

INSPECTION REPORT



For the Property at:
668 HAWLEY STREET
PETERBOROUGH, ON K9J 4C6

Prepared for: TEAM VANRAHAN
Inspection Date: Monday, August 14, 2023
Prepared by: David Sharman



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

www.countyhomeinspection.ca
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A fully insured and professionally accredited inspection.



August 14, 2023

Dear Team VanRahan,

RE: Report No. 4443
668 Hawley Street
Peterborough, ON
K9J 4C6

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

668 Hawley Street, Peterborough, ON August 14, 2023

Report No. 4443

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

SLOPED ROOFING \ Asphalt shingles

Condition: • Old, worn out

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

Location: Sun room

Task: Replace

Time: As soon as is practicable

Cost: Minor

Condition: • Near end of life expectancy

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

Location: Rear elevation

Task: Replace

Time: Less than 2 years

Cost: Minor

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Loose

Implication(s): Fall hazard

Location: Rear elevation

Task: Repair or replace

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ Performance opinion

Condition: • Not determined

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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

Cost: Depends on approach

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Safety hazard

Location: Exterior wall

Task: Replace

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

REMEDIED

Condition: • None observed

Implication(s): Fire hazard

Location: First & second floors

Task: Provide

Time: Immediate

Cost: Minor

Condition: • Past life expectancy

Implication(s): Life safety hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

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

REMEDIED

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

Time: Regular maintenance

Cost: Regular maintenance item

CHIMNEY AND VENT \ Masonry chimney

Condition: • Loose, missing or deteriorated masonry

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Discretionary

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.

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Interior

STAIRS \ Guardrails

Condition: • Missing

Implication(s): Fall hazard

Location: Throughout

Task: Provide

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](#)

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The home is considered to face: • South

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age:

• 11 years

Front elevation

• 18 years

Rear elevation

Typical life expectancy: • 15-20 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 seller

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Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Old, worn out

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

Location: Sun room

Task: Replace

Time: As soon as is practicable

Cost: Minor



2. Old, worn out

2. Condition: • Near end of life expectancy

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

Location: Rear elevation

Task: Replace

Time: Less than 2 years

Cost: Minor



3. Near end of life expectancy

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 and trim: • Metal siding

Driveway: • Asphalt

Walkway: • Asphalt

Porch: • Concrete • Wood • Raised • Railings

Exterior steps: • Concrete • Wood

Patio: • Patio stones

Fence: • Wood • Chain link

Limitations

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

3. Condition: • Loose

Implication(s): Fall hazard

Location: Rear elevation

Task: Repair or replace

Time: Discretionary

Cost: Minor

EXTERIOR

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4. Loose

STRUCTURE

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Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Wood columns • Wood beams • Subfloor - plank

Exterior wall construction: • Wood frame

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

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

Description

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

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Breakers - basement

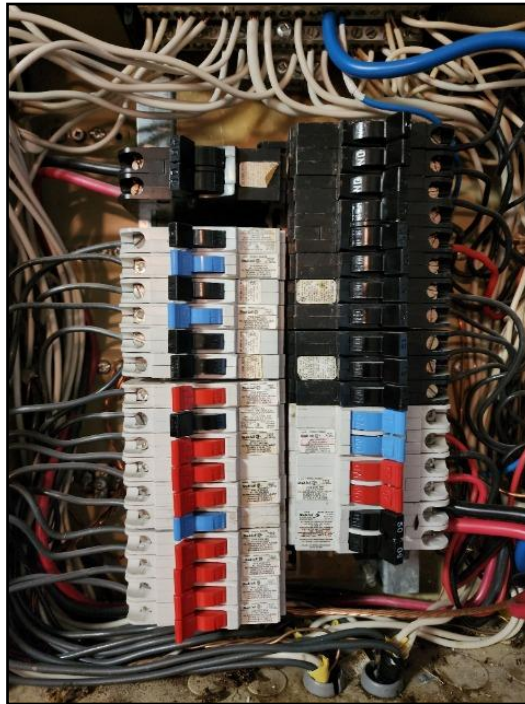


5. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement



6. Breakers - basement

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 30

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 • No AFCI

Smoke alarms (detectors):

- Present
- None noted **REMEDIED**
First & second floors

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

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)

5. Condition: • Ungrounded

Although ungrounded service may be typical in a house of this age, safety may be improved by upgrading these receptacles.

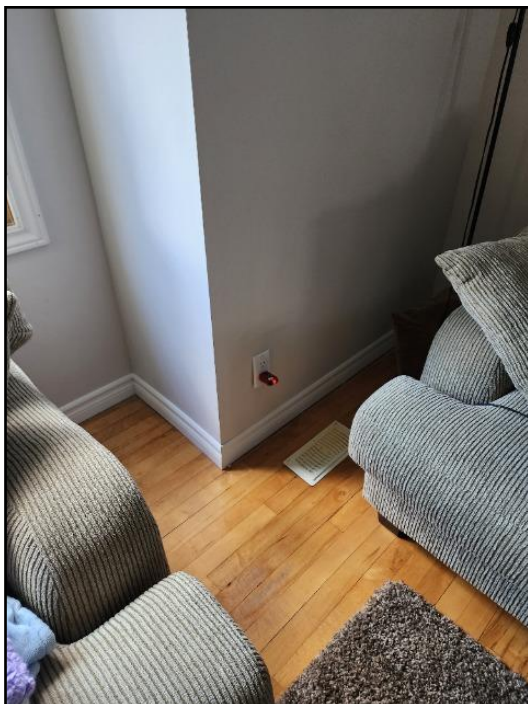
Implication(s): Electric shock

Location: Various locations

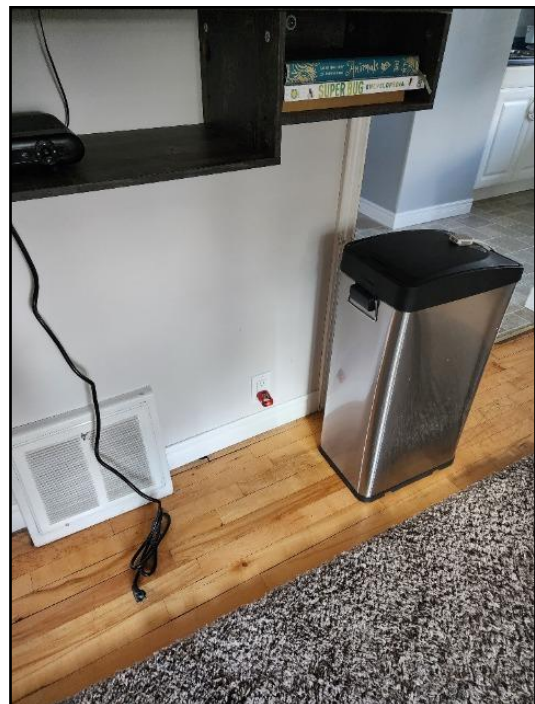
Task: Upgrade

Time: Discretionary

Cost: Depends on approach



7. Ungrounded



8.

ELECTRICAL

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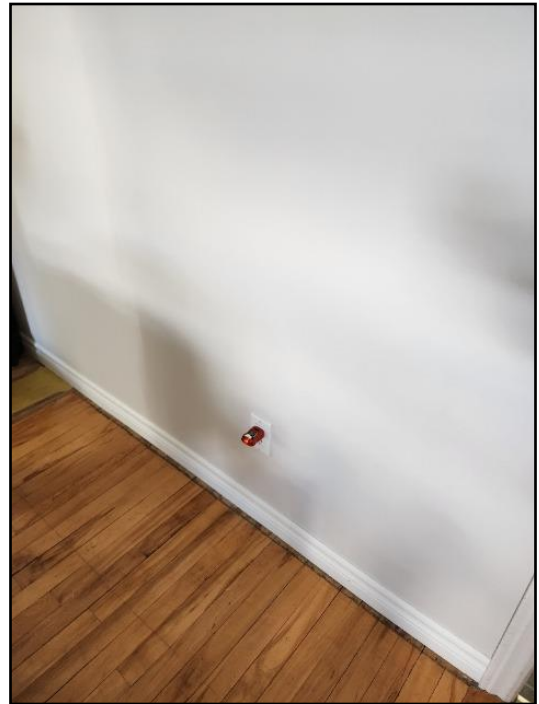
PLUMBING

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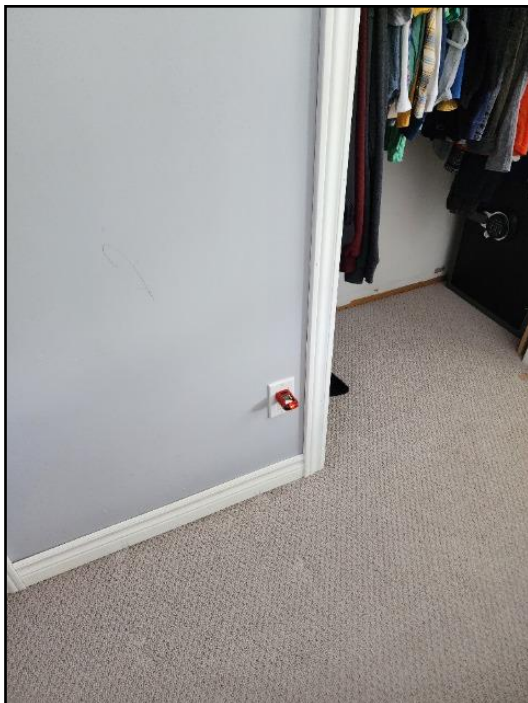
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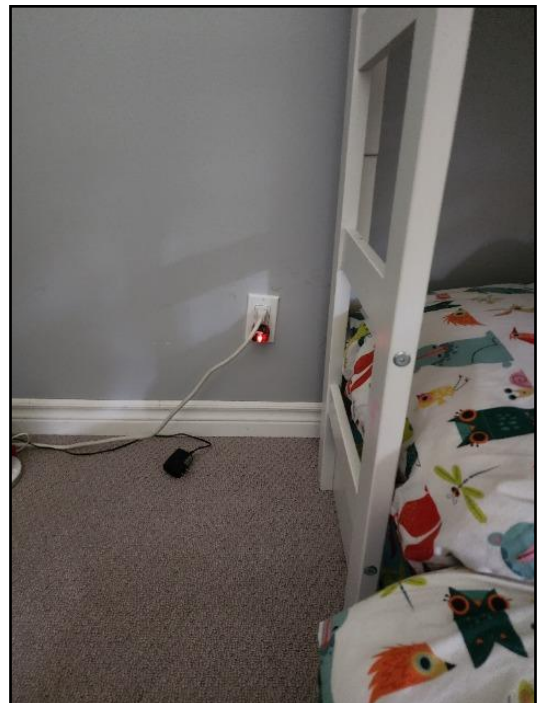
9.



10.



11.



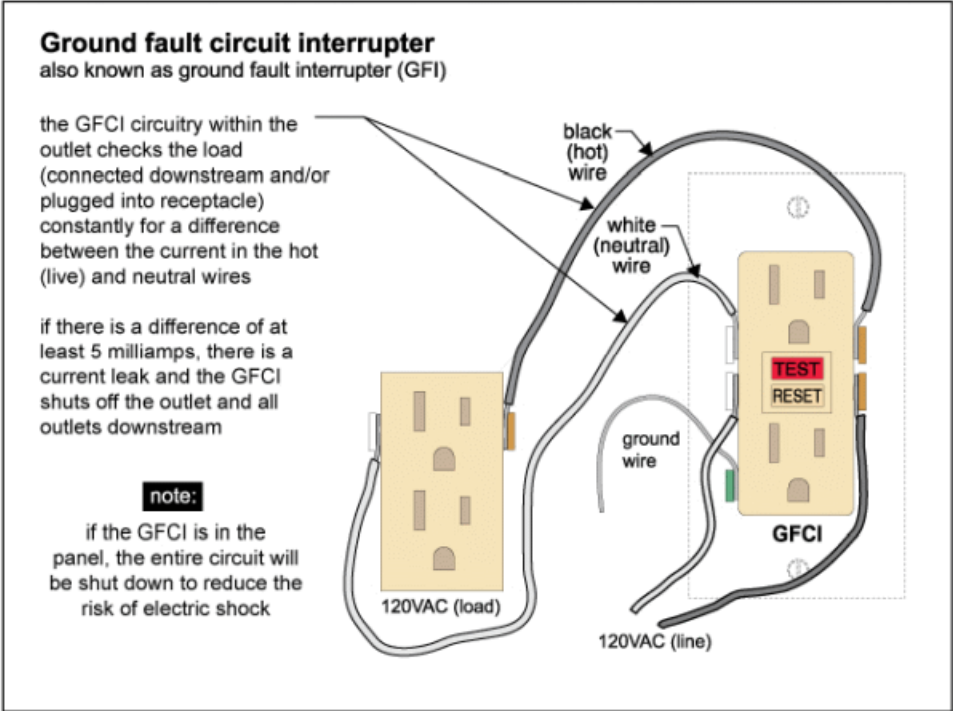
12.

6. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Safety hazard

Location: Exterior wall

Task: Replace
Time: As soon as is practicable
Cost: Minor



13. Test faulty on GFCI/GFI (Ground Fault...

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DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

REMEDIED

7. Condition: • None observed

Implication(s): Fire hazard

Location: First & second floors

Task: Provide

Time: Immediate

Cost: Minor

8. Condition: • Past life expectancy

Implication(s): Life safety hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor



14. Past life expectancy

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

REMEDIED

9. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



15. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Goodman

Model number: GMH950703BXAG *Serial number:* 1405695310

Heat distribution: • Ducts and registers

Approximate capacity: • 70,000 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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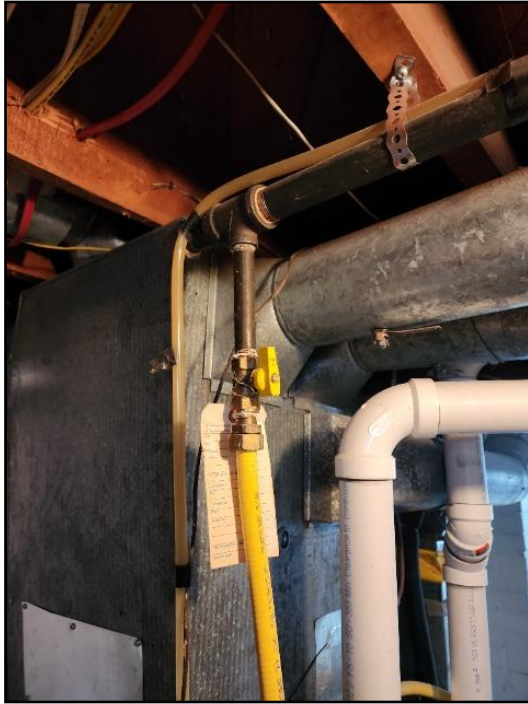
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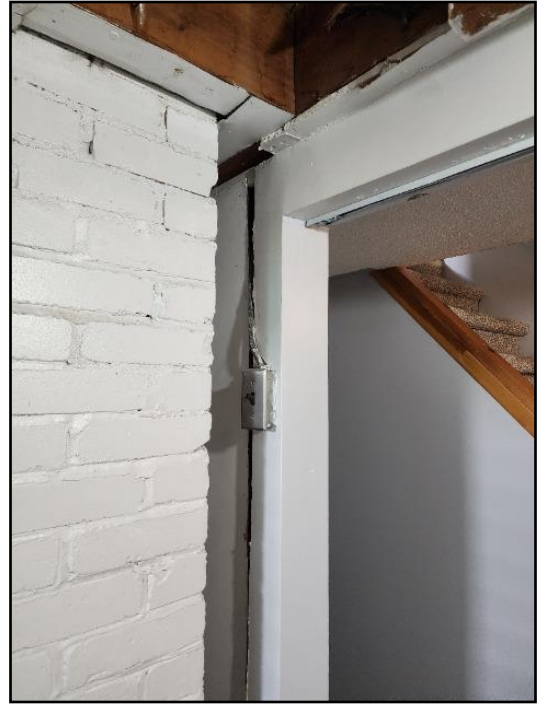
PLUMBING

INTERIOR

REFERENCE



16. Main fuel shut off



17. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

HEATING

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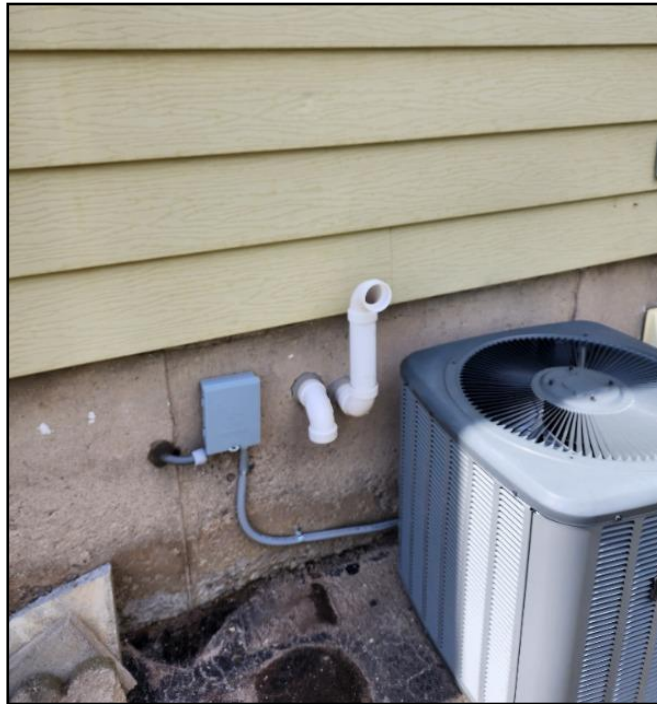
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18. Sidewall vented

Chimney/vent:

- Masonry
- No longer in use



19. No longer in use

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Chimney liner: • Metal • Clay

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into laundry sink

Limitations

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

Warm weather: • Prevented testing in heating mode

Heat exchanger: • Not visible

Environmental issues are outside the scope of a home inspection:

- This includes issues such as potential asbestos containing materials.



20. This includes issues such as potential...

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys

Recommendations

GAS FURNACE \ Mechanical air filter

10. Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace

HEATING

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Time: Regular maintenance

Cost: Regular maintenance item



21. Replace - regular maintenance

CHIMNEY AND VENT \ Masonry chimney

11. Condition: • Loose, missing or deteriorated masonry

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Discretionary

Cost: Minor

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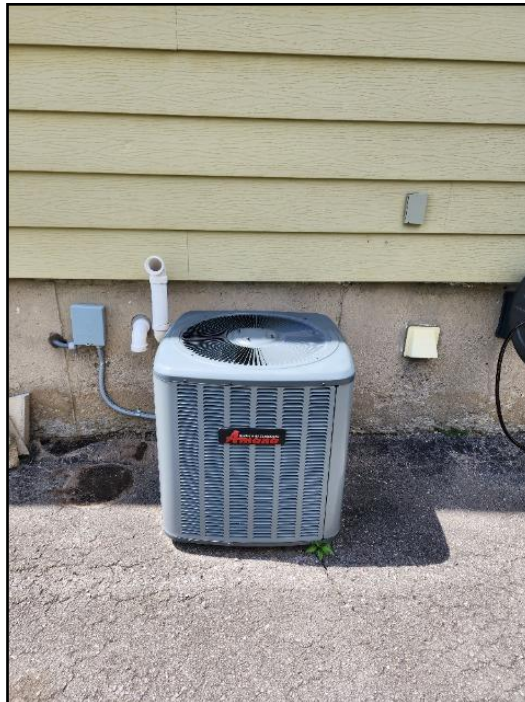


22. *Loose, missing or deteriorated masonry*

Description

Air conditioning type:

- Air cooled



23. Air cooled

Manufacturer:

- Amana

Model number: ANX130181AB Serial number: 1509029954

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

Compressor type: • Electric

Compressor approximate age: • 8 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 to laundry sink

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

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

Description

Attic/roof insulation material:

- Glass fiber



24. *Glass fiber*

Attic/roof insulation amount/value:

- R-32
- 9 inches

INSULATION AND VENTILATION

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25.9 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

13. 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

Main water shut off valve at the:

- Utility room



26. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Owned

Water heater location: • Utility room

Water heater fuel/energy source:

- Electric



27. Electric

Water heater manufacturer:

- Giant

Model number: 152ETE-3S8M-E8 *Serial number:* A6676611

Water heater tank capacity: • 181 liters

Water heater approximate age: • 11 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 • Copper • Cast iron

Pumps: • None found

Floor drain location: • None found

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

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Limitations

Inspection limited/prevented by: • Storage

Fixtures not tested/not in service: • Exterior hose bibb • Hot tub • Sauna

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

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

Recommendations

RECOMMENDATIONS \ Overview

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

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Description

Major floor finishes: • Carpet • Hardwood • Vinyl

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • 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

Kitchen ventilation: • Exhaust fan recirculating type

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 • 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 \ Guardrails

15. Condition: • Missing

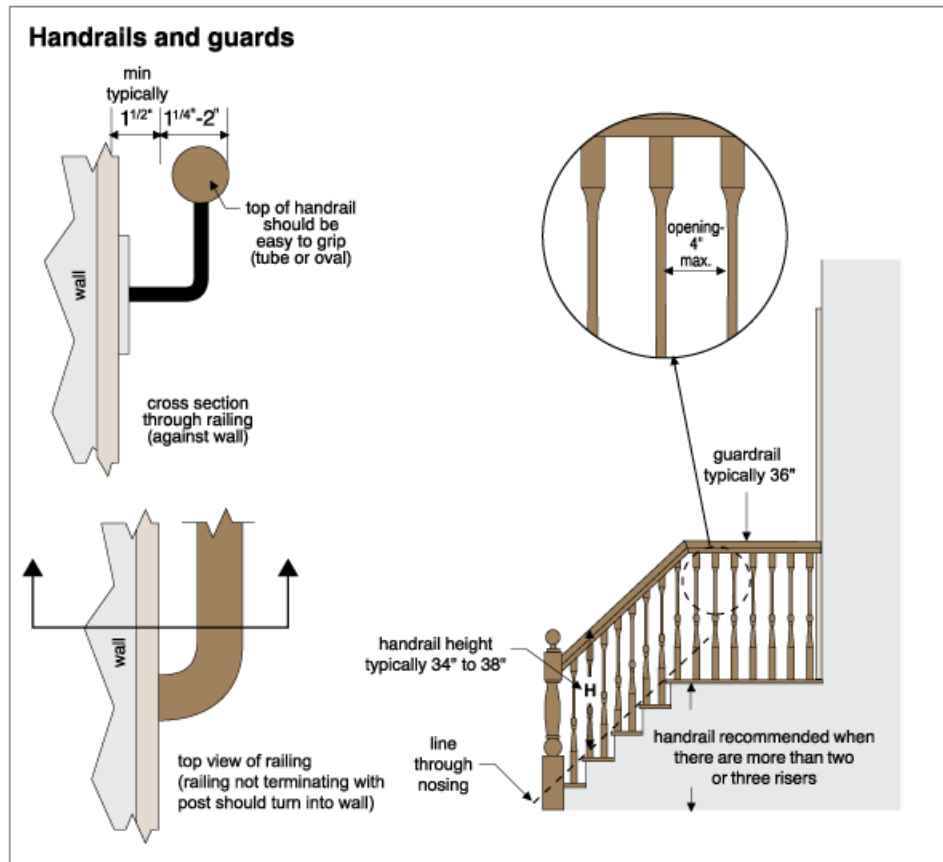
Implication(s): Fall hazard

Location: Throughout

Task: Provide

Time: Discretionary

Cost: Minor



28. Missing



29.

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

