

INSPECTION REPORT



For the Property at:
136 PARKDALE AVENUE
PETERBOROUGH, ON K9L 1K4

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, January 15, 2025
Prepared by: David Sharman



County Home Inspection

Peterborough, ON
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



January 15, 2025

Dear Team VanRahan,

RE: Report No. 5123
136 Parkdale Avenue
Peterborough, ON
K9L 1K4

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

136 Parkdale Avenue, Peterborough, ON January 15, 2025

Report No. 5123

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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

RECOMMENDATIONS \ Overview

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

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Front left corner

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

WALLS \ Masonry veneer walls

Condition: • Typical minor cracks

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

Location: Rear left corner

Task: Repair

Time: Discretionary

Cost: Minor

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Breakers too big

60 Amp breakers on a 8 gauge branch circuit wire

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Correct

Time: As soon as is practicable

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Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

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 this receptacle.

Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing

Implication(s): Electric shock

Location: Various locations

Task: Replace

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Implication(s): Safety issue

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

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

Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

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Heating

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace - regular maintenance

Time: Regular maintenance

Cost: Minor

GAS FURNACE \ Humidifier

Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Further evaluation

Time: Discretionary

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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Plumbing

WASTE PLUMBING \ Traps - installation

Condition: • Wrong type

Implication(s): Sewer gases entering the building

Location: Basement bathroom

Task: Monitor

Time: Ongoing

FIXTURES AND FAUCETS \ Faucet

Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Kitchen

Task: Correct

Time: Discretionary

Cost: Minor

Interior

STAIRS \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor

STAIRS \ Spindles or balusters

Condition: • Too far apart

Implication(s): Fall hazard

Location: First floor

Task: Improve

Time: Discretionary

Cost: Minor

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair or replace

Time: Discretionary

Cost: Minor

This concludes the Summary section.

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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: • North
Sloped roofing material: • Asphalt shingles
Sloped roof flashing material: • Aluminum
Probability of leakage: • Not determined
Approximate age: • 10-15 years
Typical life expectancy: • 15-20 years
Roof Shape: • Gable

Limitations

Inspection limited/prevented by: • Snow
Inspection performed: • From the ground
Age determined by: • Prior inspection

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Below grade • 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

Driveway: • Asphalt

Walkway: • Concrete

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Wood • Railings

Exterior steps: • Wood

Fence: • Wood

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall • Snow / ice / frost

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

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

2. Condition: • No exterior recommendations are offered as a result of this inspection.

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Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Wood columns • Built-up wood beams • Subfloor - plank

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • 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: • 85 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Front left corner

Task: Monitor

Time: Ongoing



1. Typical minor cracks

FOUNDATIONS \ Performance opinion

4. **Condition:** • Not determined

WALLS \ Masonry veneer walls

5. **Condition:** • Typical minor cracks

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

Location: Rear left corner

Task: Repair

Time: Discretionary

Cost: Minor



2. *Typical minor cracks*

Description

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

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - basement

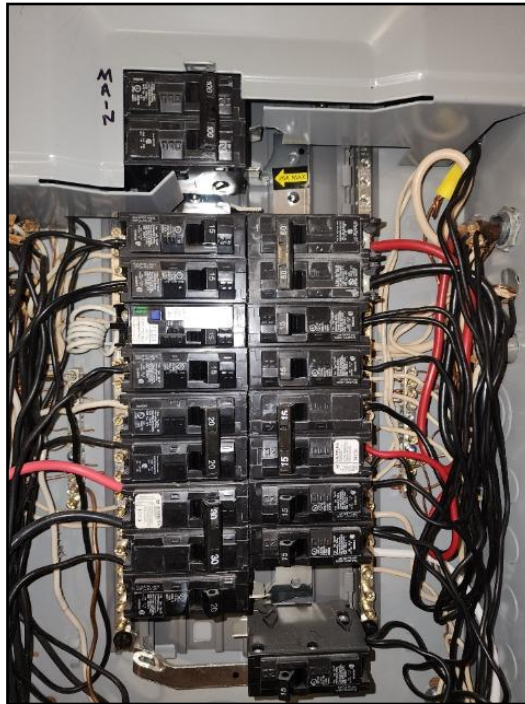


3. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - basement



4. Breakers - basement

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • Siemens

Auxiliary panel (subpanel) type and location:

- Breakers - basement

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5. Breakers - basement

Number of circuits installed: • 14

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): • None noted

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: • 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

6. Condition: • Breakers too big

60 Amp breakers on a 8 gauge branch circuit wire

Implication(s): Equipment overheating | Fire hazard





Location: Distribution panel

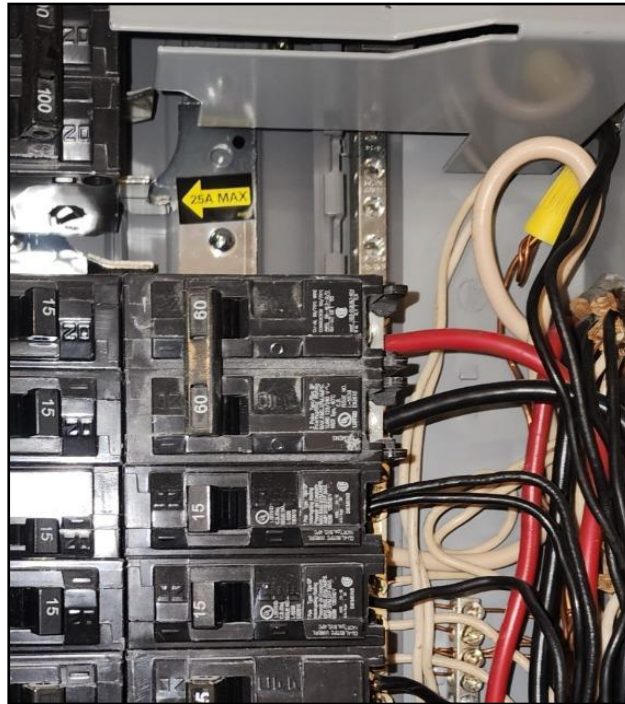
Task: Correct

Time: As soon as is practicable

Cost: Minor

Common household wire and fuse sizes

<p>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>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>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>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>



6. Breakers too big

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

7. Condition: • Double taps

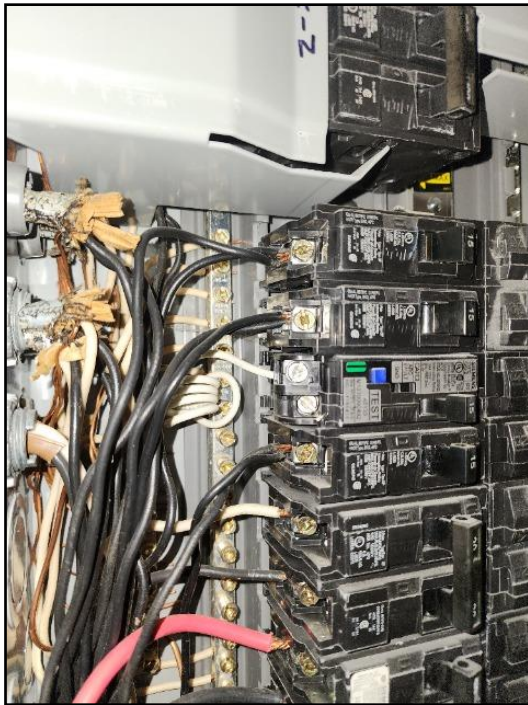
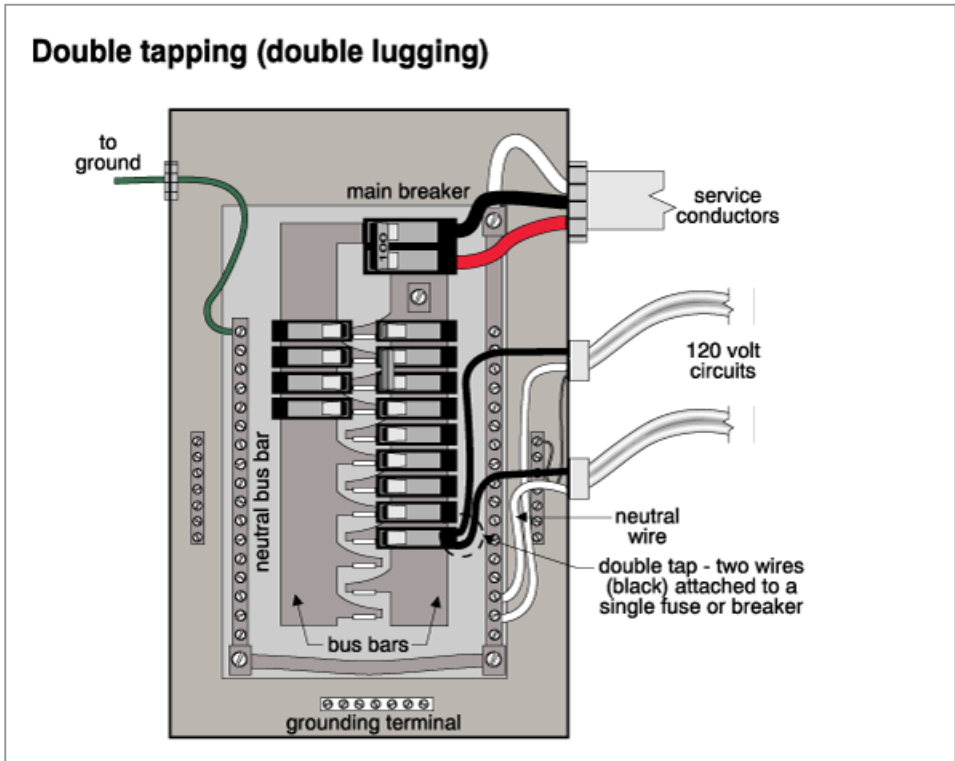
Implication(s): Fire hazard

Location: Distribution panel

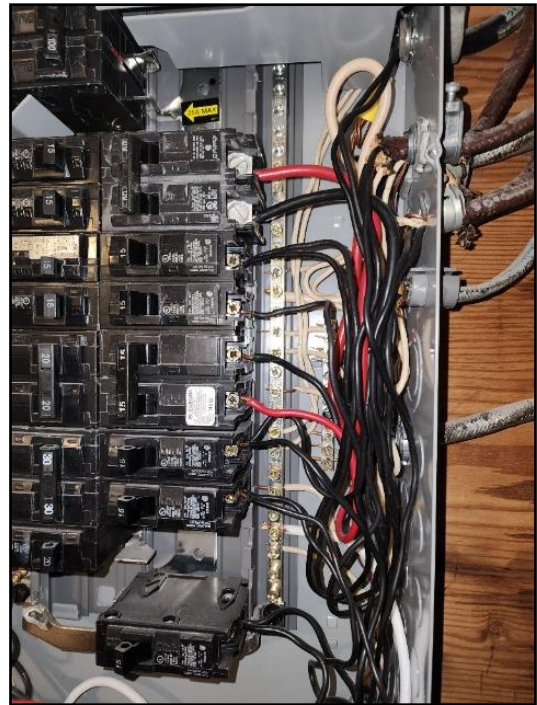
Task: Correct

Time: As soon as is practicable

Cost: Minor



7. Double taps



8.

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 this receptacle.

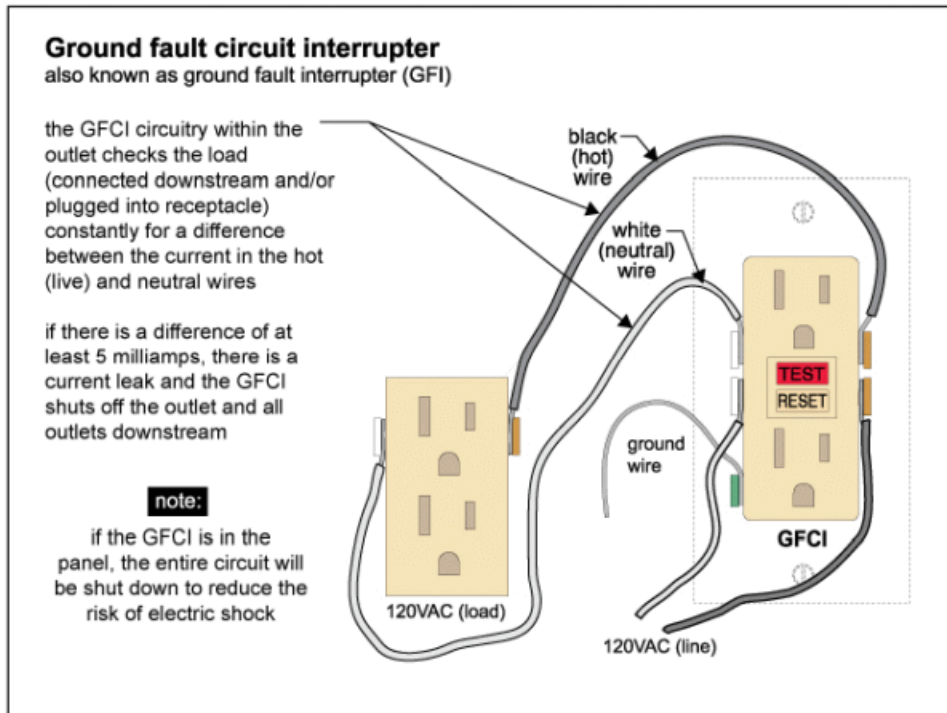
Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor





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

DISTRIBUTION SYSTEM \ Cover plates

9. Condition: • Missing

Implication(s): Electric shock

Location: Various locations

Task: Replace

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

10. Condition: • Missing

Implication(s): Safety issue

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

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10. Missing

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

11. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



11. Furnace

Fuel/energy source: • Gas

Furnace:

- Keeprite

Model number: G9MXE0601714A Serial number: A122543552

Heat distribution: • Ducts and registers

Approximate capacity: • 60,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 13 years

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

Main fuel shut off/electrical disconnect at:

- Utility room

HEATING

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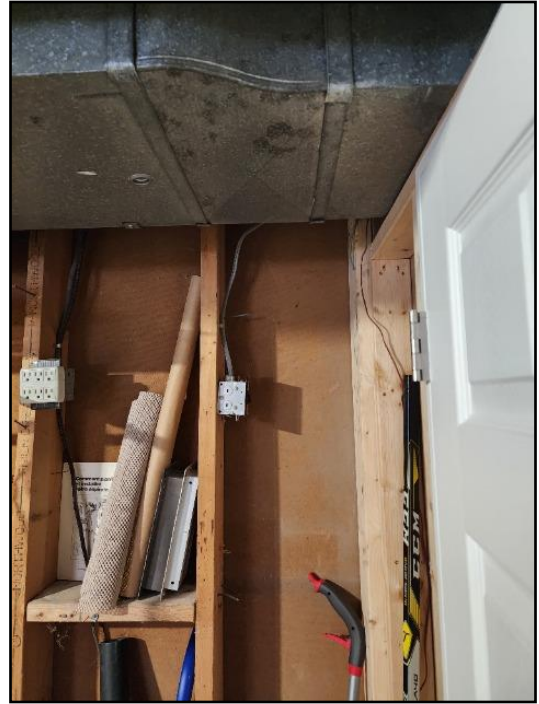
PLUMBING

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12. Main fuel shut off



13. Electrical disconnect

Failure probability: • Medium

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

Exhaust pipe (vent connector):

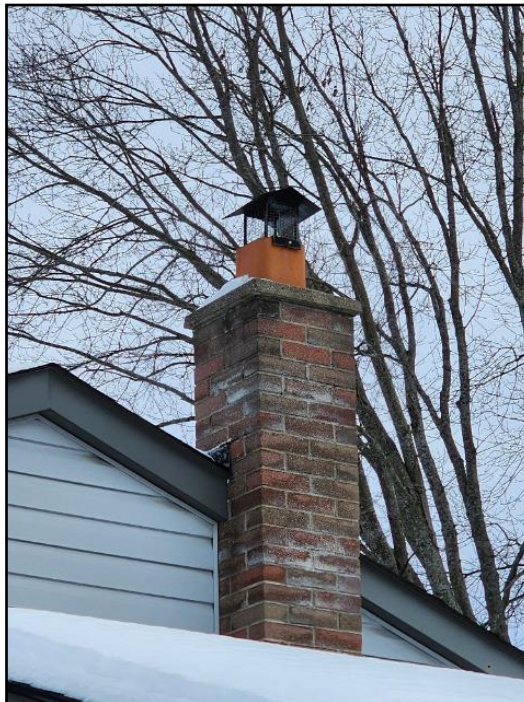
- PVC plastic
- Sidewall vented



14. Sidewall vented

Chimney/vent:

- Masonry



15. Masonry

- No longer in use

Chimney liner: • Clay

Humidifier:

- Trickle/cascade type humidifier



16. Trickle/cascade type humidifier

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into standpipe

Limitations

Inspection prevented/limited by: • Storage

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

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 \ Mechanical air filter

12. Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace - regular maintenance

Time: Regular maintenance

Cost: Minor



17. Replace - regular maintenance

13. Condition: • Dirty

Implication(s): Increased heating costs | Reduced comfort

GAS FURNACE \ Humidifier

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

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

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18. Clean pad/mesh - regular maintenance

Description

Air conditioning type:

- Air cooled



19. Air cooled

Manufacturer:

- Rheem

Model number: 13AJA18A01 Serial number: 7728N480700026

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

Compressor type: • Electric

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-22

Condensate system: • Discharges into standpipe

COOLING & HEAT PUMP

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Limitations

Inspection limited/prevented by: • Low outdoor temperature

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: Further evaluation

Time: Discretionary

Cost: Minor

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber
- Cellulose



20. Cellulose

Attic/roof insulation amount/value:

- R-32
- 9 inches

INSULATION AND VENTILATION

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21.9 inches

Attic/roof air/vapor barrier: • Kraft paper

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

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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: • Not visible

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

Main water shut off valve at the:

- Basement



22. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional

Water heater location: • Utility room

Water heater fuel/energy source:

- Gas



23. Gas

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

Water heater manufacturer:

• Giant

Model number: UG40-40LFPV2-N2U-EC *Serial number:* 091649805

Water heater tank capacity: • 151 liters

Water heater approximate age: • 9 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

Pumps:

• Sump pump

PLUMBING

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24. Sump pump

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

• Utility room

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25. Main fuel shut off

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage

Fixtures not tested/not in service: • Exterior hose bibb • Whirlpool bath

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

WASTE PLUMBING \ Traps - installation

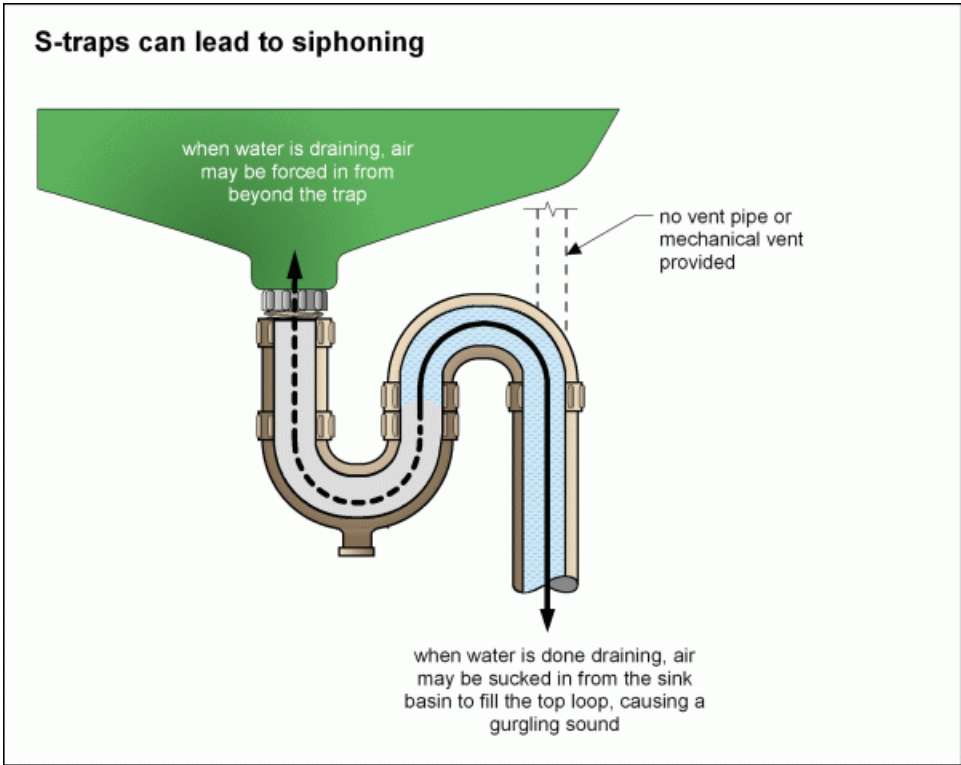
17. Condition: • Wrong type

Implication(s): Sewer gases entering the building

Location: Basement bathroom

Task: Monitor

Time: Ongoing



26. Wrong type

FIXTURES AND FAUCETS \ Faucet

18. Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Kitchen

Task: Correct

Time: Discretionary

Cost: Minor



27. Hot and cold reversed

Description

Major floor finishes: • Laminate • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Casement • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation:

- Exhaust fan
- Basement
- 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 • Microwave • Dishwasher

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 85 %

Recommendations

STAIRS \ Handrails and guards

19. Condition: • Missing

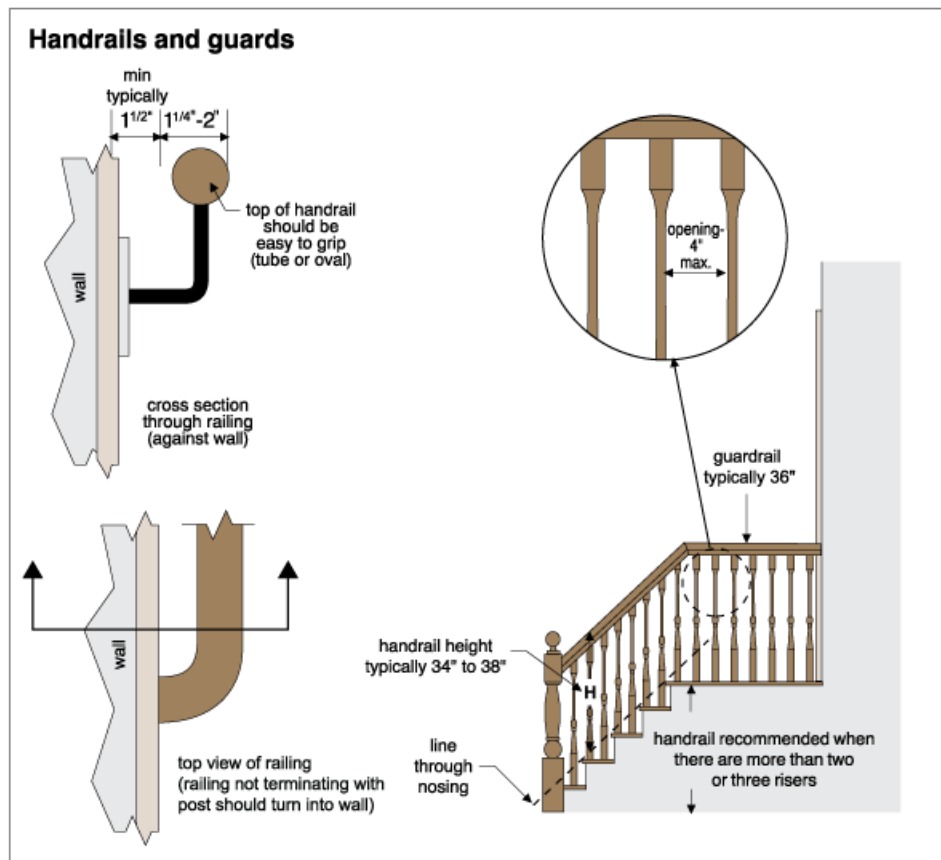
Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor





28. Missing

STAIRS \ Spindles or balusters

20. Condition: • Too far apart

Implication(s): Fall hazard

Location: First floor

Task: Improve

Time: Discretionary

Cost: Minor



29. Too far apart

EXHAUST FANS \ Kitchen range exhaust system (range hood)

21. Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair or replace

Time: Discretionary

Cost: Minor



30. 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

