

# INSPECTION REPORT



For the Property at:  
**550 AYLMER STREET NORTH**  
PETERBOROUGH, ON K9H 3W7

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Prepared for: TEAM VANRAHAN  
Inspection Date: Monday, January 20, 2025  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)  
[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



January 20, 2025

Dear Team VanRahan,

RE: Report No. 5130  
550 Aylmer Street North  
Peterborough, ON  
K9H 3W7

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

550 Aylmer Street North, Peterborough, ON January 20, 2025

Report No. 5130

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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

### WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

**Condition:** • Loose or missing pieces

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

**Location:** Right elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### WINDOWS \ General notes

**Condition:** • Original lower quality units

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

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### EXTERIOR GLASS/WINDOWS \ Frames

**Condition:** • Damaged

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

**Location:** Left elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## Structure

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

### FLOORS \ Joists

**Condition:** • Notches or holes

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Repair

# SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Sag

**Implication(s):** Chance of continued structural movement

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

## WALLS \ Masonry walls

**Condition:** • Prior repairs

**Implication(s):** No implications exist for this condition

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Ungrounded

Although ungrounded service may be typical in a house of this age, safety may be improved by upgrading these receptacles.

**Implication(s):** Electric shock

**Location:** Unit #3 & #1

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Open neutral

**Implication(s):** Electric shock

**Location:** Unit #4

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor

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

Although not a deficiency in a building of this age, safety may be improved by upgrading this receptacle

**Implication(s):** Electric shock

**Location:** Kitchen Unit #1

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Missing

**Implication(s):** Safety issue

# SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Location:** Various locations

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

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

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

**Location:** Second floor unit #3

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

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

**Condition:** • Missing

**Location:** Various locations

**Task:** Replace

**Time:** Immediate

**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 - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor

## 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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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Plumbing

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • Galvanized steel

**Implication(s):** Reduced water pressure and volume

**Location:** Basement

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • Loose

**Implication(s):** Equipment failure. Water damage to Finishes, contents and structure

**Location:** Kitchen #4

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### FIXTURES AND FAUCETS \ Basin, sink and laundry tub

**Condition:** • Leak

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

**Location:** Bathroom unit #3

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor

## Interior

### CEILINGS AND WALLS \ General notes

**Condition:** • Flaws & defects

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### CEILINGS \ General notes

**Condition:** • Damage

**Implication(s):** Damage due to falling materials

**Location:** Bedroom #2

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Water damage

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

**Location:** Livingroom #3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## WINDOWS \ General notes

**Condition:** • Inoperative

**Implication(s):** System inoperative or difficult to operate. Reduced comfort, increased heating & cooling costs

**Location:** Bathroom #3

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

## STAIRS \ Handrails and guards

**Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Units #3 & #4

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## EXHAUST FANS \ General notes

**Condition:** • Inoperative

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

**Location:** Bathroom #1

**Task:** Repair or replace

**Time:** Discretionary

**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](#)

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Report No. 5130

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SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

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

**Sloped roofing material:**

- Asphalt shingles



2.

1. *Asphalt shingles*

**Sloped roof flashing material:** • Aluminum

**Flat/low slope roofing material:**

- Synthetic rubber membrane



3. *Synthetic rubber membrane*

**Probability of leakage:** • Low

**Approximate age:** • 5 years

**Typical life expectancy:**

- 25-30 years

- 30- 50 years

Synthetic rubber membrane

**Roof Shape:** • Hip



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Limitations

### Inspection limited/prevented by:

- Snow/ice/frost



4. Snow/ice/frost

**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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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Downspout discharge:** • Above grade

**Lot slope:** • Not determined

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

**Wall surfaces and trim:** • Vinyl siding

**Wall surfaces - masonry:** • Brick

**Retaining wall:** • Wood

**Driveway:** • Gravel

**Walkway:** • Concrete • Patio stones/slabs

**Porch:** • Concrete

**Exterior steps:** • Concrete

## Limitations

**Inspection limited/prevented by:** • Snow / ice / frost

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### **WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)**

**2. Condition:** • Loose or missing pieces

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

**Location:** Right elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



5. Loose or missing pieces

# EXTERIOR

550 Aylmer Street North, Peterborough, ON January 20, 2025

Report No. 5130

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## WINDOWS \ General notes

**3. Condition:** • Original lower quality units

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

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



6. Original lower quality units



7.

# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

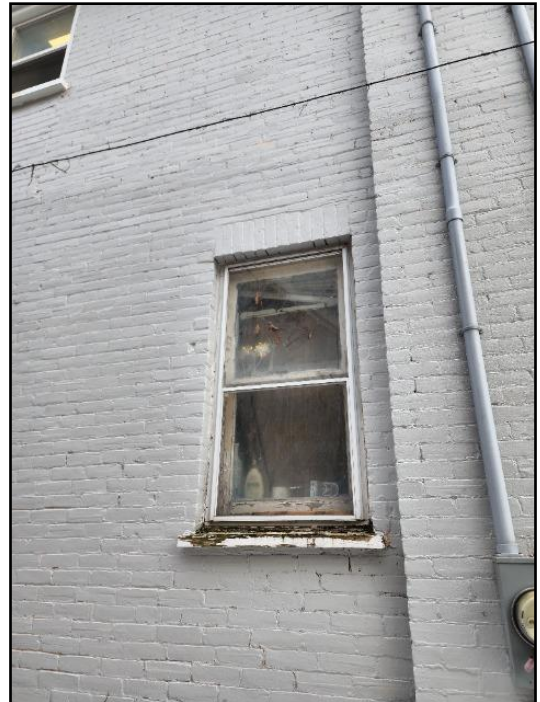
PLUMBING

INTERIOR

REFERENCE



8.



9.

## **EXTERIOR GLASS/WINDOWS \ Frames**

**4. Condition:** • Damaged

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

**Location:** Left elevation

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

550 Aylmer Street North, Peterborough, ON January 20, 2025

Report No. 5130

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. *Damaged*

## Description

**Configuration:** • Basement

**Foundation material:** • Stone

**Floor construction:** • Joists • Wood columns • Wood beams • Subfloor - plank

**Exterior wall construction:** • Masonry

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

**Location of access to under-floor area:**

- Exterior



11. Under-floor access

## Limitations

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

**Attic/roof space:**

- Inspected from access hatch
- Sealed/fixed shut

Rear attic



12. Sealed/fixed shut

Percent of foundation not visible: • 70 %

## Recommendations

### FOUNDATIONS \ Performance opinion

5. **Condition:** • Not determined

### FLOORS \ Joists

6. **Condition:** • Notches or holes

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



13. Notches or holes

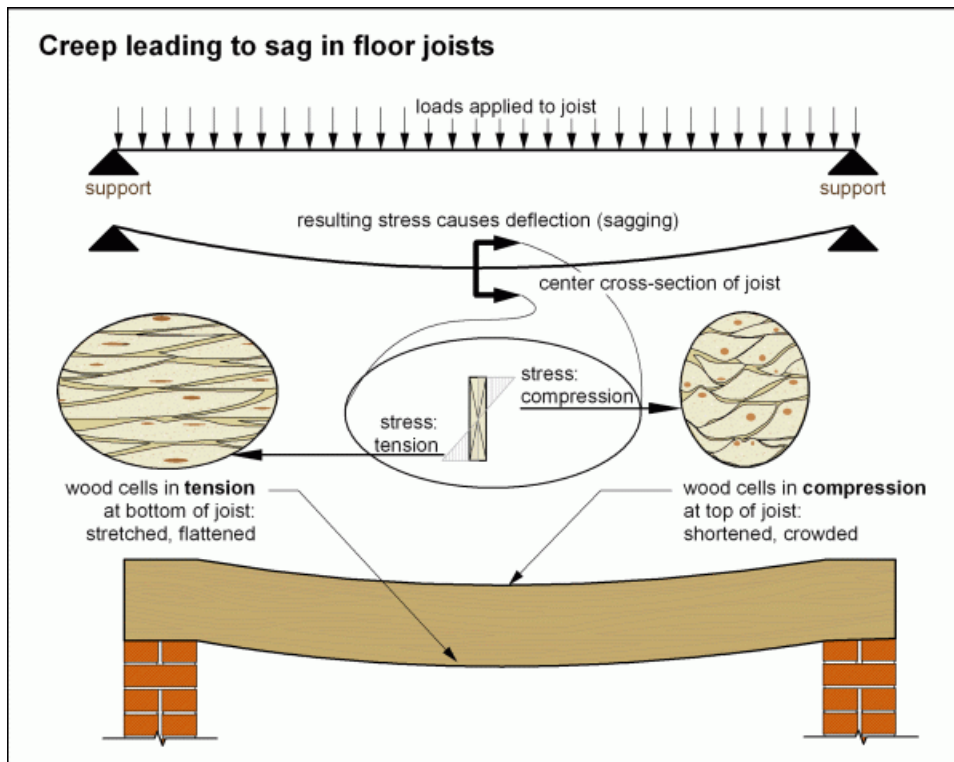
7. Condition: • Sag

Implication(s): Chance of continued structural movement

Location: Various locations

Task: Monitor

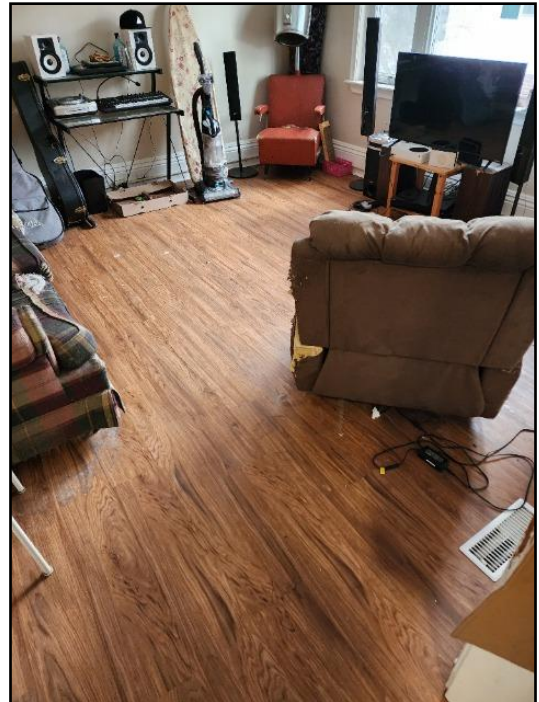
Time: Ongoing







14. Sag



15.

## WALLS \ Masonry walls

**8. Condition:** • Prior repairs

**Implication(s):** No implications exist for this condition

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

# STRUCTURE

550 Aylmer Street North, Peterborough, ON January 20, 2025

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SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

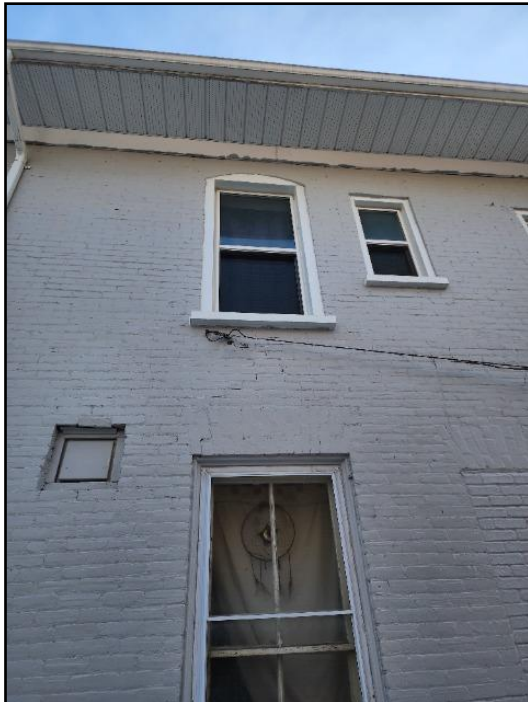
HEATING

INSULATION

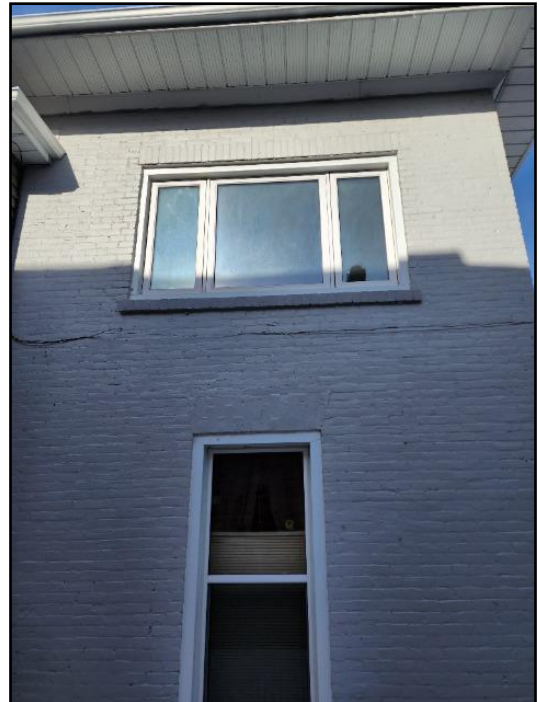
PLUMBING

INTERIOR

REFERENCE



16. Prior repairs



17.

## Description

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

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

**Main disconnect/service box rating:** • 100 Amps

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

• Breakers - basement

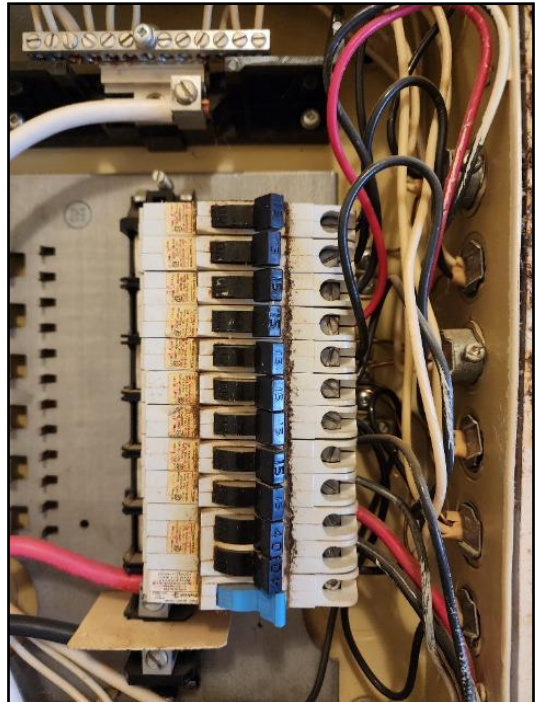


**18.** *Main electrical disconnects*

• Breakers - first floor



19. Distribution panel #2

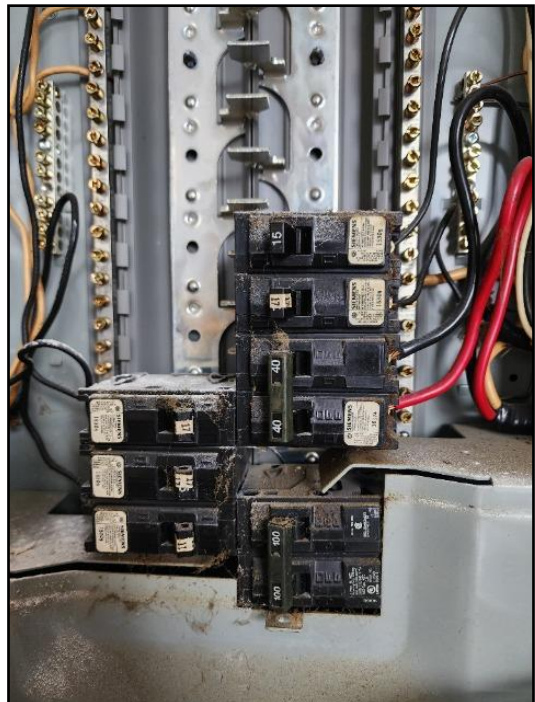


20. Breakers - first floor

- Breakers - first floor



21. Distribution panel #1

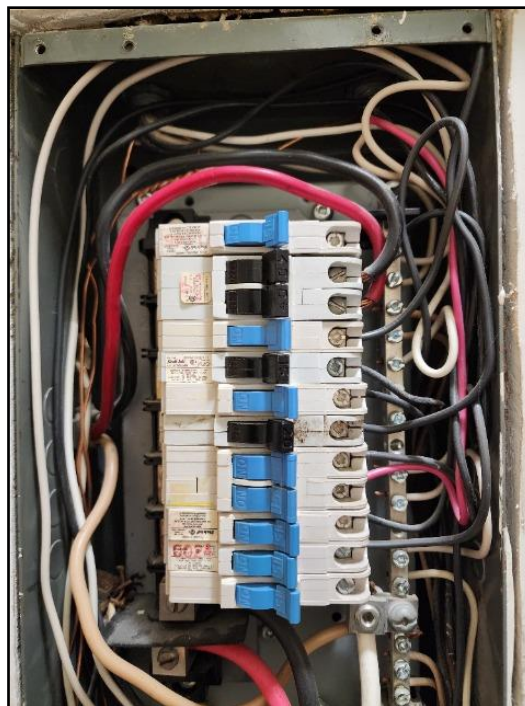


22. Breakers - first floor

- Breakers - second floor



23. Distribution panel #4



24. Breakers - second floor

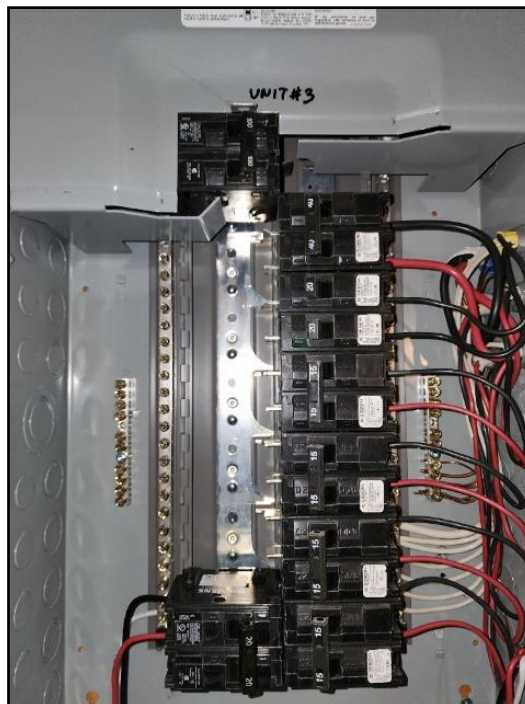
**System grounding material and type:** • Copper - water pipe

**Distribution panel type and location:**

- Breakers - basement



25. Distribution panel #3



26. Breakers - basement

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Distribution panel rating:** • 100 Amps • 125 Amps

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

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - bathroom • GFCI - kitchen

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

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

## Limitations

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

**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

### OPTIONAL \ Electrical

**9. Condition:** • Any home built pre-circa 1950 may still contain knob & tube wiring unless the home has undergone a full electrical upgrade.

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**10. Condition:** • Ungrounded

Although ungrounded service may be typical in a house of this age, safety may be improved by upgrading these receptacles.

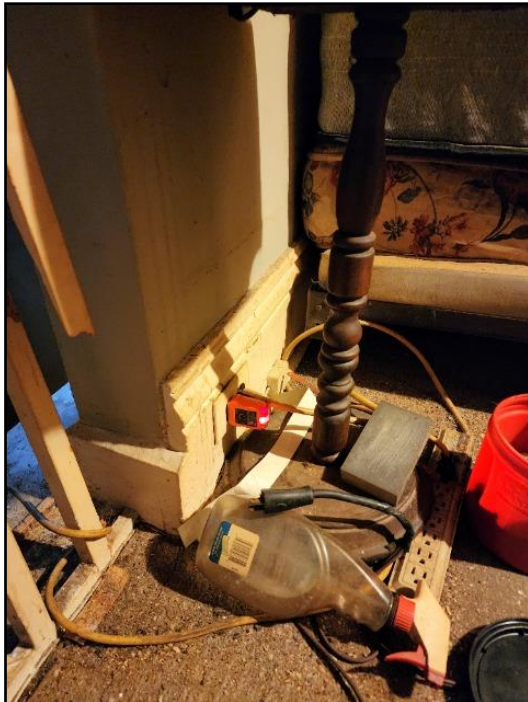
**Implication(s):** Electric shock

**Location:** Unit #3 & #1

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



27. Ungrounded



28.

**11. Condition:** • Open neutral  
**Implication(s):** Electric shock  
**Location:** Unit #4  
**Task:** Repair  
**Time:** As soon as is practicable  
**Cost:** Minor



29. Open neutral

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

Although not a deficiency in a building of this age, safety may be improved by upgrading this receptacle

**Implication(s):** Electric shock

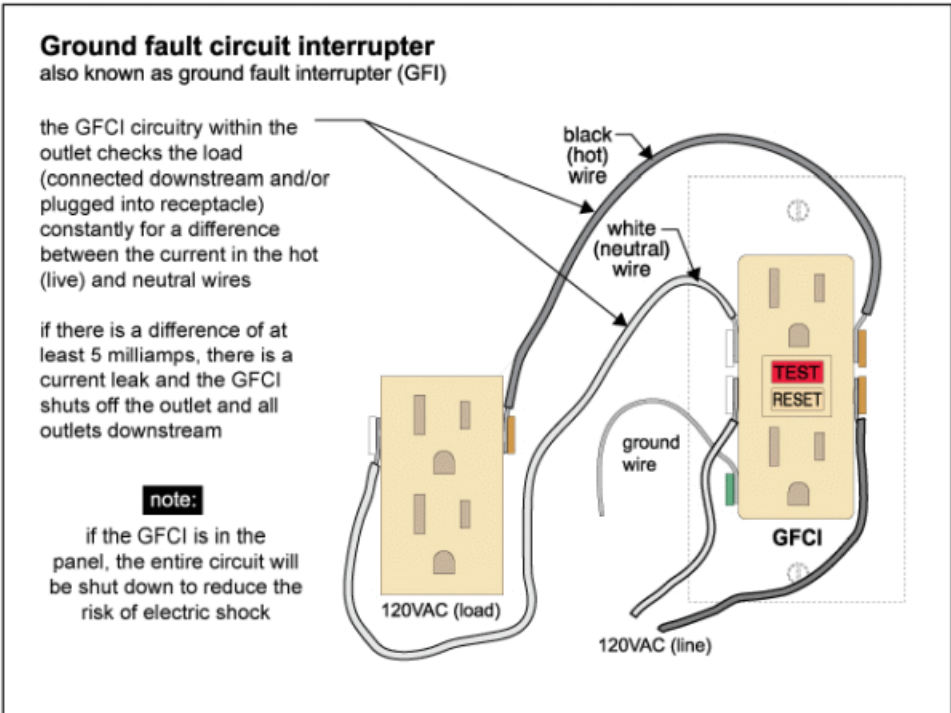
**Location:** Kitchen Unit #1

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor





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

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

- 13. Condition: • Missing
- Implication(s): Safety issue
- Location: Various locations

# ELECTRICAL

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

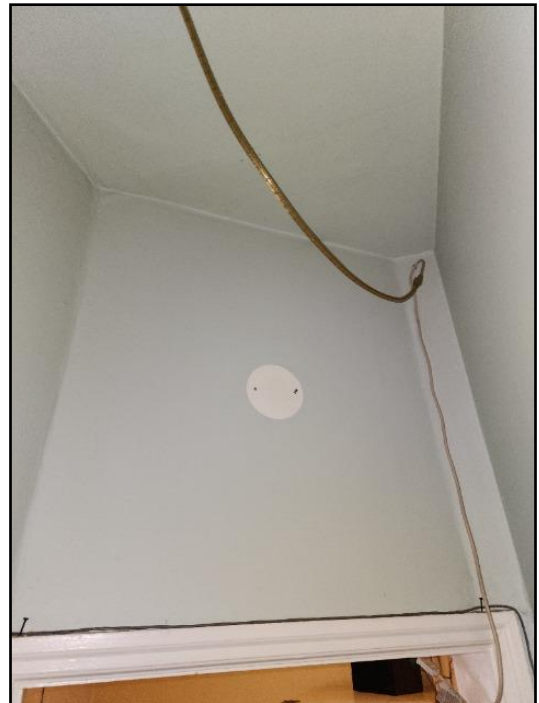
**Task:** Replace

**Time:** Immediate

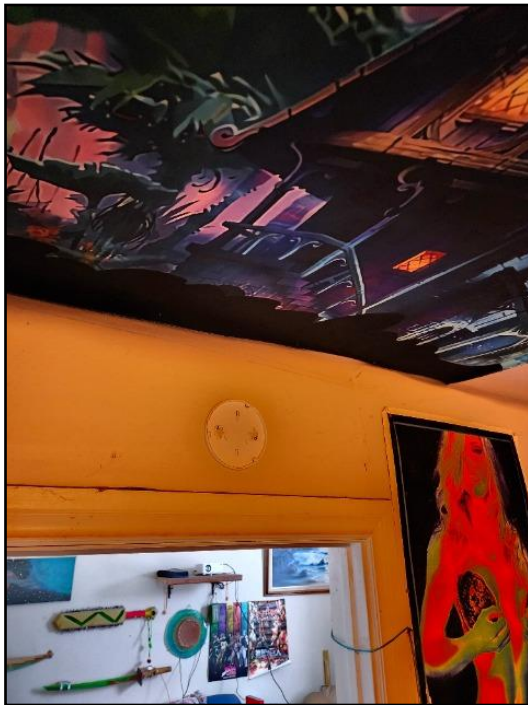
**Cost:** Minor



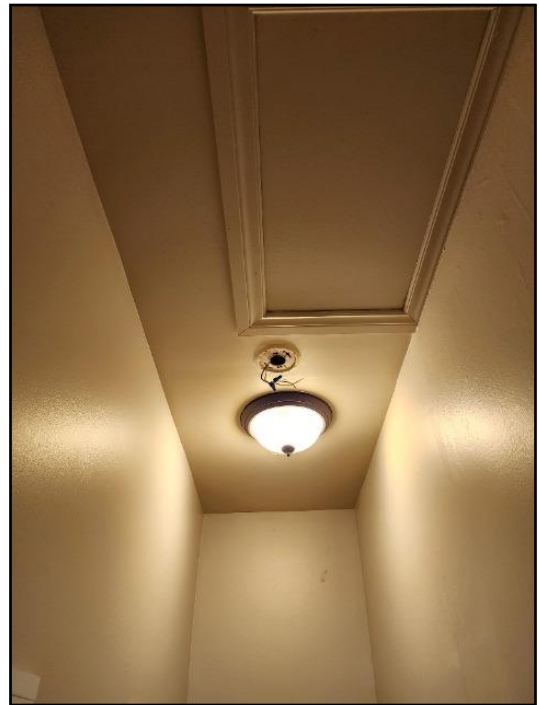
31. Unit #3



32. Unit #2



33. Unit #1



34. Unit #4

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

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

**Location:** Second floor unit #3

**Task:** Replace

**Time:** Immediate

**Cost:** Minor



35. *More than 10 years old*

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

**15. Condition:** • Missing

**Location:** Various locations

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

## Description

### Heating system type:

- Furnace



36. Furnace

**Fuel/energy source:** • Gas

### Furnace:

- Keeprite

*Model number:* G96CTN1202422A *Serial number:* A232144804

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 120,000 BTU/hr

**Efficiency:** • High-efficiency

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

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

**Approximate age:** • 2 years

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

**Main fuel shut off/electrical disconnect at:**

- Basement

# HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



37. Main fuel shut off



38. Electrical disconnect

**Failure probability:** • Low

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

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented



39. Sidewall vented

## Chimney/vent:

- Masonry
- No longer in use



40. No longer in use

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

**Condensate system:** • Discharges into waste pipe

## Limitations

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

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

**Heat exchanger:** • Not visible

**Environmental issues are outside the scope of a home inspection:**

- This includes issues such as potential asbestos containing materials.

# HEATING

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

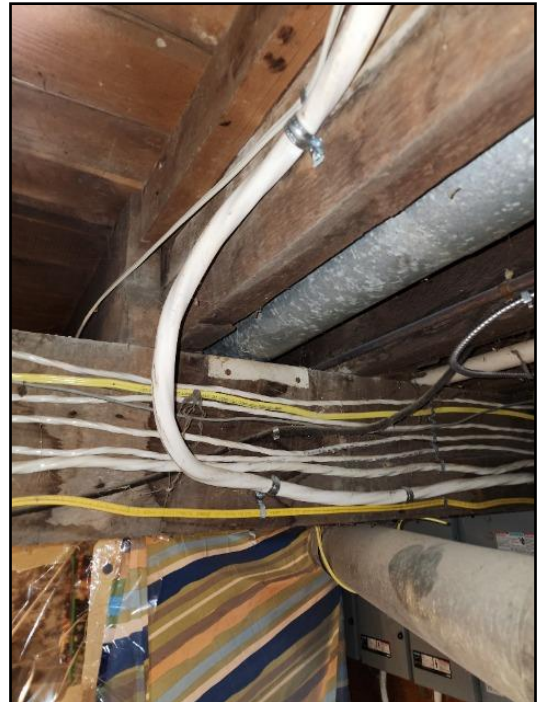
PLUMBING

INTERIOR

REFERENCE



41. This includes issues such as potential...



42.



43.



44.

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

## Recommendations

### **GAS FURNACE \ Mechanical air filter**

**16. 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



**45.** *Replace - regular maintenance*



## Description

**Attic/roof insulation material:**

- Glass fiber



46. Glass fiber

**Attic/roof insulation amount/value:** • R-12

**Attic/roof air/vapor barrier:** • None found

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

**Wall insulation material:** • Not determined

**Wall insulation amount/value:** • Not determined

**Wall air/vapor barrier:** • Not determined

## Limitations

**Inspection limited/prevented by lack of access to:** • Wall space

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

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

## Recommendations

### ATTIC/ROOF \ Insulation

**17. 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

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

• Basement



47. 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



48. Gas

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

**Water heater manufacturer:**

• John Wood

*Model number:* JW850S40N-PV-ES2

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

**Water heater approximate age:** • 10 years

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

**Water heater failure probability:** • Low

**Waste disposal system:** • Public

**Waste and vent piping in building:** • ABS plastic • Copper • Cast iron • Galvanized steel • Lead

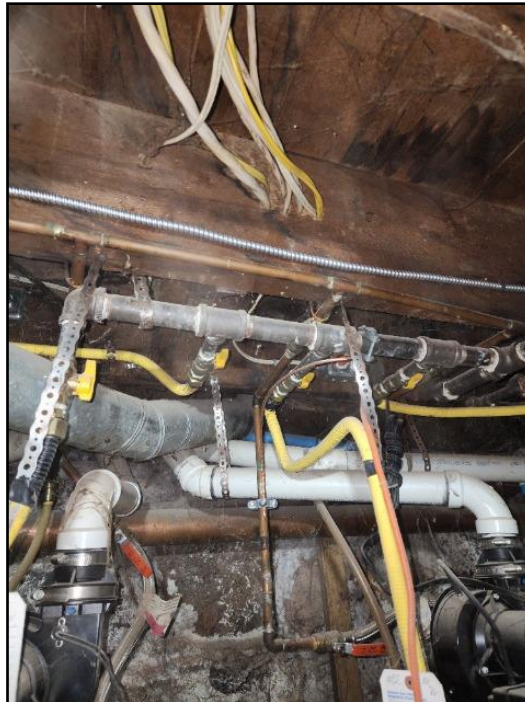
**Pumps:** • None

**Floor drain location:** • None found

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

**Main gas shut off valve location:**

• Basement



49. Main fuel shut offs

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • None noted

## Limitations

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

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

## Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

**18. Condition:** • Galvanized steel

**Implication(s):** Reduced water pressure and volume

**Location:** Basement

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor



50. Galvanized steel

## **FIXTURES AND FAUCETS \ Faucet**

**19. Condition:** • Loose

**Implication(s):** Equipment failure. Water damage to Finishes, contents and structure

**Location:** Kitchen #4

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



51. Loose

**FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**20. Condition:** • Leak

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

**Location:** Bathroom unit #3

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor



52. Leak



## Description

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

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

**Major ceiling finishes:** • Plaster/drywall • Acoustic tile • Suspended tile

**Windows:** • Fixed • Single/double hung • Sliders • Casement • Vinyl • Wood

**Glazing:**

- Single  
Various locations
- Double

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

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:**

- Refrigerator
- Microwave/Exhaust Fan Combo  
Unit #4

**Kitchen ventilation:**

- Range hood - recirculating type  
Unit #4
- None  
Units #1, #2 & #3

**Bathroom ventilation:**

- Exhaust fan  
Units #1 & #2
- Window  
Units #3 & #4

**Stairs and railings:** • Inspected

## Limitations

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

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

**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:** • 70 %

## Recommendations

### CEILINGS AND WALLS \ General notes

**21. Condition:** • Flaws & defects

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### CEILINGS \ General notes

**22. Condition:** • Damage

**Implication(s):** Damage due to falling materials

**Location:** Bedroom #2

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



**53. Damage**

**23. Condition:** • Water damage

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

**Location:** Livingroom #3

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



54. Water damage

### WINDOWS \ General notes

24. Condition: • Inoperative

Implication(s): System inoperative or difficult to operate. Reduced comfort, increased heating & cooling costs

Location: Bathroom #3

Task: Improve

Time: Discretionary

Cost: Minor



55. Inoperative

### STAIRS \ Handrails and guards

25. Condition: • Missing

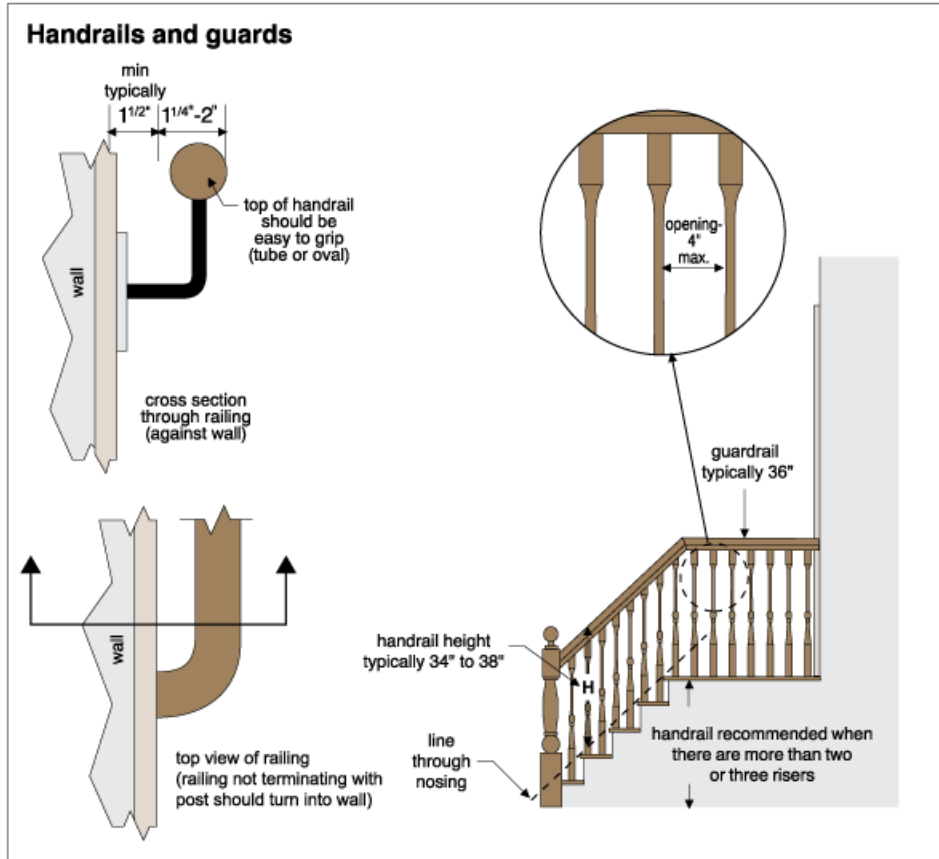
**Implication(s):** Fall hazard

**Location:** Units #3 & #4

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor





56. Missing



57.

## **EXHAUST FANS \ General notes**

**26. Condition:** • Inoperative

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

**Location:** Bathroom #1

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



58. Inoperative

**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

