

# INSPECTION REPORT



For the Property at:  
**22 RAGLAN STREET NORTH**  
CAMPBELLFORD, ON K0L 1L0

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, February 18, 2025  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

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

A fully insured and professionally accredited inspection.



February 18, 2025

Dear Team VanRahan,

RE: Report No. 5158  
22 Raglan Street North  
Campbellford, ON  
K0L 1L0

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

22 Raglan Street North, Campbellford, ON February 18, 2025

Report No. 5158

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

SUMMARY

ROOFING

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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 \ Vinyl siding

**Condition:** • Loose

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

**Location:** Left elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Structure

### FOUNDATIONS \ General notes

**Condition:** • Typical minor cracks

**Implication(s):** Material deterioration

**Location:** Front & left elevations

**Task:** Monitor

**Time:** Ongoing

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

### FLOORS \ Joists

**Condition:** • Split, cracked or damaged

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

**Location:** Rear elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Notches or holes

**Implication(s):** Weakened structure

**Location:** Crawlspace

**Task:** Monitor

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**Time:** Ongoing

## Electrical

### RECOMMENDATIONS \ Overview

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

## Heating

### 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

## 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

### WATER HEATER \ Life expectancy

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

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

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

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## Interior

### **BASEMENT \ Damp/Wet basement - evidence**

**Condition:** • Crumbling/spalling masonry, concrete or plaster

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

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Dampness on floor or walls

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

**Location:** Rear right corner

**Task:** Monitor

**Time:** Ongoing

**Condition:** • Efflorescence

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

**Location:** Right elevation

**Task:** Monitor

**Time:** Ongoing

### **APPLIANCES \ Dryer**

**Condition:** • Dryer not vented to exterior

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Basement

**Task:** Improve

**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](#)

# 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:** • 6 years  
**Typical life expectancy:** • 25-30 years  
**Roof Shape:** • Gable

## Limitations

**Inspection limited/prevented by:** • Snow  
**Inspection performed:** • From the ground  
**Age determined by:** • Reported by seller

## 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:** • Not determined

**Lot slope:** • Not determined

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

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

**Walkway:** • Concrete

**Deck:** • Ground level • Wood

**Porch:** • Raised • Wood • Railings

**Exterior steps:** • Wood

**Garage:** • Detached

## Limitations

**Inspection limited/prevented by:** • Storage in garage • Snow / ice / frost

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

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### WALLS \ Vinyl siding

**2. Condition:** • Loose

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

**Location:** Left elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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1. Loose



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## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:**

- Joists
  - Steel columns
  - Wood columns
  - Built-up wood beams
  - Subfloor - plank
  - Not visible
- Rear addition

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:**

- Rafters/ceiling joists
  - Plank sheathing
  - Not determined
- Rear addition

## Limitations

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

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

**Percent of foundation not visible:** • 70 %

## Recommendations

**FOUNDATIONS \ General notes**

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

**Implication(s):** Material deterioration

**Location:** Front & left elevations

**Task:** Monitor

**Time:** Ongoing



2. Typical minor cracks



3.

## FOUNDATIONS \ Performance opinion

4. **Condition:** • Not determined

## FLOORS \ Joists

5. **Condition:** • Split, cracked or damaged

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

**Location:** Rear elevation

**Task:** Repair

**Time:** Discretionary

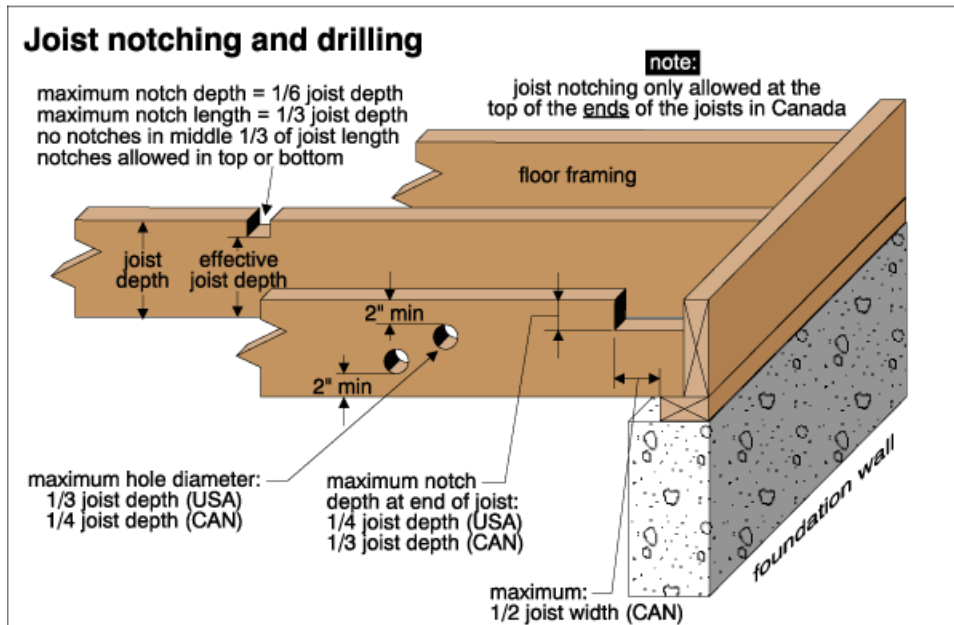
**Cost:** Minor

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4. Split, cracked or damaged

**6. Condition:** • Notches or holes  
**Implication(s):** Weakened structure  
**Location:** Crawlspace  
**Task:** Monitor  
**Time:** Ongoing



# STRUCTURE

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5. Notches or holes

## Description

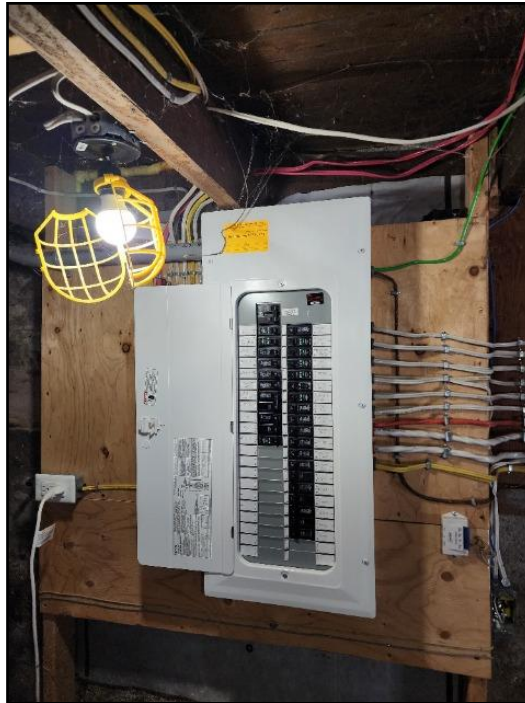
**Service entrance cable and location:** • Overhead - cable type not determined

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 125 Amps

**Main disconnect/service box type and location:**

- Breakers - basement

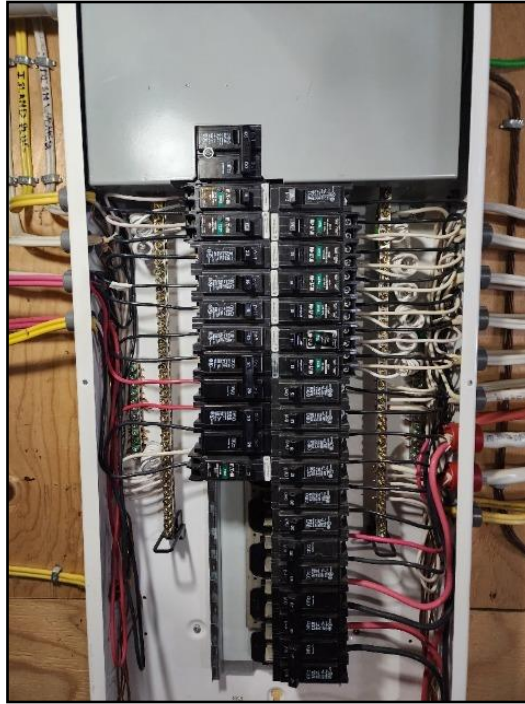


6. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement



7. Breakers - basement

**Distribution panel rating:** • 125 Amps

**Electrical panel manufacturers:** • Eaton/Cutler-Hammer

**Auxiliary panel (subpanel) type and location:**

- Breakers - garage

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8. Auxiliary panel

**Number of circuits installed:** • 25

**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 • 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

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



## Description

### Heating system type:

- Furnace



9. Furnace

**Fuel/energy source:** • Propane

### Furnace:

- York

*Model number:* YP9C060B12MP12CB *Serial number:* W1H6851451

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 60,000 BTU/hr

**Efficiency:** • High-efficiency

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

**Approximate age:** • 9 years

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

### Main fuel shut off/electrical disconnect at:

- Basement

# HEATING

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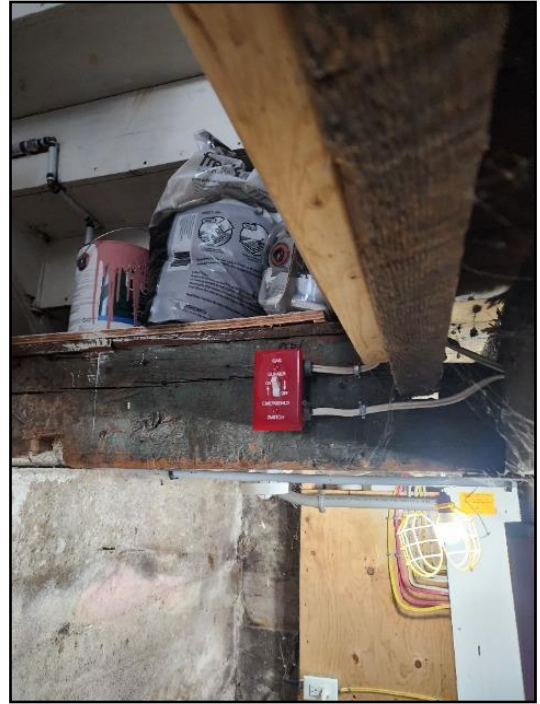
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10. Main fuel shut off



11. Electrical disconnect

**Failure probability:** • Low

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

**Air filter:** • Disposable • 16" x 25" • 5" thick

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented

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12. Sidewall vented

**Fireplace/stove:** • Electric fireplace

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

**Condensate system:** • Discharges into waste pipe

## Limitations

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

**Heat exchanger:** • Not visible

**Environmental issues are outside the scope of a home inspection:**

- This includes issues such as potential asbestos containing materials.

# HEATING

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13. 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

**8. 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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14. Replace - regular maintenance

## Description

### Air conditioning type:

- Air cooled



15. Air cooled

### Manufacturer:

- York

Model number: YCG18B21SA Serial number: W1E8780807

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

Compressor type: • Electric

Compressor approximate age: • 7 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-410A

Condensate system: • Discharges into standpipe

# COOLING & HEAT PUMP

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## 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

## Recommendations

### RECOMMENDATIONS \ Overview

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

# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- Cellulose



16. Cellulose

- Not determined
- Rear addition

### Attic/roof insulation amount/value:

- 12 inches



# INSULATION AND VENTILATION

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17. 12 inches

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

**Attic/roof ventilation:** • Roof and soffit vents • Gable vent

**Wall insulation material:** • Not determined

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

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

**Crawlspace ventilation:** • Into basement

## Limitations

**Inspection limited/prevented by lack of access to:**

- Wall space
  - Floor space
- Rear addition

**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

**10. 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

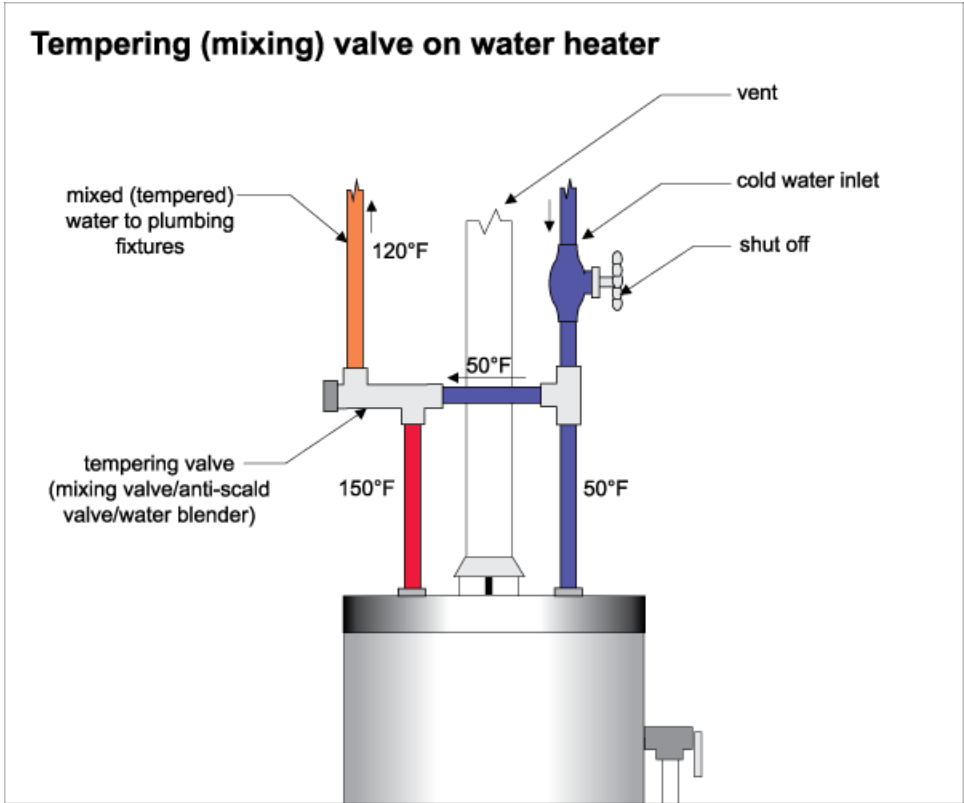
**Time:** Discretionary

**Cost:** Minor

**Description**

**General:**

- Tempering/mixing valve installed



# PLUMBING

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18. Tempering/mixing valve installed

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

**Service piping into building:** • Galvanized steel

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

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

• Front of the basement

# PLUMBING

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19. Main water shut off

**Water flow and pressure:** • Typical for neighborhood

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

**Water heater location:** • Basement

**Water heater fuel/energy source:**

• Electric



20. Electric

**Water heater manufacturer:**

• Rheem

*Model number:* PRO415TM *Serial number:* 0211210900

**Water heater tank capacity:** • 170 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 • 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

**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

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

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

**Location:** Basement

**Task:** Monitor

**Time:** Ongoing

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## Description

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

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Plaster/drywall

**Windows:** • Fixed • Single/double hung • Awning • 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 • Hot/cold water supply • Dryer • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Range hood - recirculating type

**Bathroom ventilation:** • Exhaust fan

**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:** • 70 %

## Recommendations

### **BASEMENT \ Damp/Wet basement - evidence**

**12. Condition:** • Crumbling/spalling masonry, concrete or plaster

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

**Location:** Front elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor





21. *Crumbling/spalling masonry, concrete or...*

**13. Condition:** • Dampness on floor or walls

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

**Location:** Rear right corner

**Task:** Monitor

**Time:** Ongoing



*22. Dampness on floor or walls*

**14. Condition:** • Efflorescence

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

**Location:** Right elevation

**Task:** Monitor

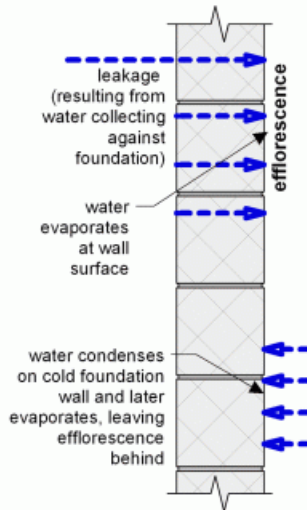
**Time:** Ongoing

### Basement leakage clues - efflorescence

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



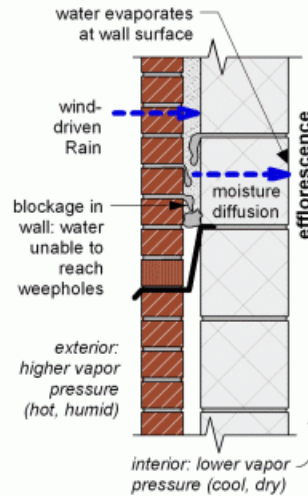
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



23. Efflorescence

### APPLIANCES \ Dryer

15. Condition: • Dryer not vented to exterior

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Basement

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



**24.** Dryer not vented to exterior

**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

