

# INSPECTION REPORT



For the Property at:  
**64 REGENT STREET**  
LAKEFIELD, ON

Prepared for: TEAM VANRAHAN  
Inspection Date: Thursday, June 15, 2023  
Prepared by: David Sharman



County Home Inspection  
398 McDonnell Street, Suite 4  
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[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



June 15, 2023

Dear Team VanRahan,

RE: Report No. 4364  
64 Regent Street  
Lakefield, 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

64 Regent Street, Lakefield, ON June 15, 2023

Report No. 4364

[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

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • Vulnerable to ice damming

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

**Location:** Front elevation

**Task:** Monitor

**Time:** Ongoing

## Exterior

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

**Condition:** • Stairs and landing missing

**Implication(s):** Fall hazard

**Location:** Rear elevation

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## Structure

### **FOUNDATIONS \ General notes**

**Condition:** • Basement lowered

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

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

### **FOUNDATIONS \ Beams (Girders)**

**Condition:** • Sag

The sag may be indicative of both the beam & columns marginal size

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### **FOUNDATIONS \ Performance opinion**

**Condition:** • Acceptable

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## 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 this receptacle.

**Implication(s):** Electric shock

**Location:** Living room

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

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

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Second floor

**Task:** Provide

**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

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

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

## Insulation and Ventilation

### 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:** Utility room

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## Interior

### STAIRS \ Spindles or balusters

**Condition:** • Too far apart

**Implication(s):** Fall hazard

**Location:** Second floor

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

### BASEMENT \ Damp/Wet basement - evidence

**Condition:** • Crumbling/spalling masonry, concrete or plaster

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

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

**Condition:** • Stains

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

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

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

**Sloped roofing material:**

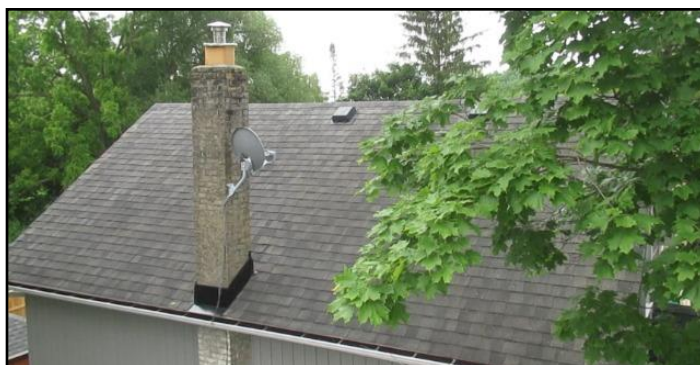
• Asphalt shingles



1. Asphalt shingles



2.



3.

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • 10 years

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

**Roof Shape:** • Gable

## Limitations

**Inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • From the ground • Telescopic video inspection equipment

**Age determined by:** • Visual inspection with telescopic inspection equipment • Reported by seller

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## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

**1. Condition:** • Vulnerable to ice damming

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

**Location:** Front elevation

**Task:** Monitor

**Time:** Ongoing



**4. Vulnerable to ice damming**

# EXTERIOR

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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:** • Artificial stone

**Driveway:** • Gravel

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

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

**Fence:** • Wood

## Limitations

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

**Exterior inspected from:** • Ground level

## Recommendations

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

**2. Condition:** • Stairs and landing missing

**Implication(s):** Fall hazard

**Location:** Rear elevation

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



# EXTERIOR

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5. *Stairs and landing missing*

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## Description

- Configuration:** • Basement
- Foundation material:** • Poured concrete • Stone
- Floor construction:** • Joists • Wood columns • Wood beams • Subfloor - plank
- Exterior wall construction:** • Wood frame
- Roof and ceiling framing:** • Not visible

## Limitations

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

### Attic/roof space:

- Not entered
- Attic hatch covered in loose fill cellulose insulation



6. Not entered

- Percent of foundation not visible:** • 65 %

## Recommendations

### FOUNDATIONS \ General notes

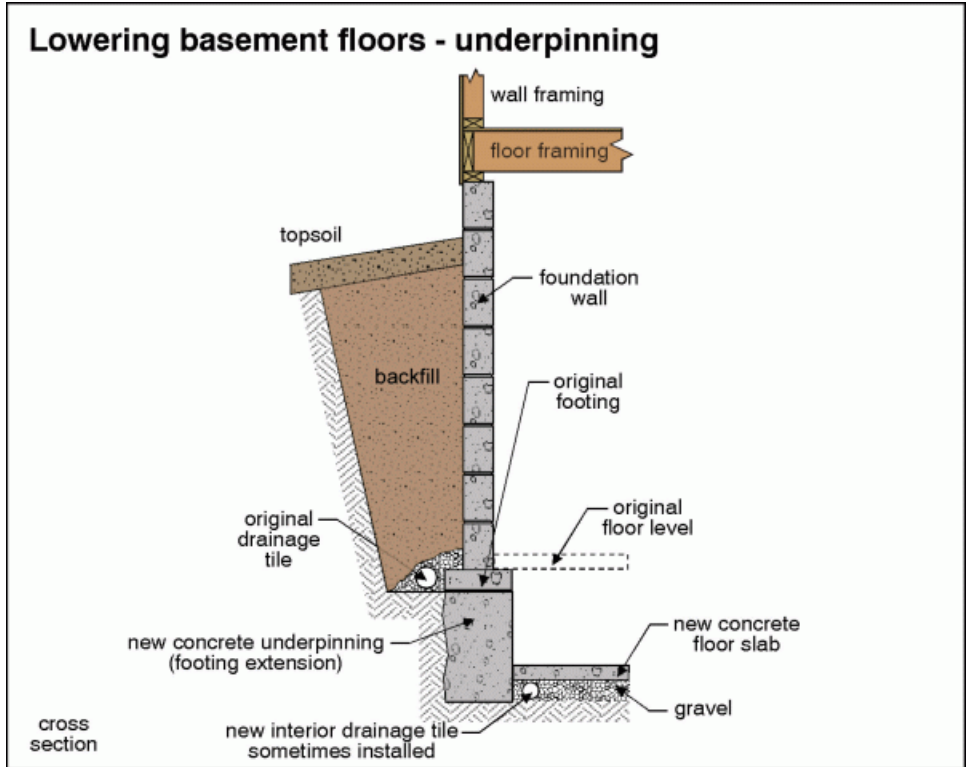
**3. Condition:** • Basement lowered

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

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing



7. Basement lowered

## **FOUNDATIONS \ Beams (Girders)**

### **4. Condition:** • Sag

The sag may be indicative of both the beam & columns marginal size

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



8. Sag

## **FOUNDATIONS \ Performance opinion**

### **5. Condition:** • Acceptable

## Description

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

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

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

- Breakers - utility room

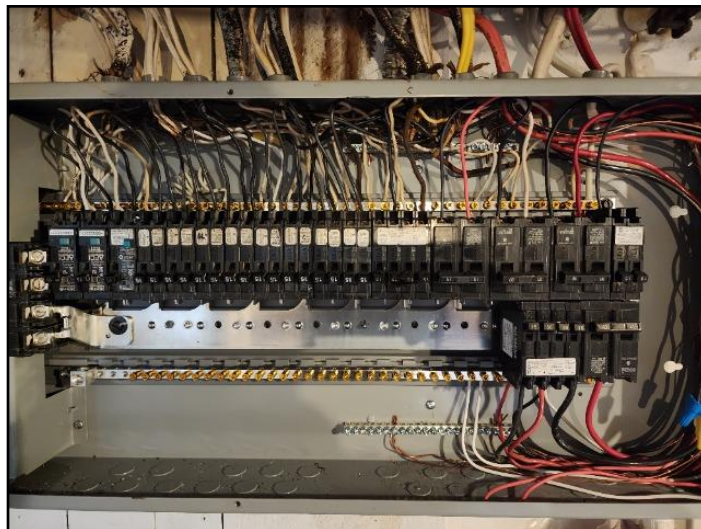


9. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - utility room



10. Breakers - utility room

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Distribution panel rating:** • 200 Amps  
**Electrical panel manufacturers:** • Siemens  
**Number of circuits installed:** • 31  
**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 • AFCI - panel  
**Smoke alarms (detectors):** • Present  
**Carbon monoxide (CO) alarms (detectors):**  
• Present  
• None noted  
Second floor

## Limitations

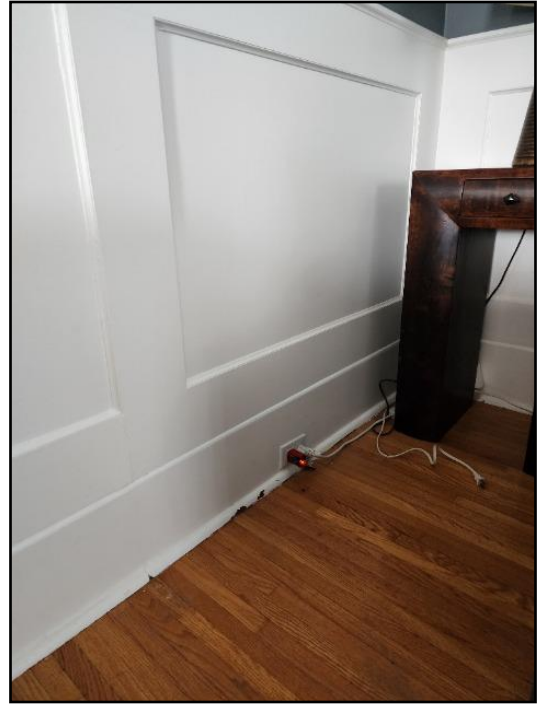
**Inspection limited/prevented by:** • Storage • AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner.  
**System ground:** • Quality of ground not determined  
**Circuit labels:** • The accuracy 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

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**  
**6. Condition:** • Ungrounded  
Although ungrounded service may be typical in a house of this age, safety may be improved by upgrading this receptacle.  
**Implication(s):** Electric shock  
**Location:** Living room  
**Task:** Upgrade  
**Time:** Discretionary  
**Cost:** Minor



11. Ungrounded



12.

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

**7. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Second floor

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Description

### Heating system type:

- Furnace



13. Furnace

**Fuel/energy source:** • Gas

### Furnace manufacturer:

- Goodman
- Model number: GMH950453BXAE Serial number: 1209503577*

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 45,000 BTU/hr

**Efficiency:** • High-efficiency

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

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

**Approximate age:** • 11 years

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

### Main fuel shut off at:

- Basement



# HEATING

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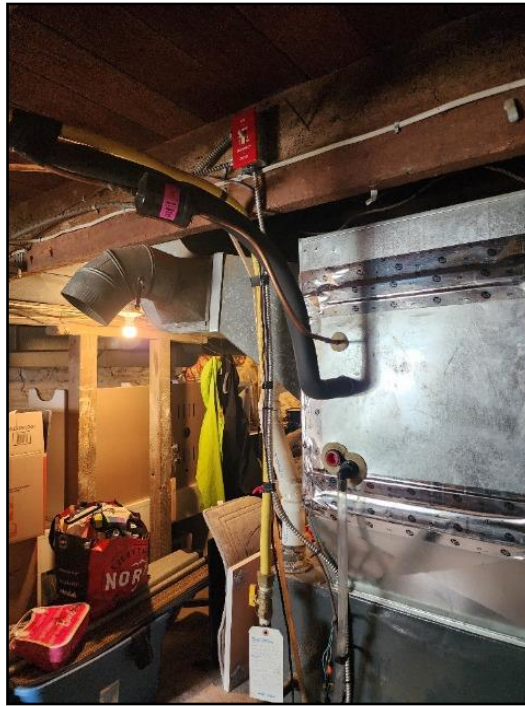
COOLING

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14. Main fuel shut off & electrical disconnect

**Failure probability:** • Low

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

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented

# HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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15. Sidewall vented

## Fireplace/stove:

- Gas fireplace

Napoleon

Model number: BCDV400 Serial number: 030834



16. Gas fireplace



17. Sidewall vented

## Chimney/vent:

- Masonry



18. Masonry

**Chimney liner:** • Metal • Clay

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

**Condensate system:** • Discharges into laundry sink

## 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

## Recommendations

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

**8. 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



19. Replace - regular maintenance

## Description

### Air conditioning type:

- Air cooled



20. Air cooled

- Ductless (Mini split) system



21. Ductless (Mini split) system



22.

# COOLING & HEAT PUMP

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## Manufacturer:

- Keeprite  
*Model number: N4A318AKF101 Serial number: E221605005*
- Samsung  
*Model number: AR24TSFYBWKX Serial number: 601036J*

## Cooling capacity:

- 18,000 BTU/hr
  - 1.5 Tons
  - 22,000 BTU/hr
- Ductless mini split system

**Compressor type:** • Electric

**Compressor approximate age:** • 1 year

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

**Failure probability:** • Low

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

**Refrigerant type:** • R-410A

**Condensate system:** • Discharges to laundry sink

## 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

### RECOMMENDATIONS \ Overview

**9. 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:** • 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:** • Roof space
- Roof ventilation system performance:** • Not evaluated
- Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### RECOMMENDATIONS \ Overview

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

## Description

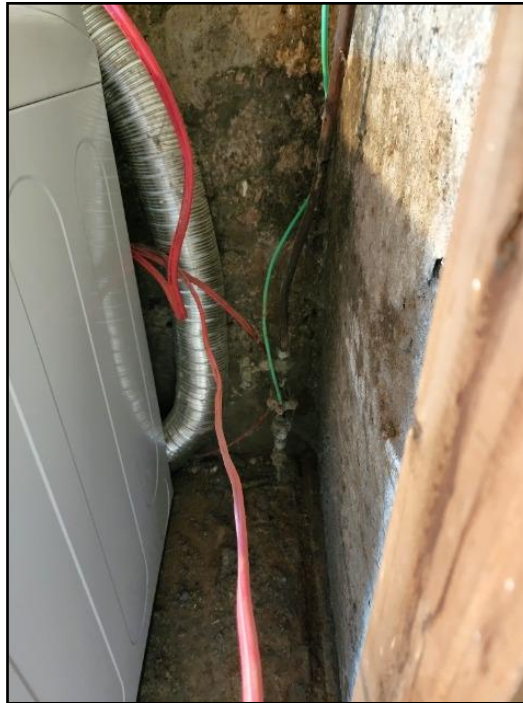
**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • Copper

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

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

• Utility room



*23. Main water shut off*

**Water flow and pressure:** • Functional

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

**Water heater location:** • Utility room

**Water heater fuel/energy source:**

• Electric





24. Electric

**Water heater manufacturer:**

- GSW

*Model number: G6-50SDE-30 250 Serial number: 1719106062355*

**Water heater tank capacity:** • 182 Liters

**Water heater approximate age:** • 6 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 • Cast iron

**Pumps:**

- Sump pump

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25. Sump pump

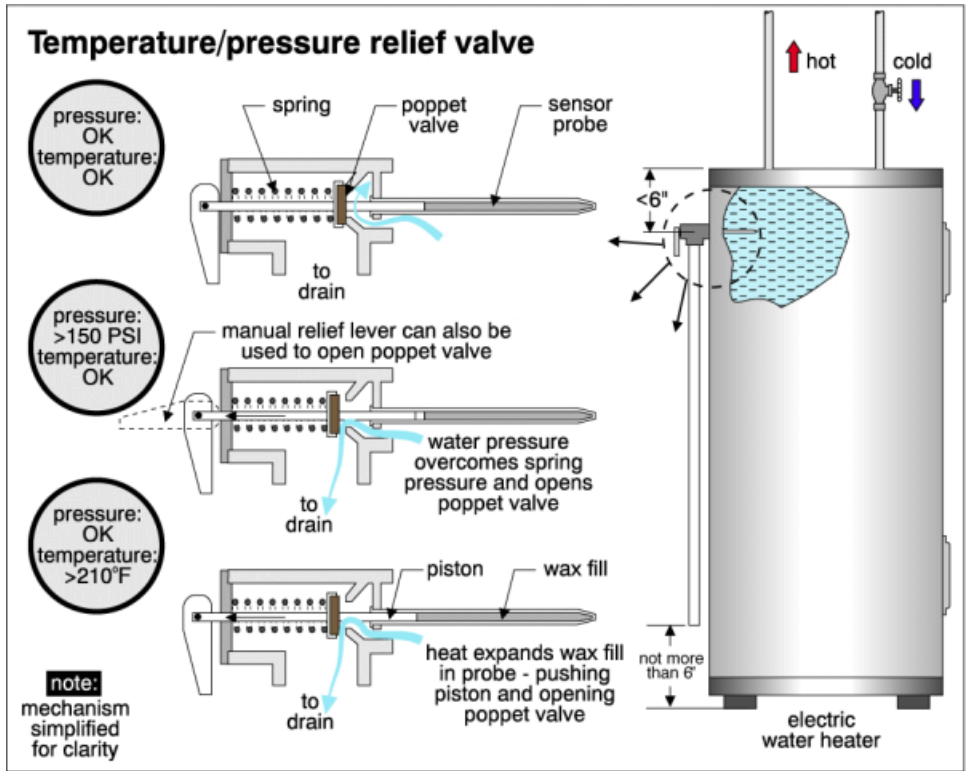
- Floor drain location:** • None found
- Backwater valve:** • None noted
- Exterior hose bibb (outdoor faucet):** • Present

## 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 \ Temperature/pressure relief (TPR) valve**
- 11. Condition:** • Discharge tube missing
- Implication(s):** Scalding. Possible water damage to finishes, storage and structure
- Location:** Utility room
- Task:** Provide
- Time:** Discretionary
- Cost:** Minor



26. Discharge tube missing

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## Description

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

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

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

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

**Glazing:** • Double

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

**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:** • Window

**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:** • 65 %

## Recommendations

### STAIRS \ Spindles or balusters

**12. Condition:** • Too far apart

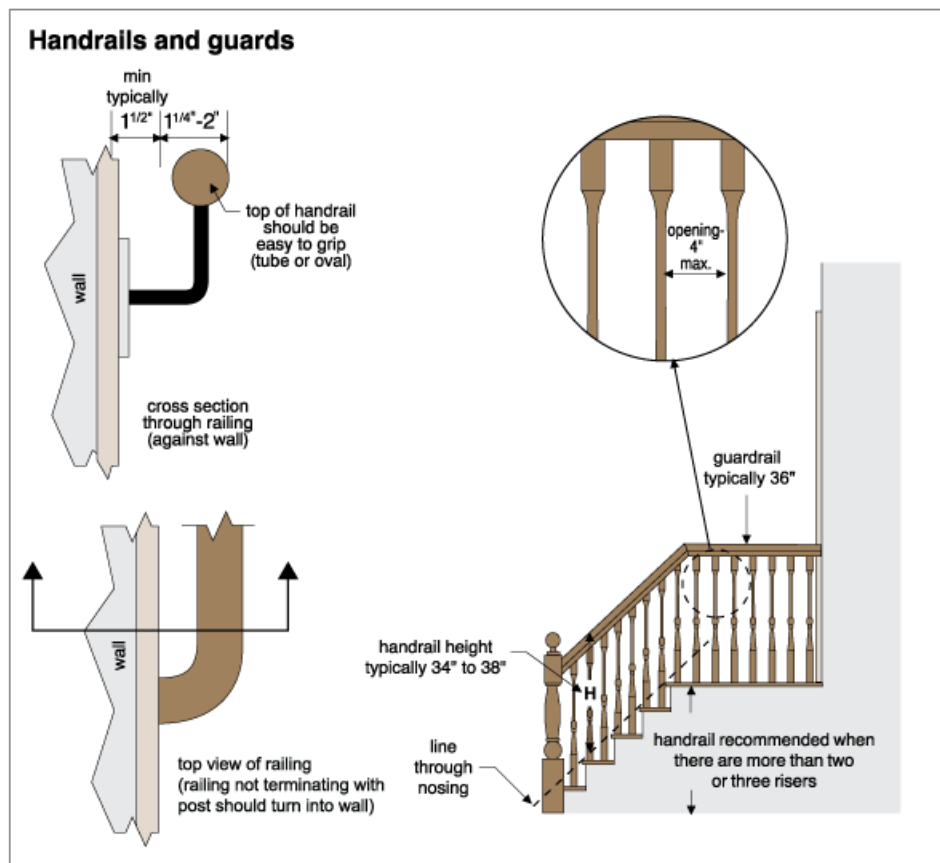
**Implication(s):** Fall hazard

**Location:** Second floor

**Task:** Improve

**Time:** Discretionary

Cost: Minor



27. Too far apart

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

13. Condition: • Crumbling/spalling masonry, concrete or plaster

# INTERIOR

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

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing



28. Crumbling/spalling masonry, concrete or...

**14. Condition:** • Stains

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

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing



29. Stains

**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

