

# INSPECTION REPORT



For the Property at:  
**848 GILBERT STREET**  
PETERBOROUGH, ON

Prepared for: CARLEY STENSON  
Inspection Date: Friday, May 13, 2022  
Prepared by: David Sharman



County Home Inspection  
398 McDonnell Street, Suite 4  
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705 957 3642

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[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



May 13, 2022

Dear Carley Stenson,

RE: Report No. 3840  
848 Gilbert Street  
Peterborough, 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. Our Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

If conditions change, we are available to revisit the property and update our report.

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.

Sincerely,

David Sharman  
on behalf of  
County Home Inspection

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# SUMMARY

848 Gilbert Street, Peterborough, ON May 13, 2022

Report No. 3840

[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

### SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

**Condition:** • Patched

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

**Location:** Rear elevation

**Task:** Monitor

**Time:** Ongoing

### SLOPED ROOF FLASHINGS \ Drip edge flashings

**Condition:** • Missing

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

**Location:** Throughout

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## Exterior

### EXTERIOR GLASS/WINDOWS \ Storms and screens

**Condition:** • Rot

**Implication(s):** Further material deterioration, chance of water entering building

**Location:** Rear left corner

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Missing and/or damaged

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

**Location:** Left elevation

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Glass broken, cracked or missing

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

**Location:** Rear elevation

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor

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## LANDSCAPING \ Retaining wall

**Condition:** • Leaning

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

**Location:** Basement entry

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Depends on work needed

## Structure

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

### WALLS \ Masonry veneer walls

**Condition:** • Prior repairs

**Implication(s):** No implications exist for this condition

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

### ROOF FRAMING \ Rafters/trusses

**Condition:** • Rot

Rot may be indicative of the patched roof/wall flashing above

**Implication(s):** Weakened structure

**Location:** Basement entry

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire

**Implication(s):** Equipment overheating | Fire hazard

**Location:** Distribution panel

**Task:** Improve

**Time:** As soon as is practicable

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Ungrounded

Although ungrounded service may be typical in a house of this age, safety may be improved by upgrading these receptacles.

**Implication(s):** Electric shock

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**Location:** Various locations first floor

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**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:** Exterior & kitchens

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** First floor hall

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

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

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** First floor hall

**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:** Monitor

**Time:** Ongoing

### GAS FURNACE \ Mechanical air filter

**Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item

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## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Amount less than current standards

Although not meeting 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:** • Ageing

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

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • Broken or cracked tank lids, bowls or seats

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

**Location:** Basement bathroom

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor

## Interior

### WINDOWS \ General notes

**Condition:** • Original lower quality units

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

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Painted shut

**Implication(s):** Nuisance | Equipment inoperative

**Location:** Various locations

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

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## WINDOWS \ Glass (glazing)

**Condition:** • Broken

**Implication(s):** Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

**Location:** Dining room

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor

**Condition:** • Lost seal on double glazing

**Implication(s):** Shortened life expectancy of material

**Location:** First floor bathroom

**Task:** Repair or replace

**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](#)

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## Description

The home is considered to face: • East

Sloped roofing material:

• Asphalt shingles



2.

1. Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5-10 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

## Limitations

Inspection performed: • From roof edge • Telescopic video inspection equipment

Age determined by: • Visual inspection from roof surface • Visual inspection with telescopic inspection equipment

## Recommendations

### SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

1. Condition: • Patched

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

Location: Rear elevation

Task: Monitor

Time: Ongoing



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3.

## SLOPED ROOF FLASHINGS \ Drip edge flashings

**2. Condition:** • Missing

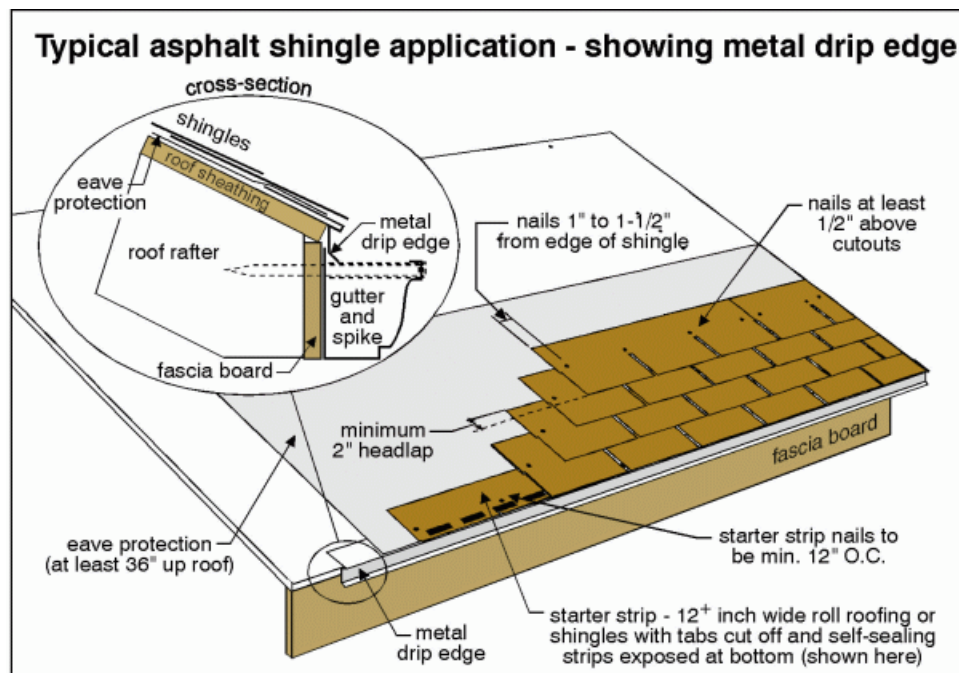
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Throughout

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



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4. Missing

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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:** • Metal siding

**Wall surfaces - masonry:** • Brick

**Driveway:** • Asphalt

**Walkway:** • Concrete

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

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

**Patio:** • Patio stones

**Garage:** • Detached

## Limitations

**Exterior inspected from:** • Ground level

## Recommendations

### EXTERIOR GLASS/WINDOWS \ Storms and screens

**3. Condition:** • Missing and/or damaged

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

**Location:** Left elevation

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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5. Missing and/or damaged

**4. Condition:** • Glass broken, cracked or missing

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

**Location:** Rear elevation

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor



6. Glass broken, cracked or missing

**5. Condition:** • Rot

**Implication(s):** Further material deterioration, chance of water entering building

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**Location:** Rear left corner

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



7. Rot

## LANDSCAPING \ Retaining wall

**6. Condition:** • Leaning

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

**Location:** Basement entry

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Depends on work needed

# EXTERIOR

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8. Leaning



## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

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

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

**Roof and ceiling framing:** • Rafters/ceiling joists • Plank sheathing

## Limitations

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

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

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

## Recommendations

### FOUNDATIONS \ Performance opinion

**7. Condition:** • Not determined

### WALLS \ Masonry veneer walls

**8. Condition:** • Prior repairs

**Implication(s):** No implications exist for this condition

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing



9. Prior repairs



10.

### ROOF FRAMING \ Rafters/trusses

**9. Condition:** • Rot

Rot may be indicative of the patched roof/wall flashing above

# STRUCTURE

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**Implication(s):** Weakened structure

**Location:** Basement entry

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



11. Rot



## Description

**Service entrance cable and location:** • Overhead copper

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

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

- Breakers - basement

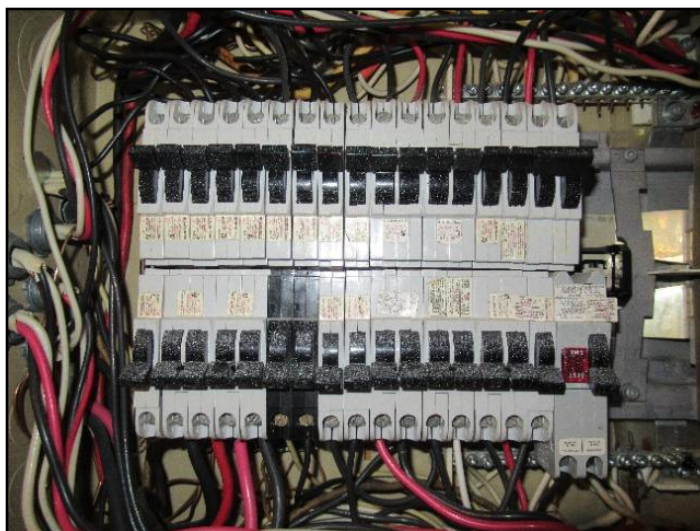


12. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement



13. Breakers - basement

**Distribution panel rating:** • 200 Amps

**Electrical panel manufacturers:** • FPE Stab-Lok

**Number of circuits installed:** • 25

## Limitations

**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

**10. Condition:** • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire

**Implication(s):** Equipment overheating | Fire hazard

**Location:** Distribution panel

**Task:** Improve

**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

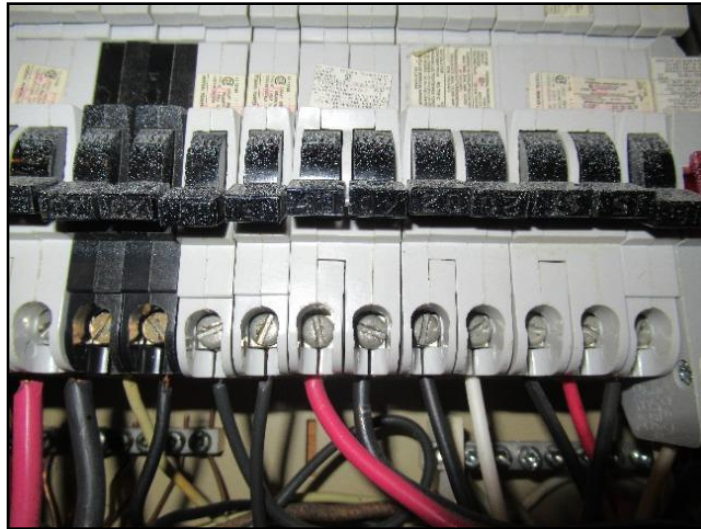


common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



14. Breakers too big

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**11. Condition:** • Ungrounded

Although ungrounded service may be typical in a house of this age, safety may be improved by upgrading these receptacles.

**Implication(s):** Electric shock

**Location:** Various locations first floor

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



15. Ungrounded



16.



# ELECTRICAL

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17.



18.



19.



20.



21.



22.

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23.



24.



25.

**12. 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:** Exterior & kitchens

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**Ground fault circuit interrupter**

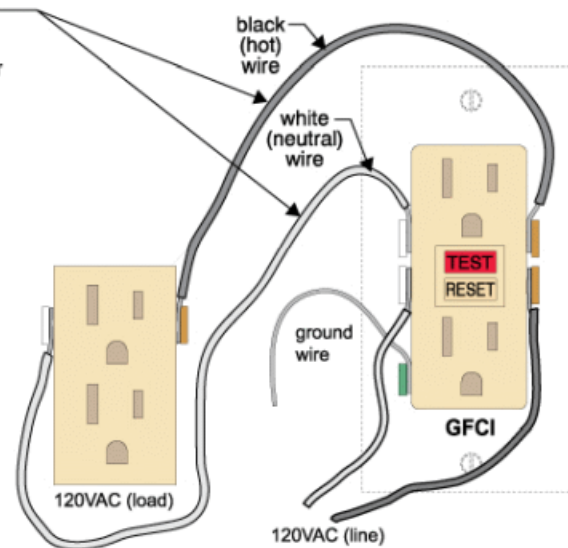
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



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



27.





28.

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**13. Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** First floor hall

**Task:** Replace

**Time:** Immediate

**Cost:** Minor



29. More than 10 years old

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

**14. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** First floor hall

**Task:** Provide

**Time:** Immediate

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**Cost:** Minor



## Description

### Heating system type:

- Furnace



30. Furnace

**Fuel/energy source:** • Gas

### Furnace manufacturer:

- Trane

*Model number:* TUX060C936D3 *Serial number:* 4092YRA7G

**Heat distribution:** • Ducts and registers

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

**Efficiency:** • High-efficiency

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

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

**Approximate age:** • 18 years

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

### Main fuel shut off at:

- Utility room

# HEATING

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31. Electrical disconnect



32. Main fuel shut off

**Failure probability:** • High

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

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented



33. Sidewall vented

**Chimney/vent:**

- Masonry
- No longer in use

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34. No longer in use

**Chimney liner:** • Clay

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

## Limitations

**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

## Recommendations

### GAS FURNACE \ Life expectancy

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

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

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

### GAS FURNACE \ Mechanical air filter

**16. Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item

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35. Replace - regular maintenance



## Description

### Attic/roof insulation material:

- Glass fiber



36. Glass fiber

- Cellulose



37. Cellulose

**Attic/roof insulation amount/value:** • R-32

**Attic/roof air/vapor barrier:** • Kraft paper

**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

**Foundation wall insulation material:** • Not determined

# INSULATION AND VENTILATION

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**Foundation wall insulation amount/value:** • Not determined

**Foundation wall air/vapor barrier:** • Not determined

## Limitations

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

**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.

## Recommendations

### ATTIC/ROOF \ Insulation

**17. Condition:** • Amount less than current standards

Although not meeting 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

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**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:**

• Basement



38. 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



39. Gas

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

**Water heater manufacturer:**

• GSW

*Model number:* 6G5065SN-PDV-02 *Serial number:* S1020 F708769

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

**Water heater approximate age:** • 12 years

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

**Water heater failure probability:** • Medium

**Waste disposal system:** • Public

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

**Pumps:**

• Sump pump



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40. Sump pump

**Floor drain location:** • None found

**Gas piping material:** • Steel

**Main gas shut off valve location:**

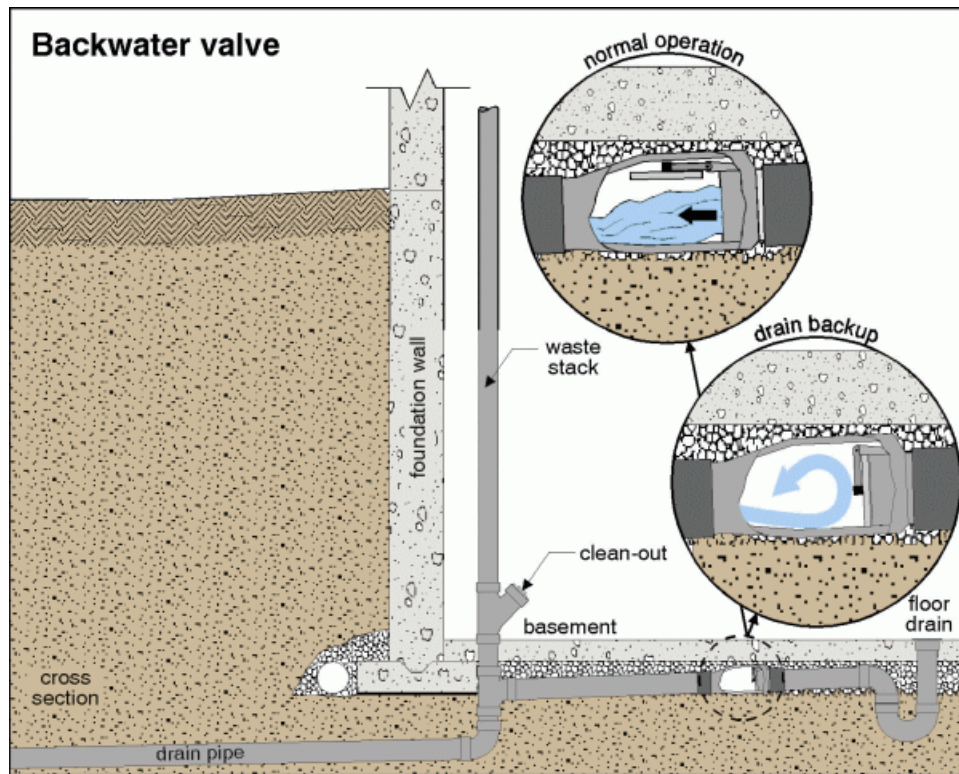
- Utility room



41. Main fuel shut off

**Backwater valve:**

- Present. These valves help prevent sewer backup. Many insurance companies insist these be installed before they will offer a sewer backup endorsement, which we strongly recommend you obtain.



42. Present. These valves help prevent sewer...

Exterior hose bibb (outdoor faucet): • Present

## Limitations

**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

**18. Condition:** • Ageing

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

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

### FIXTURES AND FAUCETS \ Toilet

**19. Condition:** • Broken or cracked tank lids, bowls or seats

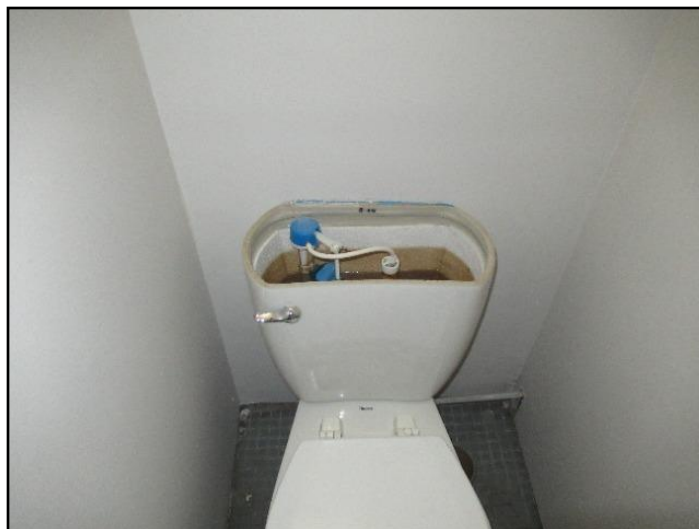
**Implication(s):** Chance of water damage to structure, finishes and contents | Physical injury

**Location:** Basement bathroom

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor



**43.** Broken or cracked tank lids, bowls or seats

# INTERIOR

848 Gilbert Street, Peterborough, ON May 13, 2022

Report No. 3840

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

SUMMARY

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## Description

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

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

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

**Windows:** • Fixed • Single/double hung • Sliders • Vinyl • Wood

**Glazing:** • Double • Primary plus storm

**Exterior doors - type/material:** • Hinged • Wood

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

### Appliances:

- Refrigerator
  - Range hood
  - Microwave/Exhaust Fan Combo
- Basement

### Laundry facilities:

- Washer
  - Laundry tub
  - Hot/cold water supply
  - Dryer
  - Vented to outside
  - 120-Volt outlet
  - 240-Volt outlet
  - Waste standpipe
  - Washer/dryer combo
- Basement unit

**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

**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

### WINDOWS \ General notes

**20. Condition:** • Original lower quality units

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

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**21. Condition:** • Painted shut

**Implication(s):** Nuisance | Equipment inoperative

**Location:** Various locations

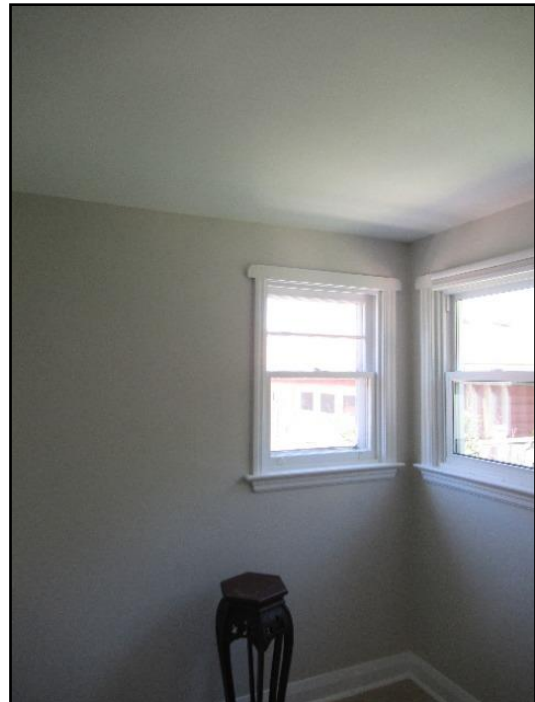
**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



44. Painted shut



45.





46.

## WINDOWS \ Glass (glazing)

**22. Condition:** • Broken

**Implication(s):** Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

**Location:** Dining room

**Task:** Replace

**Time:** As soon as is practicable

**Cost:** Minor



47. Broken

**23. Condition:** • Lost seal on double glazing

**Implication(s):** Shortened life expectancy of material

**Location:** First floor bathroom

**Task:** Repair or replace

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**Time:** Discretionary

**Cost:** Minor



**48.** *Lost seal on double glazing*

**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