

INSPECTION REPORT



For the Property at:
494 CHARLOTTE STREET
PETERBOROUGH, ON K9J 2W3

Prepared for: TEAM VANRAHAN
Inspection Date: Monday, July 29, 2024
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.



July 29, 2024

Dear Team VanRahan,

RE: Report No. 4915
494 Charlotte Street
Peterborough, ON
K9J 2W3

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

494 Charlotte Street, Peterborough, ON July 29, 2024

Report No. 4915

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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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 & right elevations

Task: Monitor

Time: Ongoing

FLOORS \ Joists

Condition: • Notches or holes

Implication(s): Weakened structure

Location: Basement

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Prior repairs

Implication(s): Possible weekend structure, Chane of structural movement

Location: Basement

Task: Monitor

Time: Ongoing

WALLS \ Masonry walls

Condition: • Masonry deteriorated or spalling

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

Location: Rear elevation

Task: Repair

Time: Discretionary

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Cost: Minor

Condition: • Typical minor cracking

Implication(s): Material deterioration

Location: Front & rear elevations

Task: Repair

Time: Discretionary

Cost: Minor

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 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

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: Exterior wall

Task: Repair

Time: As soon as is practicable

Cost: Minor

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: 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

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

DOORS \ Doors and frames

Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Master bathroom

Task: Improve

Time: Discretionary

Cost: Minor

STAIRS \ Handrails and guards

Condition: • Missing

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Implication(s): Fall hazard

Location: Second floor

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: • South

Sloped roofing material:

- Asphalt shingles



2.

1. *Asphalt shingles*

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5 years

Typical life expectancy: • 25-30 years

Roof Shape: • Hip

Limitations

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

Inspection performed: • Telescopic video inspection equipment

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

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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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

Driveway: • Gravel • No performance issues were noted.

Walkway: • Concrete • No performance issues were noted.

Deck: • Raised • Wood • Railings

Porch: • Raised • Wood • No performance issues were noted.

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

Limitations

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

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

Upper floors 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 • Steel columns • Built-up wood beams • Subfloor - plank

Exterior wall construction: • Masonry

Roof and ceiling framing: • Rafters/ceiling joists • Plank sheathing

Party wall:

- Wood frame
- Extends through attic



3. Extends through attic

Location of access to under-floor area:

- Exterior

STRUCTURE

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4. Under-floor access

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 65 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Typical minor cracks

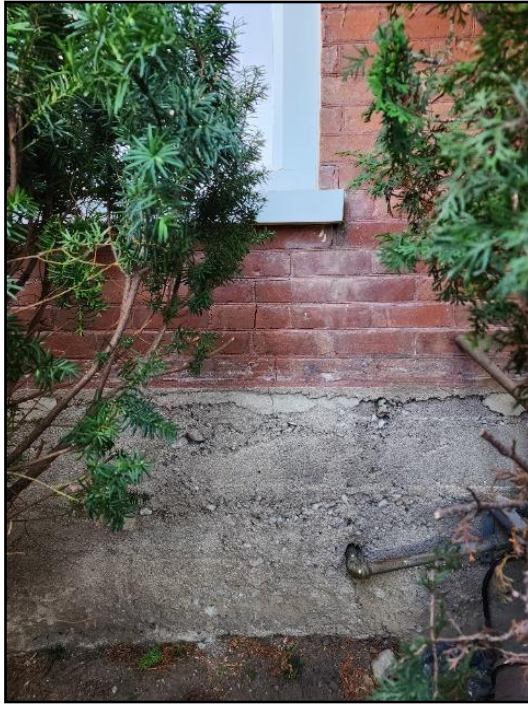
Implication(s): Material deterioration

Location: Front & right elevations

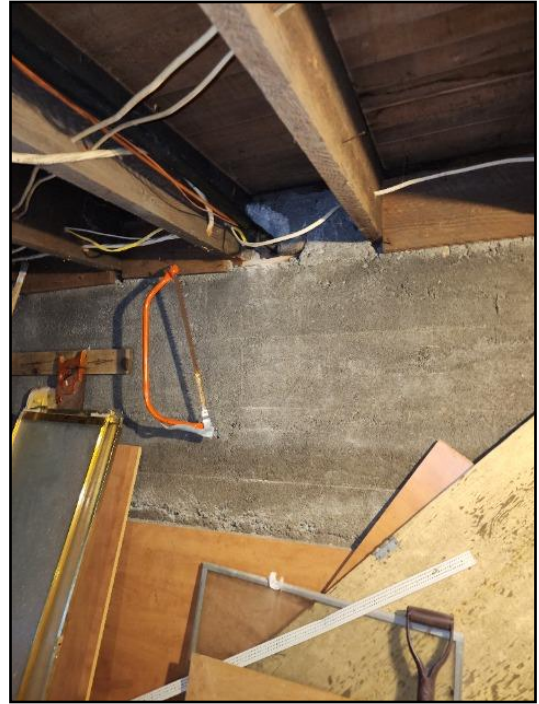
Task: Monitor

Time: Ongoing

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5. Typical minor cracking



6.

FOUNDATIONS \ Performance opinion

4. Condition: • Acceptable

FLOORS \ Joists

5. Condition: • Notches or holes

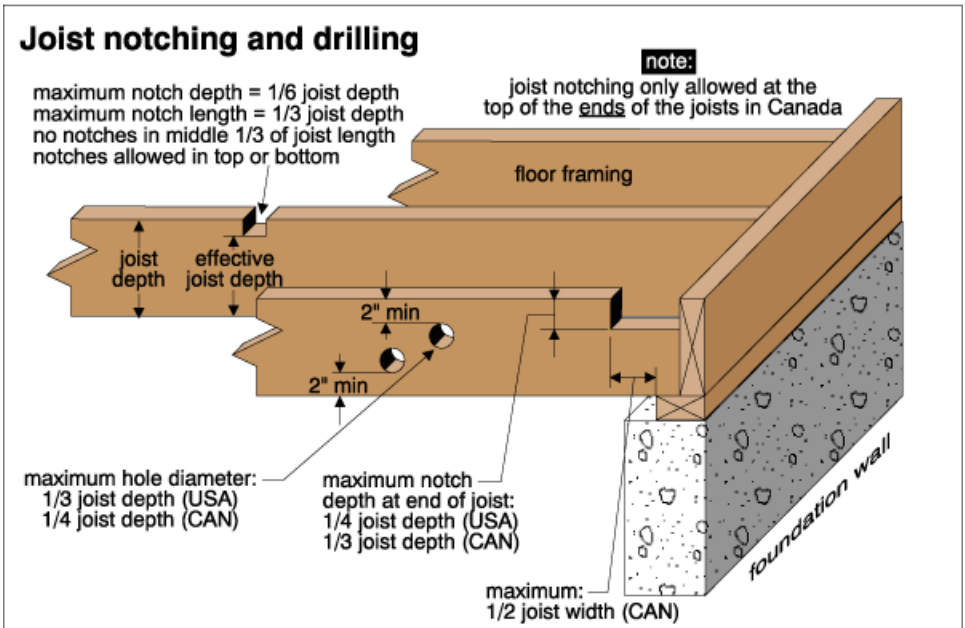
Implication(s): Weakened structure

Location: Basement

Task: Repair

Time: Discretionary

Cost: Minor



7. Notches or holes

6. Condition: • Prior repairs
Implication(s): Possible weekend structure, Chane of structural movement
Location: Basement
Task: Monitor
Time: Ongoing



8. *Prior repairs*

WALLS \ Masonry walls

7. Condition: • Masonry deteriorated or spalling

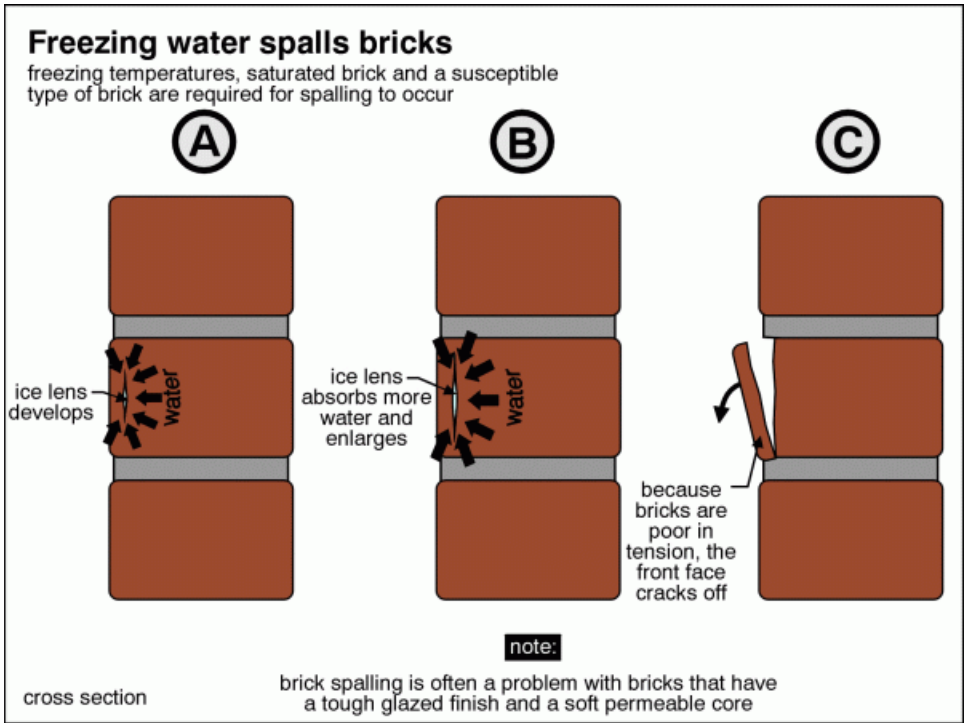
Implication(s): Weakened structure | Chance of structural movement

Location: Rear elevation

Task: Repair

Time: Discretionary

Cost: Minor



9. Masonry deteriorated or spalling



10.

8. Condition: • Typical minor cracking

Implication(s): Material deterioration

Location: Front & rear elevations

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Task: Repair

Time: Discretionary

Cost: Minor



11. *Typical minor cracking*

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

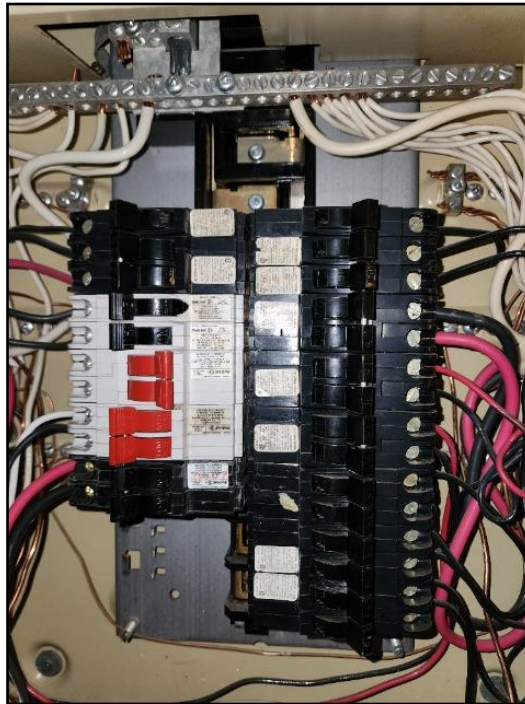


12. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement



13. Breakers - basement

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 19

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 - powder room

Smoke alarms (detectors): • Present

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

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

9. 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


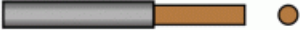


Location: Distribution panel

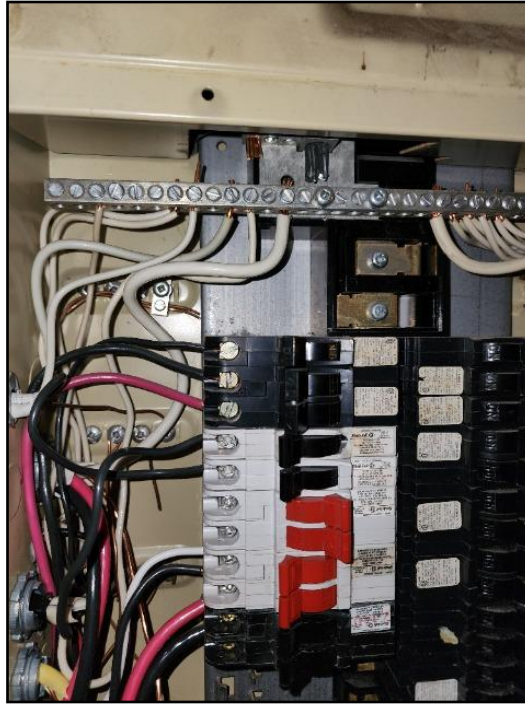
Task: Improve

Time: Discretionary

Cost: Minor

Common household wire and fuse sizes

<p>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>



14. Breakers too big

DISTRIBUTION SYSTEM \ Outlets (receptacles)

10. Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: Exterior wall

Task: Repair

Time: As soon as is practicable

Cost: Minor



15. Loose

11. 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.

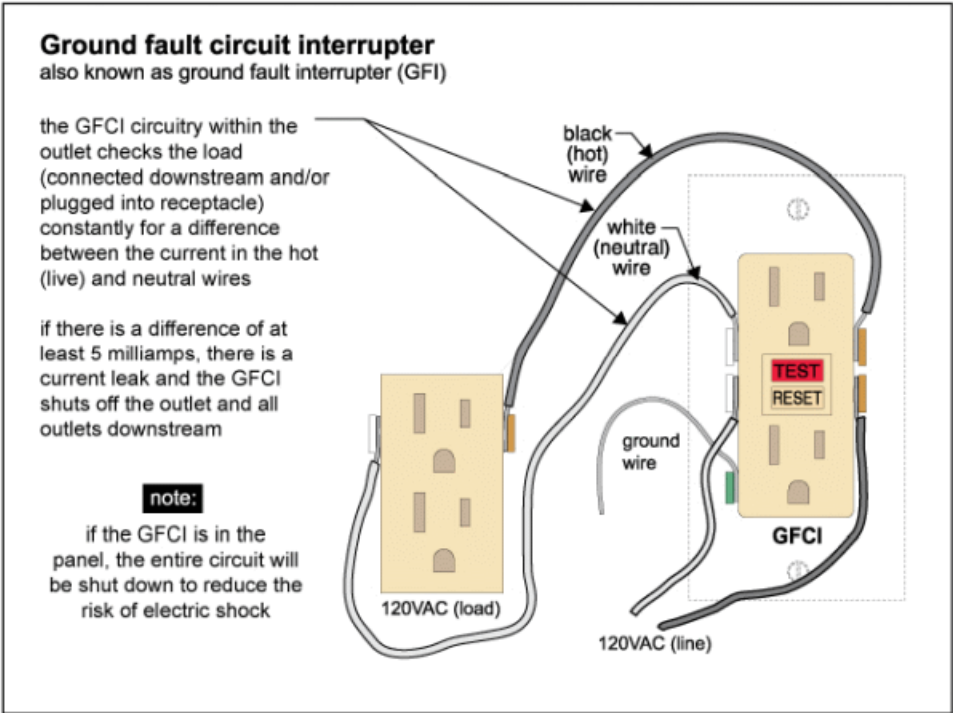
Implication(s): Electric shock

Location: Kitchen & bathroom

Task: Upgrade

Time: Discretionary

Cost: Minor



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



17.

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

12. Condition: • None observed

Implication(s): Health hazard

ELECTRICAL

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Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



18. Furnace

Fuel/energy source: • Gas

Furnace:

- Carrier

Model number: 59SC5A080S17-16 Serial number: 3515A50358

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 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/electrical disconnect at:

- Basement

HEATING

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19. Main fuel shut off

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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20. Sidewall vented

Chimney/vent:

- Masonry



21. Masonry

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- No longer in use

Chimney liner: • Metal

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into standpipe

Limitations

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

Warm weather: • Prevented testing in heating mode

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

13. 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



22. Replace - regular maintenance

Description

Air conditioning type:

- Air cooled



23. Air cooled

Manufacturer:

- k

Model number: 24AAA518300 Serial number: 5015E05643

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

Compressor type: • Electric

Compressor approximate age: • 9 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 standpipe

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

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

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Description

Attic/roof insulation material:

- Cellulose



24. Cellulose

Attic/roof insulation amount/value:

- R-40
- 13 inches

INSULATION AND VENTILATION

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25. 13 inches

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

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

15. 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: • Copper

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

Main water shut off valve at the:

• Basement



26. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Basement

Water heater fuel/energy source:

• Gas

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27. Gas

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

Water heater manufacturer:

• Bradford White

Model number: M1TW50S8FBN *Serial number:* ML36885313

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 10 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: • None

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

• Basement

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28. 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

RECOMMENDATIONS \ Overview

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

Description

Major floor finishes: • Hardwood • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Metal-clad • Wood

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Washer/dryer combo

Kitchen ventilation: • None

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: • Oven • Cooktop

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

DOORS \ Doors and frames

17. Condition: • Binds

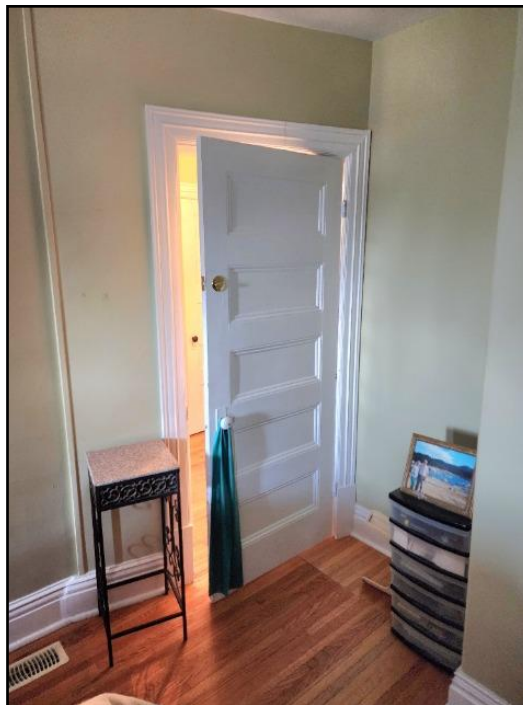
Implication(s): System inoperative or difficult to operate

Location: Master bathroom

Task: Improve

Time: Discretionary

Cost: Minor



29. *Binds*

STAIRS \ Handrails and guards

18. Condition: • Missing

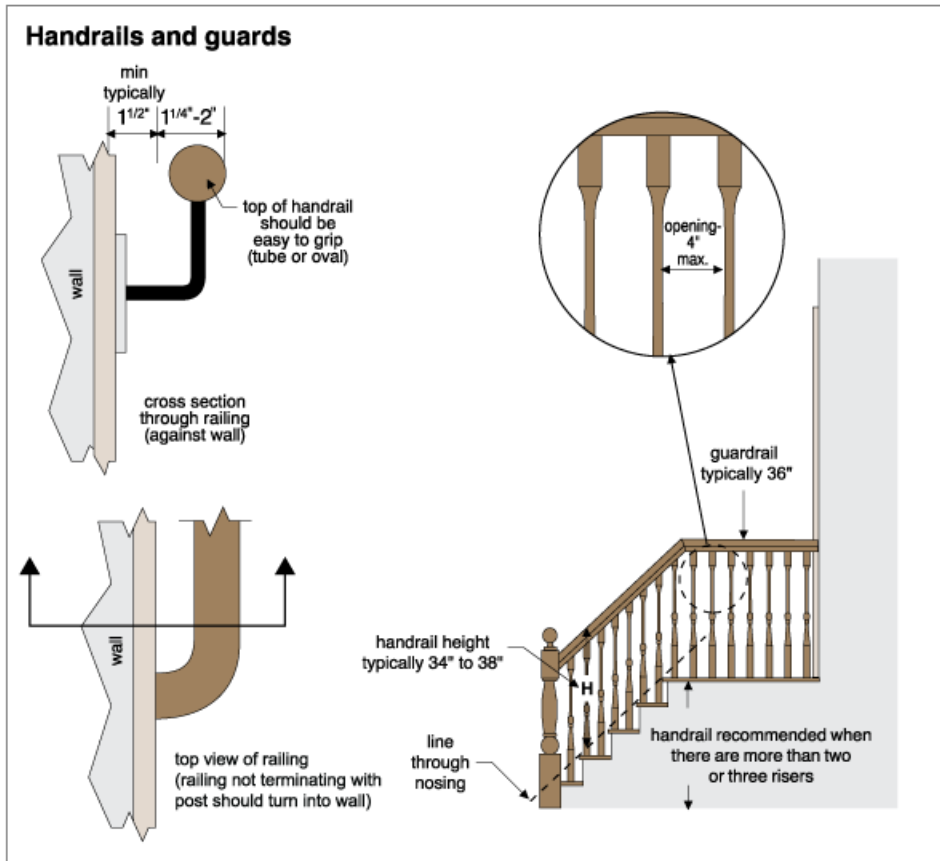
Implication(s): Fall hazard

Location: Second floor

Task: Replace

Time: Discretionary

Cost: Minor



30. Missing

INTERIOR

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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

