

# INSPECTION REPORT



For the Property at:  
**1926 PARKWOOD CIRCLE**  
PETERBOROUGH, ON K9J 8C7

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Prepared for: TEAM VANRAHAN  
Inspection Date: Thursday, June 22, 2023  
Prepared by: David Sharman



County Home Inspection  
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705 957 3642

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A fully insured and professionally accredited inspection.



June 22, 2023

Dear Team VanRahan,

RE: Report No. 4371  
1926 Parkwood Circle  
Peterborough, ON  
K9J 8C7

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

1926 Parkwood Circle, Peterborough, ON June 22, 2023

Report No. 4371

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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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

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • Damage

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

**Location:** Front left corner

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

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

**Condition:** • Stair rise too big or not uniform

**Implication(s):** Trip or fall hazard

**Location:** Porch

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Step damaged, loose or missing

**Implication(s):** Trip or fall hazard

**Location:** Raised decking

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Structure

### **FOUNDATIONS \ Performance opinion**

**Condition:** • Not determined

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## 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

**Condition:** • Double taps

**Implication(s):** Fire hazard

**Location:** Distribution panel

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Although not a deficiency in a home of this age, safety may be improved by upgrading these receptacles

**Implication(s):** Electric shock

**Location:** Laundry & kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • None observed

**Implication(s):** Fire hazard

**Location:** First floor

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

**Condition:** • More than 10 years old

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

**Location:** Basement & second floor

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

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

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** First floor Second floor

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**Task:** Provide  
**Time:** Immediate  
**Cost:** Minor

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • Near end of life expectancy  
**Implication(s):** Equipment failure | No heat for building  
**Location:** Basement  
**Task:** Further evaluation  
**Time:** Discretionary

### 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

### GAS FURNACE \ Humidifier

**Condition:** • Clean pad/mesh - regular maintenance  
**Implication(s):** Equipment not operating properly  
**Location:** Unit interior  
**Task:** Clean  
**Time:** Regular maintenance  
**Cost:** Regular maintenance item

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • Past life expectancy  
**Implication(s):** Equipment failure | Reduced comfort  
**Location:** Exterior condenser  
**Task:** Monitor  
**Time:** Ongoing

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## 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

## Plumbing

### WATER HEATER \ Life expectancy

**Condition:** • Ageing

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

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

### WASTE PLUMBING \ Venting system

**Condition:** • Automatic air vents

**Implication(s):** Failure may allow sewer gasses to enter building

**Location:** Wet bar

**Task:** Monitor

**Time:** Ongoing

## 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](#)

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## Description

**The home is considered to face:** • East

**Sloped roofing material:**

• Asphalt shingles



1. Asphalt shingles



2.

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • 3 years

**Typical life expectancy:** • 25-30 years

**Roof Shape:** • Gable

## Limitations

**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 • Reported by seller

## 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:** • Below grade

**Lot slope:** • Flat

**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.

**Walkway:** • Stamped concrete • Stamped asphalt • No performance issues were noted.

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

**Porch:** • Concrete • No performance issues were noted.

**Exterior steps:** • Concrete • Wood

**Patio:** • Patio stones • No performance issues were noted.

**Fence:** • Wood

**Garage:** • Attached

**Pergola:** • Attached • Wood

## 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 \ Downspouts

**2. Condition:** • Damage

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

**Location:** Front left corner

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



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3. Damage

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

**3. Condition:** • Stair rise too big or not uniform

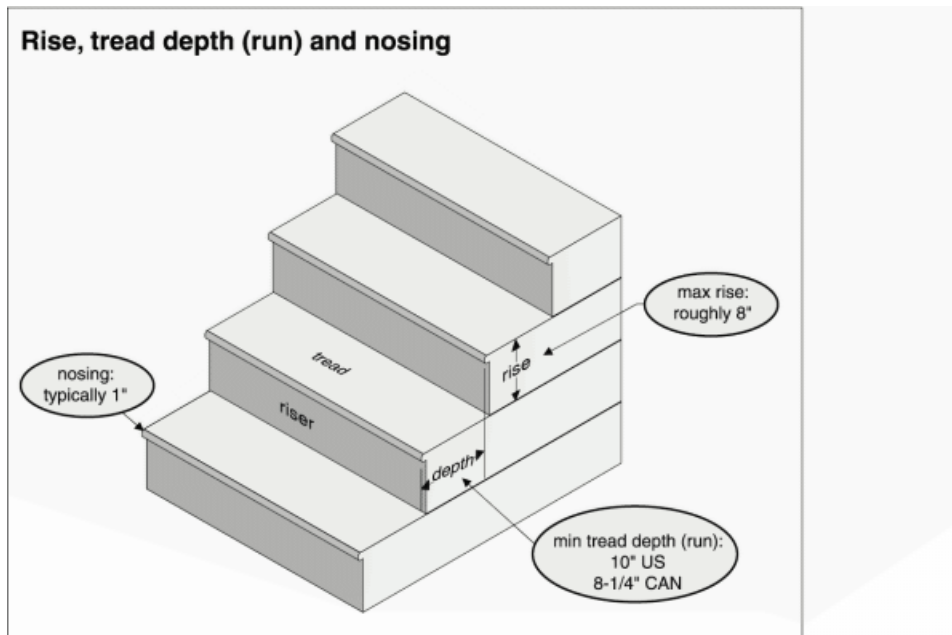
**Implication(s):** Trip or fall hazard

**Location:** Porch

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



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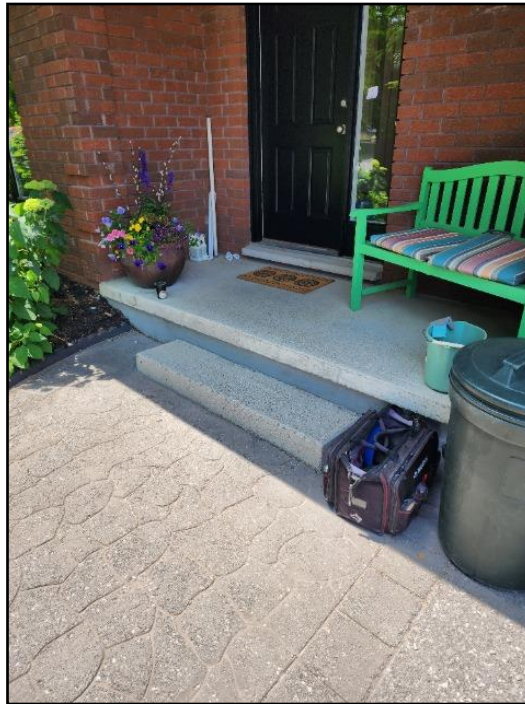
COOLING

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4. Stair rise too big or not uniform

**4. Condition:** • Step damaged, loose or missing

**Implication(s):** Trip or fall hazard

**Location:** Raised decking

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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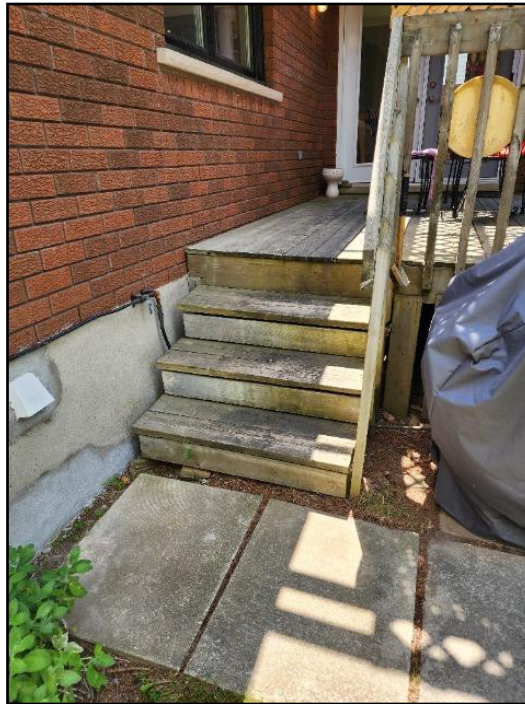
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5. Step damaged, loose or missing

# STRUCTURE

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## Description

**Configuration:** • Basement

**Foundation material:** • Masonry block

**Floor construction:** • Joists • Subfloor - plywood

**Exterior wall construction:** • Wood frame / Brick veneer

**Roof and ceiling framing:** • Trusses • Plywood sheathing

## Limitations

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

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 80 %

## Recommendations

### FOUNDATIONS \ Performance opinion

**5. Condition:** • Not determined

## Description

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

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 125 Amps

**Main disconnect/service box type and location:**

- Breakers - basement



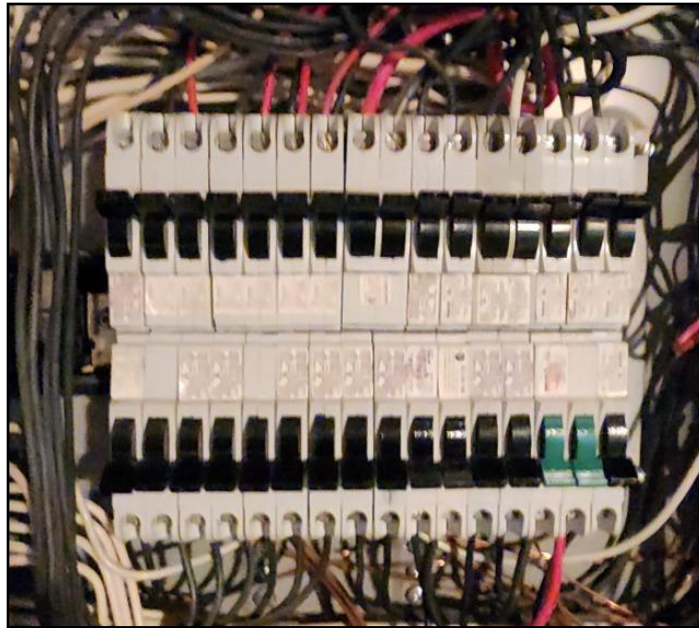
6. Main electrical disconnect

**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

**Number of circuits installed:** • 26

**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 • No AFCI

**Smoke alarms (detectors):**

- Present
- None noted

First floor

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

- Present
- None noted

First & second floors

## 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 • Security systems

**Recommendations**

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

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

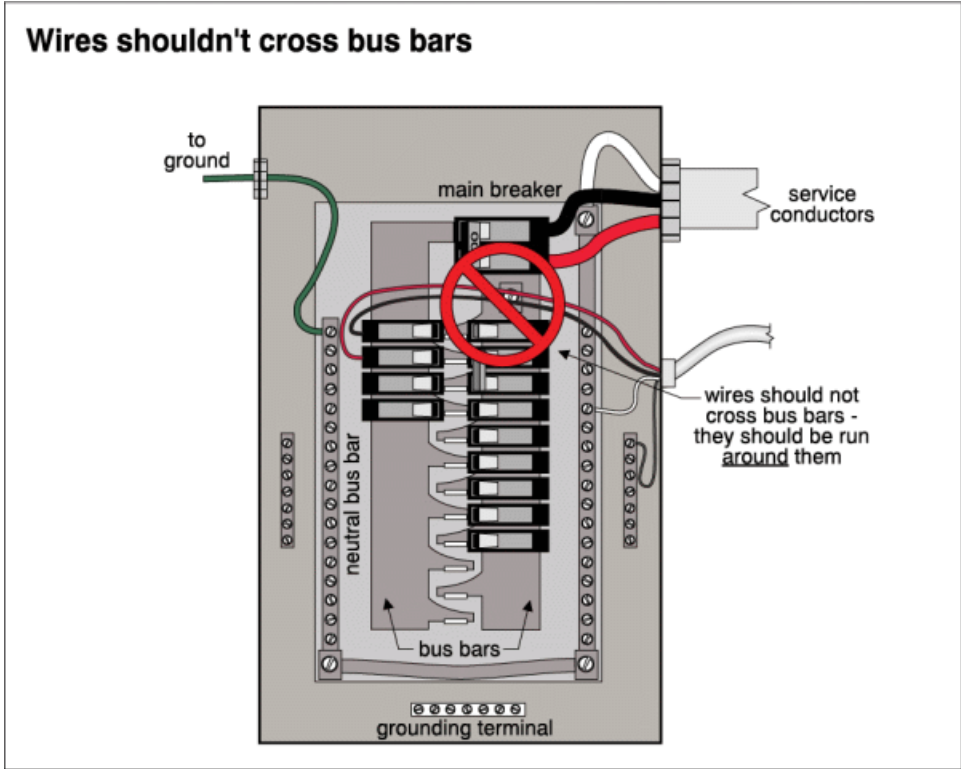
**Implication(s):** Electric shock | Fire hazard

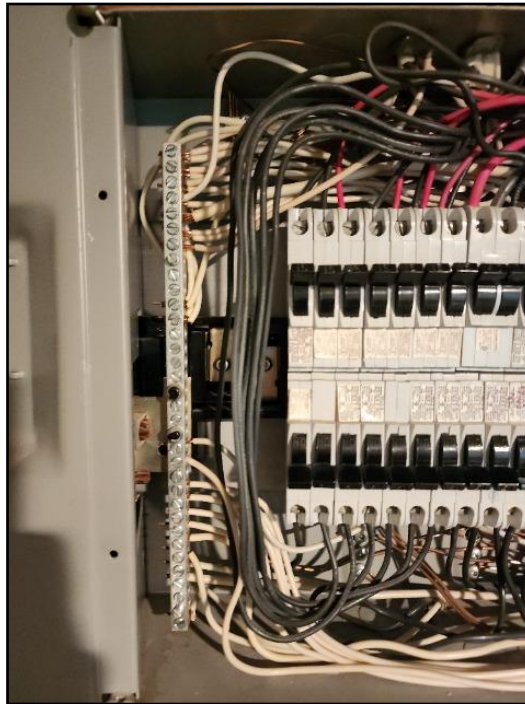
**Location:** Distribution panel

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor





8. *Wire crossing bus connections*

**7. Condition:** • Double taps

**Implication(s):** Fire hazard

**Location:** Distribution panel

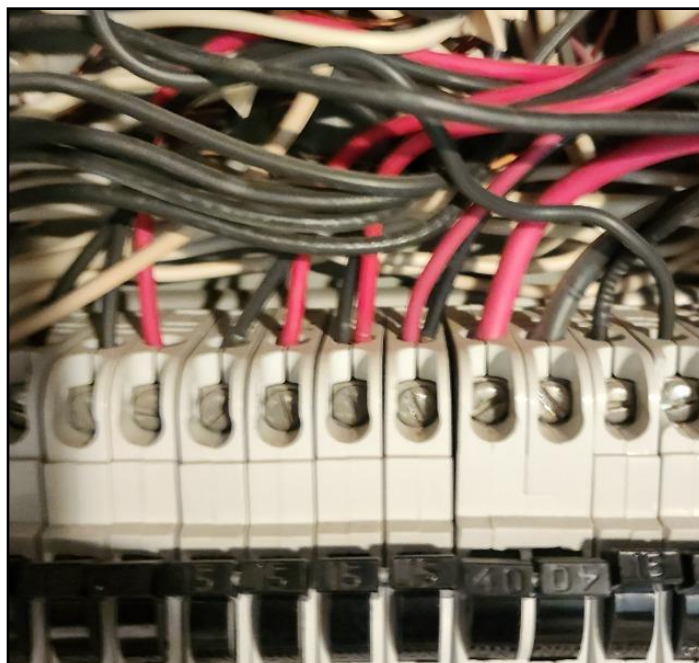
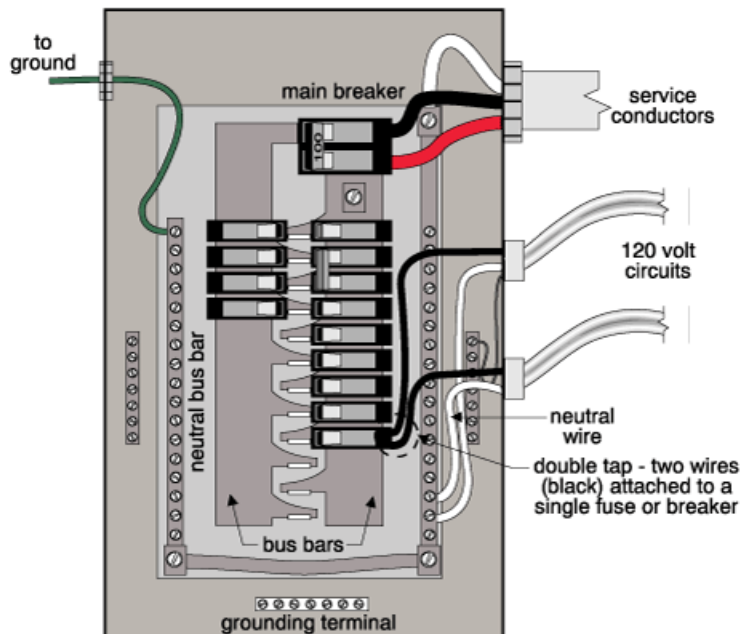
**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor



## Double tapping (double lugging)



9. Double taps

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Although not a deficiency in a home of this age, safety may be improved by upgrading these receptacles

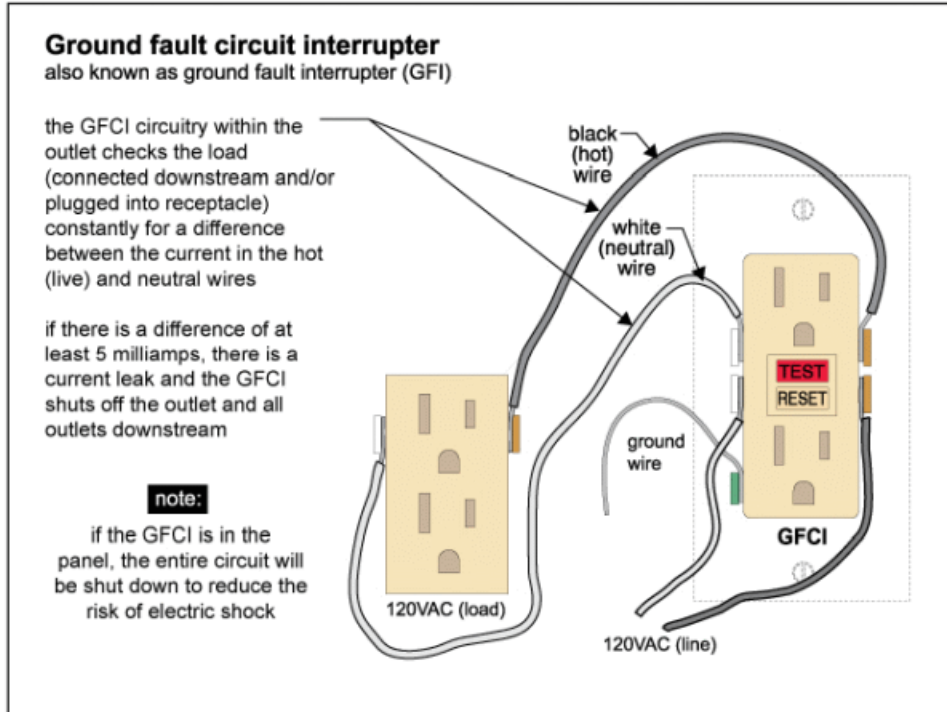
**Implication(s):** Electric shock

**Location:** Laundry & kitchen

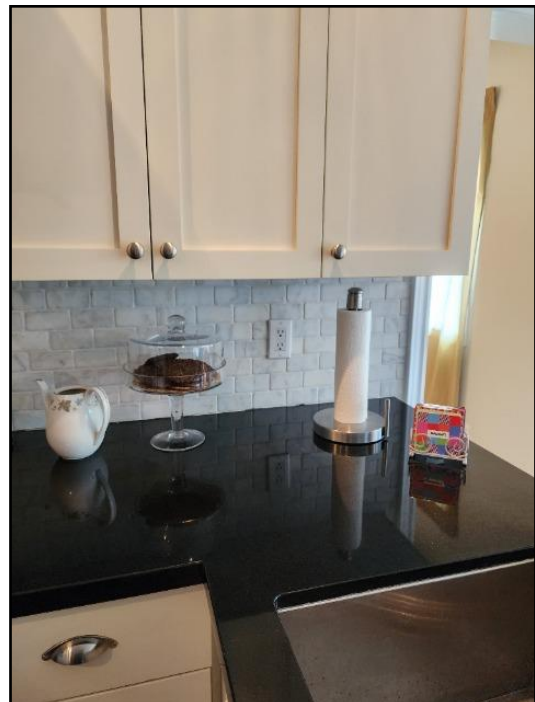
**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



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



11.

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**9. Condition:** • None observed

**Implication(s):** Fire hazard

**Location:** First floor

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

**10. Condition:** • More than 10 years old

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

**Location:** Basement & second floor

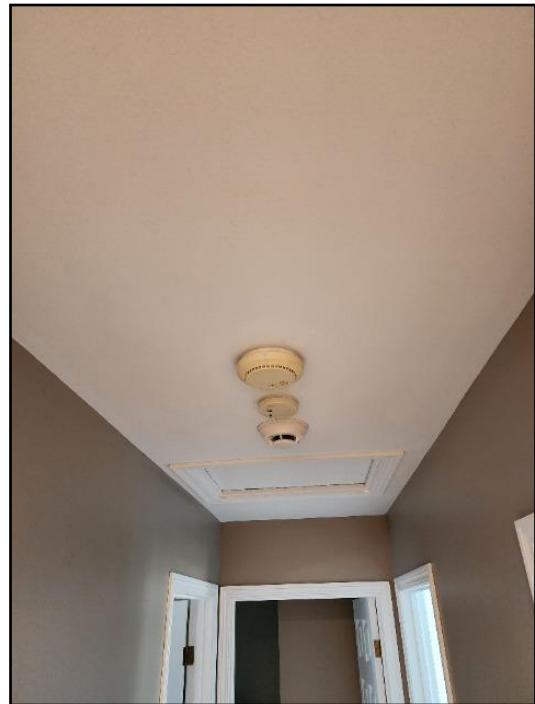
**Task:** Replace

**Time:** Immediate

**Cost:** Minor



12. More than 10 years old



13.

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

**11. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** First floor Second floor

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Description

### Heating system type:

- Furnace



14. Furnace

**Fuel/energy source:** • Gas

### Furnace manufacturer:

- Gibson

*Model number: KG6TE 080C-VB Serial number: KGD061201156*

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 80,000 BTU/hr

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Direct vent - sealed combustion

**Combustion air source:** • Outside - sealed combustion

**Approximate age:** • 17 years

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

### Main fuel shut off at:

- Basement

# HEATING

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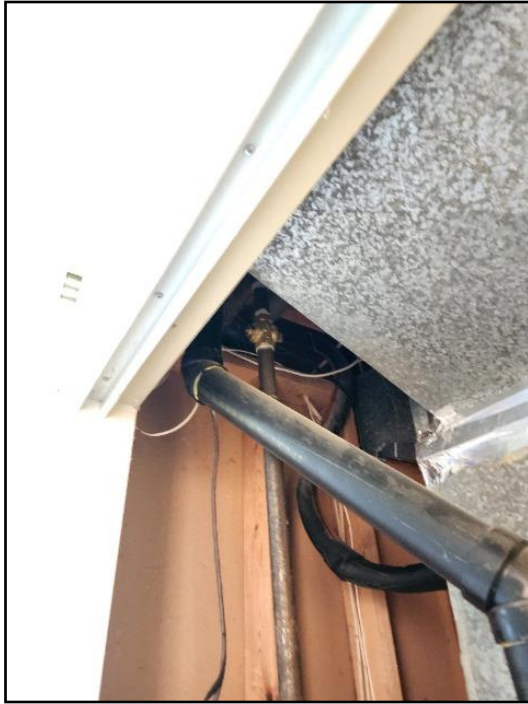
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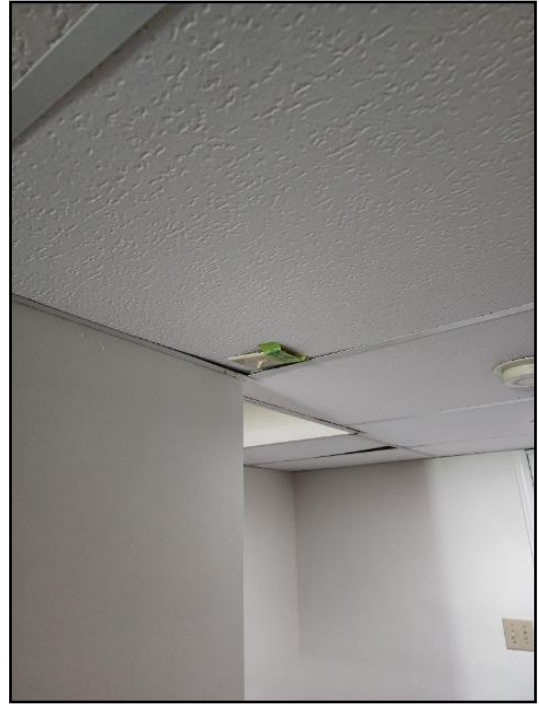
PLUMBING

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15. Main fuel shut off



16. Electrical disconnect

**Failure probability:** • High

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

**Exhaust pipe (vent connector):**

- ABS plastic
- Sidewall vented



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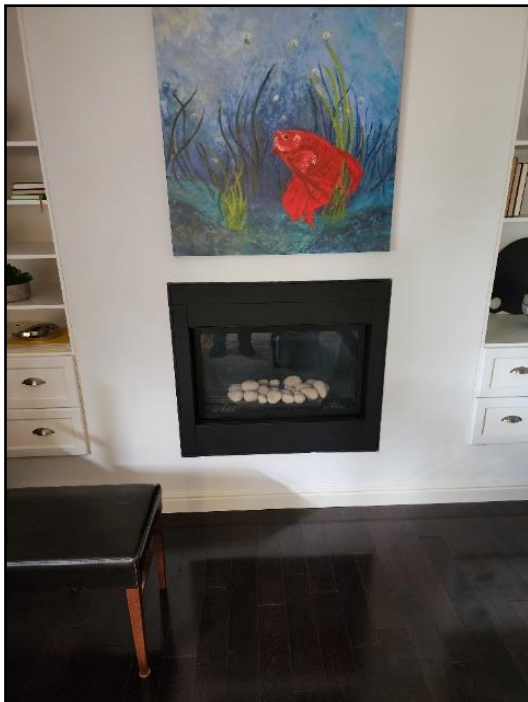
17. Sidewall vented

## Fireplace/stove:

- Gas fireplace

Kingsman

Model number: MQZDV3622N Serial number: 01977



18. Gas fireplace



19. Sidewall vented

**Chimney/vent:**

- Masonry
- No longer in use



20. No longer in use

**Chimney liner:** • Not visible

**Humidifier:**

- Trickle/cascade type humidifier



21. Trickle/cascade type humidifier

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

**Condensate system:** • Discharges through floor slab

## Limitations

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

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

**Warm weather:** • Prevented testing in heating mode

**Fireplace/wood stove:** • Connection to chimney not inspected

**Heat exchanger:** • Not visible

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

## Recommendations

### GAS FURNACE \ Life expectancy

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

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement

**Task:** Further evaluation

**Time:** Discretionary

### GAS FURNACE \ Mechanical air filter

**13. 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



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22. Replace - regular maintenance

## GAS FURNACE \ Humidifier

14. **Condition:** • Clean pad/mesh - regular maintenance

**Implication(s):** Equipment not operating properly

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item

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**23.** *Clean pad/mesh - regular maintenance*

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Air cooled



24. Air cooled

### Manufacturer:

- Carrier

Model number: 38GP030310 Serial number: 2888432378

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

**Compressor type:** • Electric

**Compressor approximate age:** • 35 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • High

**Evaporative cooler damper location:** • Rear of building

**Refrigerant type:** • R-22

**Condensate system:** • Discharges through floor slab

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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

## Recommendations

### **AIR CONDITIONING \ Life expectancy**

**15. 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:

- Cellulose



25. Cellulose

### Attic/roof insulation amount/value:

- R-28
- 7 inches

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26. 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

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

# INSULATION AND VENTILATION

1926 Parkwood Circle, Peterborough, ON June 22, 2023

Report No. 4371

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

REFERENCE

## Recommendations

### ATTIC/ROOF \ Insulation

**16. 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

**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:** • Conventional • Rental

**Water heater location:** • Basement

**Water heater fuel/energy source:**

- Gas





28. Gas

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

**Water heater manufacturer:**

• Rheem

*Model number:* D PVS50-36E2 *Serial number:* DELN1111900739

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

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

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

**Water heater failure probability:** • Medium

**Waste disposal system:** • Public

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

**Pumps:** • None found

**Floor drain location:** • None found

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

**Main gas shut off valve location:**

• Basement

# PLUMBING

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29. 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

**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

### WATER HEATER \ Life expectancy

**17. Condition:** • Ageing

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

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

### WASTE PLUMBING \ Venting system

**18. Condition:** • Automatic air vents

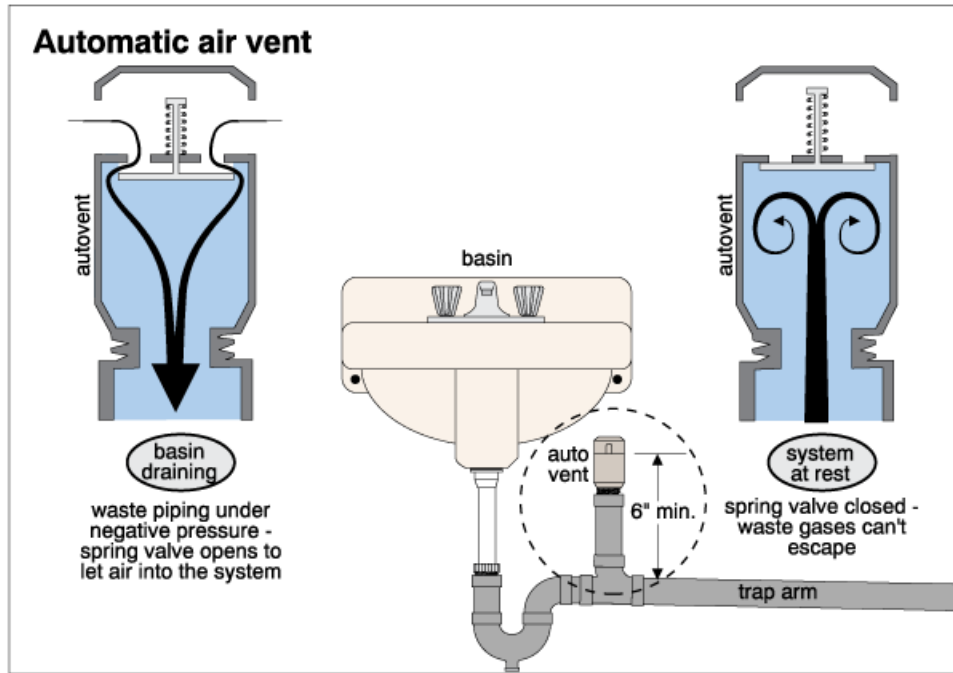
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
REFERENCE									

**Implication(s):** Failure may allow sewer gasses to enter building

**Location:** Wet bar

**Task:** Monitor

**Time:** Ongoing



30. Automatic air vents

# INTERIOR

1926 Parkwood Circle, Peterborough, ON June 22, 2023

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SUMMARY

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## Description

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

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

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

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

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • French • Metal-clad • Garage door - metal

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Gas

**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 • Termination Point not found

**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:** • 80 %

## Recommendations

### RECOMMENDATIONS \ Overview

**19. 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

