

# INSPECTION REPORT



For the Property at:  
**18 BAYVIEW DRIVE, SHADY ACRES**  
KEENE, ON

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, July 2, 2024  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

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A fully insured and professionally accredited inspection.



July 2, 2024

Dear Team VanRahan,

RE: Report No. 4876  
18 Bayview Drive, Shady Acres  
Keene, 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. 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

18 Bayview Drive, Shady Acres, Keene, ON July 2, 2024

Report No. 4876

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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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 \ Gutters and Downspouts

**Condition:** • Missing

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

**Location:** Rear elevation

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## Structure

### FLOORS \ Joists

**Condition:** • Slope

**Implication(s):** Weakend structure, chance of continued movement

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire. Although not a defficiency in a panel of this age, safety may be improved by replacing this breaker.

**Implication(s):** Equipment overheating | Fire hazard

**Location:** Distribution panel

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Inoperative

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**Implication(s):** Equipment inoperative

**Location:** Kitchen

**Task:** Replace

**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

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

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

**Implication(s):** Electric shock

**Location:** Exterior wall

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## Heating

### ELECTRIC 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

## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

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

## Insulation and Ventilation

### RECOMMENDATIONS \ Overview

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

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## Plumbing

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**Condition:** • Discharge tube missing

**Implication(s):** Scalding. Possible water damage to finishes, storage and structure

**Location:** Water heater

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Interior

### WINDOWS \ Glass (glazing)

**Condition:** • Lost seal on double glazing

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

**Location:** Addition

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### DOORS \ Doors and frames

**Condition:** • Inoperable

**Implication(s):** Reduced operability

**Location:** Addition

**Task:** Improve

**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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## Description

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

**Sloped roofing material:**

- Asphalt shingles



1. *Asphalt shingles*

**Sloped roof flashing material:** • Aluminum

**Flat/low slope roofing material:**

- Synthetic rubber membrane



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2. Synthetic rubber membrane

- Asphalt roll roofing



3. Asphalt roll roofing

Flat/low slope roof flashing material: • Aluminum

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**Probability of leakage:** • Low

**Approximate age:** • 5-10 years

**Typical life expectancy:**

• 15-20 years

Asphalt rolled roofing

• 25-30 years

**Roof Shape:** • Gable • Flat/low slope

## Limitations

**Inspection performed:** • By walking on roof

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

## 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 and trim:** • Vinyl siding • Metal siding

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

**Walkway:** • Interlocking brick • Pavers • No performance issues were noted.

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

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

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

## Limitations

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

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**2. Condition:** • Missing

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

**Location:** Rear elevation

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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4. Missing

# STRUCTURE

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## Description

### Configuration:

- Piers



5. Piers



6. Piers

**Foundation material:** • Masonry block

**Floor construction:** • Steel joists • Steel beams • Subfloor not visible

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Not visible

## Limitations

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

**Attic/roof space:** • No access

**Percent of foundation not visible:** • 85 %

## Recommendations

### FOUNDATIONS \ Performance opinion

3. **Condition:** • Not determined

### FLOORS \ Joists

4. **Condition:** • Slope

**Implication(s):** Weekend structure, chance of continued movement

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing



7. Slope



8.

## 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 - first floor



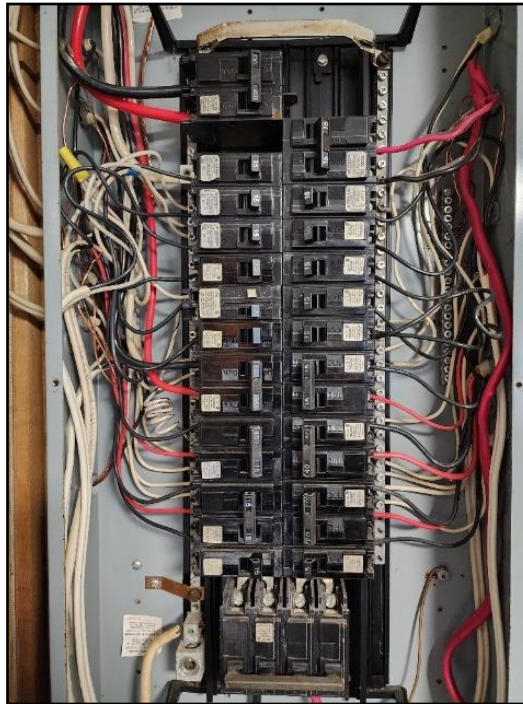
9. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - first floor





10. Breakers - first floor

**Distribution panel rating:** • 200 Amps

**Electrical panel manufacturers:** • ITE

**Number of circuits installed:** • 21

**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

**Carbon monoxide (CO) alarms (detectors):** • None noted

## Limitations

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

**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

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## Recommendations

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**5. Condition:** • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire. Although not a deficiency in a panel of this age, safety may be improved by replacing this breaker.

**Implication(s):** Equipment overheating | Fire hazard





**Location:** Distribution panel

**Task:** Improve

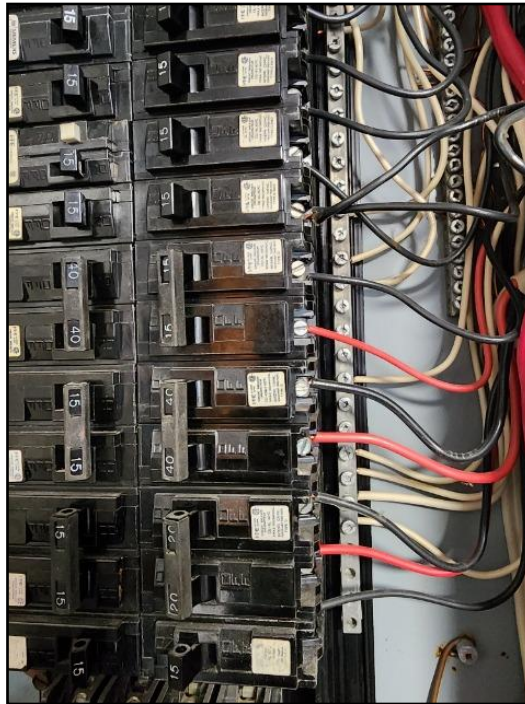
**Time:** Discretionary

**Cost:** Minor

**Common household wire and fuse sizes**

<p style="text-align: center;">14 AWG copper wire</p>  <p><u>common uses:</u> most circuits for lighting and receptacles, electric baseboard heaters</p> <p><u>typical fuse/breaker size:</u> 15 amps</p>	<p style="text-align: center;">10 AWG copper wire</p>  <p><u>common uses:</u> electric clothes dryers, air conditioners, water heaters</p> <p><u>typical fuse/breaker size:</u> 30 amps</p>
<p style="text-align: center;">12 AWG copper wire</p>  <p><u>common uses:</u> some receptacles, electric baseboard heaters, small air conditioners</p> <p><u>typical fuse/breaker size:</u> 20 amps</p>	<p style="text-align: center;">8 AWG copper wire</p>  <p><u>common uses:</u> electric stoves and ovens</p> <p><u>typical fuse/breaker size:</u> 40 amps</p>





11. Breakers too big

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**6. Condition:** • Inoperative

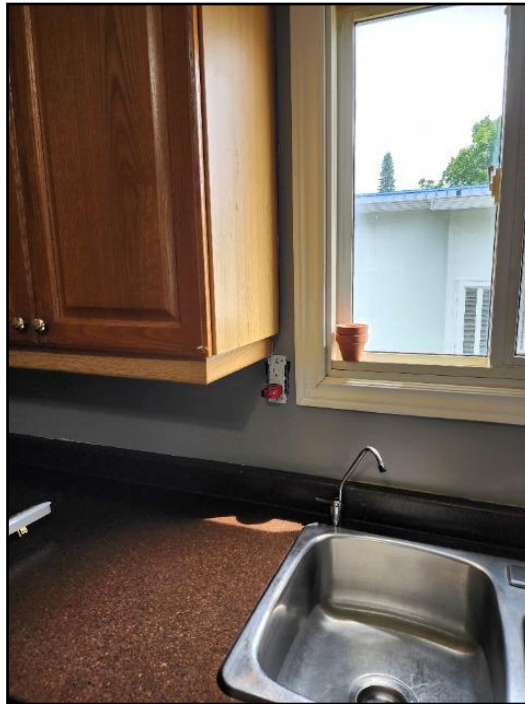
**Implication(s):** Equipment inoperative

**Location:** Kitchen

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor



12. Inoperative

**7. 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

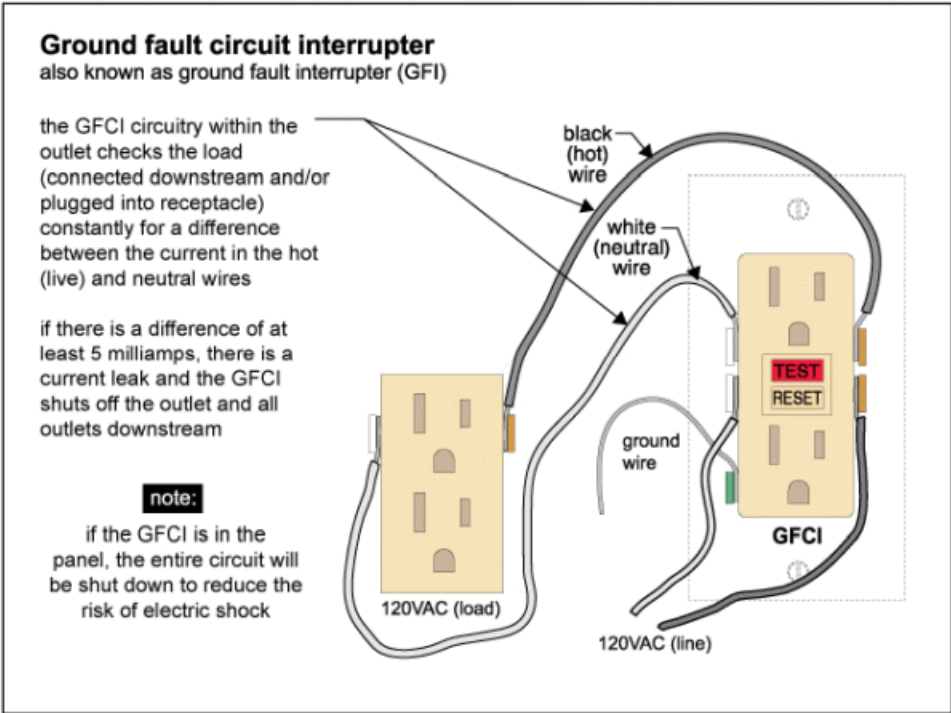
**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



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

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

**Implication(s):** Electric shock

**Location:** Exterior wall

# ELECTRICAL

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**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



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

## Description

### Heating system type:

- Furnace



15. Furnace

**Fuel/energy source:** • Electricity

**Furnace manufacturer:** • Nortek

*Model number: E7ED-015H2 Serial number: E7G2310024039*

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 53,000 BTUhr

**Efficiency:** • High-efficiency

**Approximate age:** • 1 year

**Typical life expectancy:** • An electric forced air furnace/air handler doesn't have a life span in the same sense that a fossil fuel burning furnace would. Usually the furnace will contain three to five heating coils which burn out, much like the filament in a light bulb; however, as long as coils can be purchased, they can be replaced. The remaining mechanics (blower motor, relays, etc.) can also be swapped out as needed.

**Failure probability:** • Low

**Air filter:** • Disposable • 18" x 20" • 1" thick

**Chimney/vent:**

- Metal
- No longer in use

# HEATING

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16. No longer in use

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

## Limitations

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

**Warm weather:** • Prevents testing heating effectiveness

## Recommendations

### **ELECTRIC FURNACE \ Mechanical air filter**

**9. 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



# HEATING

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17. Replace - regular maintenance



# COOLING & HEAT PUMP

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## Limitations

**Window unit:** • Window/independent A/C excluded from inspection

## Recommendations

### RECOMMENDATIONS \ Overview

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

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Not determined

**Attic/roof insulation amount/value:** • Not determined

**Attic/roof air/vapor barrier:** • Not determined

**Attic/roof ventilation:** • Gable vent

**Wall insulation material:** • Not determined

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

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

**Floor above basement/crawlspace insulation material:**

• Glass fiber

Addition



18. *Glass fiber*

• Not determined

**Floor above basement/crawlspace insulation amount/value:** • Not determined

**Floor above basement/crawlspace air/vapor barrier:** • Plastic

# INSULATION AND VENTILATION

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## Limitations

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

**Crawlspace/underfloor area inspection performed:** • From access hatch

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

## Recommendations

### RECOMMENDATIONS \ Overview

**11. Condition:** • No insulation recommendations are offered as a result of this inspection.

## Description

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

- Private

**Service piping into building:** • Copper

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

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

- Near water heater



19. Main water shut off

**Water flow and pressure:** • Functional

**Water heater type:** • Conventional • Owned

**Water heater location:** • Utility closet

**Water heater fuel/energy source:**

- Electric



20. Electric

**Water heater manufacturer:**

- Giant

*Model number: 142ETE-3S8M-E8 Serial number: A7393833*

**Water heater tank capacity:** • 136 Liters

**Water heater approximate age:** • 9 years

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

**Water heater failure probability:** • Low

**Waste disposal system:** • Private

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

**Floor drain location:** • None found

**Water treatment system:**

- Reverse osmosis

# PLUMBING

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21. Reverse osmosis

## Limitations

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

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

**Items excluded from a building inspection:** • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing

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

## Recommendations

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**12. Condition:** • Discharge tube missing

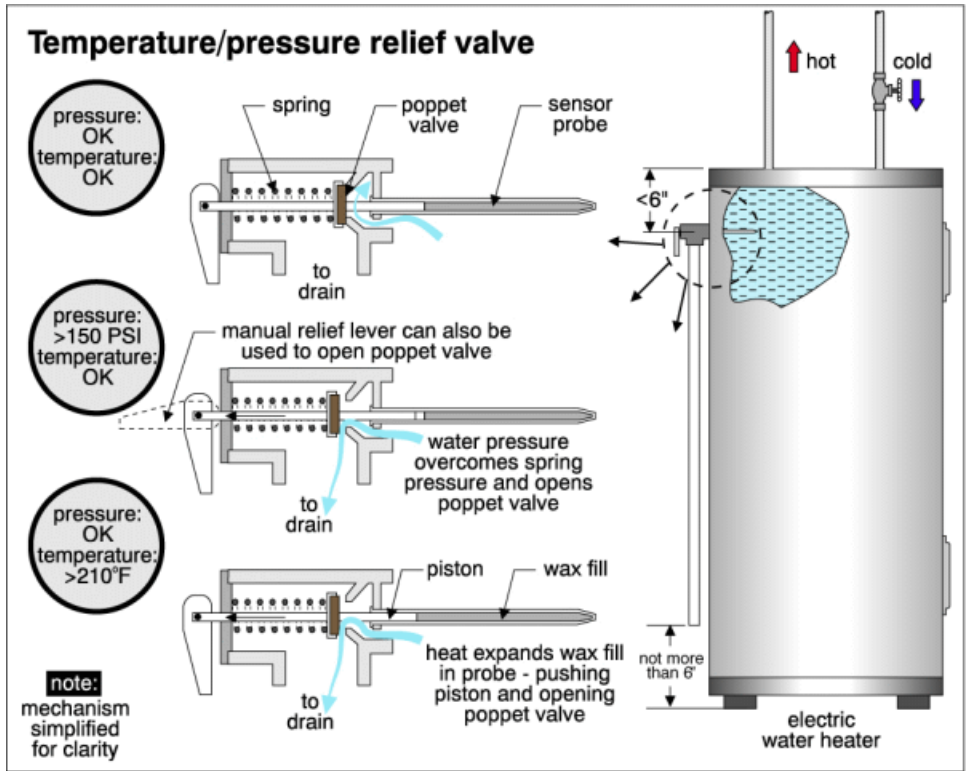
**Implication(s):** Scalding. Possible water damage to finishes, storage and structure

**Location:** Water heater

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



22. Discharge tube disconnected



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## Description

**Major floor finishes:** • Laminate  
**Major wall finishes:** • Paneling  
**Major ceiling finishes:** • Paneling  
**Windows:** • Fixed • Sliders • Vinyl • Metal  
**Glazing:** • Double • Primary plus secondary glazing  
**Exterior doors - type/material:** • Hinged • Sliding glass • Metal-clad • Wood  
**Doors:** • Inspected  
**Oven type:** • Conventional  
**Oven fuel:** • Electricity  
**Range fuel:** • Electricity  
**Appliances:** • Refrigerator • Range hood • Dishwasher  
**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe  
**Kitchen ventilation:** • Range hood discharges to the exterior  
**Bathroom ventilation:** • Exhaust fan  
**Laundry room ventilation:** • Clothes dryer vented to exterior  
**Counters and cabinets:** • Inspected

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings  
**Not tested/not in service:** • Range • Oven • Dishwasher  
**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

**WINDOWS \ Glass (glazing)**  
**13. Condition:** • Lost seal on double glazing  
**Implication(s):** Shortened life expectancy of material  
**Location:** Addition  
**Task:** Repair or replace  
**Time:** Discretionary  
**Cost:** Minor

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23. Lost seal on double glazing

## DOORS \ Doors and frames

**14. Condition:** • Inoperable

**Implication(s):** Reduced operability

**Location:** Addition

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

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24. Inoperable

**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

