

INSPECTION REPORT



For the Property at:
968 AVERY AVENUE
PETERBOROUGH, ON K9J 6X3

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, February 8, 2023
Prepared by: David Sharman



County Home Inspection
398 McDonnell Street, Suite 4
Peterborough, ON K9H 2X4
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



February 8, 2023

Dear Team VanRahan,

RE: Report No. 4161
968 Avery Avenue
Peterborough, ON
K9J 6X3

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. Our Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman
on behalf of
County Home Inspection

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SUMMARY

968 Avery Avenue, Peterborough, ON February 8, 2023

Report No. 4161

www.countyhomeinspection.ca

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: Garage

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

Electrical

RECOMMENDATIONS \ Overview

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

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

HEAT RECOVERY VENTILATOR \ Heat exchanger cores

Condition: • Clean core - regular maintenance

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Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

HEAT RECOVERY VENTILATOR \ Filters

Condition: • Clean filters - regular maintenance

Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean

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

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

FLOORS \ Wood/laminate floors

Condition: • Exposed tongues

Implication(s): Reduced system life expectancy

Location: Basement

Task: Improve

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Time: Discretionary

Cost: Minor

CARPENTRY \ Cabinets

Condition: • Doors or drawers missing, loose or damaged

Implication(s): Nuisance | Damage or physical injury due to falling materials

Location: Ensuite bathroom

Task: Repair

Time: Discretionary

Cost: Minor

STAIRS \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

Task: 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](#)

ROOFING

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Description

The home is considered to face: • West

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 9 years

Typical life expectancy: • 25-30 years

Roof Shape: • Hip

Limitations

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

Inspection performed: • From roof edge

Age determined by: • Visual inspection from roof surface • Reported by seller

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: • 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: • Patio stones/slabs

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Concrete

Fence: • Wood

Garage: • Attached

Pergola: • Adjacent

Limitations

Inspection limited/prevented by: • Storage in garage • 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.

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Trusses • Oriented Strand Board (OSB) 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: Garage

Task: Monitor

Time: Ongoing



3. Typical minor cracks

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

Description

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

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - utility room

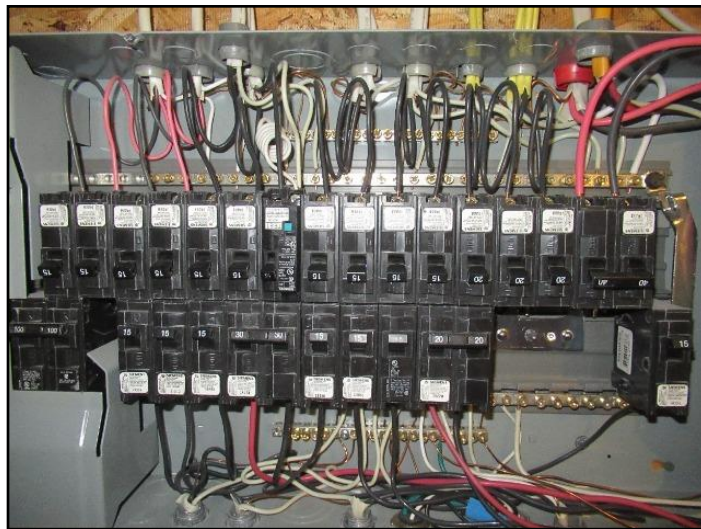


4. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - utility room



5. Breakers - utility room

ELECTRICAL

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Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • Siemens

Number of circuits installed: • 24

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

Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Heating system type:

- Furnace



6. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Lennox

Model number: EL296UH045XV36B-06 *Serial number:* 5914G26252

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: • 9 years

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

Main fuel shut off at:

- Utility room

HEATING

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7. Main fuel shut off



8. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented



9. Sidewall vented

Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)

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VanEE 60H

Model number: 41600 Serial number: BE08141124805



10. Heat recovery ventilator (HRV)

Condensate system: • Discharges through floor slab

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

Recommendations

GAS FURNACE \ Mechanical air filter

6. Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

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11. Replace - regular maintenance

HEAT RECOVERY VENTILATOR \ Heat exchanger cores

7. Condition: • Clean core - regular maintenance

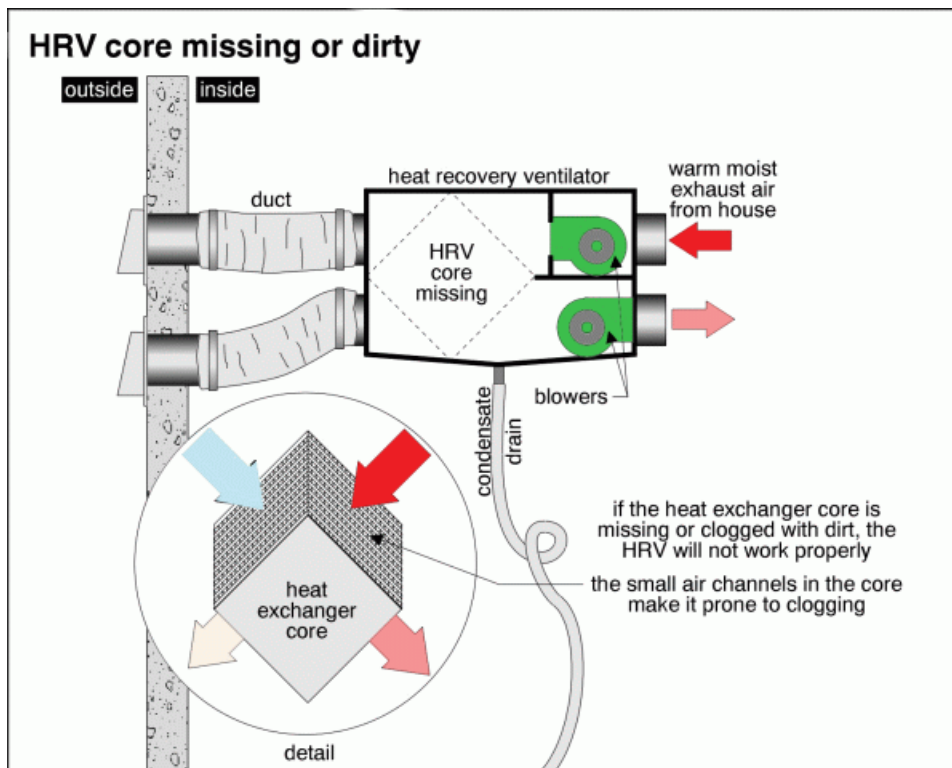
Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item



12. Clean core - regular maintenance

HEAT RECOVERY VENTILATOR \ Filters

8. Condition: • Clean filters - regular maintenance

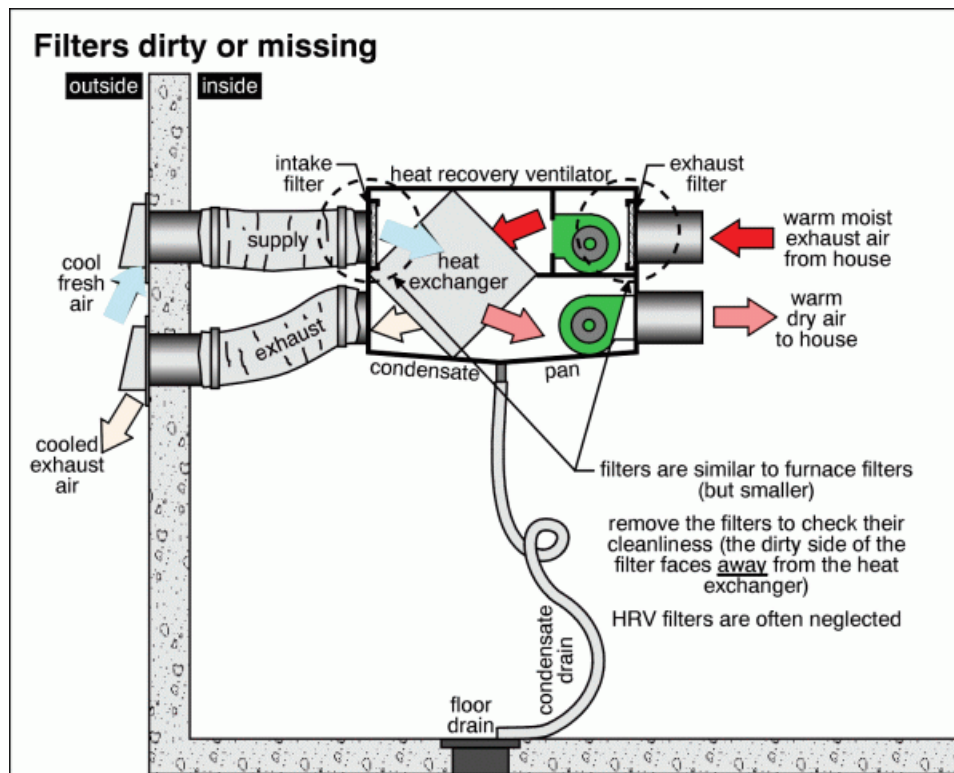
Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item



13. Clean filters - regular maintenance

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



14. Air cooled

Manufacturer:

- Lennox

Model number: 13ACXN024-230A21 Serial number: 1916F01395

Cooling capacity: • 24,000 BTU/hr • 2 Tons

Compressor approximate age: • 7 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-410A

Condensate system: • Discharges through floor slab

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

COOLING & HEAT PUMP

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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:

- Glass fiber



15. Glass fiber

Attic/roof insulation amount/value:

- R-40
- 12 inches



16. 12 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

INSULATION AND VENTILATION

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Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Glass fiber

Foundation wall insulation amount/value: • R-12

Foundation wall air/vapor barrier: • Plastic

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

Recommendations

ATTIC/ROOF \ Insulation

10. 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

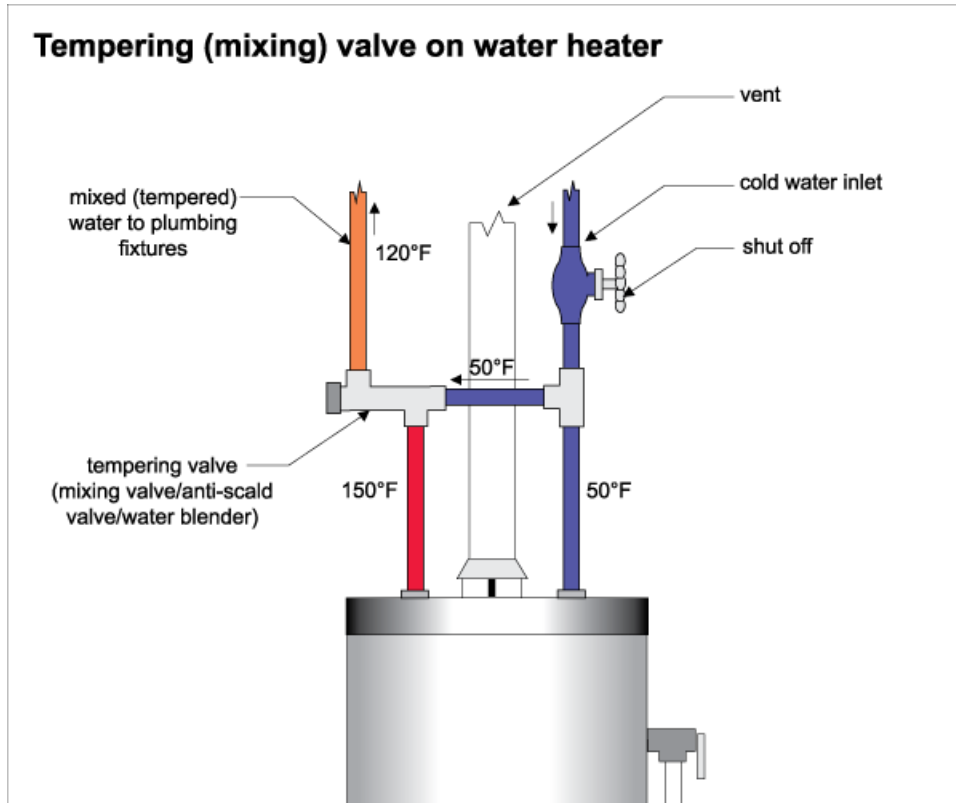
Time: Discretionary

Cost: Minor

Description

General:

- Tempering/mixing valve installed



PLUMBING

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17. Tempering/mixing valve installed

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

Service piping into building: • Copper

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

Main water shut off valve at the:

- Utility room

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18. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

• Gas



19. Gas

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

Water heater manufacturer:

• Rheem

Model number: D PVS50-36E2 *Serial number:* DELNQ371424123

Water heater tank capacity: • 189 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

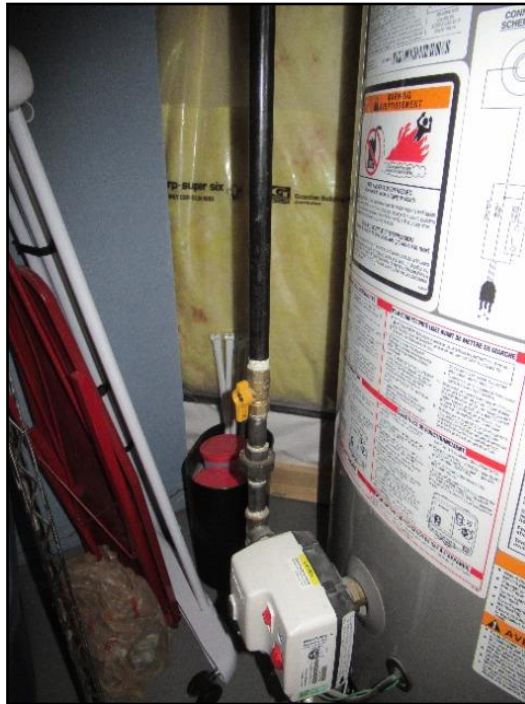
Pumps: • None found

Floor drain location: • Near heating system

Gas piping material: • Steel

Main gas shut off valve location:

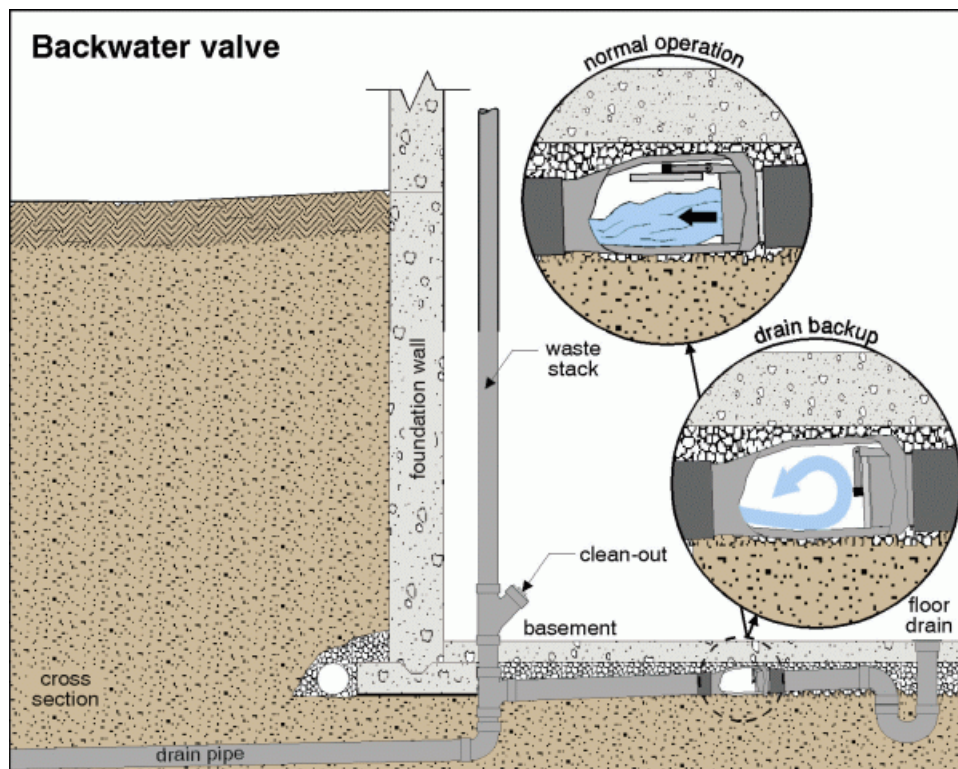
• Utility room



20. Main fuel shut off

Backwater valve:

- Present. These valves help prevent sewer backup.



PLUMBING

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21. Present. These valves help prevent sewer...

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

RECOMMENDATIONS \ Overview

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

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Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Casement • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • 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

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested/not in service: • Range • Oven • Dishwasher • Accessibility equipment

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

FLOORS \ Wood/laminate floors

12. Condition: • Exposed tongues

Implication(s): Reduced system life expectancy

Location: Basement

Task: Improve

Time: Discretionary

INTERIOR

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Cost: Minor



22. *Exposed tongues*

CARPENTRY \ Cabinets

13. Condition: • Doors or drawers missing, loose or damaged

Implication(s): Nuisance | Damage or physical injury due to falling materials

Location: Ensuite bathroom

Task: Repair

Time: Discretionary

Cost: Minor



23. *Doors loose or damaged*

STAIRS \ Handrails and guards

14. Condition: • Missing

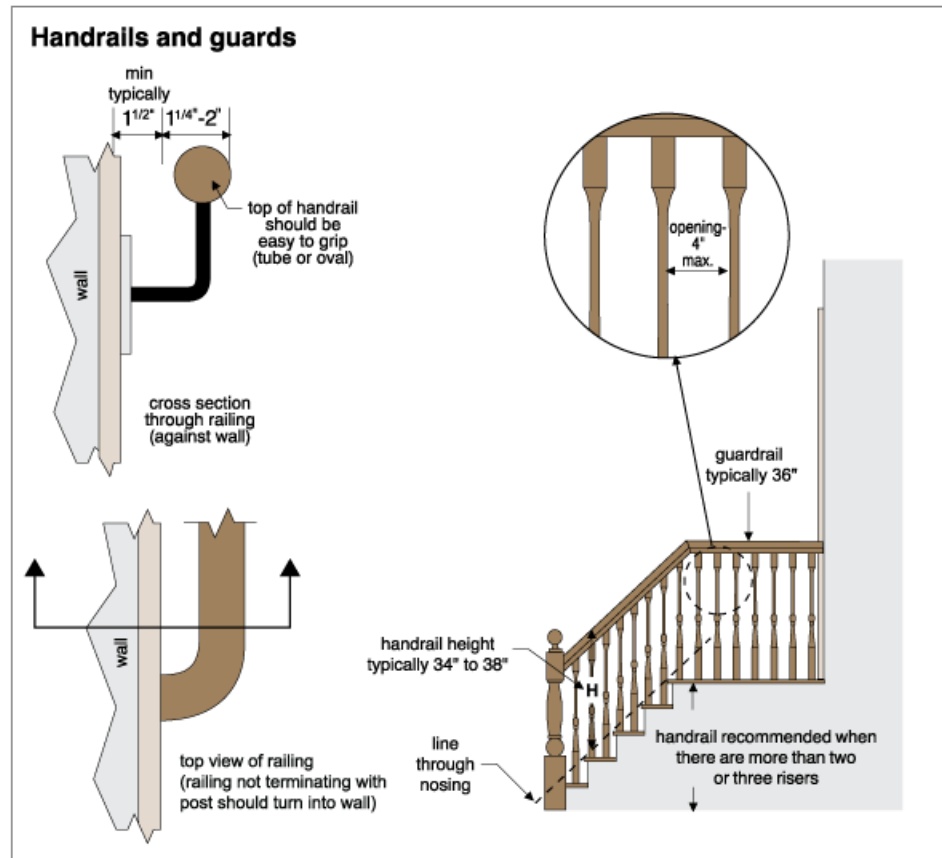
Implication(s): Fall hazard

Location: Basement

Task: Replace

Time: Discretionary

Cost: Minor



INTERIOR

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24. Missing

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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