepholes", "moisture diffusion", "efflorescence", "exterior: higher vapor pressure (hot, humid)", and "interior: lower vapor pressure (cool, dry)".



25. Efflorescence

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

