



📍 **2318 Sumac Street, Peterborough**
ON K9K 2J9

📅 **INSPECTION DATE**
10/01/2026 9:00AM

👤 **PREPARED FOR**
Team VanRahan



INSPECTOR

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- SUMMARY
- INSPECTION & SITE INFORMATION
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING & HEAT PUMP
- INSULATION AND VENTILATION
- PLUMBING
- INTERIOR

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8. Insulation and Ventilation

9. Plumbing

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Introduction

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.

Again, thank you for choosing County Home Inspection.

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DEFECTS/ DEFICIENCIES SUMMARY

-  Safety Concerns
-  Recommendations
-  Maintenance Items

EXTERIOR

-  3.21 No exterior recommendations are offered as a result of this inspection.

STRUCTURE

-  4.10 Performance opinion: Not determined

-  4.11 Typical minor cracks

Location: Right elevation

Implication: Material deterioration

Recommended: **Monitor - Ongoing**

-  4.12 Prior repairs

Location: Left elevation

Implication: Possibility of a weakened structure

Recommended: **Monitor - Ongoing**

-  4.13 Masonry veneer walls: Typical minor cracks

Location: Garage

Implication: Chance of frost damage & material deterioration

Recommended: **Repair** • Estimated Timeline: **Discretionary** • Estimated Cost: **Minor**

ELECTRICAL

-  5.19 Distribution panel: Double taps

Location: Distribution panel

Implication: Fire hazard

Recommended: **Correct** • Estimated Timeline: **As soon as is practicable** • Estimated Cost: **Minor**

-  5.20 Smoke alarms (detectors): Past life expectancy

Location: Throughout

Implication: Life safety hazard

Recommended: **Replace** • Estimated Timeline: **Immediately** • Estimated Cost: **Minor**

-  5.21 Outlets (receptacles): No GFCI/GFI (Ground Fault Circuit Interrupter) - Single

Location: Kitchen

Implication: Electric shock

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

Recommended: **Upgrade** • Estimated Timeline: **Discretionary** • Estimated Cost: **Minor**

HEATING

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6.25 Mechanical Air Filter

Location: Cold air return

Implications: Reduced comfort. Increased heating & cooling costs

Recommended: **Replace - Regular Maintenance** • Estimated Timeline: **Regular maintenance** • Estimated Cost: **Minor**

COOLING & HEAT PUMP

7.12 No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

8.16 Insulation: Amount less than current standards

Location: Attic

Implication: Increased heating and cooling costs

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Recommended: **Upgrade** • Estimated Timeline: **Discretionary** • Estimated Cost: **Minor**

PLUMBING

9.27 Water supply piping in building: Polybutylene

Location: First floor

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

Recommended: **Monitor - Ongoing**

9.28 Life expectancy: Near end of life expectancy

Location: Utility room

Implication: No hot water

Recommended: **Replace** • Estimated Cost: **Rental unit**

INTERIOR

10.23 Doors and frames: Binds

Location: Basement

Implication: System inoperative or difficult to operate

Recommended: **Improve** • Estimated Timeline: **Discretionary** • Estimated Cost: **Minor**

10.24 Dryer: Dryer not vented to exterior

Location: Garage

Implication:

Exhaust ducts connected to laundry-drying equipment must discharge directly outdoors.

Chance of condensation damage to finishes and/or structure

Recommended: **Correct** • Estimated Timeline: **As soon as is practicable** • Estimated Cost: **Minor**

1.0 INSPECTION & SITE INFORMATION

INFORMATION

1.1 Inspection & Site Information Weather: Rain	1.2 Inspection & Site Information Access to home provided by: Seller’s agent, Seller	1.3 Inspection & Site Information Occupancy: The home was furnished during the inspection.
1.4 Inspection & Site Information Approximate age of home: 31 years	1.5 Inspection & Site Information Dwelling: Detached home	1.6 Inspection & Site Information Number of stories: 1
1.7 Inspection & Site Information Number of rooms: 14	1.8 Inspection & Site Information Number of bedrooms: 4	1.9 Inspection & Site Information Number of bathrooms: 3
1.10 Inspection & Site Information Garage, carport and outbuildings: Attached garage		

SUMMARY INSPECTION & SITE INFORMATION **ROOFING** EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING & HEAT PUMP INSULATION AND VENTILATION
PLUMBING INTERIOR

2.0 ROOFING

INFORMATION

2.1 General

The home/building is considered to face: West

2.2 General

Sloped roofing material: Asphalt shingles

2.3 General

Sloped roof flashing material: Aluminum

2.4 General

Flat/low slope roofing material: Asphalt shingles



2.5 General

Probability of leakage: Low

2.6 General

Approximate age: 4 years

2.7 General

Typical life expectancy: 25-30 years

2.8 General

Roof Shape: Gable

LIMITATIONS

2.9 General

Inspection limited/prevented by: Lack of access (too high/steep), Wet roof surface hides flaws

2.10 General

Inspection performed: Telescopic inspection equipment

2.11 General

Age determined by: Telescopic inspection equipment

SUMMARY INSPECTION & SITE INFORMATION ROOFING **EXTERIOR** STRUCTURE ELECTRICAL HEATING COOLING & HEAT PUMP INSULATION AND VENTILATION
PLUMBING INTERIOR

3.0 EXTERIOR

INFORMATION

3.1 General

Gutter & downspout material:
Aluminum

3.4 General

Lot slope: Flat

3.7 General

Wall surfaces - masonry: Brick

3.10 General

Deck: No performance issues were noted, Enclosed, Raised, Wood

3.13 General

Patio: Patio stones

3.16 General

Garage vehicle door operator (opener): Present

3.2 General

Gutter & downspout type: Eave mounted

3.5 General

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

3.8 General

Driveway: No performance issues were noted., Asphalt

3.11 General

Porch: No performance issues were noted, Concrete, Raised

3.14 General

Fence: Wood

3.3 General

Gutter & downspout discharge:
Above grade

3.6 General

Wall surfaces and trim: Vinyl siding

3.9 General

Walkway: No performance issues were noted., Interlocking brick, Pavers

3.12 General

Exterior steps: No performance issues were noted., Interlocking brick, Pavers, Wood

3.15 General

Garage: Attached

LIMITATIONS

3.17 General

Inspection limited/prevented by: Storage in garage

3.18 General

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

3.19 General

Exterior inspected from: Ground level

3.20 General

Not included as part of a building inspection: Outbuildings other than attached garages and carports

DEFECTS/ DEFICIENCIES

3.21 Recommendations

No exterior recommendations are offered as a result of this inspection.

 Recommendations

4.0 STRUCTURE

INFORMATION

4.1 General Configuration: Basement	4.2 General Foundation material: Poured concrete	4.3 General Floor construction: Built-up wood beams, Subfloor - plywood, Steel columns, Joists
4.4 General Exterior wall construction: Wood frame / Brick veneer	4.5 General Roof and ceiling framing: Plywood sheathing, Trusses	

LIMITATIONS

4.6 General Inspection limited/prevented by: Ceiling, wall and floor coverings, Insulation, Storage
4.7 General Attic/roof space: Inspected from access hatch
4.8 General Knee wall areas: Inspected from access hatch
4.9 General Percent of foundation not visible: 85%

DEFECTS/ DEFICIENCIES

4.10 Foundations Performance opinion: Not determined	Recommendations
4.11 Foundations Typical minor cracks Service: Monitor - Ongoing Implication: Material deterioration Location: Right elevation	Recommendations

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4.12 Foundations

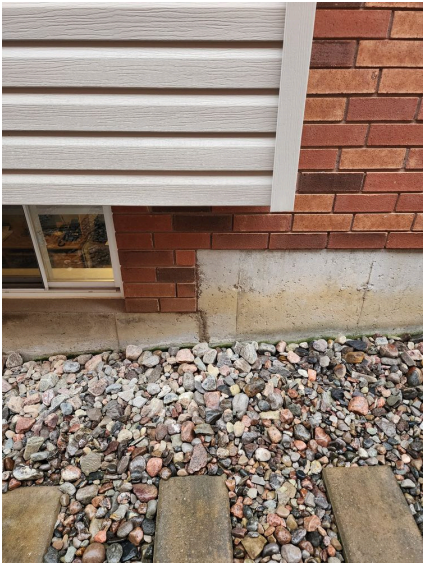
Prior repairs

Service: Monitor - Ongoing

Implication: Possibility of a weakened structure

Location: Left elevation

 Recommendations



4.13 Walls

Masonry veneer walls: Typical minor cracks

Service: Repair

Implication: Chance of frost damage & material deterioration

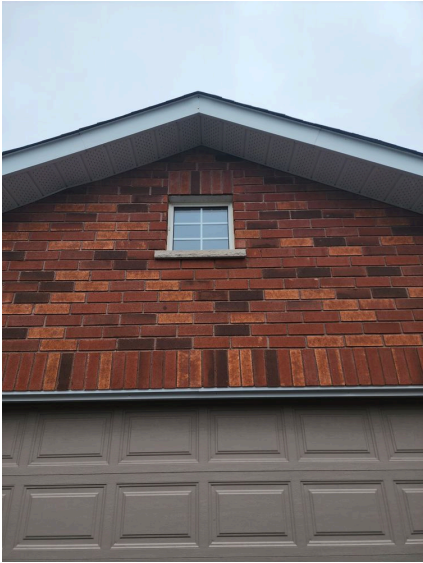
Location: Garage

Estimated Cost: Minor

Estimated Timeline: Discretionary

 Recommendations

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5.0 ELECTRICAL

INFORMATION

5.1 General

Service entrance cable and location: Underground - cable material not visible

5.2 General

Service size: 100 Amps (240 Volts)

5.3 General

Main disconnect/service box rating: 125 Amps

5.4 General

Main disconnect/service box type and location: Breakers - utility room



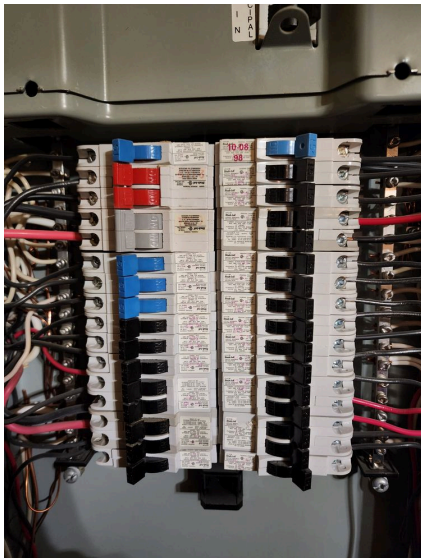
Main electrical disconnect

5.5 General

System grounding material and type: Copper - water pipe

5.6 General

Distribution panel type and location: Breakers - utility room



5.7 General Distribution panel rating: 125 Amps	5.8 General Electrical panel manufacturers: Federal Pioneer	5.9 General Number of circuits installed: 25
5.10 General Distribution wire (conductor) material and type: Copper - non-metallic sheathed	5.11 General Type and number of outlets (receptacles): Grounded - typical	5.12 General Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): GFCI - exterior, GFCI - bathroom, No AFCI
5.13 General Smoke alarms (detectors): Present	5.14 General Carbon monoxide (CO) alarms (detectors): Present	

LIMITATIONS

- 5.15 General

Inspection limited/prevented by: Storage
- 5.16 General

System ground: Quality of ground not determined
- 5.17 General

Circuit labels: The accuracy of the circuit index (labels) was not verified.
- 5.18 General

Not included as part of a building inspection: Testing of smoke and/or carbon monoxide alarms

DEFECTS/ DEFICIENCIES

5.19 Service box, grounding and panel

Distribution panel: Double taps

Service: Correct

Implication: Fire hazard

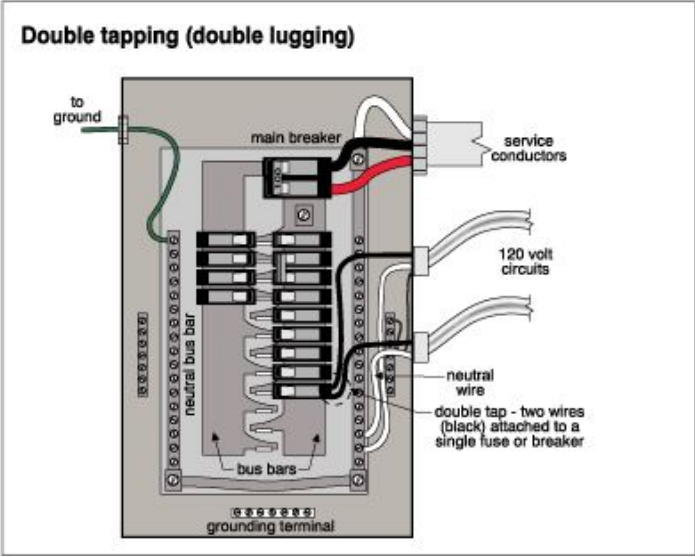
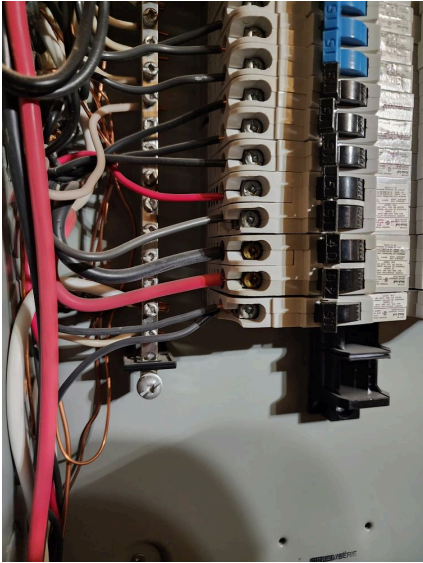
Location: Distribution panel

Estimated Cost: Minor

Estimated Timeline: As soon as is practicable

Recommendations

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5.20 Distribution system

Smoke alarms (detectors): Past life expectancy

 Recommendations

- Service:** Replace
- Implication:** Life safety hazard
- Location:** Throughout
- Estimated Cost:** Minor
- Estimated Timeline:** Immediately



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5.21 Distribution system

Outlets (receptacles): No GFCI/GFI (Ground Fault Circuit Interrupter) - Single

Recommendations

Service: Upgrade

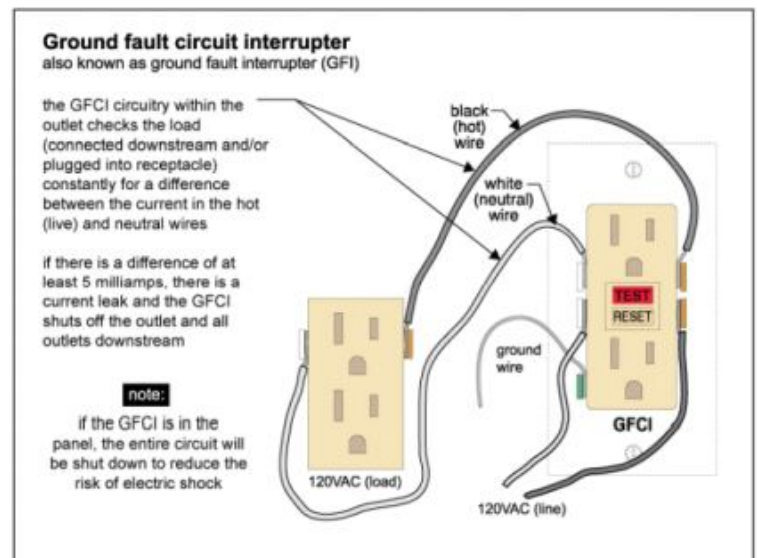
Implication: Electric shock

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

Location: Kitchen

Estimated Cost: Minor

Estimated Timeline: Discretionary



6.0 HEATING

INFORMATION

6.1 General

Heating system type: Furnace



6.2 General

Fuel/energy source: Gas

6.3 General

Furnace: Daikin

Model Number: DM96VE0603BNAC

Serial Number: 1804041439

6.4 General

Heat distribution: Ducts and registers

6.5 General

Approximate capacity: 60,000 BTU/hr

6.6 General

Efficiency: High-efficiency

6.7 General

Exhaust venting method: Direct vent - sealed combustion

6.8 General

Combustion air source: Outside - sealed combustion

6.9 General

Approximate age: 8 years

6.10 General

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

6.11 General

Main fuel shut off/electrical disconnect at: Utility room

SUMMARY INSPECTION & SITE INFORMATION ROOFING EXTERIOR STRUCTURE ELECTRICAL **HEATING** COOLING & HEAT PUMP INSULATION AND VENTILATION

PLUMBING INTERIOR



Main fuel shut off



Electrical disconnect

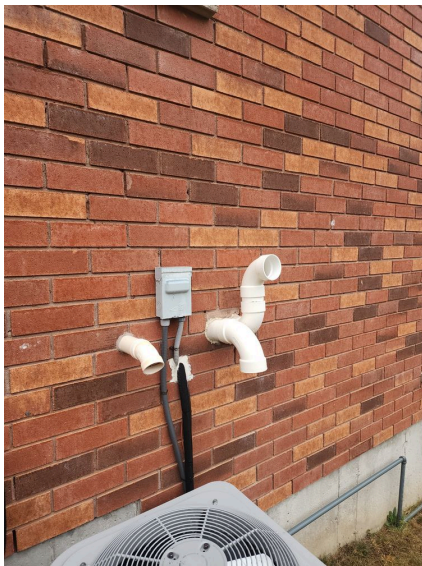
6.12 General

Failure probability: Low

6.13 General

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

6.14 General

Exhaust pipe (vent connector): PVC plastic

Sidewall vented

6.15 General

Auxiliary heat: Gas fireplace**Model Number:****Serial Number:**

SUMMARY INSPECTION & SITE INFORMATION ROOFING EXTERIOR STRUCTURE ELECTRICAL **HEATING** COOLING & HEAT PUMP INSULATION AND VENTILATION

PLUMBING INTERIOR



Sidewall vented

6.16 General

Fireplace/stove: Gas fireplace

Model Number: Woodbridge - 1000 DV B

Serial Number: 13942



Sidewall vented

6.17 General

Condensate system: Discharge location not identified

LIMITATIONS

6.18 General

Inspection prevented/limited by: Storage

6.19 General

Safety devices: Not tested as part of a building inspection

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6.20 General

Warm weather: Prevents testing heating effectiveness

6.21 General

Data plate on equipment: Not found

Location: Auxiliary gas fireplace

6.22 General

Fireplace/stove: Quality of chimney draw cannot be determined

6.23 General

Heat exchanger: Not visible

6.24 General

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

DEFECTS/ DEFICIENCIES

6.25 Gas furnace

Mechanical Air Filter

[Maintenance Items](#)

Service: Replace - Regular Maintenance

Implications: Reduced comfort. Increased heating & cooling costs

Location: Cold air return

Estimated Cost: Minor

Estimated Timeline: Regular maintenance



SUMMARY INSPECTION & SITE INFORMATION ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING **COOLING & HEAT PUMP** INSULATION AND VENTILATION

PLUMBING INTERIOR

7.0 COOLING & HEAT PUMP

INFORMATION

7.1 General

Air conditioning type: Air cooled



7.2 General

Manufacturer: Carrier

Model Number: 24AAA524A300

Serial Number: 2121E17733

7.3 General

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

7.4 General

Compressor type: Electric

7.5 General

Compressor approximate age: 5
years

7.6 General

Typical life expectancy: 12 to 15
years

7.7 General

Failure probability: Low

7.8 General

Refrigerant type: R-410A

7.9 General

Condensate system: Discharge
location not identified

LIMITATIONS

7.10 General

Inspection limited/prevented by: Low outdoor temperature

7.11 General

Not part of a home inspection: Home inspectors do not verify that the size of the indoor coil matches the outdoor coil, Home inspectors cannot typically access or inspect the indoor coil

DEFECTS/ DEFICIENCIES

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7.12 Recommendations

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



8.0 INSULATION AND VENTILATION

INFORMATION

8.1 General

Attic/roof insulation material: Cellulose



8.2 General

Attic/roof insulation approximate amount/value: 16 inches, R-50



8.3 General

Attic/roof air/vapor barrier: Plastic

8.4 General

Attic/roof ventilation: Soffit vent, Ridge vent

8.5 General

Wall insulation material: Not determined

8.6 General

Wall insulation amount/value: Not determined

8.7 General

Wall air/vapor barrier: Not determined

8.8 General

Foundation wall insulation material: Glass fiber



8.9 General

Foundation wall insulation amount/value: R-12

8.10 General

Foundation wall air/vapor barrier: Plastic

LIMITATIONS

8.11 General

Inspection limited/prevented by lack of access to: Basement walls were spot checked only, Wall space

8.12 General

Attic inspection performed: From access hatch

8.13 General

Roof space inspection performed: From access hatch

8.14 General

Roof ventilation system performance: Not evaluated

8.15 General

Air/vapor barrier system: Continuity not verified

DEFECTS/ DEFICIENCIES

8.16 Attic/roof

Insulation: Amount less than current standards

Recommendations

Service: Upgrade

Implication: Increased heating and cooling costs

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

Location: Attic

Estimated Cost: Minor

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Estimated Timeline: Discretionary

9.0 PLUMBING

INFORMATION

9.1 General

Water supply source (based on observed evidence): Public

9.2 General

Service piping into building: Copper

9.3 General

Supply piping in building: PEX (cross-linked Polyethylene), PB (Polybutylene), Copper

9.4 General

Main water shut off valve at the: Utility room



Main water shut off

9.5 General

Water flow and pressure: Typical for neighborhood

9.6 General

Water heater type: Conventional, Rental

9.7 General

Water heater location: Utility room

9.8 General

Water heater fuel/energy source: Gas



9.9 General
Water heater exhaust venting method: Induced draft, Direct vent

9.10 General
Water heater manufacturer: Rheem
Model Number: D PVS50-36E2
Serial Number: DELNQ451324263

9.11 General
Water heater tank capacity: 189 liters

9.12 General
Water heater approximate age: 13 years

9.13 General
Water heater typical life expectancy: 12 to 15 years

9.14 General
Water heater failure probability: High

9.15 General
Waste disposal system: Public

9.16 General
Waste and vent piping in building: ABS plastic

9.17 General
Pumps: Sump pump



9.18 General
Floor drain/soakaway location: None found

9.19 General
Gas piping material: Steel

9.20 General
Main gas shut off valve location: Utility room

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Main fuel shut off

- 9.21 General
- Backwater valve: None noted
- 9.22 General
- Exterior hose bibb (outdoor faucet): Present

LIMITATIONS

- 9.23 General
- Inspection limited/prevented by: Storage
- 9.24 General
- Fixtures not tested/not in service: Hot tub
- 9.25 General
- Items excluded from a building inspection: Isolating/relief valves & main shut-off valve, Performance of floor drains, Concealed plumbing
- 9.26 General
- Not included as part of a building inspection: Washing machine connections

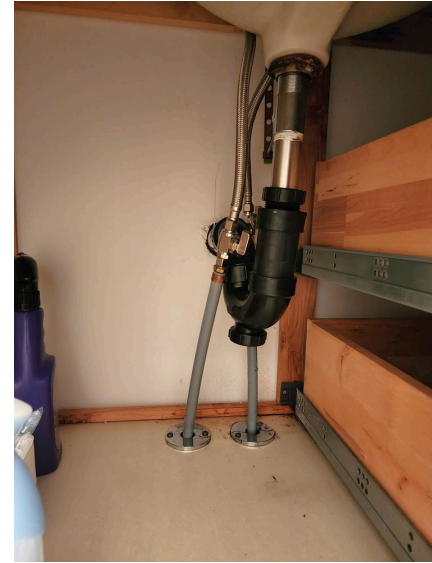
DEFECTS/ DEFICIENCIES

- 9.27 Supply plumbing
- Water supply piping in building: Polybutylene
- Service: Monitor - Ongoing
- Implication: Chance of water damage to structure, finishes and contents
- Location: First floor

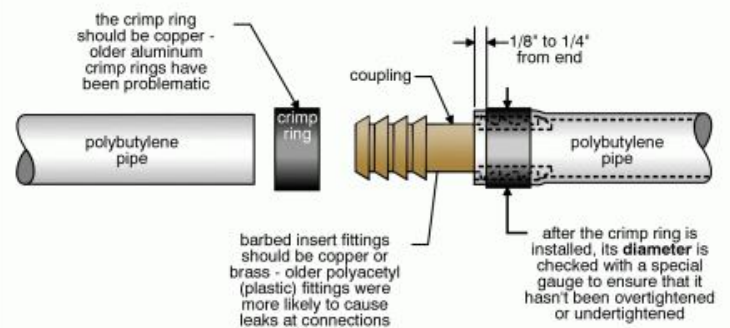
 Recommendations

SUMMARY INSPECTION & SITE INFORMATION ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING & HEAT PUMP INSULATION AND VENTILATION

PLUMBING INTERIOR



Polybutylene pipe - crimp fitting



9.28 Water heater

Life expectancy: Near end of life expectancy

Service: Replace

Implication: No hot water

Location: Utility room

Estimated Cost: Rental unit

Recommendations

10.0 INTERIOR

INFORMATION

10.1 General

Major floor finishes: Hardwood, Laminate, Ceramic, Carpet

10.4 General

Windows: Casement, Sliders, Fixed, Vinyl

10.7 General

Doors: Inspected

10.10 General

Range fuel: Electricity

10.13 General

Kitchen ventilation: Range hood – recirculating type

10.16 General

Stairs and railings: Inspected

10.2 General

Major wall finishes: Plaster/drywall

10.5 General

Glazing: Double

10.8 General

Oven type: Conventional

10.11 General

Appliances: Microwave/Exhaust Fan Combo, Central vacuum, Refrigerator, Dishwasher

10.14 General

Bathroom ventilation: Exhaust fan

10.3 General

Major ceiling finishes: Plaster/drywall, Suspended tile

10.6 General

Exterior doors - type/material: Garage door - metal, Sliding glass, Hinged, French

10.9 General

Oven fuel: Electricity

10.12 General

Laundry facilities: Hot/cold water supply, Vented to outside, 120-Volt outlet, 240-Volt outlet, Waste standpipe, Washer, Dryer

10.15 General

Counters and cabinets: Inspected

LIMITATIONS

10.17 General

Inspection limited/prevented by: Storage/furnishings

10.18 General

Not tested/not in service: Central vacuum, Dishwasher, Microwave, Range, Oven

10.19 General

Not included as part of a building inspection: Perimeter drainage tile around foundation, if any

10.20 General

Cosmetics: No comment offered on cosmetic finishes

10.21 General

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

10.22 General

Percent of foundation not visible: 85 %

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10.23 Doors

Doors and frames: Binds

 Recommendations

Service: Improve

Implication: System inoperative or difficult to operate

Location: Basement

Estimated Cost: Minor

Estimated Timeline: Discretionary



10.24 Appliances

Dryer: Dryer not vented to exterior

 Recommendations

Service: Correct

Implication:

Exhaust ducts connected to laundry-drying equipment must discharge directly outdoors.

Chance of condensation damage to finishes and/or structure

Location: Garage

Estimated Cost: Minor

Estimated Timeline: As soon as is practicable

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