

INSPECTION REPORT



For the Property at:
1567 TREETOP RD
PETERBOROUGH, ON

Prepared for: JANET MOWRY
Inspection Date: Tuesday, June 13, 2017
Prepared by: Bryan Coughlin



Rest Assured Home Inspections
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www.inspectoronly.com
bryancoughlin@carsondunlop.com

Your Can Rest Assured With Our Inspections



June 16, 2017

Dear Janet Mowry,

RE: Report No. 1206, v.3
1567 Treetop Rd
Peterborough, ON

Thanks very much for choosing Rest Assured Home Inspections 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 sometimes assume that a home inspection will include 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 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. 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, thanks very much for choosing us to perform your home inspection.

Sincerely,

Bryan Coughlin
on behalf of
Rest Assured Home Inspections

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SUMMARY

1567 Treetop Rd, Peterborough, ON June 13, 2017

Report No. 1206, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This home is a detached two-storey 1940's style home that is north-facing, with an asphalt shingled roof, brick and vinyl siding exterior and an attached two car garage.

The weather on the date of inspection was: 80 degrees and sunny.

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: • [Granule loss](#)

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

Location: Various

Task: Consult a Qualified Professional

Time: As soon as possible

Exterior

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

This space supports 239 characters with spaces for narrative if you hide the Implication. Otherwise it supports a 121 max

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

Location: Various

Task: Clean & Service Annually

Time: As soon as possible

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

All exterior outlets should be GFCI protected.

Implication(s): Electric shock

Location: Outlets on all exterior walls

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Damaged](#)

Implication(s): Fire hazard

Location: First floor hall

Task: Repair or replace

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Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

The AC unit is 15 years old. Remaining service life is limited. Continue to operate until replacement is necessary.

Implication(s): Equipment failure | Reduced comfort

Location: Left Side Exterior

Task: Monitor / Replace

Time: Unpredictable

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.

Findings and Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Cupping, curling, clawing](#)

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

Location: Various

Task: Consult a Qualified Professional

Time: As soon as possible



Curling shingles

Condition: • [Granule loss](#)

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

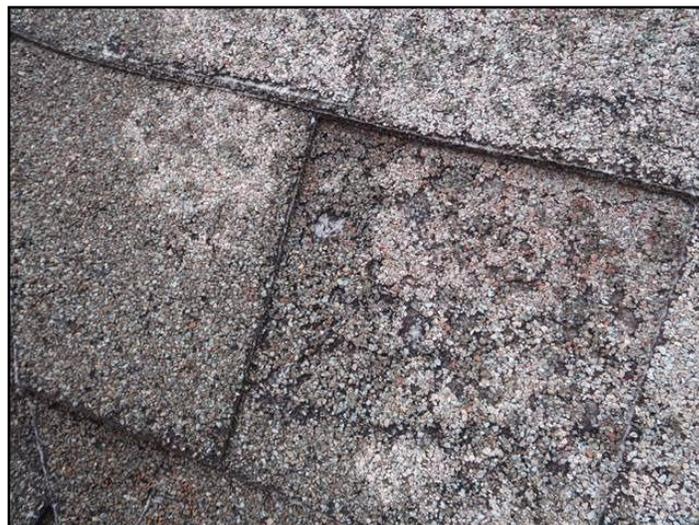
Location: Various

Task: Consult a Qualified Professional

Time: As soon as possible



Granule loss



Granule loss

ROOFING

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SLOPED ROOF FLASHINGS \ Skylights

Condition: • [Damage, patched](#)

Repairs noted. No evidence of leakage at time of inspection.

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

Location: Rear

Task: Inspect / Monitor

Time: Annually



Patched skylight flashings

Inspection Methods and Limitations

Inspection performed: • By walking on roof

System Description

The home is considered to face : • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Aluminum

EXTERIOR

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Findings and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

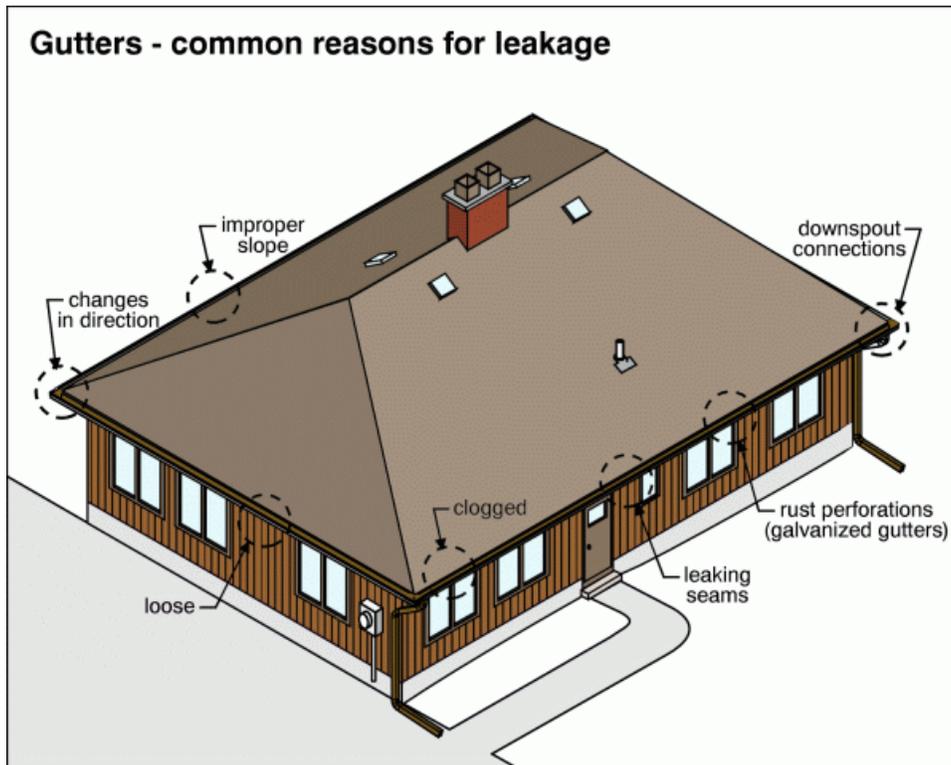
This space supports 239 characters with spaces for narrative if you hide the Implication. Otherwise it supports a 121 max

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

Location: Various

Task: Clean & Service Annually

Time: As soon as possible



Clogged

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ROOF DRAINAGE \ Downspouts

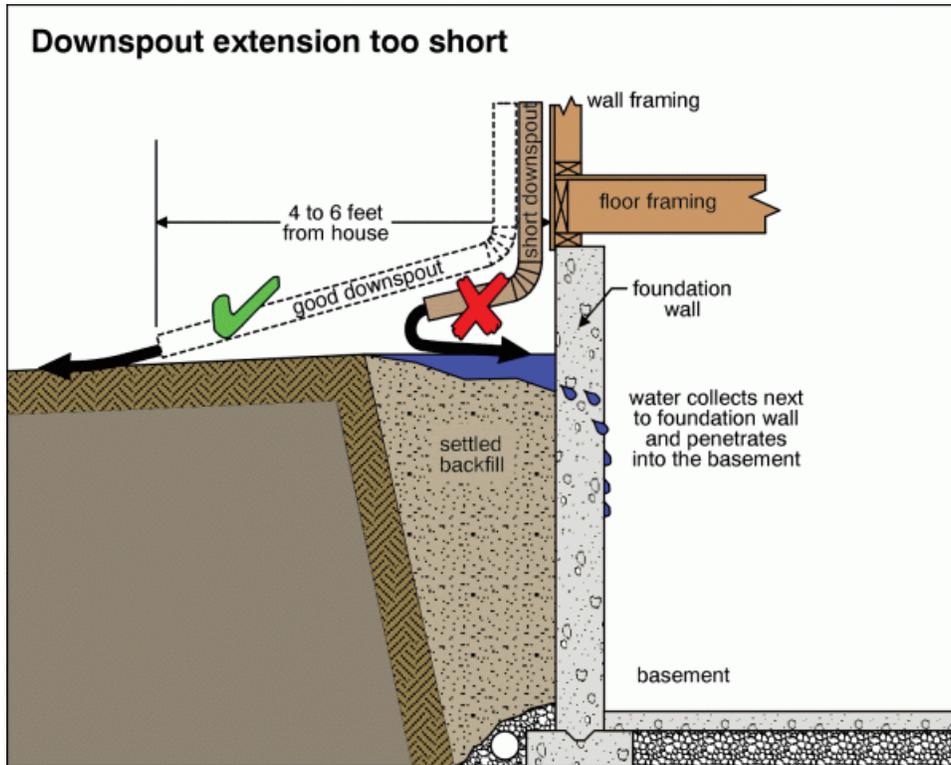
Condition: • [Should discharge 6 feet from building](#)

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

Location: Left side exterior

Task: Provide downspout extension

Time: As soon as possible



Should discharge 6 feet from building

WALLS \ Brick, stone and concrete

Condition: • [Spalling](#)

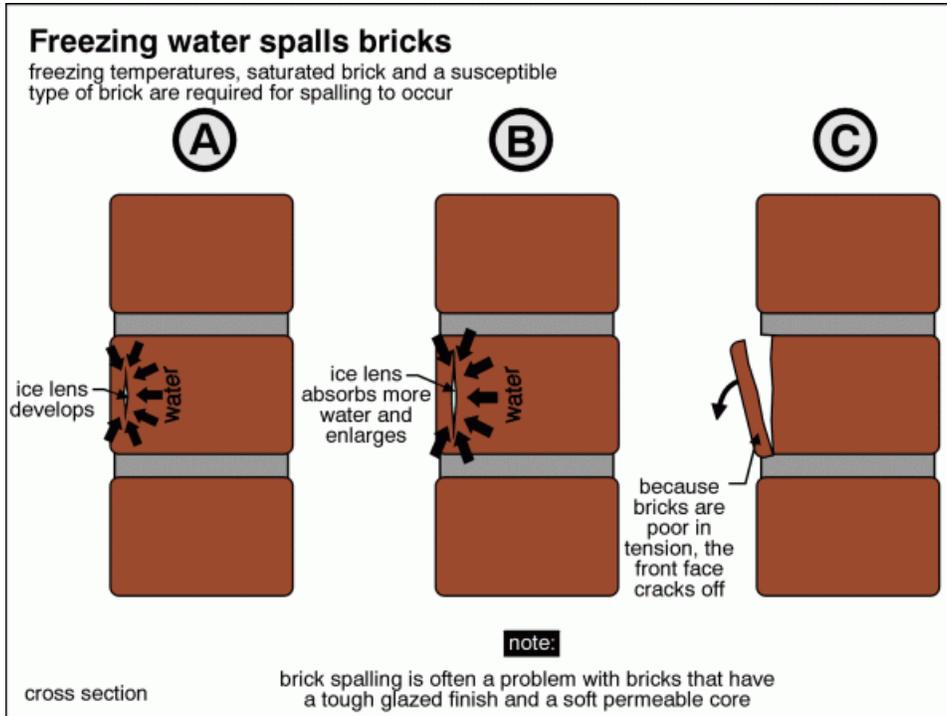
Spalling bricks were noted on some of the exterior windowsills.

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

Location: Various exterior windowsills

Task: Repair

Time: Less than 1 year



Spalling brick on windowsills

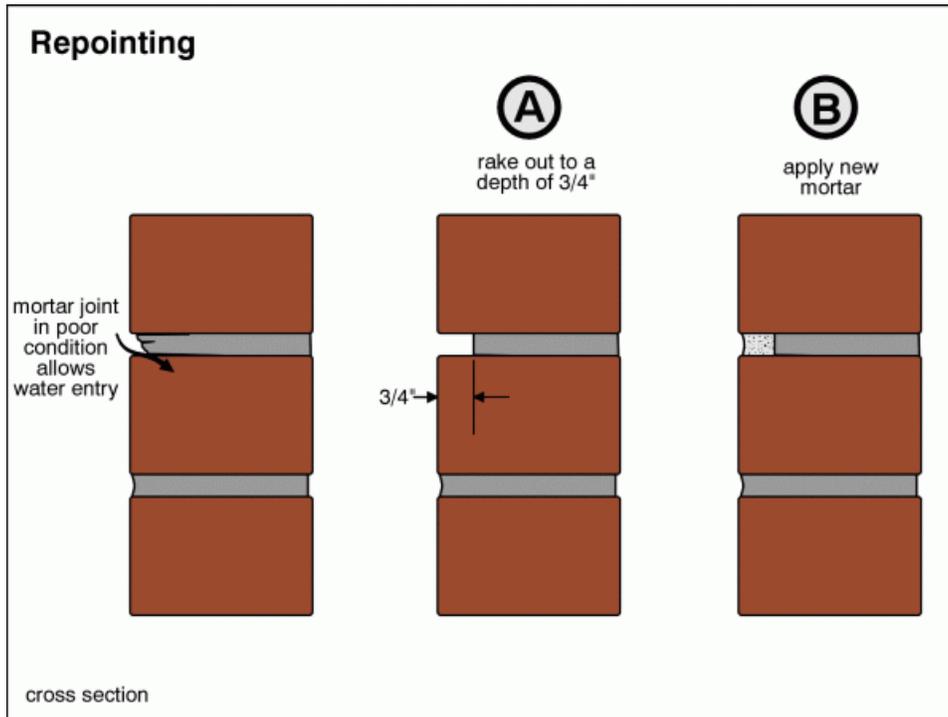
Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: Less than 1 year



Mortar deterioration



Mortar deterioration

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Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage in garage



Storage in garage



Storage in garage

System Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#) • [Stone](#) • [Stone](#) • [Stone](#)

Driveway: • Asphalt

Findings and Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Inspection limited/prevented by:

- Wall, floor and ceiling coverings



Percent of foundation not visible: • 95 %

System Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Findings and Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

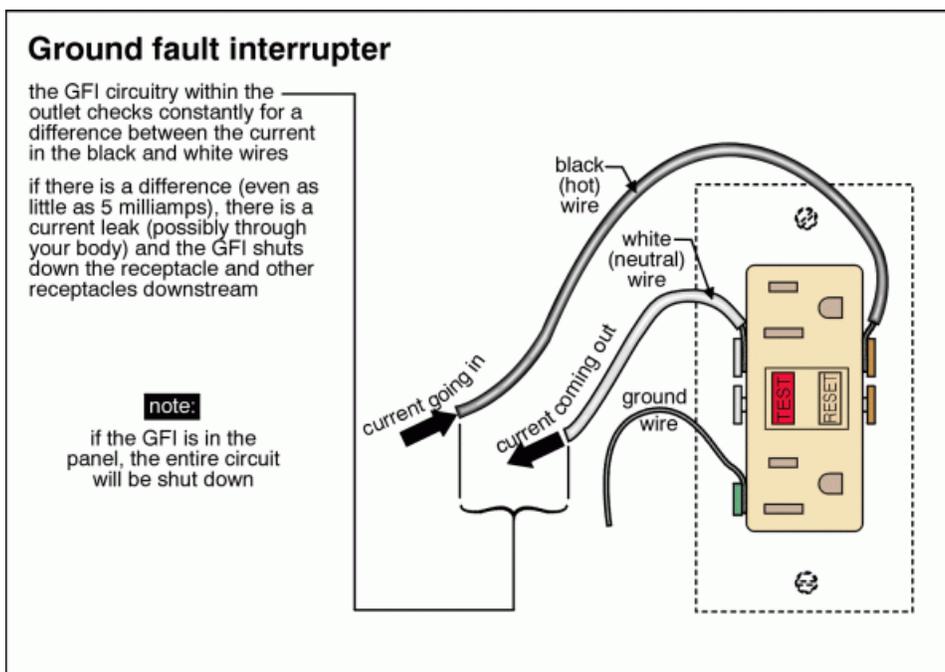
All exterior outlets should be GFCI protected.

Implication(s): Electric shock

Location: Outlets on all exterior walls

Task: Provide

Time: Immediate



Replace with GFCI outlet

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Damaged](#)

Implication(s): Fire hazard

Location: First floor hall

Task: Repair or replace

Time: Immediate



Damaged smoke detector

Inspection Methods and Limitations

Inspection limited/prevented by: • Concealed Electrical Components Are Not Inspected

System Description

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [100 Amps \(240 Volts\)](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Findings and Recommendations

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Rain cap missing or damaged](#)

Implication(s): Chance of water entering building | Chance of pests entering building

Location: Rear of roof

Task: Provide

Time: As required



Rain caps missing

Inspection Methods and Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

System Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity: • 175,000 BTU/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [4 years](#)

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

Main fuel shut off at: • Meter

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Findings and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

The AC unit is 15 years old. Remaining service life is limited. Continue to operate until replacement is necessary.

Implication(s): Equipment failure | Reduced comfort

Location: Left Side Exterior

Task: Monitor / Replace

Time: Unpredictable



Old AC unit

Inspection Methods and Limitations

Heat gain calculations: • Not done as part of a building inspection

Heat gain/loss calculations: • Not done as part of a building inspection

System Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 15 years

Typical life expectancy: • 12 to 15 years

INSULATION AND VENTILATION

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RECOMMENDATIONS \ Overview

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

Inspection Methods and Limitations

Attic inspection performed: • From access hatch

System Description

Attic/roof insulation material: • [Glass fiber](#) • [Cellulose](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined

Foundation wall insulation material: • Not determined

Floor above basement/crawlspace insulation material: • Not determined

Findings and Recommendations

WASTE PLUMBING \ Sump pump

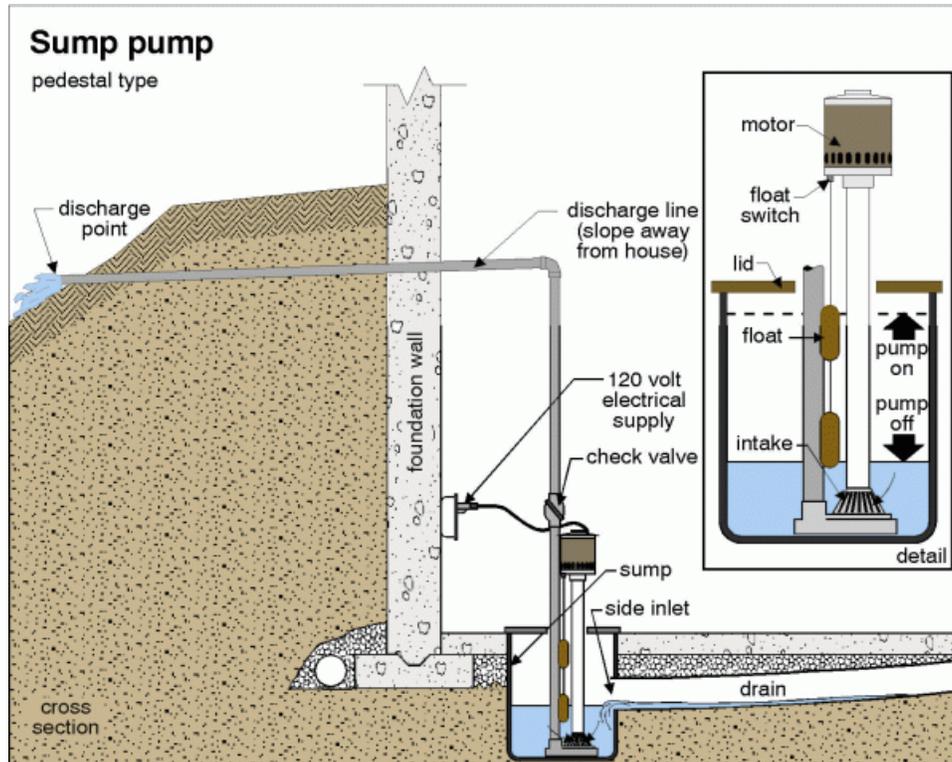
Condition: • [Lid missing, rotted or not secure](#)

Implication(s): Trip or fall hazard

Location: Basement laundry area

Task: Provide

Time: As soon as possible



Lid missing

Inspection Methods and Limitations

Items excluded from a building inspection: • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains

System Description

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Utility room

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 6 years

Hot water circulating system: • None

Waste and vent piping in building: • [Plastic](#)

Pumps: • [Sump pump](#)

Floor drain location: • Near laundry area

Findings and Recommendations

WALLS \ Plaster or drywall

Condition: • Damaged

Location: Upstairs Spare Bedroom

Task: Repair or replace

Time: Immediate



Damaged drywall

Inspection Methods and Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Appliances • Perimeter drainage tile around foundation, if any

Percent of foundation not visible: • 95 %

Basement leakage: • Cannot predict how often or how badly basement will leak

System Description

Windows: • [Fixed](#) • [Single/double hung](#)

Exterior doors - type/material: • [Solid wood](#) • Garage door - wood

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