

INSPECTION REPORT



For the Property at:
147 GREENHILL DRIVE
PETERBOROUGH, ON K9J 6E2

Prepared for: TEAM VANRAHAN
Inspection Date: Monday, July 15, 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 15, 2024

Dear Team VanRahan,

RE: Report No. 4893
147 Greenhill Drive
Peterborough, ON
K9J 6E2

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

147 Greenhill Drive, Peterborough, ON July 15, 2024

Report No. 4893

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: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Rear right corner

Task: Improve

Time: Discretionary

Cost: Minor

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Masonry or concrete spalling

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Porch

Task: Repair

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Prior repairs

Implication(s): Weakened structure

Location: Rear elevation

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Fuses too big

30 Amp fuses on a 12 gauge branch circuit

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor

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: Throughout

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

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

Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ Life expectancy

Condition: • Past life expectancy

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

Location: Utility room

Task: Further evaluation

Time: Discretionary

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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

CHIMNEY AND VENT \ Masonry chimney

Condition: • Spalling

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Discretionary

Cost: Minor

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Monitor

Time: Ongoing

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: Upper 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

CEILINGS \ General notes

Condition: • Minor cracking

Implication(s): No implications exist for this condition

Location: Living room

Task: Repair

Time: Discretionary

Cost: Minor

WINDOWS \ General notes

Condition: • Original lower quality units

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various locations

Task: Upgrade

Time: Discretionary

DOORS \ General notes

Condition: • Missing

Implication(s): No implications exist for this condition

Location: Bedroom

Task: Replace

Time: Discretionary

Cost: Minor

BASEMENT \ Damp/Wet basement - evidence

Condition: • Efflorescence

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

Location: Utility room

Task: Monitor

Time: Ongoing

CRAWLSPACE \ Wet/Damp crawlspace - evidence

Condition: • Mildew

Implication(s): Chance of water damage to structure, finishes and contents | Contaminants may enter building air

Location: Left elevation

Task: Remove

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.

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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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Description

The home is considered to face: • East

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.



3.

ROOFING

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Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 7 years

Typical life expectancy: • 15-20 years

Roof Shape: • Hip

Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface • Reported by seller

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Rear right corner

Task: Improve

Time: Discretionary

Cost: Minor



4. Tree branches touching roof

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: • Metal siding

Wall surfaces - masonry: • Brick

Driveway: • Asphalt

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

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

Exterior steps: • Concrete • Wood

Patio: • Gravel

Fence: • Wood • Chain link

Limitations

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

Exterior inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

2. Condition: • Masonry or concrete spalling

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Porch

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

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5. *Concrete spalling*

STRUCTURE

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Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Wood columns • Built-up wood beams • Subfloor - plywood

Exterior wall construction: • Wood frame / Brick veneer

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

Location of access to under-floor area: • Utility room

Limitations

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

Attic/roof space:

• Inspected from access hatch

• No access

Lower attic



6. No access

Percent of foundation not visible: • 85 %

- SUMMARY
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 - ELECTRICAL
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 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Recommendations

FOUNDATIONS \ General notes

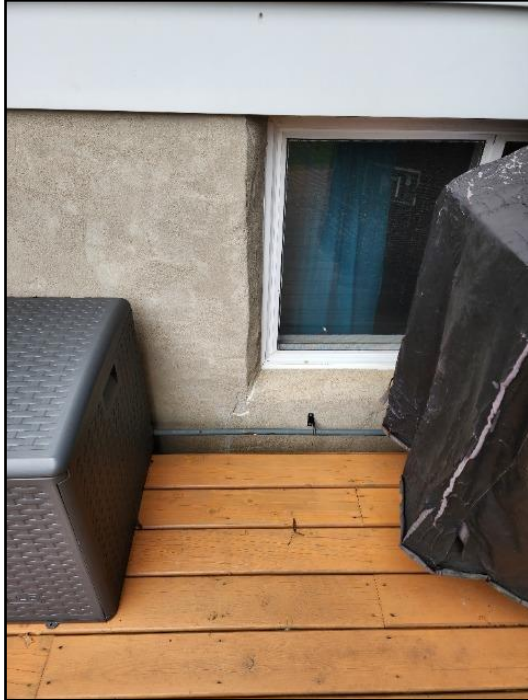
3. Condition: • Prior repairs

Implication(s): Weakened structure

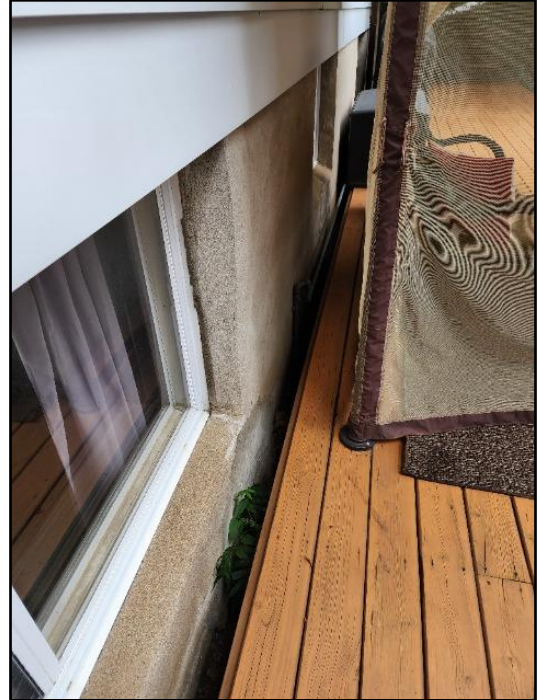
Location: Rear elevation

Task: Monitor

Time: Ongoing



7. Prior repairs



8.

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

Description

Service entrance cable and location: • Underground copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

- Fuses - utility room



9. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Fuses - utility room



10. Distribution panel



11. Fuses - utility room

Distribution panel rating: • 100 Amps

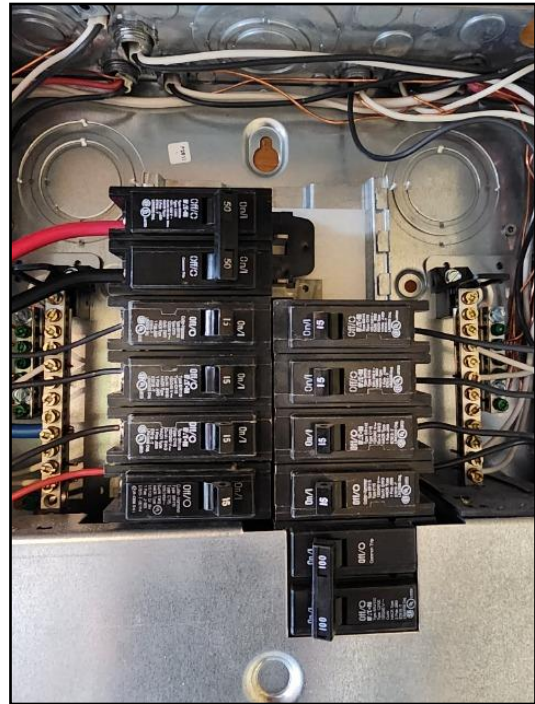
Electrical panel manufacturers: • AEC

Auxiliary panel (subpanel) type and location:

- Breakers - utility room



12. Auxiliary panel



13. Breakers - utility room

Auxiliary panel (subpanel) rating: • 100 Amps

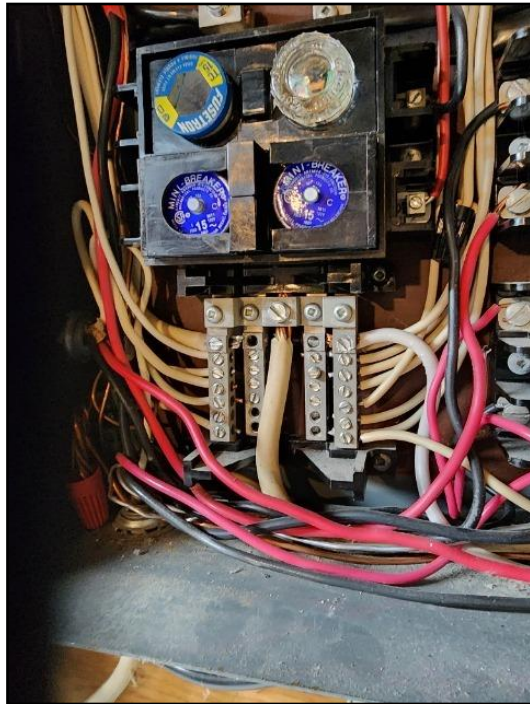
Number of circuits installed: • 16

Distribution wire (conductor) material and type:

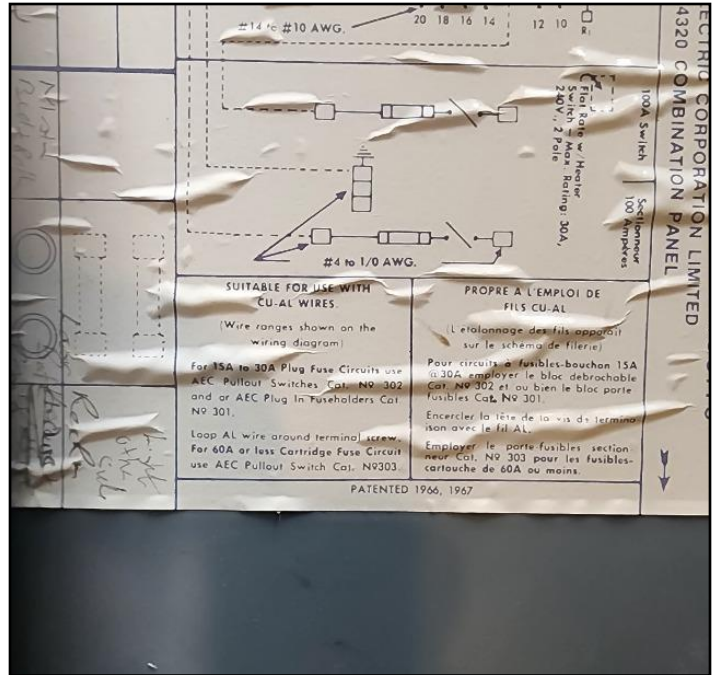
- Copper - non-metallic sheathed
- Aluminum - non-metallic sheathed

Distribution panel is rated for both copper & aluminum branch circuit wiring

REFERENCE



14. Aluminum - non-metallic sheathed



15.

- Type and number of outlets (receptacles):** • Grounded - typical
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No GFCI
- Smoke alarms (detectors):** • Present
- Carbon monoxide (CO) alarms (detectors):** • None noted

Limitations

- Inspection limited/prevented by:** • Storage
- Fuse block:** • Not pulled
- 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


- 5. Condition:** • Fuses too big
- 30 Amp fuses on a 12 gauge branch circuit
- Implication(s):** Equipment overheating | Fire hazard
- Location:** Distribution panel
- Task:** Correct


Time: As soon as is practicable


Cost: Minor

Common household wire and fuse sizes

14 AWG copper wire

common uses:
most circuits for lighting and receptacles, electric baseboard heaters
typical fuse/breaker size:
15 amps

10 AWG copper wire

common uses:
electric clothes dryers, air conditioners, water heaters
typical fuse/breaker size:
30 amps

12 AWG copper wire

common uses:
some receptacles, electric baseboard heaters, small air conditioners
typical fuse/breaker size:
20 amps

8 AWG copper wire

common uses:
electric stoves and ovens
typical fuse/breaker size:
40 amps



16. Fuses too big

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. **Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

REFERENCE

Although not a deficiency in a home of this age safety may be improved by upgrading these receptacles.

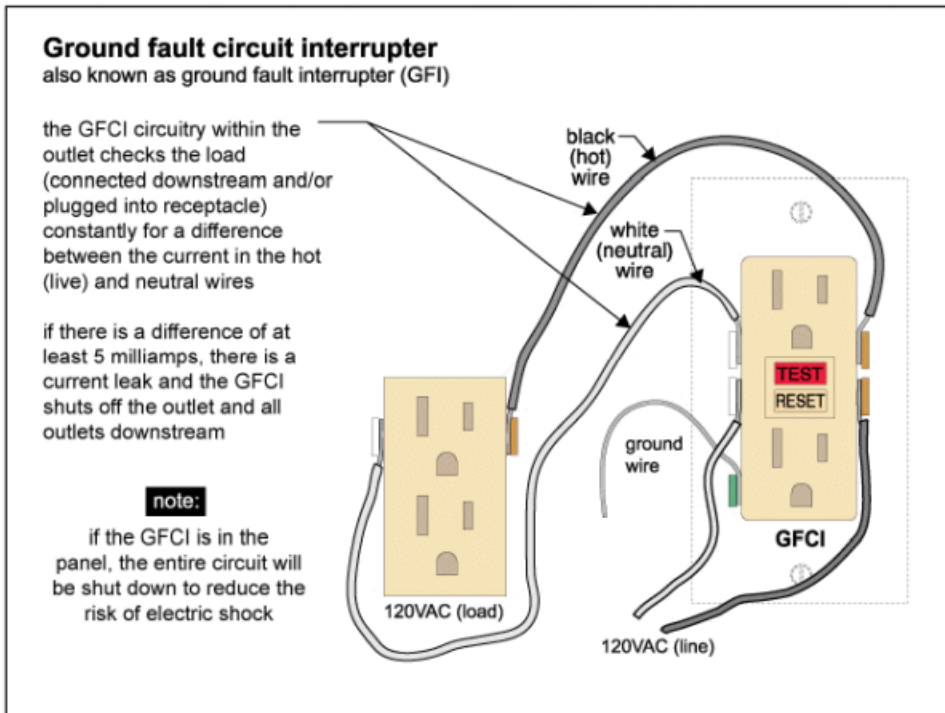
Implication(s): Electric shock

Location: Throughout

Task: Upgrade

Time: Discretionary

Cost: Minor



ELECTRICAL

147 Greenhill Drive, Peterborough, ON July 15, 2024

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



18.



19.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

7. Condition: • More than 10 years old

Implication(s): Life safety hazard

ELECTRICAL

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Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

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

8. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



20. Furnace

Fuel/energy source: • Gas

Furnace/air handler manufacturer:

- Trane

Model number: TUX080C942DS Serial number: 4391WP47G

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: • 20 years

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

Main fuel shut off at:

- Utility room

HEATING

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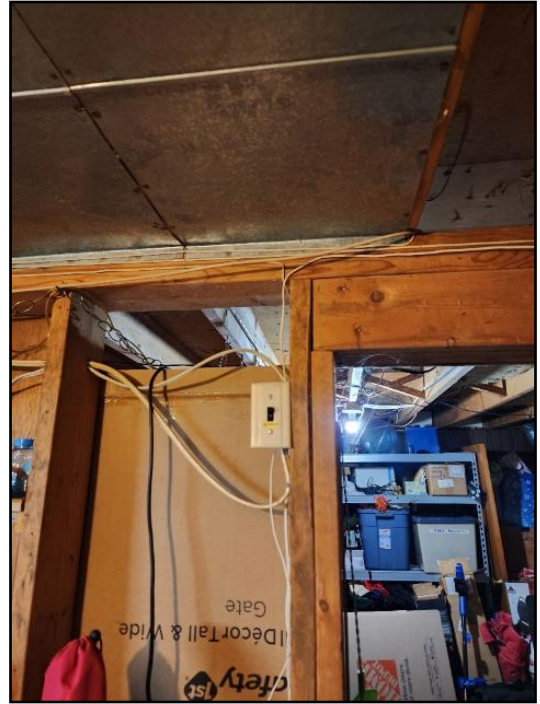
PLUMBING

INTERIOR

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21. Main fuel shut off



22. Electrical disconnect

Failure probability: • High

Air filter: • 16" x 24" • 1" thick

Exhaust pipe (vent connector):

- ABS plastic
- Sidewall vented

HEATING

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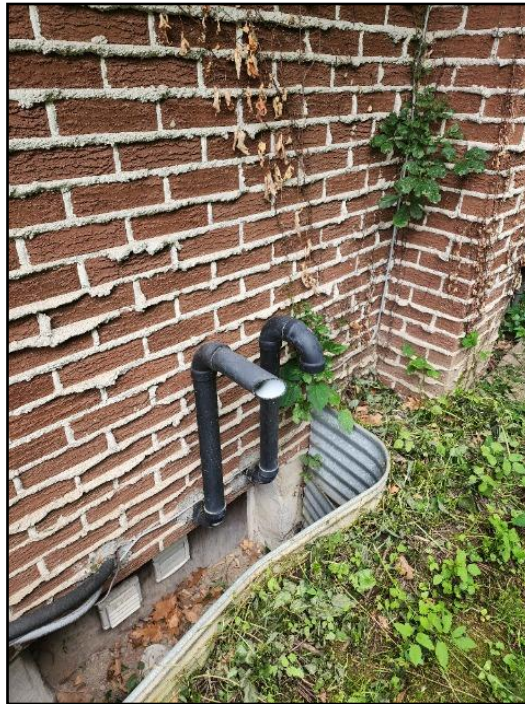
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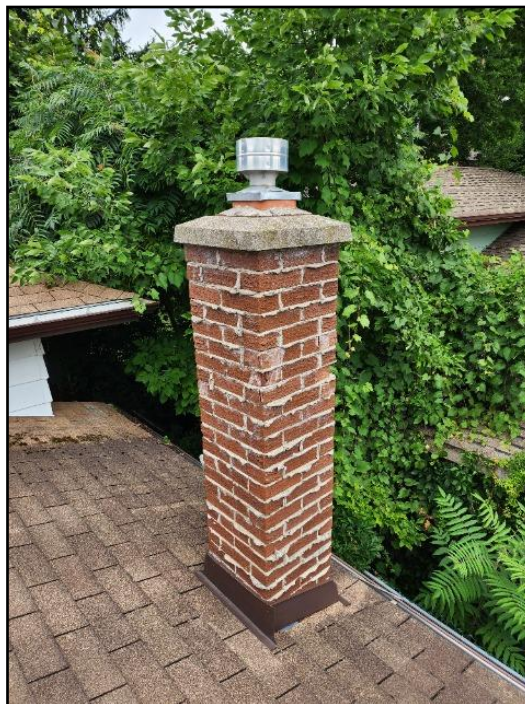
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23. Sidewall vented

Chimney/vent:

- Masonry



24. Masonry

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Chimney liner: • Metal • Clay

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into laundry sink

Limitations

Inspection prevented/limited by: • Storage

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 \ Life expectancy

9. Condition: • Past life expectancy

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

Location: Utility room

Task: Further evaluation

Time: Discretionary

GAS FURNACE \ Mechanical air filter

10. 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

HEATING

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25. Replace - regular maintenance

CHIMNEY AND VENT \ Masonry chimney

11. Condition: • Spalling

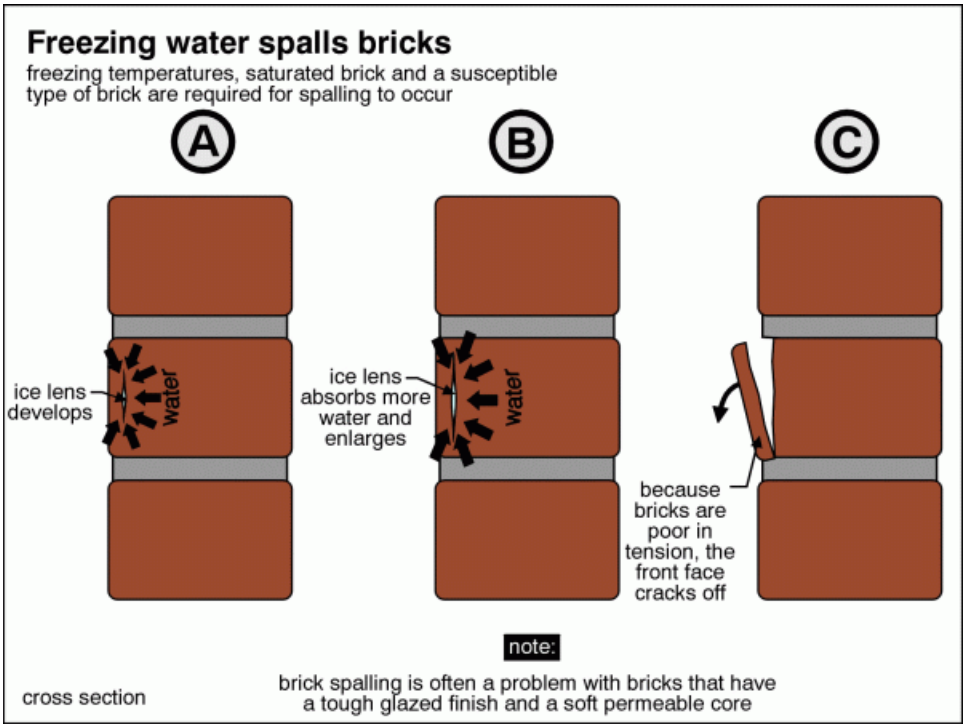
Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Discretionary

Cost: Minor



26. Spalling

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



27. Air cooled

Manufacturer:

- Trane

Model number: 2TTR1024A1000AA Serial number: 4202UMT5F

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

Compressor type: • Electric

Compressor approximate age: • 22 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-22

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

AIR CONDITIONING \ Life expectancy

12. Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Monitor

Time: Ongoing

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber
- Cellulose



28. *Amount less than current standards*

Attic/roof insulation amount/value:

- R-28
- 8 inches

INSULATION AND VENTILATION

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29. 8 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

Floor above basement/crawlspace insulation material:

- Glass fiber

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30. *Glass fiber*

Floor above basement/crawlspace insulation amount/value: • R-12

Crawlspace ventilation: • None found

Crawlspace/basement floor air/vapor barrier:

- Plastic

INSULATION AND VENTILATION

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31. Plastic

Limitations

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

Inspection limited/prevented by lack of access to: • Lower attic

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Crawlspace/underfloor area inspection performed: • By entering space, but access was limited

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.

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: Upper attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Description

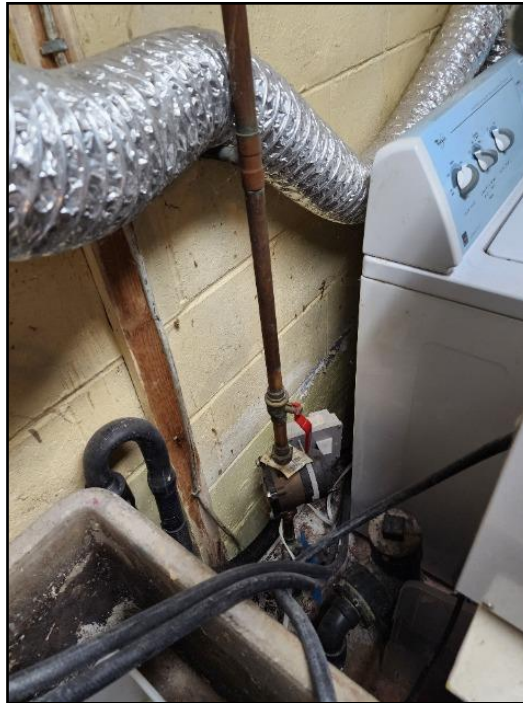
Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

- Utility room



32. *Main water shut off*

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

- Gas



33. Gas

Water heater exhaust venting method: • Forced draft

Water heater manufacturer:

• Rheem

Model number: PROG40S-38N CN62 *Serial number:* Q462365911

Water heater tank capacity: • 151 liters

Water heater approximate age: • 1 year

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

Pumps: • None

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

• Utility room

PLUMBING

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34. 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 • 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

RECOMMENDATIONS \ Overview

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

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 • Primary plus secondary glazing

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

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: • Range hood - 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

CEILINGS \ General notes

15. Condition: • Minor cracking

Implication(s): No implications exist for this condition

Location: Living room

Task: Repair

Time: Discretionary

Cost: Minor



35. *Minor cracking*

WINDOWS \ General notes

16. Condition: • Original lower quality units

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various locations

Task: Upgrade

Time: Discretionary

DOORS \ General notes

17. Condition: • Missing

Implication(s): No implications exist for this condition

Location: Bedroom

Task: Replace

Time: Discretionary

Cost: Minor



36. Missing

BASEMENT \ Damp/Wet basement - evidence

18. Condition: • Efflorescence

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

Location: Utility room

Task: Monitor

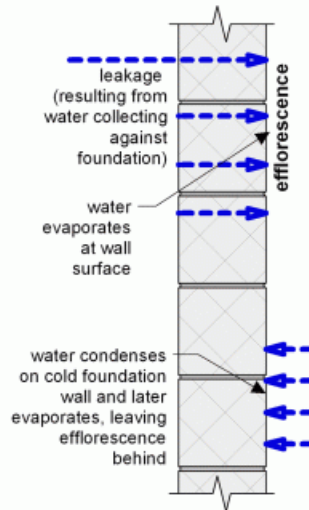
Time: Ongoing

Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



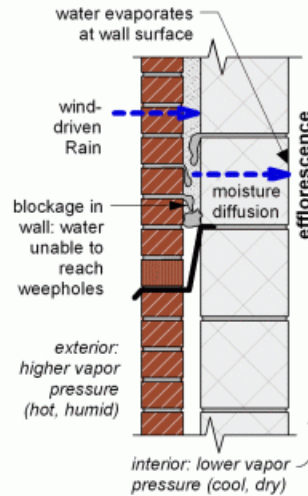
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



37. Efflorescence

CRAWLSPACE \ Wet/Damp crawlspace - evidence

19. Condition: • Mildew

Implication(s): Chance of water damage to structure, finishes and contents | Contaminants may enter building air

Location: Left elevation

Task: Remove

Time: Discretionary

Cost: Minor



38. Mildew

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

