

INSPECTION REPORT



For the Property at:
74 MCDONNELL STREET
PETERBOROUGH, ON K9H 2V7

Prepared for: TEAM VANRAHAN
Inspection Date: Thursday, September 21, 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.



September 21, 2023

Dear Team VanRahan,

RE: Report No. 4505
74 McDonnel Street
Peterborough, ON
K9H 2V7

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

74 McDonnel Street, Peterborough, ON September 21, 2023

Report No. 4505

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: • Prior repairs

Implication(s): Weakened structure

Location: Rear left corner

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

FLOORS \ Joists

Condition: • Sag

Implication(s): Chance of structural movement | Bouncy, springy floors

Location: Dining room

Task: Monitor

Time: Ongoing

Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Basement

Task: Monitor

Time: Ongoing

WALLS \ Solid masonry walls

Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Various locations

Task: Monitor

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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: Various locations

Task: Upgrade

Time: Discretionary

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

Although not a deficiency in a home of this age safety may be improved by upgrading these receptacles

Implication(s): Electric shock

Location: Kitchen & bathroom

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

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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 attic insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Implication(s): No hot water | Chance of water damage to structure, finishes and contents

Location: Basement

Task: Replace

Time: Discretionary

Cost: Rental Unit

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Leak

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

Location: Kitchen

Task: Repair or replace

Time: Discretionary

Cost: Minor

Interior

DOORS \ Doors and frames

Condition: • Racked/out-of-square

Implication(s): Chance of damage to finishes and structure

Location: Living room

Task: Monitor

Time: Ongoing

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Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

STAIRS \ Spindles or balusters

Condition: • Too far apart

Implication(s): Fall hazard

Location: Second floor

Task: Improve

Time: Discretionary

Cost: Minor

Condition: • Missing

Implication(s): Fall hazard

Location: First floor

Task: Provide

Time: Discretionary

Cost: Minor

BASEMENT \ Damp/Wet basement - evidence

Condition: • Dampness on floor or walls

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

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: • South

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 7 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

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

Inspection performed: • From roof edge

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

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: • Flat

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

Wall surfaces - masonry: • Brick

Wall surfaces - wood: • Boards

Driveway: • Asphalt

Walkway: • Concrete • Patio stones/slabs

Porch: • Wood • Masonry

Patio: • Pavers • Patio stones

Fence: • Wood

Limitations

Upper floors inspected from: • Ground level

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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- ROOFING
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- STRUCTURE**
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Description

- Configuration:** • Basement • Crawlspace
- Foundation material:** • Stone
- Floor construction:** • Joists • Subfloor - plank
- Exterior wall construction:** • Masonry
- Roof and ceiling framing:** • Rafters/ceiling joists • Plank sheathing • Oriented Strand Board (OSB) sheathing

Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings
- Attic/roof space:** • Inspected from access hatch
- Crawlspace:** • No access
- Percent of foundation not visible:** • 85 %

Recommendations

FOUNDATIONS \ General notes

- 3. Condition:** • Prior repairs
- Implication(s):** Weakened structure
- Location:** Rear left corner
- Task:** Monitor
- Time:** Ongoing



3. *Prior repairs*

FOUNDATIONS \ Performance opinion

- 4. Condition:** • Not determined

FLOORS \ Joists

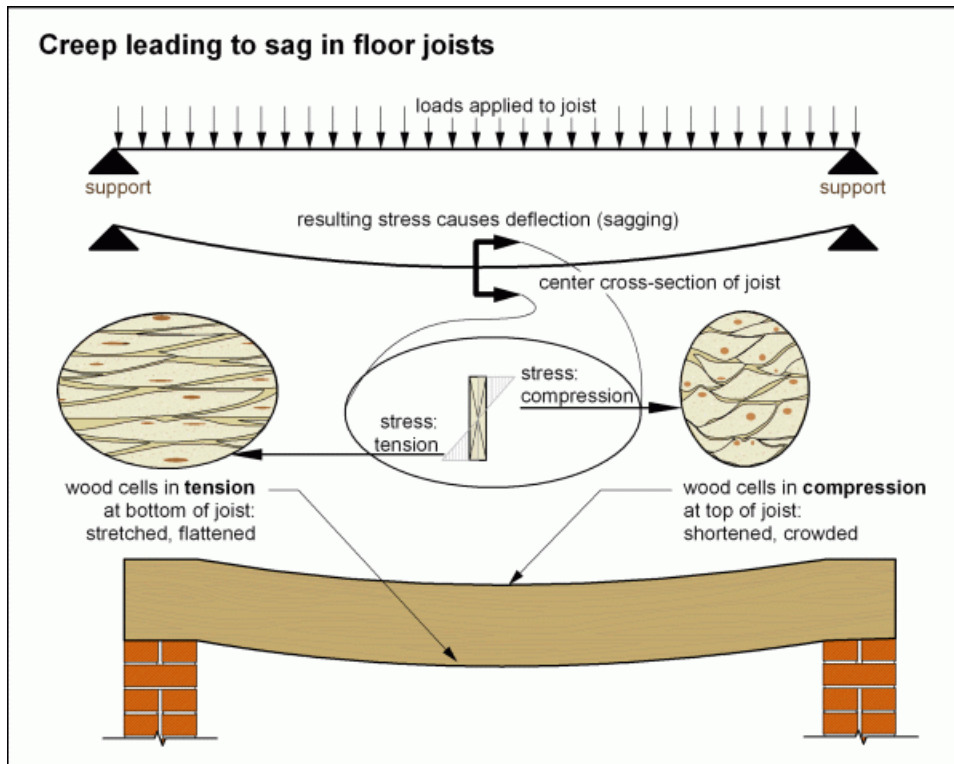
5. Condition: • Sag

Implication(s): Chance of structural movement | Bouncy, springy floors

Location: Dining room

Task: Monitor

Time: Ongoing



STRUCTURE

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4. Sag

6. Condition: • Slope

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

Location: Throughout

Task: Monitor

Time: Ongoing

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5. Slope

7. Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Basement

Task: Monitor

Time: Ongoing



6. Prior repairs



7.

WALLS \ Solid masonry walls

8. Condition: • Prior repairs

STRUCTURE

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Implication(s): No implications exist for this condition

Location: Various locations

Task: Monitor

Time: Ongoing



8. *Prior repairs*

Description

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

Service entrance cable and location: • Overhead copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

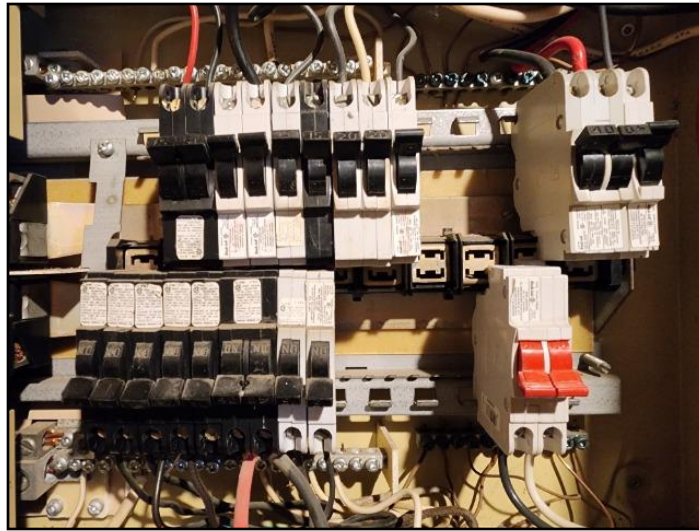
Main disconnect/service box type and location: • Breakers - addition



9. Main electrical disconnect

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

Distribution panel type and location: • Breakers - addition



10. Breakers - addition

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 18

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI • No AFCI

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors):

- Present
 - None noted
- Second floor

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

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. 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: Various locations

Task: Upgrade

Time: Discretionary



11. *Ungrounded*



12.

ELECTRICAL

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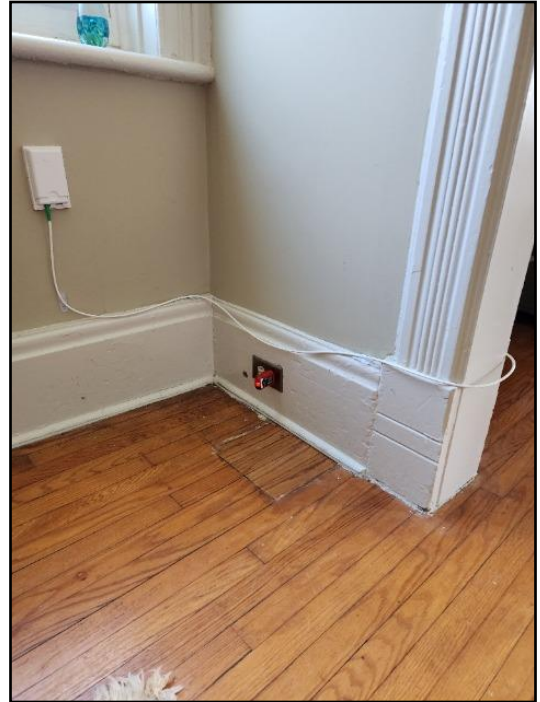
PLUMBING

INTERIOR

REFERENCE



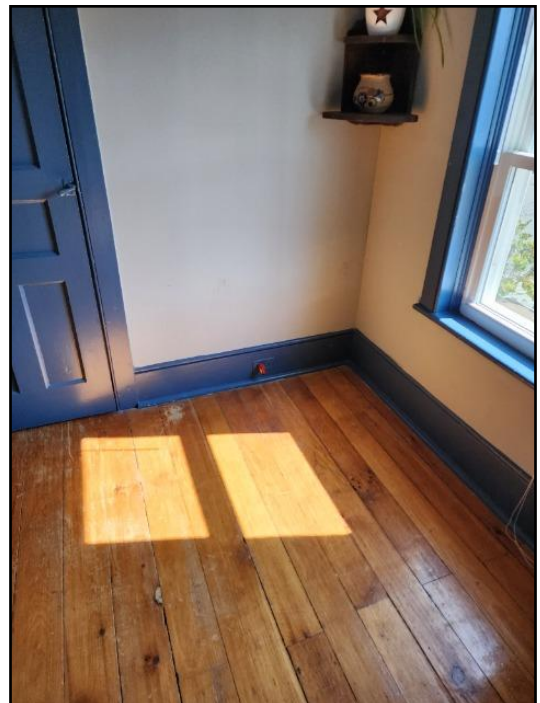
13.



14.



15.



16.

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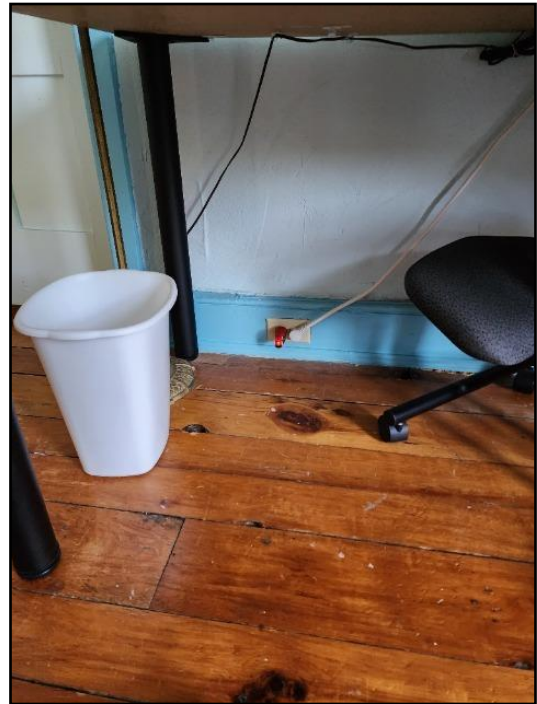
PLUMBING

INTERIOR

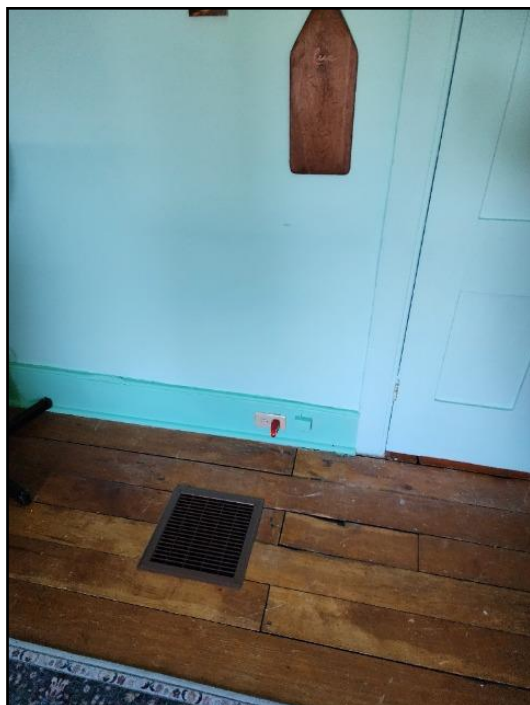
REFERENCE



17.



18.



19.



20.

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

Although not a deficiency in a home of this age safety may be improved by upgrading these receptacles

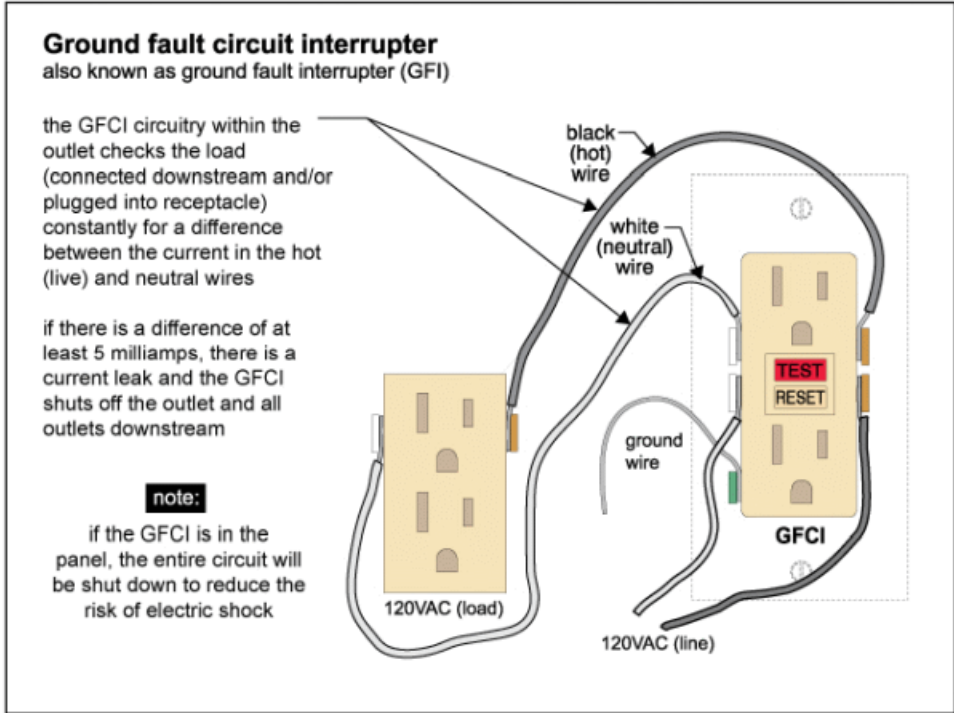
Implication(s): Electric shock

Location: Kitchen & bathroom

Task: Upgrade

Time: Discretionary

Cost: Minor



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



22.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

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

11. Condition: • None observed

Implication(s): Health hazard

Location: Second floor

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



23. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Rheem

Model number: RGRM-09EZAJS *Serial number:* HJ5D701F290904660

Heat distribution: • Ducts and registers

Approximate capacity: • 90,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent

Combustion air source: • Interior of building

Approximate age: • 14 years

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

Main fuel shut off at:

- Basement

HEATING

74 McDonnell Street, Peterborough, ON September 21, 2023

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24. Main fuel shut off



25. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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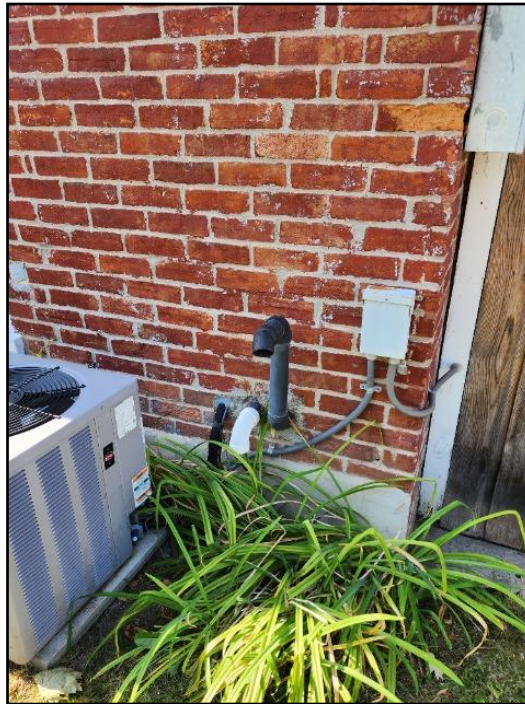
COOLING

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26. Sidewall vented

Fireplace/stove:

- Gas fireplace

Jotul

Model number: GF 300 DV Serial number: 036714



27. Gas fireplace



28. Sidewall vented

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Chimney/vent: • Sidewall venting • Metal

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

Condensate system: • Discharges into sump

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 • Turned off

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

12. 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



29. Replace - regular maintenance

Description

Air conditioning type:

- Air cooled



30. Air cooled

Manufacturer:

- Weather King

Model number: WA1324AJ1NA Serial number: W252008172

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

Compressor type: • Electric

Compressor approximate age: • 3 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

Condensate system: • Discharges into sump

COOLING & HEAT PUMP

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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

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

Description

Attic/roof insulation material:

- Cellulose



31. Cellulose

Attic/roof insulation amount/value: • R-18

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • Soffit vent • Ridge vent

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 • Crawlspace

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.

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

14. Condition: • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of attic 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 • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Basement



32. Main water shutn off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Basement

Water heater fuel/energy source:

- Gas



33. Gas

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

Water heater manufacturer:

• Rheem

Model number: PVS40 NAT Serial number: 1205J01937

Water heater tank capacity: • 151 liters

Water heater approximate age: • 18 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • High

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic • Cast iron

Pumps:

• Sump pump

PLUMBING

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34. Sump pump

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

• Basement

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35. 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

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 \ Life expectancy

15. Condition: • Past life expectancy

Implication(s): No hot water | Chance of water damage to structure, finishes and contents

Location: Basement

Task: Replace

Time: Discretionary

Cost: Rental Unit

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

16. Condition: • Leak

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

Location: Kitchen

Task: Repair or replace

Time: Discretionary

Cost: Minor



36. Leak

Description

Major floor finishes: • Hardwood • Laminate

Major wall finishes: • Plaster/drywall

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

Windows: • Fixed • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Wood

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood

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

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

DOORS \ Doors and frames

17. Condition: • Racked/out-of-square

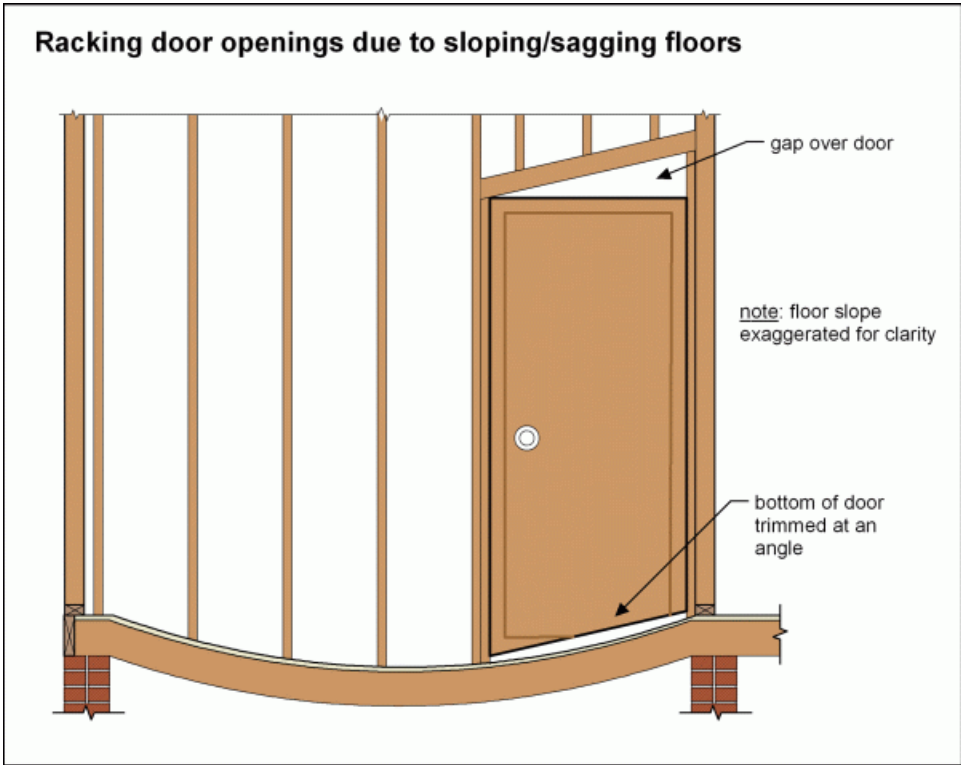
Implication(s): Chance of damage to finishes and structure

Location: Living room

Task: Monitor

Time: Ongoing

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37. Racked/out-of-square

18. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Bedroom

Task: Improve

Time: Discretionary

Cost: Minor



38. *Binds*

STAIRS \ Spindles or balusters

19. Condition: • Too far apart

Implication(s): Fall hazard

Location: Second floor

Task: Improve

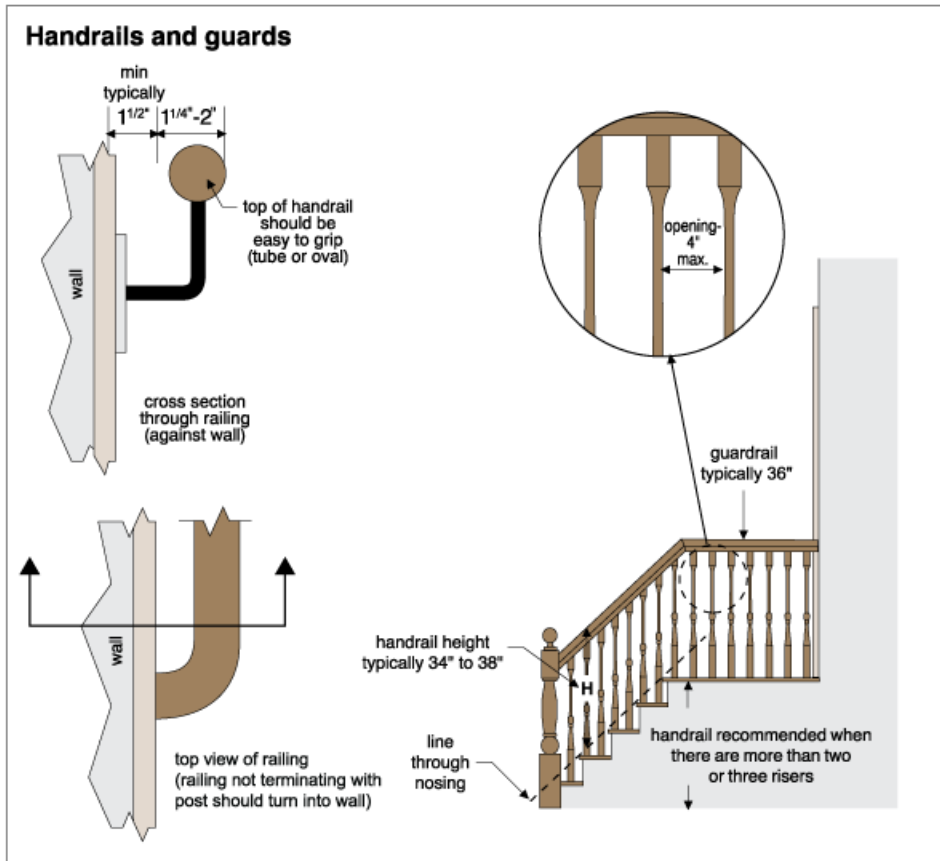
Time: Discretionary

Cost: Minor



39. *Too far apart*

20. Condition: • Missing
Implication(s): Fall hazard
Location: First floor
Task: Provide
Time: Discretionary
Cost: Minor



40. Missing

BASEMENT \ Damp/Wet basement - evidence

21. Condition: • Dampness on floor or walls

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

Location: Various locations

Task: Monitor

Time: Ongoing



41. Dampness on floor or walls

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

