

# INSPECTION REPORT



For the Property at:  
**3 LARCHWOOD AVENUE**  
PETERBOROUGH, ON K9J 1M5

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Prepared for: TEAM VANRAHAN  
Inspection Date: Wednesday, July 17, 2024  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

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[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



July 17, 2024

Dear Team VanRahan,

RE: Report No. 4897  
3 Larchwood Avenue  
Peterborough, ON  
K9J 1M5

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. We cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Please be sure to download a copy of this report to your computer, as the emailed link to the report will expire within 7 days.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman  
on behalf of  
County Home Inspection

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# SUMMARY

3 Larchwood Avenue, Peterborough, ON July 17, 2024

Report No. 4897

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

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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 \ Handrails and guards**

**Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Raised decking

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

### **GARAGE \ Vehicle door operators (openers)**

**Condition:** • Inoperative

**Implication(s):** System inoperative

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## Structure

### **FOUNDATIONS \ General notes**

**Condition:** • Parging damaged or missing

**Implication(s):** Shortened life expectancy of material

**Location:** Various locations

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### **WALLS \ Masonry veneer walls**

**Condition:** • Typical minor cracks

**Implication(s):** Chance of frost damage & material deterioration

**Location:** Right elevation

**Task:** Repair

**Time:** Discretionary

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**Cost:** Minor

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**Condition:** • Wire crossing bus connections

**Implication(s):** Electric shock | Fire hazard

**Location:** Distribution panel

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Reversed polarity

**Implication(s):** Electric shock

**Location:** Bedroom

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Basement bathroom

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Past life expectancy

**Implication(s):** Life safety hazard

**Location:** First floor

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

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

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**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 - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • Loose, missing or deteriorated mortar

**Implication(s):** Material deterioration

**Location:** Exterior

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Past life expectancy

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Exterior condenser

**Task:** Monitor

**Time:** Ongoing

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Amount less than current standards

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

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

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## Plumbing

### WATER HEATER \ Life expectancy

**Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

**Cost:** Rental Unit

### WASTE PLUMBING \ Traps - installation

**Condition:** • Wrong type

**Implication(s):** Sewer gases entering the building

**Location:** Kitchen

**Task:** Monitor

**Time:** Ongoing

## Interior

### DOORS \ Doors and frames

**Condition:** • Loose or poor fit

**Implication(s):** Chance of damage to finishes and structure

**Location:** Bedroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### STAIRS \ Guardrails

**Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Basement

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

### BASEMENT \ Damp/Wet basement - evidence

**Condition:** • Efflorescence

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

**Location:** Utility room

**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

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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](#)



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## Description

The home is considered to face: • South

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 12-15 years

Typical life expectancy: • 25-30 years

Roof Shape: • Hip

## Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface • 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:** • Flat

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

**Wall surfaces - masonry:** • Brick

**Driveway:** • Asphalt • Concrete • No performance issues were noted.

**Walkway:** • Patio stones/slabs • No performance issues were noted.

**Window Shutters/Panels:** • Decorative shutters

**Deck:** • Raised • Wood • No performance issues were noted.

**Porch:** • Raised • Wood • Railings • No performance issues were noted.

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

**Patio:** • Wood

**Fence:** • Wood

**Garage:** • Detached

## Limitations

**Inspection limited/prevented by:** • Car/storage in garage

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

**Exterior inspected from:** • Ground level

## Recommendations

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**2. Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Raised decking

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

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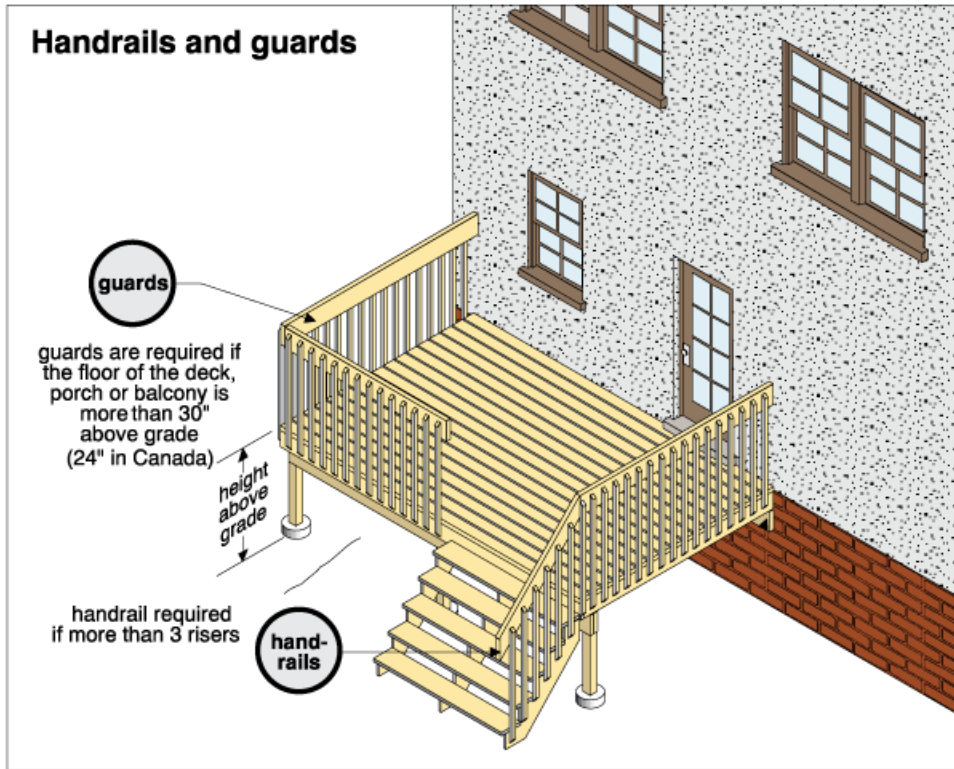
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3. Missing

## GARAGE \ Vehicle door operators (openers)

3. Condition: • Inoperative

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**Implication(s):** System inoperative

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



4. Inoperative

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## Description

**Configuration:** • Basement  
**Foundation material:** • Masonry block  
**Floor construction:** • Joists • Wood columns • Built-up wood beams • Subfloor - plank  
**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 • Insulation  
**Attic/roof space:** • Inspected from access hatch  
**Percent of foundation not visible:** • 85 %

## Recommendations

**FOUNDATIONS \ General notes**  
**4. Condition:** • Parging damaged or missing  
**Implication(s):** Shortened life expectancy of material  
**Location:** Various locations  
**Task:** Repair or replace  
**Time:** Discretionary  
**Cost:** Minor

**FOUNDATIONS \ Performance opinion**  
**5. Condition:** • Not determined

**WALLS \ Masonry veneer walls**  
**6. Condition:** • Typical minor cracks  
**Implication(s):** Chance of frost damage & material deterioration  
**Location:** Right elevation  
**Task:** Repair  
**Time:** Discretionary  
**Cost:** Minor

# STRUCTURE

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5. *Typical minor cracks*



## 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



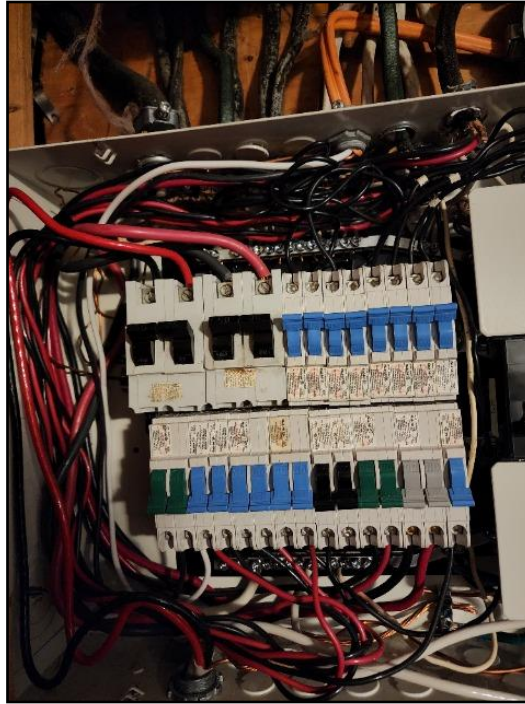
6. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement





*7. Breakers - basement*

**Distribution panel rating:** • 125 Amps

**Electrical panel manufacturers:** • FPE Stab-Lok

**Auxiliary panel (subpanel) type and location:**

- Breakers - garage



8. Auxiliary panel

**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 • GFCI - kitchen

**Smoke alarms (detectors):** • Present

**Carbon monoxide (CO) alarms (detectors):**

- Present
- None noted

Basement

## Limitations

**Inspection limited/prevented by:** • Storage

**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**

**SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**7. Condition:** • Wire crossing bus connections

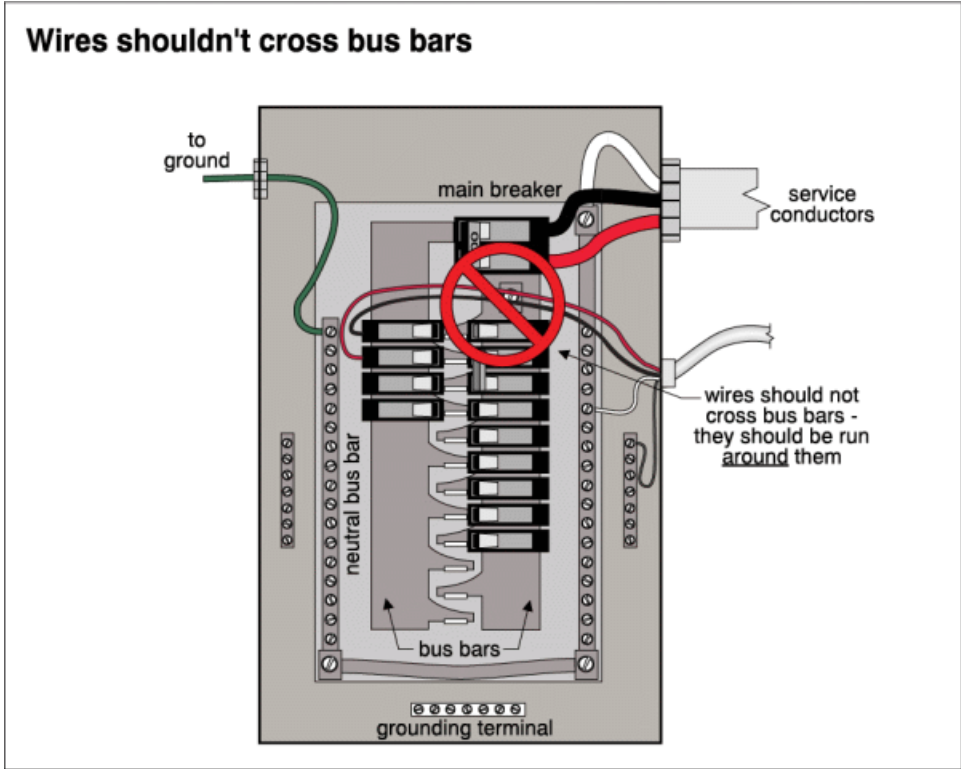
**Implication(s):** Electric shock | Fire hazard

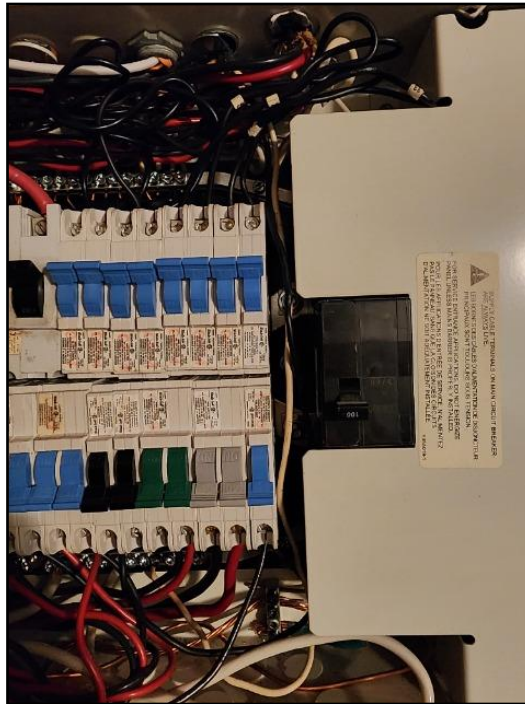
**Location:** Distribution panel

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor





9. Wire crossing bus connections

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**8. Condition:** • Reversed polarity

**Implication(s):** Electric shock

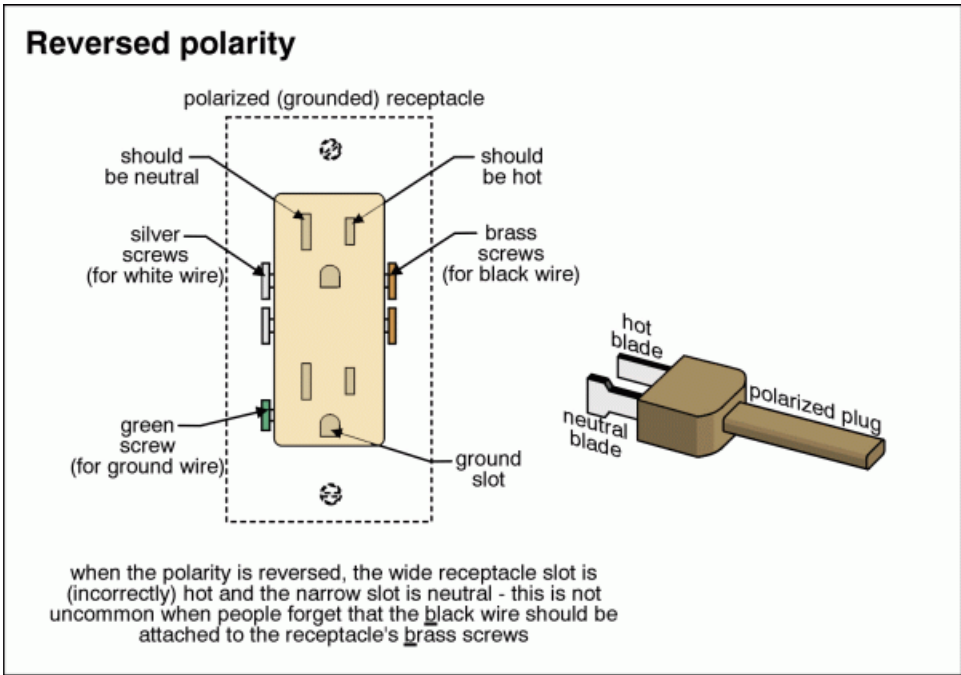
**Location:** Bedroom

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

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10. Reversed polarity

**9. Condition:** • Ungrounded  
**Implication(s):** Electric shock  
**Location:** Basement bathroom  
**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor



11. Ungrounded

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**10. Condition:** • Past life expectancy

**Implication(s):** Life safety hazard

**Location:** First floor

**Task:** Replace

**Time:** Immediate

**Cost:** Minor





12. Past life expectancy

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

**11. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



## Description

### Heating system type:

- Furnace



13. Furnace

**Fuel/energy source:** • Gas

### Furnace:

- Goodman  
*Model number: GMVC960603BNBC Serial number: 2107577538*

**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/electrical disconnect at:

- Utility room

# HEATING

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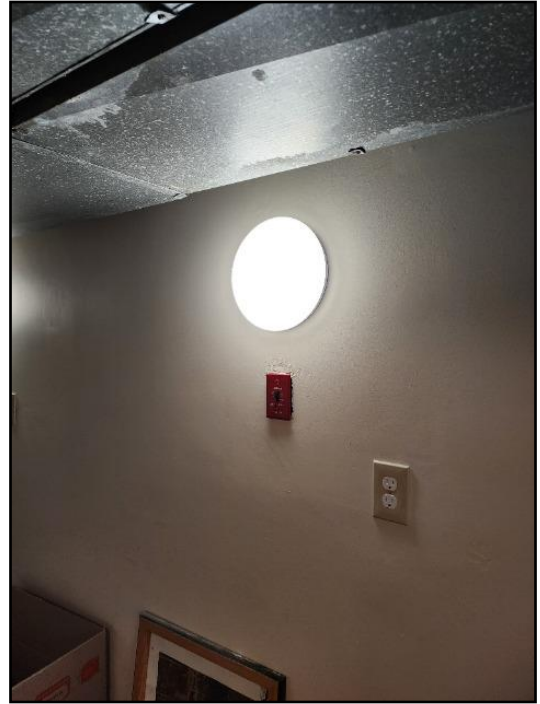
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14. Main fuel shut off



15. Electrical disconnect

**Failure probability:** • Low

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

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented

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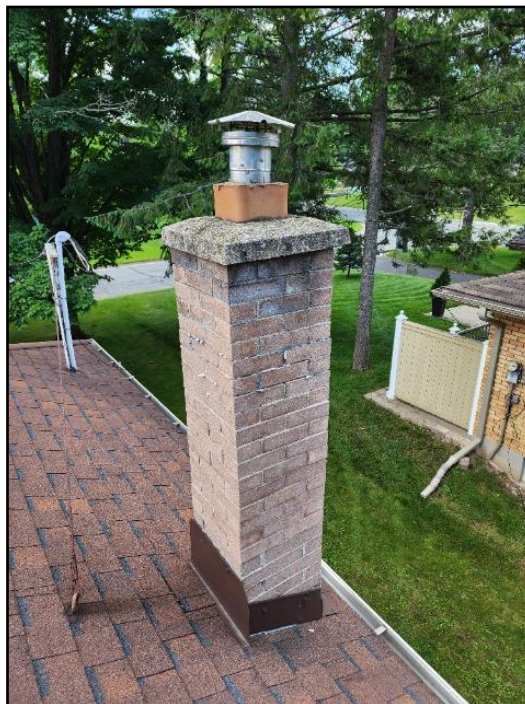
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16. Sidewall vented

## Chimney/vent:

- Masonry



17. Masonry

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**Chimney liner:** • Metal • Clay

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

**Condensate system:** • Discharges into standpipe

## Limitations

**Inspection prevented/limited by:** • Storage

**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

**12. Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor



18. Replace - regular maintenance



## **CHIMNEY AND VENT \ Masonry chimney**

**13. Condition:** • Loose, missing or deteriorated mortar

**Implication(s):** Material deterioration

**Location:** Exterior

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



**19.** *Loose, missing or deteriorated mortar*

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Air cooled



20. Air cooled

### Manufacturer:

- k

Serial number: E061500462

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

Compressor type: • Electric

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-22

Condensate system: • Discharges into standpipe

# COOLING & HEAT PUMP

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## 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

**System data plate:** • Not legible

## Recommendations

### AIR CONDITIONING \ Life expectancy

**14. Condition:** • Past life expectancy

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Exterior condenser

**Task:** Monitor

**Time:** Ongoing



# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- Glass fiber



21. *Glass fiber*

**Attic/roof insulation amount/value:** • R-40

**Attic/roof air/vapor barrier:** • Kraft paper

**Attic/roof ventilation:** • Roof and soffit vents • Turbine 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

# INSULATION AND VENTILATION

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## 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

**15. Condition:** • Amount less than current standards

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

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Upgrade

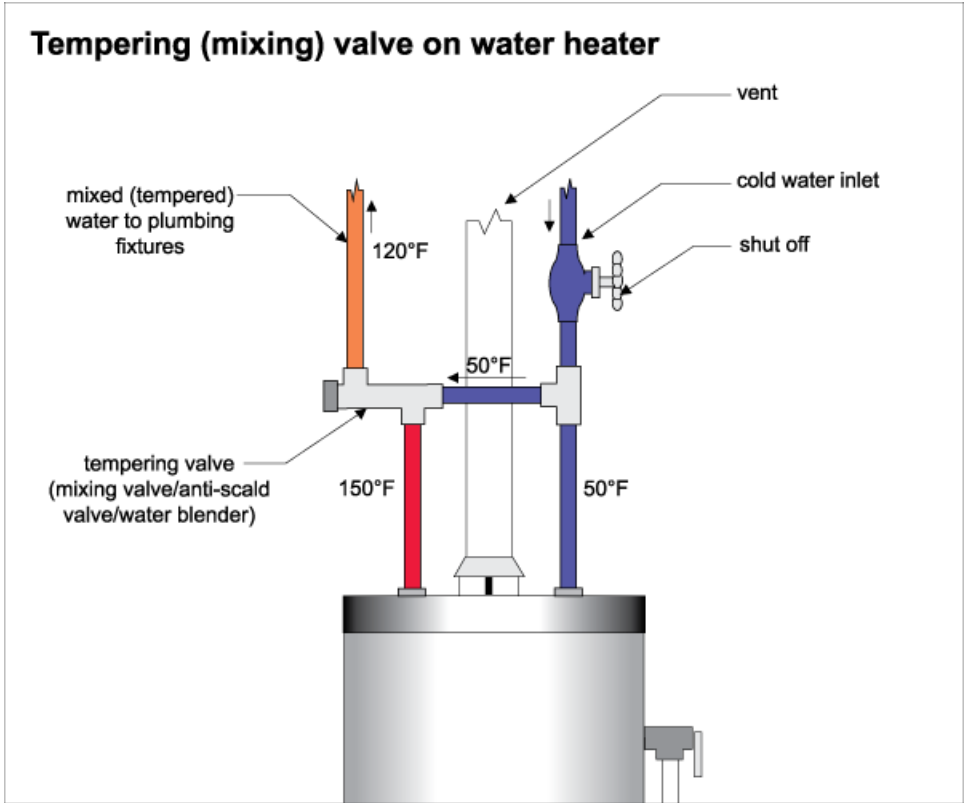
**Time:** Discretionary

**Cost:** Minor

**Description**

**General:**

- Tempering/mixing valve installed



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22. Tempering/mixing valve installed

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

**Service piping into building:** • Not visible

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

**Main water shut off valve at the:**

• Utility room

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23. Main water shut off

**Water flow and pressure:** • Typical for neighborhood

**Water heater type:** • Conventional • Rental

**Water heater location:** • Utility room

**Water heater fuel/energy source:**

• Gas



24. Gas

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

**Water heater manufacturer:**

• Rheem

*Model number:* RC PVS180E2 *Serial number:* UELNQ281208489

**Water heater tank capacity:** • 189 liters

**Water heater approximate age:** • 12 years

**Water heater typical life expectancy:** • 12 -15 years

**Water heater failure probability:** • High

**Waste disposal system:** • Public

**Waste and vent piping in building:** • ABS plastic

**Pumps:** • None

**Floor drain location:** • None found

**Gas piping material:** • Steel

**Main gas shut off valve location:**

• Utility room

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  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- REFERENCE



25. Main fuel shut off

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • Present

**Limitations**

**Inspection limited/prevented by:** • Storage

**Fixtures not tested/not in service:** • Exterior hose bibb • Hot tub

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

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

**Recommendations**

**WATER HEATER \ Life expectancy**

**16. Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

**Cost:** Rental Unit



## WASTE PLUMBING \ Traps - installation

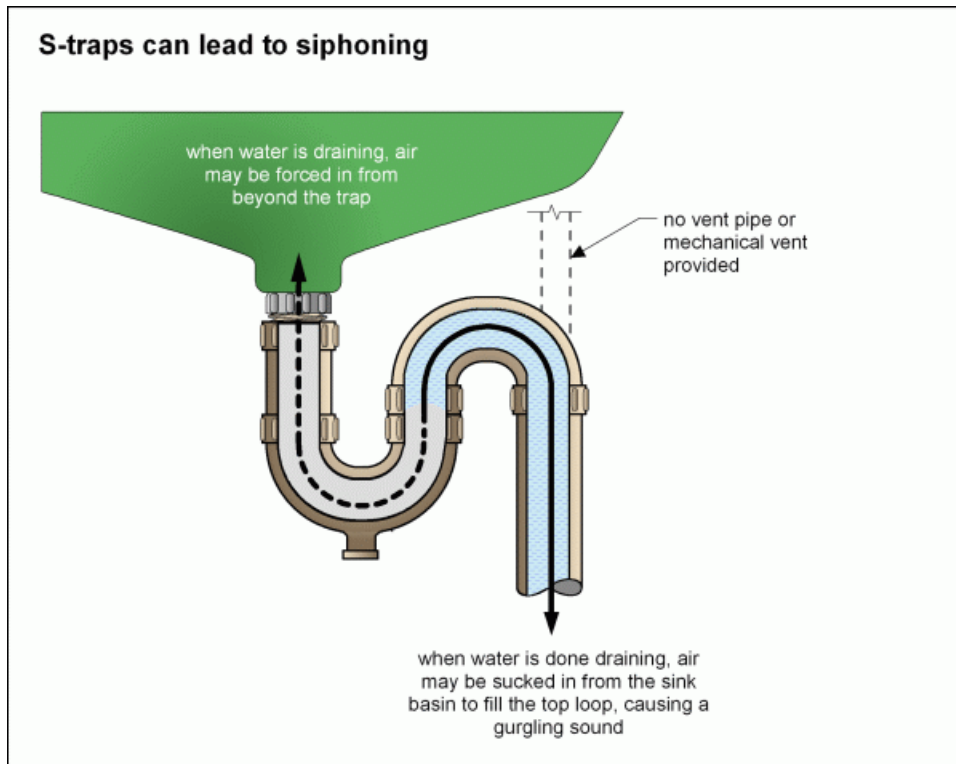
**17. Condition:** • Wrong type

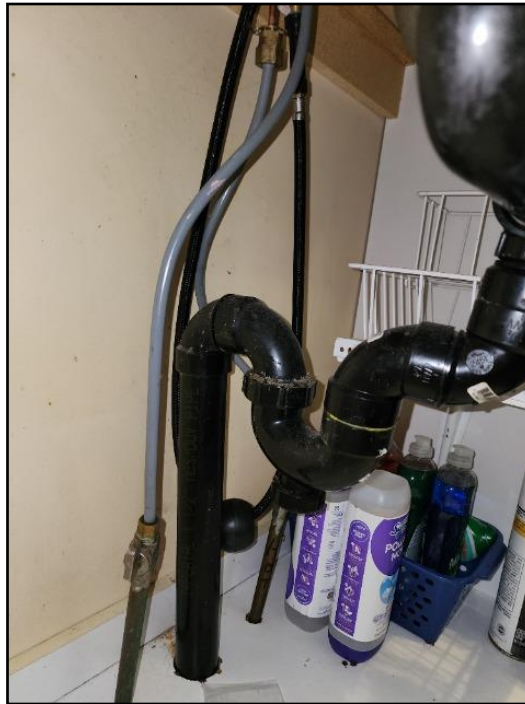
**Implication(s):** Sewer gases entering the building

**Location:** Kitchen

**Task:** Monitor

**Time:** Ongoing





26. Wrong type

# INTERIOR

3 Larchwood Avenue, Peterborough, ON July 17, 2024

Report No. 4897

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Major floor finishes:** • Hardwood • Laminate • Vinyl

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Plaster/drywall

**Windows:** • Fixed • Sliders • Casement • Vinyl

**Exterior doors - type/material:** • Hinged

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Microwave oven

**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

**Inspection limited/prevented by:** • Storage/furnishings

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

### DOORS \ Doors and frames

**18. Condition:** • Loose or poor fit

**Implication(s):** Chance of damage to finishes and structure

**Location:** Bedroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



27. Loose or poor fit

### **STAIRS \ Guardrails**

**19. Condition:** • Missing

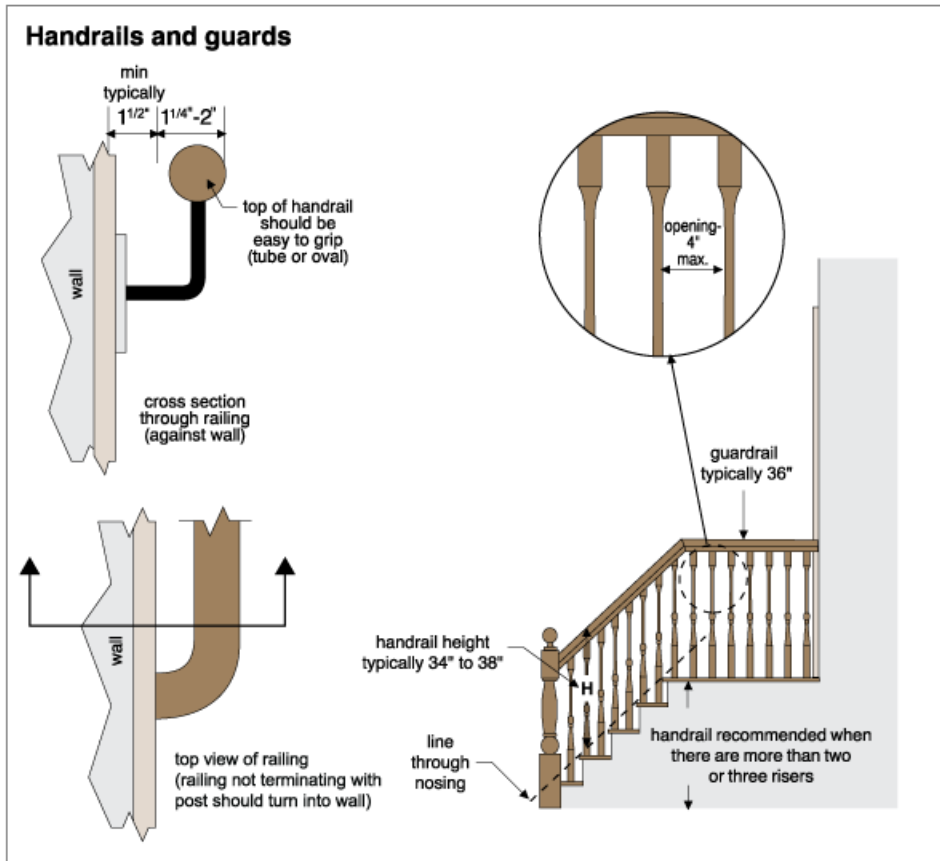
**Implication(s):** Fall hazard

**Location:** Basement

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



28. Missing

**BASEMENT \ Damp/Wet basement - evidence**

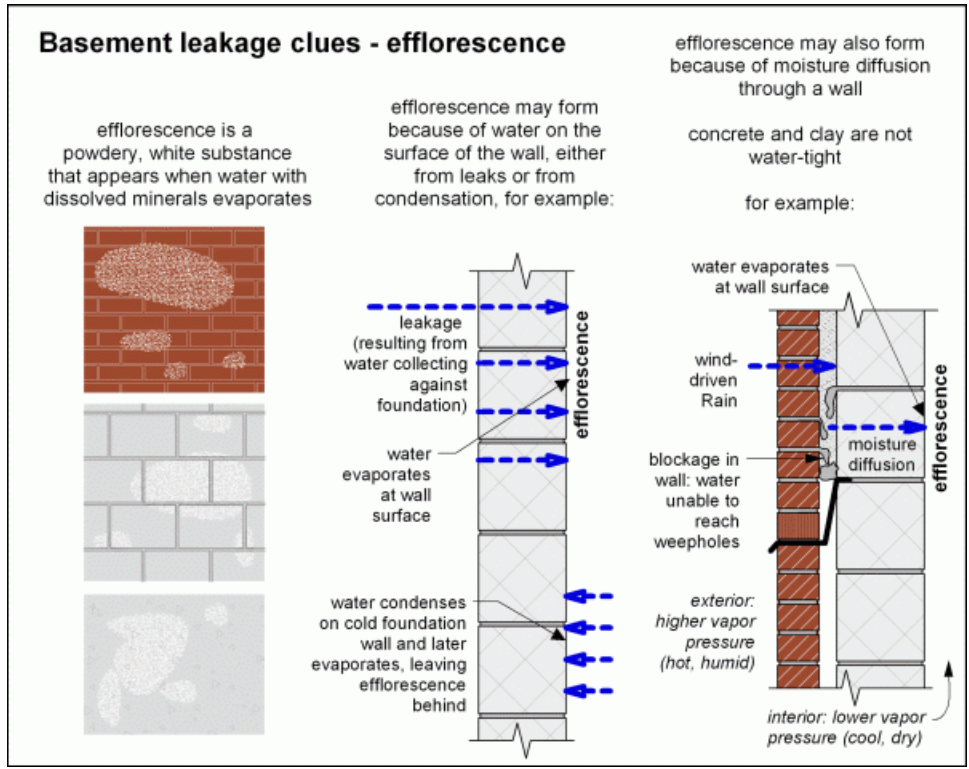
**20. Condition:** • Efflorescence

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

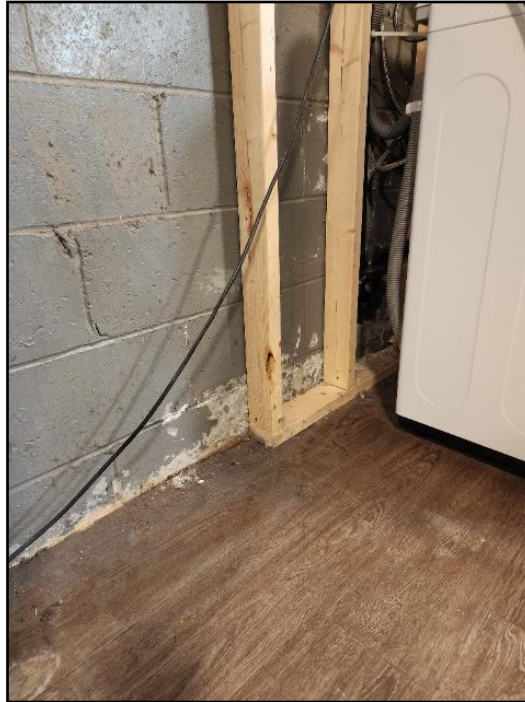
**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing







29. 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

