

# INSPECTION REPORT



For the Property at:  
**12 TYLER DRIVE, SHADY ACRES**  
KEENE, ON

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Prepared for: TEAM VANRAHAN  
Inspection Date: Friday, October 27, 2023  
Prepared by: David Sharman



County Home Inspection  
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705 957 3642

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A fully insured and professionally accredited inspection.



October 27, 2023

Dear Team VanRahan,

RE: Report No. 4561  
12 Tyler Drive, Shady Acres  
Keene, ON

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

12 Tyler Drive, Shady Acres, Keene, ON October 27, 2023

Report No. 4561

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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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

### **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

### **FURNACE/ AIR HANDLER \ Life expectancy**

**Condition:** • Past life expectancy

**Implication(s):** Equipment failure | No heat for building

**Location:** Kitchen

**Task:** Monitor

**Time:** Ongoing

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## Insulation and Ventilation

### RECOMMENDATIONS \ Overview

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

## Plumbing

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • Polybutylene

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

**Location:** Throughout

**Task:** Monitor

**Time:** Ongoing

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**Condition:** • Discharge tube missing

**Implication(s):** Scalding. Possible water damage to finishes, storage and structure

**Location:** Water heater

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

### WASTE PLUMBING \ Venting system

**Condition:** • Automatic air vents

**Implication(s):** Failure may allow sewer gasses to enter building

**Location:** Bathroom & kitchen

**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:** • East

**Sloped roofing material:**

• Metal



1. Metal



2.

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • 10-15 years

**Typical life expectancy:** • More than 50 years

**Roof Shape:** • Gable

## Limitations

**Inspection limited/prevented by:** • Lack of access (too slippery/fragile)

**Inspection performed:** • From roof edge

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

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## 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 and trim:** • Vinyl siding

**Driveway:** • Gravel

**Walkway:** • Patio stones/slabs

**Window Shutters/Panels:** • Decorative shutters

**Deck:** • Ground level • Wood

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

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

**Patio:** • Patio stones

## Limitations

**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:** • Piers

**Foundation material:** • Not visible

**Floor construction:** • Subfloor not visible

**Exterior wall construction:** • Panelized construction

**Roof and ceiling framing:** • Not visible

## Limitations

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

**Attic/roof space:** • No access

**Crawlspace:** • No access

**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:** • 100 Amps

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

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

**Distribution panel type and location:**

• Breakers - bedroom



3. Distribution panel



4. Breakers - bedroom

**Distribution panel rating:** • 100 Amps

**Electrical panel manufacturers:** • Westinghouse

**Number of circuits installed:** • 8

**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):** • Present

## 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.

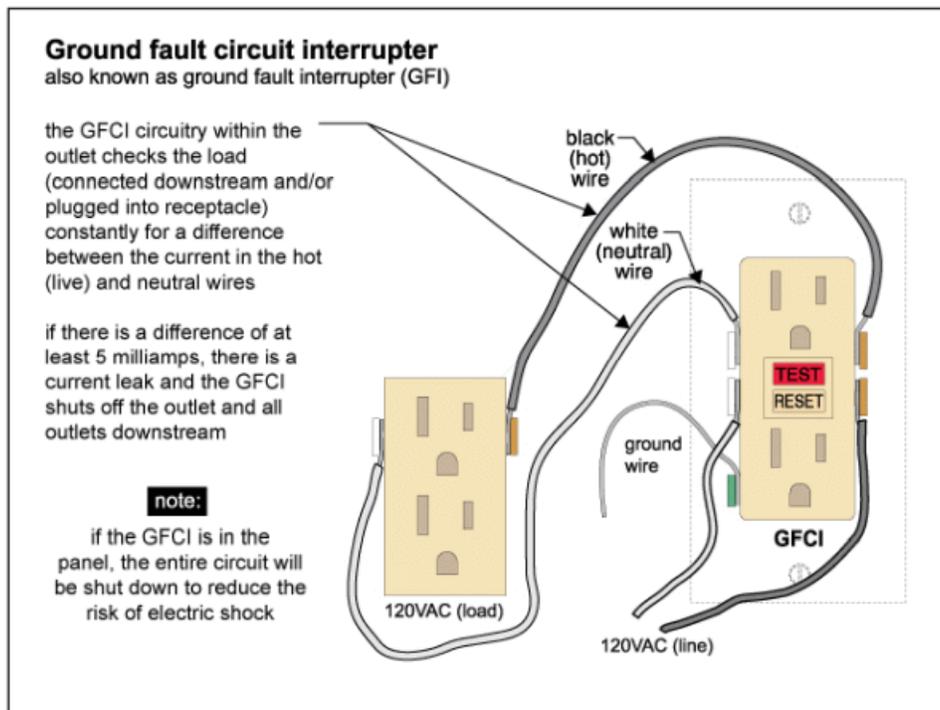
**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



# ELECTRICAL

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

## Description

### Heating system type:

- Furnace



6. Furnace

**Fuel/energy source:** • Gas

**Furnace manufacturer:** • Duo-Therm

*Model number: 65941-002 Serial number: 7209488*

**Heat distribution:** • Ducts and registers

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

**Efficiency:** • Conventional

**Exhaust venting method:** • Forced draft

**Combustion air source:** • Interior of building

**Approximate age:** • 36 years

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:** • Not found

**Failure probability:** • High

**Propane tank type/age:** • Vertical • Above ground

**Chimney/vent:**

- Sidewall venting

# HEATING

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7. Sidewall vented

- Metal

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

## Limitations

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

**Heat exchanger:** • Not visible

## Recommendations

### **FURNACE/ AIR HANDLER \ Life expectancy**

**5. Condition:** • Past life expectancy

**Implication(s):** Equipment failure | No heat for building

**Location:** Kitchen

**Task:** Monitor

**Time:** Ongoing

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Not determined

**Attic/roof insulation amount/value:** • Not determined

**Attic/roof air/vapor barrier:** • Not determined

**Attic/roof ventilation:** • Roof vent

**Wall insulation material:** • Not determined

**Wall insulation amount/value:** • Not determined

**Wall air/vapor barrier:** • Not determined

**Floor above basement/crawlspace insulation material:** • Not determined

**Floor above basement/crawlspace insulation amount/value:** • Not determined

**Crawlspace ventilation:** • Wall Vents

## Limitations

**Inspection limited/prevented by lack of access to:** • Roof space • Wall space • Floor space

**Roof ventilation system performance:** • Not evaluated

## Recommendations

### RECOMMENDATIONS \ Overview

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

## Description

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

- Private

**Service piping into building:** • Not visible

**Supply piping in building:** • PB (Polybutylene)

**Main water shut off valve at the:** • Not found

**Water flow and pressure:** • Not determined

**Water heater type:** • Conventional • Owned

**Water heater location:** • Kitchen

**Water heater fuel/energy source:**

- Electric



8. Electric

**Water heater manufacturer:**

- Rheem

*Model number: XE10P06PU15C0 Serial number: Q132230725*

**Water heater tank capacity:** • 36 liters

**Water heater approximate age:** • 1 year

**Water heater typical life expectancy:** • 12 -15 years

**Water heater failure probability:** • Low

**Waste disposal system:** • Private

**Waste and vent piping in building:** • ABS plastic

**Floor drain location:** • None found

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**Inspection limited/prevented by:** • System winterized

**Fixtures not tested/not in service:** • Exterior hose bibb

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

## Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

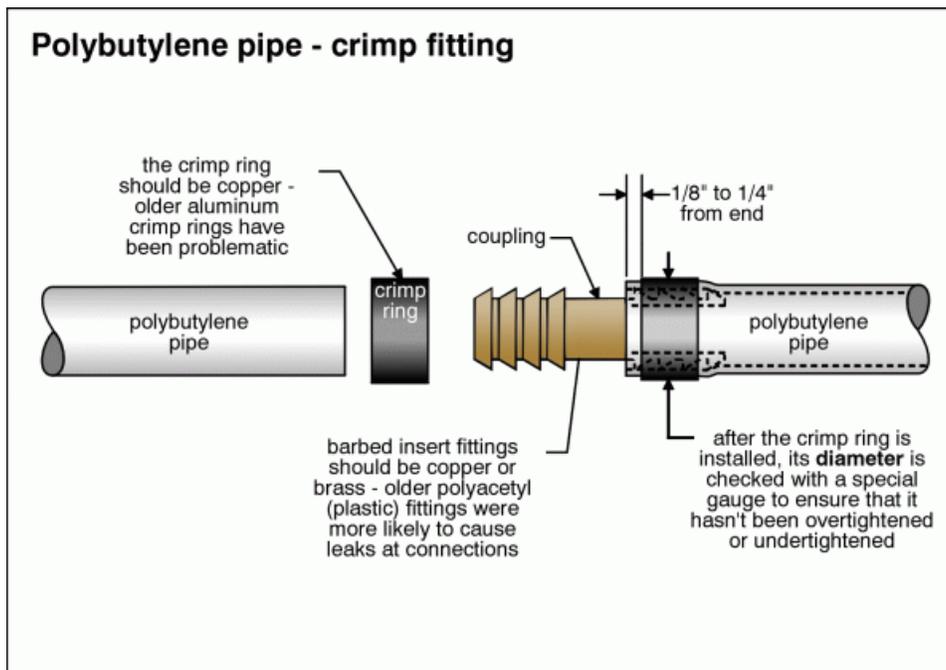
**7. Condition:** • Polybutylene

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

**Location:** Throughout

**Task:** Monitor

**Time:** Ongoing



### WATER HEATER \ Temperature/pressure relief (TPR) valve

**8. Condition:** • Discharge tube missing

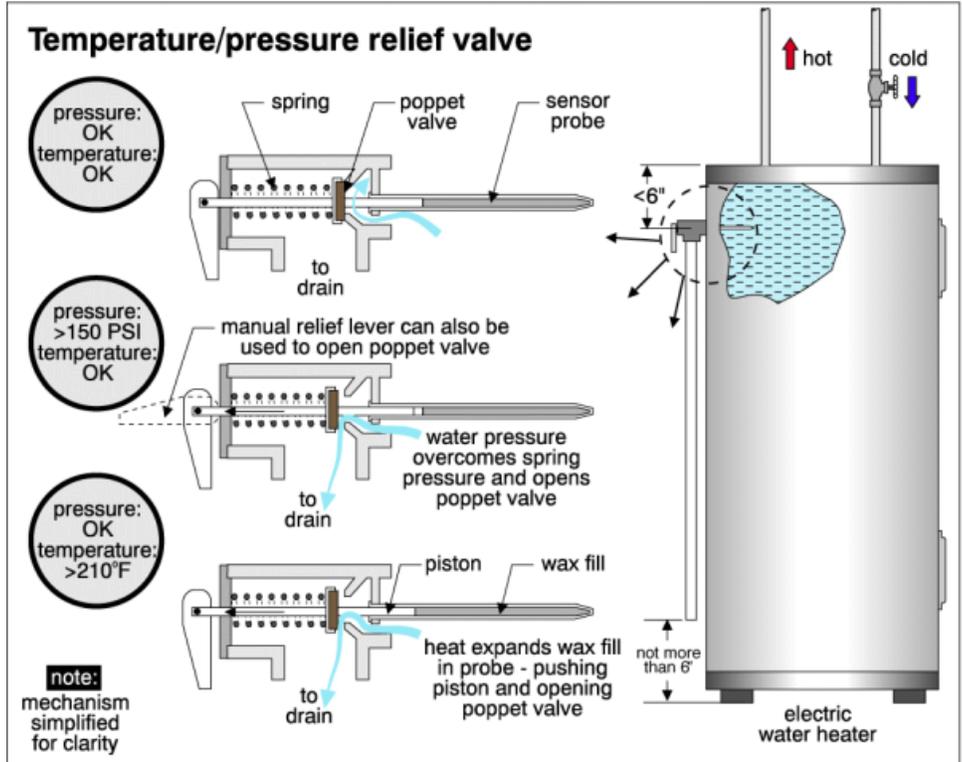
**Implication(s):** Scalding. Possible water damage to finishes, storage and structure

**Location:** Water heater

**Task:** Provide

Time: Discretionary

Cost: Minor



9. Discharge tube missing

**WASTE PLUMBING \ Venting system**

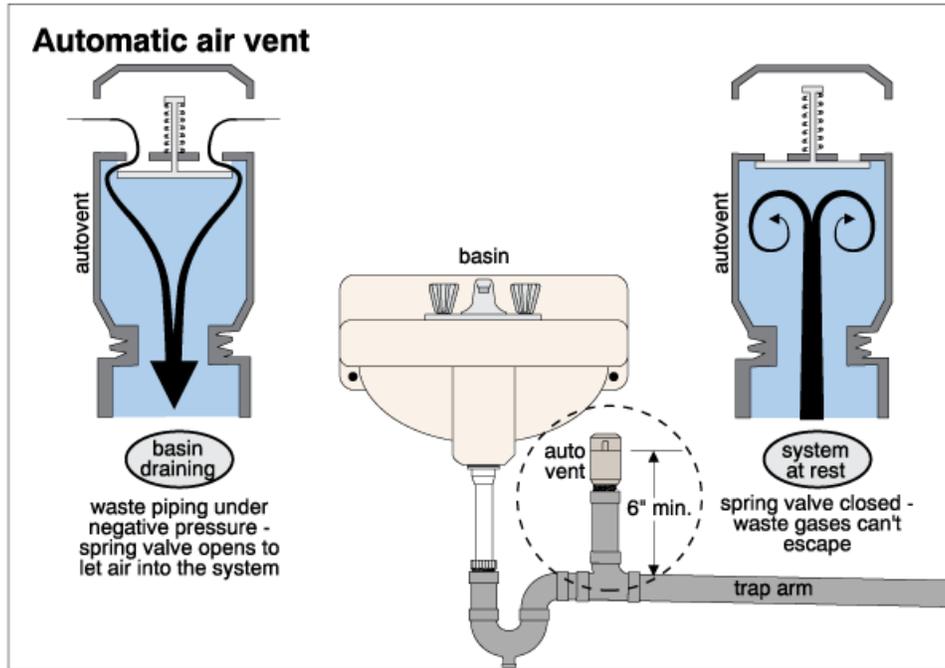
9. Condition: • Automatic air vents

**Implication(s):** Failure may allow sewer gasses to enter building

**Location:** Bathroom & kitchen

**Task:** Monitor

**Time:** Ongoing



10. Automatic air vents



11.

# INTERIOR

12 Tyler Drive, Shady Acres, Keene, ON October 27, 2023

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## Description

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

**Major wall finishes:** • Paneling

**Major ceiling finishes:** • Paneling

**Windows:** • Fixed • Single/double hung • Awning • Aluminum

**Glazing:** • Single

**Exterior doors - type/material:** • Sliding glass • Metal

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Microwave oven

**Kitchen ventilation:** • Range hood discharges to the exterior

**Bathroom ventilation:** • Exhaust fan

**Counters and cabinets:** • Inspected

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings

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

**Cosmetics:** • No comment offered on cosmetic finishes

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

**Percent of foundation not visible:** • 100 %

## Recommendations

### RECOMMENDATIONS \ Overview

**10. 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