

# INSPECTION REPORT



For the Property at:  
**159 BOWEN DRIVE**  
PETERBOROUGH, ON K9H 0C1

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, April 11, 2023  
Prepared by: David Sharman



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

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)  
[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



April 11, 2023

Dear Team VanRahan,

RE: Report No. 4253  
159 Bowen Drive  
Peterborough, ON  
K9H 0C1

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

159 Bowen Drive, Peterborough, ON April 11, 2023

Report No. 4253

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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PLUMBING

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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

### WALLS \ Vent (fan, clothes dryer, etc.)

**Condition:** • Cover damaged

**Implication(s):** Increased operating costs

**Location:** Right elevation

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

**Condition:** • Sag

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

**Location:** Rear decking

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Structure

### FOUNDATIONS \ General notes

**Condition:** • Typical minor cracks

**Implication(s):** Material deterioration

**Location:** Left elevation

**Task:** Monitor

**Time:** Ongoing

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

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## Electrical

### RECOMMENDATIONS \ Overview

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

## Heating

### GAS FURNACE \ Mechanical air filter

**Condition:** • Installed backwards

**Implication(s):** Increased heating 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

**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

### AIR CONDITIONING \ Life expectancy

**Condition:** • Near end of life expectancy

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Exterior condenser

**Task:** Monitor

**Time:** Ongoing

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## 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

### WATER HEATER \ Life expectancy

**Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

## 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:** • North

**Sloped roofing material:**

• Asphalt shingles



1. Asphalt shingles



2.

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • New

**Typical life expectancy:** • 25-30 years

**Roof Shape:** • Hip

## Limitations

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

**Inspection performed:** • From roof edge

**Age determined by:** • Visual inspection from roof surface

## 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:** • Away from building

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

**Wall surfaces and trim:** • Vinyl siding

**Wall surfaces - masonry:** • Stone

**Driveway:** • Asphalt • No performance issues were noted.

**Walkway:** • Concrete • Patio stones/slabs • No performance issues were noted.

**Deck:** • Raised • Ground level • Wood • Railings

**Porch:** • Concrete • No performance issues were noted.

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

**Fence:** • Wood • Chain link

**Garage:** • Detached

## Limitations

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

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

**Exterior inspected from:** • Ground level

## Recommendations

**WALLS \ Vent (fan, clothes dryer, etc.)**

**2. Condition:** • Cover damaged

**Implication(s):** Increased operating costs

**Location:** Right elevation

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor



# EXTERIOR

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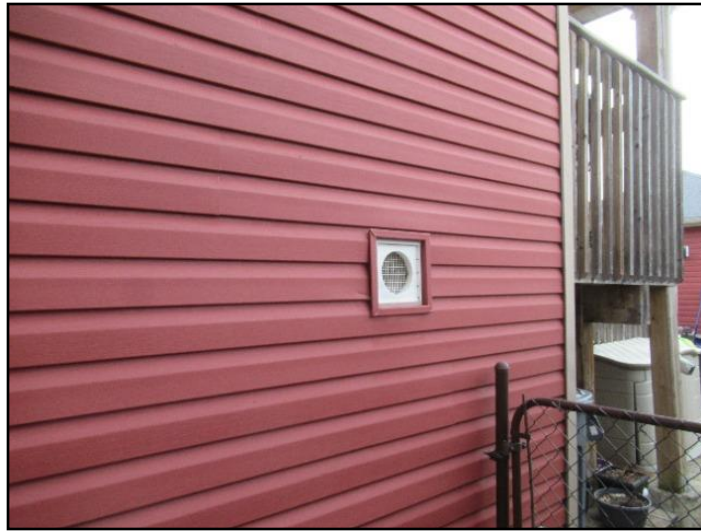
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3. Cover damaged

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

3. Condition: • Sag

Implication(s): Weakened structure | Chance of movement

Location: Rear decking

Task: Repair

Time: Discretionary

Cost: Minor



4. Sag



# STRUCTURE

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## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:** • Wood I-joists • Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • Wood frame / Masonry veneer

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

## Limitations

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

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 85 %

## Recommendations

### FOUNDATIONS \ General notes

**4. Condition:** • Typical minor cracks

**Implication(s):** Material deterioration

**Location:** Left elevation

**Task:** Monitor

**Time:** Ongoing



5. Typical minor cracks

### FOUNDATIONS \ Performance opinion

**5. 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

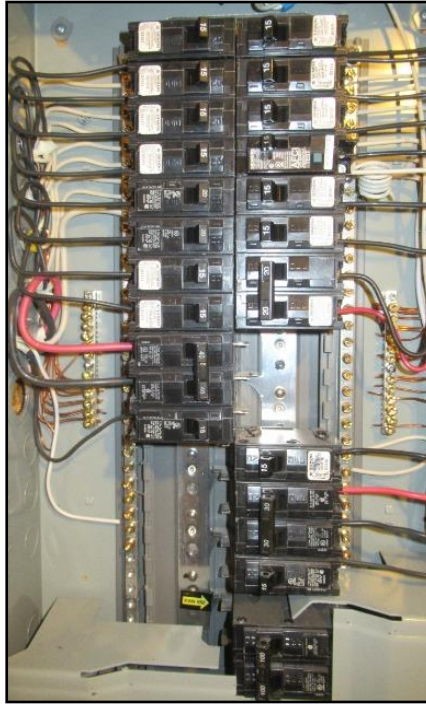


6. Main electrical disconnect

**System grounding material and type:** • Copper - water pipe

**Distribution panel type and location:**

- Breakers - utility room



7. Breakers - utility room

**Distribution panel rating:** • 125 Amps

**Electrical panel manufacturers:** • Siemens

**Number of circuits installed:** • 20

**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 • AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. These should be tested monthly by the homeowner.

**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

# ELECTRICAL

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## Recommendations

### RECOMMENDATIONS \ Overview

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

# HEATING

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## Description

### Heating system type:

- Furnace



8. Furnace

**Fuel/energy source:** • Gas

### Furnace manufacturer:

- Carrier

*Model number:* 58MCB040-08 *Serial number:* 3209A00235

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 40,000 BTU/hr

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Direct vent - sealed combustion

**Combustion air source:** • Outside - sealed combustion

**Approximate age:** • 14 years

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

### Main fuel shut off at:

- Utility room



# HEATING

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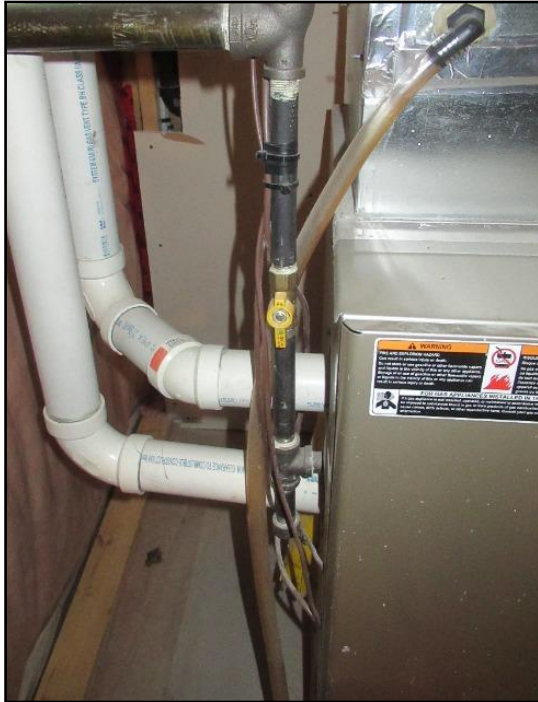
COOLING

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9. Main fuel shut off



10. Electrical disconnect

**Failure probability:** • Medium

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

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented



11. Sidewall vented

**Mechanical ventilation system for building:**

- Heat recovery ventilator (HRV)

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VanEE 90H

Model number: 1601606 Serial number: CR34091125147



12. Heat recovery ventilator (HRV)

- Bathroom exhaust fan

**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 • Heat/energy recovery systems

## Recommendations

### GAS FURNACE \ Mechanical air filter

**7. Condition:** • Installed backwards

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Cold air return

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item



# HEATING

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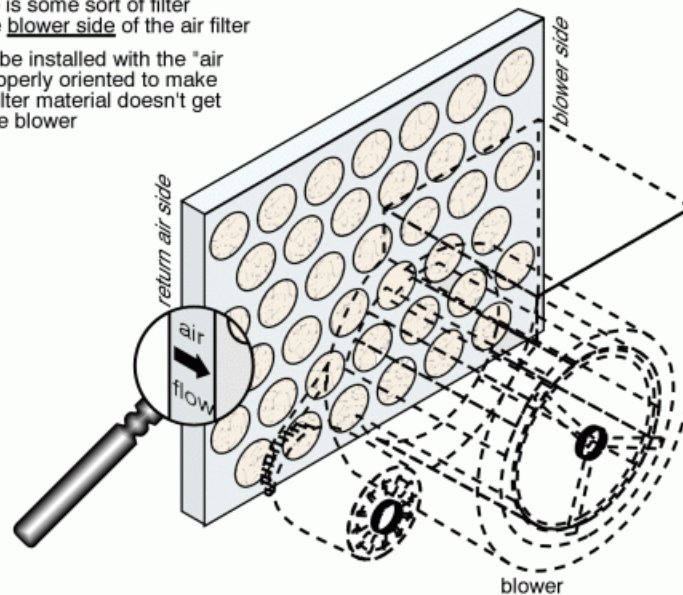
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## Air filter orientation

typically, there is some sort of filter support on the blower side of the air filter

the filter must be installed with the "air flow" arrow properly oriented to make sure that the filter material doesn't get sucked into the blower



13. Installed backwards

## HEAT RECOVERY VENTILATOR \ Heat exchanger cores

**8. Condition:** • Clean core - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

# HEATING

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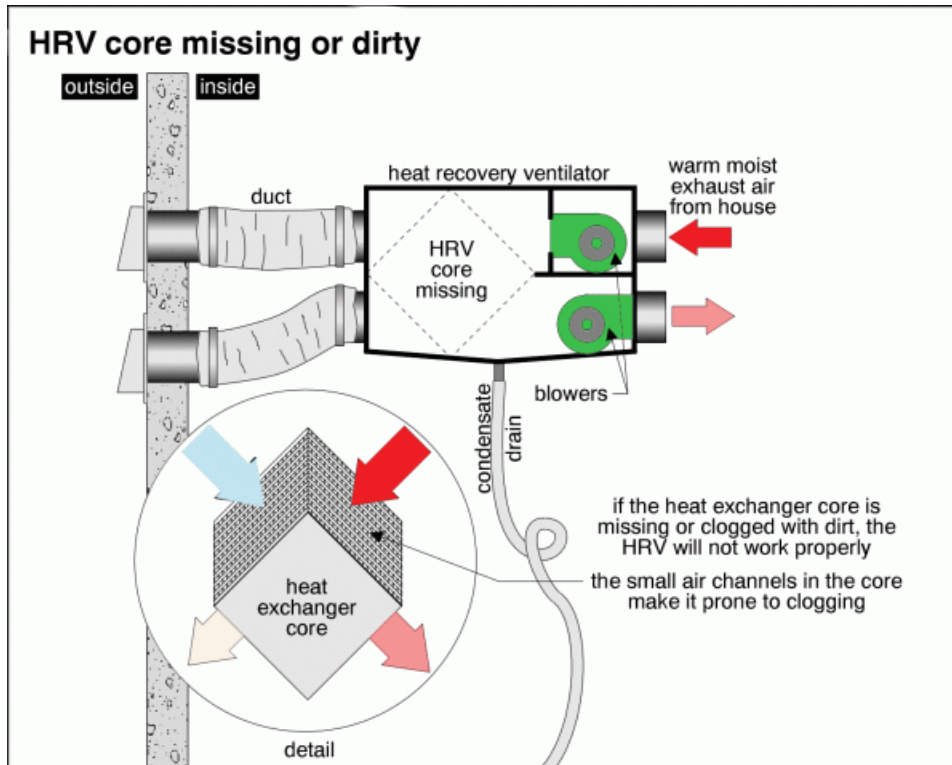
INTERIOR

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**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item



14. Clean core - regular maintenance

## HEAT RECOVERY VENTILATOR \ Filters

**9. Condition:** • Clean filters - regular maintenance

**Implication(s):** Reduced operability & comfort

# HEATING

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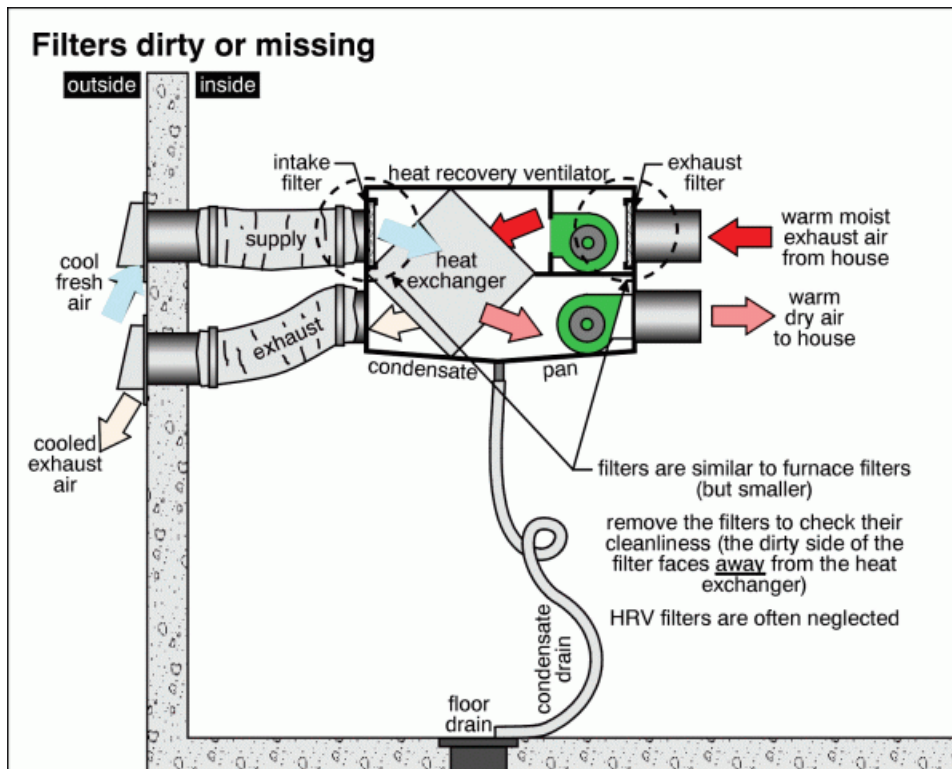
REFERENCE

**Location:** Unit interior

**Task:** Clean

**Time:** Regular maintenance

**Cost:** Regular maintenance item



15. Clean filters - regular maintenance

# COOLING & HEAT PUMP

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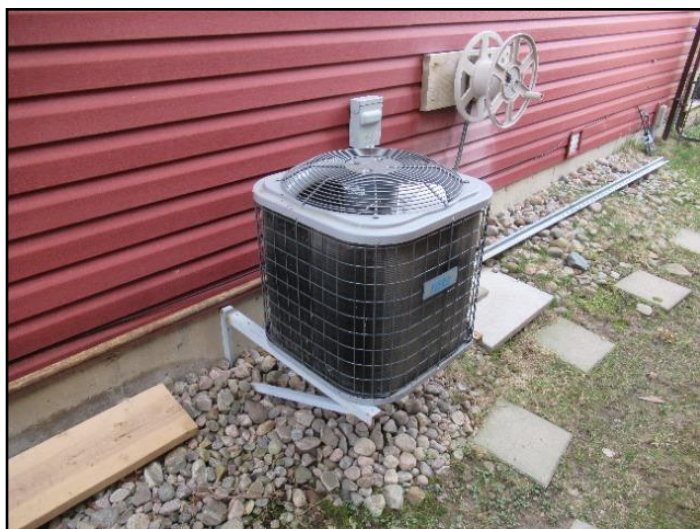
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## Description

### Air conditioning type:

- Air cooled



16. Air cooled

### Manufacturer:

- Keeprite

Model number: N4A324AKB200 Serial number: E102722208

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

Compressor type: • Electric

Compressor approximate age: • 13 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Medium

Evaporative cooler damper location: • Right 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

### AIR CONDITIONING \ Life expectancy

**10. Condition:** • Near end of life expectancy

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Exterior condenser

**Task:** Monitor

**Time:** Ongoing



## Description

### Attic/roof insulation material:

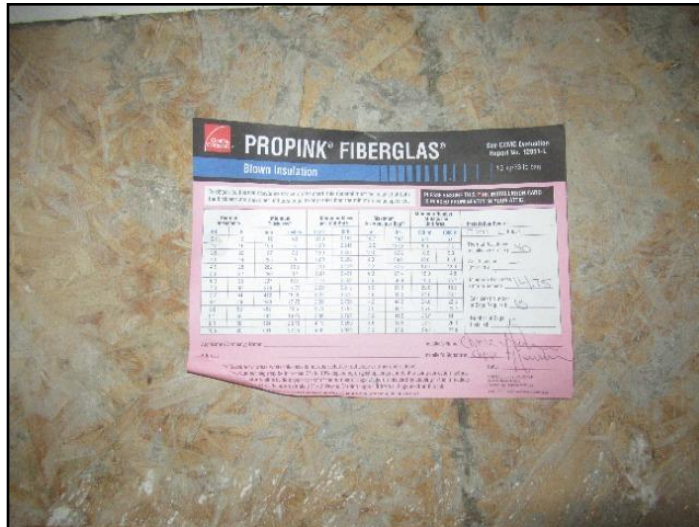
- Glass fiber



17. Glass fiber

### Attic/roof insulation amount/value:

- R-40



18. R-40

- 15 inches

# INSULATION AND VENTILATION

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19. 15 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

**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:** • Basement walls were spot checked only

**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



# INSULATION AND VENTILATION

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## Recommendations

### ATTIC/ROOF \ Insulation

**11. 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

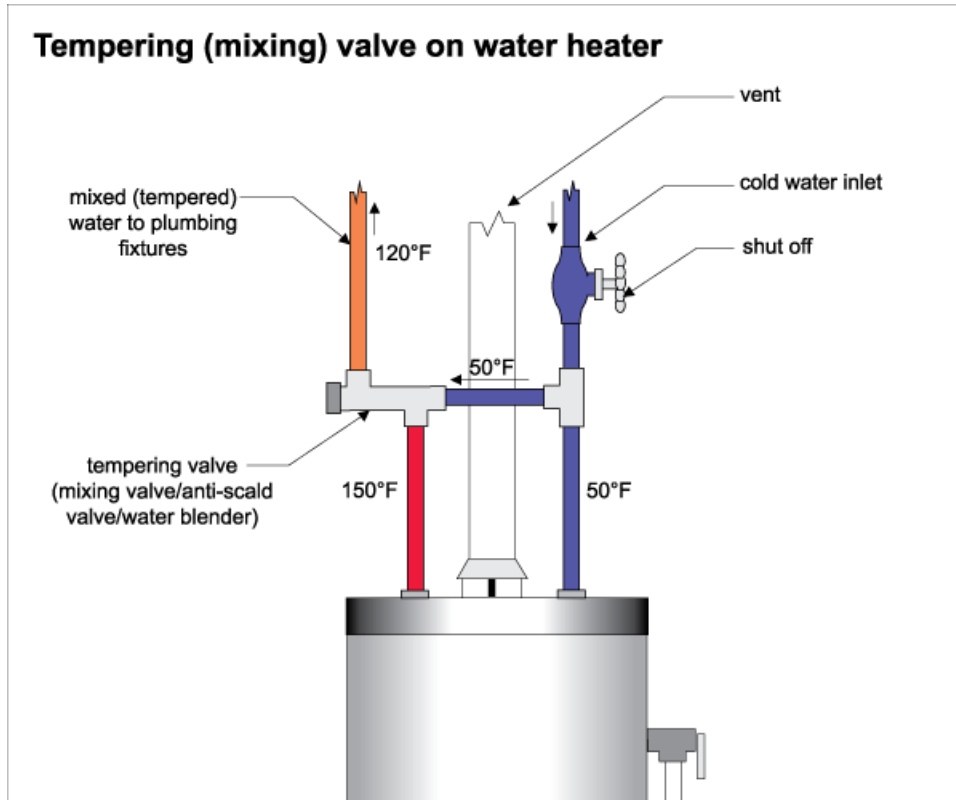
**Time:** Discretionary

**Cost:** Minor

## Description

### General:

- Tempering/mixing valve installed



# PLUMBING

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20. Tempering/mixing valve installed

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

**Service piping into building:** • Plastic

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

**Main water shut off valve at the:**

- Utility room

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21. 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



22. Gas

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

**Water heater manufacturer:**

• GSW

*Model number:* 6G50NVH-ES-02 *Serial number:* S0949 F705487

**Water heater tank capacity:** • 189 liters

**Water heater approximate age:** • 14 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

**Pumps:**

• Sump pump

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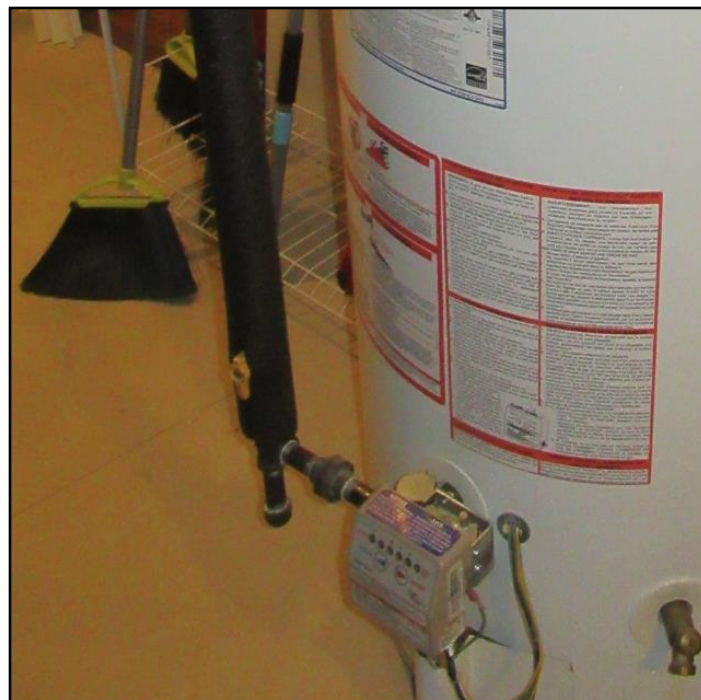
23. Sump pump

**Floor drain location:** • Near heating system

**Gas piping material:** • Steel

**Main gas shut off valve location:**

- Utility room



24. Main fuelm shut off

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**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 • Hot tub

**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

**12. Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing



# INTERIOR

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## Description

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

**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

**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 - recirculating type

**Bathroom ventilation:** • Window • Heat Recovery Ventilator

**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

**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

### RECOMMENDATIONS \ Overview

**13. 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