

INSPECTION REPORT



For the Property at:
2185 WALKER AVENUE, 204
PETERBOROUGH, ON K9L 1T6

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, November 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.



November 8, 2023

Dear Team VanRahan,

RE: Report No. 4575
2185 Walker Avenue, 204
Peterborough, ON
K9L 1T6

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

2185 Walker Avenue, Peterborough, ON November 8, 2023

Report No. 4575

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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 \ Performance opinion

Condition: • Not determined

Electrical

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 these receptacles

Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

Heating

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • Electrical receptacle above heater

Implication(s): Fire hazard

Location: Dining room

Task: Improve

Time: Discretionary

Cost: Minor

SUMMARY

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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.

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

RECOMMENDATIONS \ Overview

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

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: • East

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5-10 years

Typical life expectancy: • 25-30 years

Limitations

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

Inspection performed: • From the ground

Age determined by: • Visual inspection from ground

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

Lot slope: • Flat

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

Wall surfaces - masonry: • Brick

Driveway: • Asphalt

Walkway: • Interlocking brick

Porch: • Interlocking brick

Balcony: • Masonry • Aluminum railings • Waterproofing membrane

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.

STRUCTURE

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Description

Configuration: • Not visible

Foundation material: • Not visible

Floor construction: • Not visible

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Not visible

Limitations

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

Attic/roof space: • Not entered

Percent of foundation not visible: • 100 %

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

Description

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

Service size: • Not determined

Main disconnect/service box rating: • Not determined

Main disconnect/service box type and location: • Not found

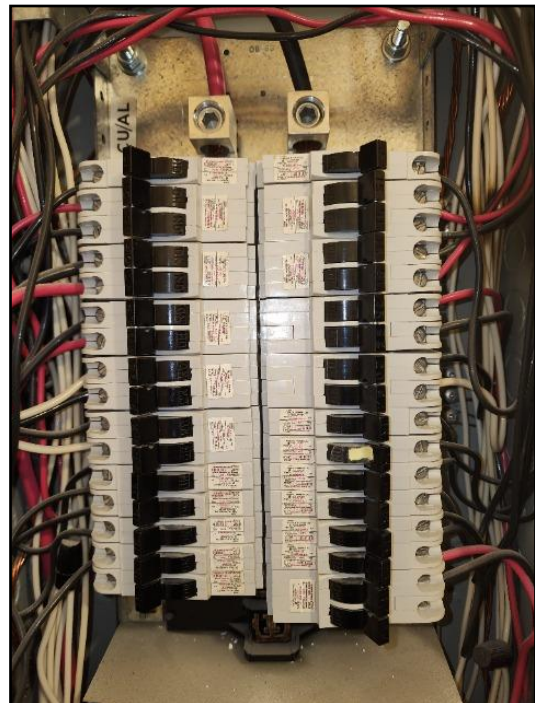
System grounding material and type: • Not visible

Distribution panel type and location:

- Breakers - utility room



1. Distribution panel



2. Breakers - utility room

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 23

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 - bathroom • No AFCI

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • Storage

System ground: • Not accessible

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)

4. 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

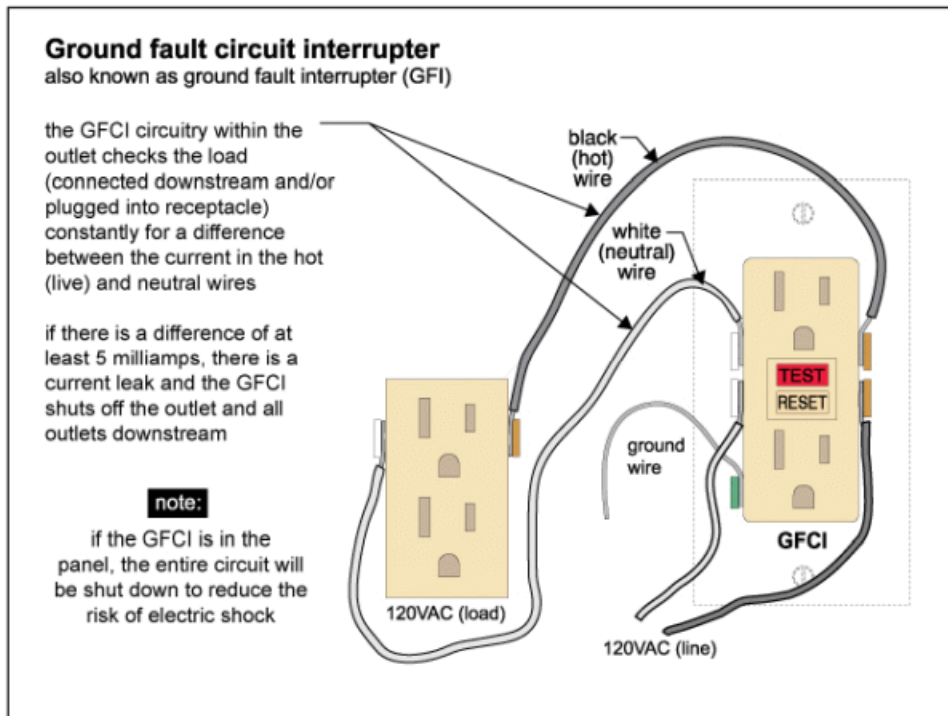
Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor





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

HEATING

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Description

Heating system type: • Electric baseboard heaters

Fuel/energy source: • Electricity

Heat distribution: • Baseboards

Approximate age: • Not determined

Failure probability: • Not determined

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

Limitations

Inspection prevented/limited by: • Storage

Recommendations

SPACE HEATER \ Electric baseboard heater/space heater

5. Condition: • Electrical receptacle above heater

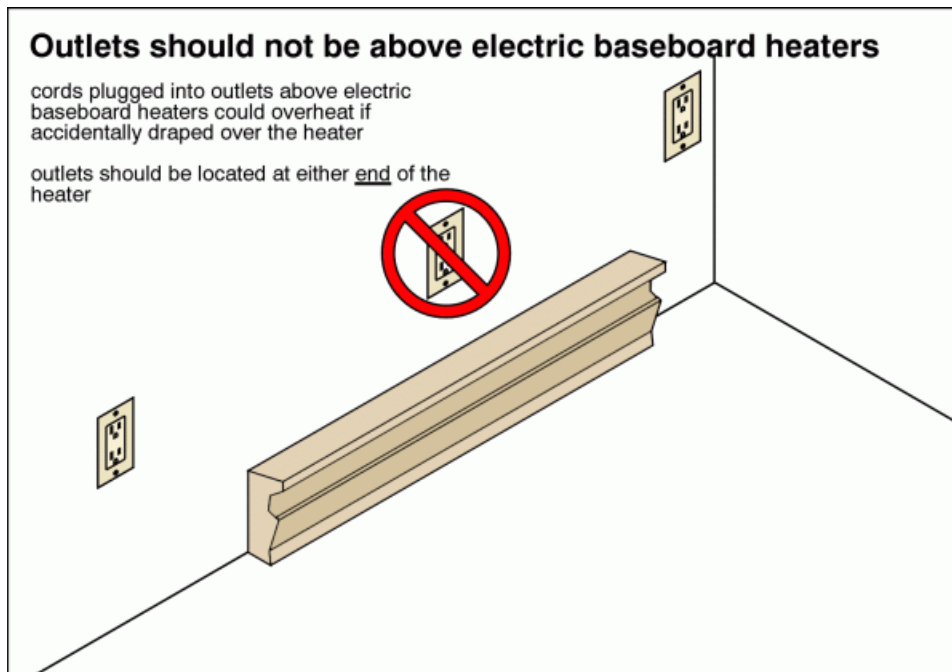
Implication(s): Fire hazard

Location: Dining room

Task: Improve

Time: Discretionary

Cost: Minor



HEATING

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4. *Electrical receptacle above heater*

Description

Air conditioning type:

- Air cooled



5. Air cooled

Manufacturer: • Unknown

Cooling capacity: • Not determined

Compressor type: • Electric

Compressor approximate age: • Not determined

Typical life expectancy: • 12 to 15 years

Failure probability: • Not determined

Refrigerant type: • Not Determined

Limitations

Inspection limited/prevented by: • Low outdoor temperature

System data plate: • Not found

COOLING & HEAT PUMP

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

REFERENCE

Recommendations

RECOMMENDATIONS \ Overview

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

Description

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

Service piping into building: • Not visible

Supply piping in building: • Copper

Main water shut off valve at the: • Not found

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

- Electric



6. Electric

Water heater manufacturer:

- Giant

Model number: 152STE-3S8M-E8 Serial number: A8252397

Water heater tank capacity: • 184 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

PLUMBING

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

REFERENCE

Waste and vent piping in building: • Brass

Limitations

Inspection limited/prevented by: • Storage

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing

Not included as part of a building inspection: • Washing machine connections

Recommendations

RECOMMENDATIONS \ Overview

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

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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PLUMBING

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Description

Major floor finishes: • Carpet • Laminate

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 • 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

Limitations

Inspection limited/prevented by: • Storage/furnishings

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

Cosmetics: • No comment offered on cosmetic finishes

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

Recommendations

RECOMMENDATIONS \ Overview

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

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