

INSPECTION REPORT



For the Property at:
607 LUDGATE STREET
PETERBOROUGH, ON K9H 2B9

Prepared for: TEAM VANRAHAN
Inspection Date: Thursday, March 24, 2022
Prepared by: David Sharman



County Home Inspection
398 McDonnell Street, Suite 4
Peterborough, ON K9H 2X4
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



March 24, 2022

Dear Team VanRahan,

RE: Report No. 3791
607 Ludgate Street
Peterborough, ON
K9H 2B9

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

607 Ludgate Street, Peterborough, ON March 24, 2022

Report No. 3791

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

RECOMMENDATIONS \ Overview

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

Exterior

RECOMMENDATIONS \ Overview

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

Structure

FOUNDATIONS \ General notes

Condition: • Parging damaged or missing

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

FLOORS \ Joists

Condition: • Split or damaged

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

Location: Utility room

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Notches or holes

Implication(s): Weakened structure

Location: Utility room

Task: Monitor

Time: Ongoing

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Double taps

Implication(s): Fire hazard

Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Implication(s): Electric shock | Fire hazard

Location: Utility room

Task: Replace

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Implication(s): Electric shock

Location: Living room

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 this receptacle

Implication(s): Electric shock

Location: Utility room

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Implication(s): Safety issue

Location: Family room

Task: Replace

Time: Immediate

Cost: Minor

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Heating

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

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

Location: Cold air returns

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item

GAS FURNACE \ Humidifier

Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

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

Insulation and Ventilation

RECOMMENDATIONS \ Overview

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

Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Polybutylene

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

Location: Utility room

Task: Monitor

Time: Ongoing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Basement

Task: Replace

Time: Discretionary

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Cost: Rental

Interior

RECOMMENDATIONS \ Overview

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

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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The home is considered to face: • East

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 9 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From the ground • Telescopic video inspection equipment

Age determined by: • Visual inspection with telescopic inspection equipment • Reported by realtor

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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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: • Vinyl siding

Driveway: • Asphalt

Walkway: • Interlocking brick • Patio stones

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Ground level • Wood • Railings • Composite • No performance issues were noted.

Deck: • Screened

Porch: • Wood • No performance issues were noted.

Exterior steps: • Concrete • Wood

Patio: • Interlocking brick • Stone

Fence: • Wood

Limitations

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Configuration: • Basement

Foundation material:

- Poured concrete
- Masonry block

Addition

Floor construction:

- Joists
- Wood columns
- Wood beams
- Subfloor - plank
- Subfloor - OSB (Oriented Strand Board)

Addition

Exterior wall construction: • Wood frame

Roof and ceiling framing:

- Rafters/ceiling joists
- Plank sheathing
- Not visible

Addition

Limitations

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

Attic/roof space:

- Inspected from access hatch
- No access

Addition



3. No access

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Parging damaged or missing

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor



4. Parging damaged or missing

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

FLOORS \ Joists

5. Condition: • Split or damaged

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

Location: Utility room

Task: Repair

Time: Discretionary

Cost: Minor



5. Split or damaged

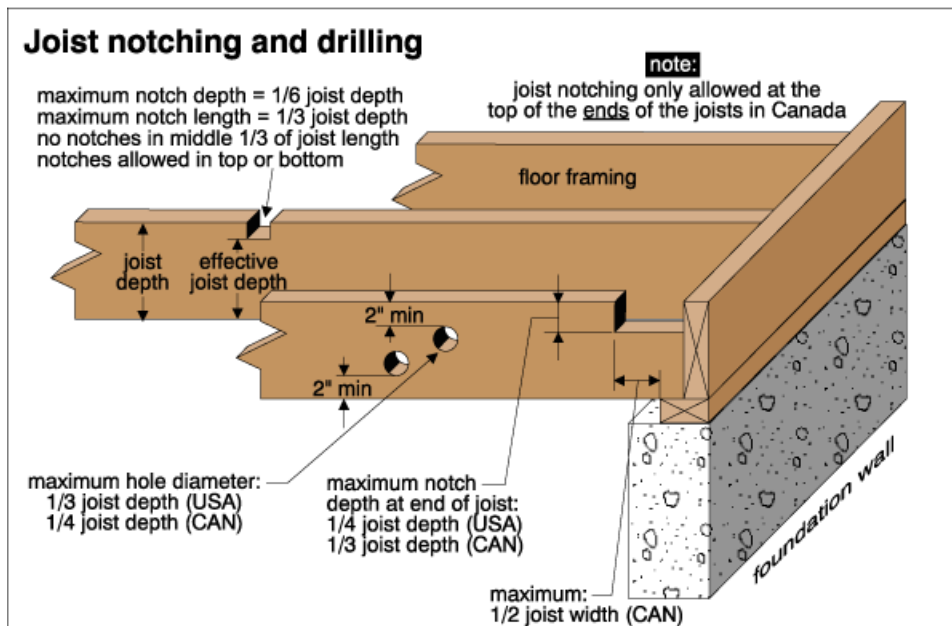
6. Condition: • Notches or holes

Implication(s): Weakened structure

Location: Utility room

Task: Monitor

Time: Ongoing



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

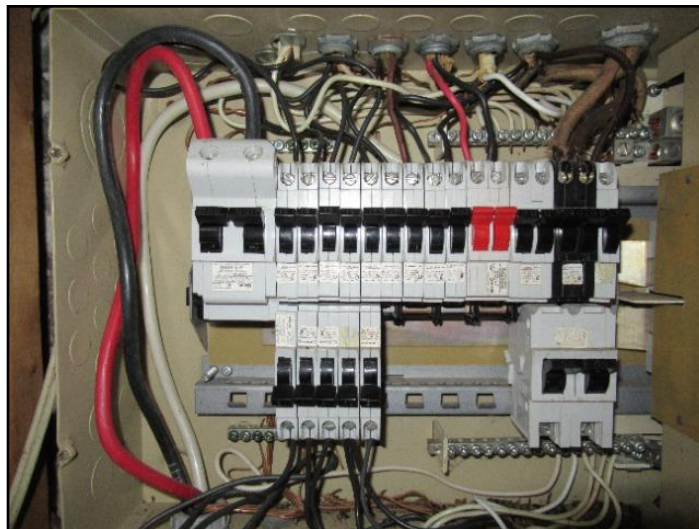


6. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement



7. Breakers - basement

Distribution panel rating: • 200 Amps

Electrical panel manufacturers:

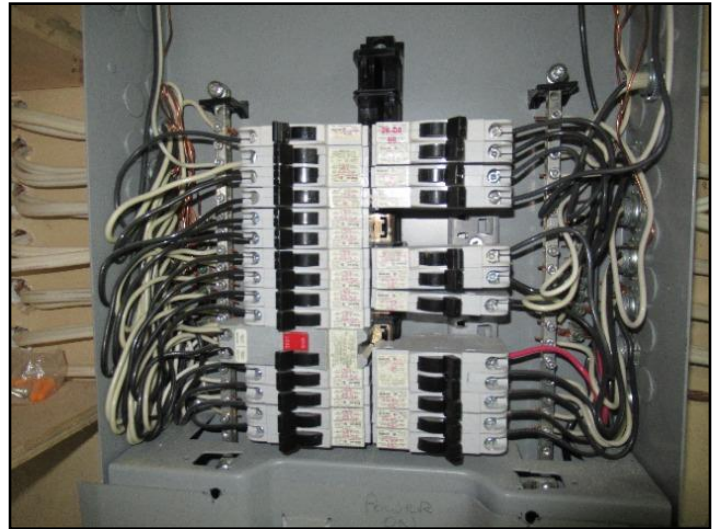
- Federal Pioneer
- Auxiliary panel
- FPE Stab-Lok

Auxiliary panel (subpanel) type and location:

- Breakers - basement



8. Auxiliary panel



9. Breakers - basement

Auxiliary panel (subpanel) rating: • 100 Amps

Number of circuits installed:

- 18
- 25

Auxiliary panel

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 • GFCI - kitchen • No AFCI

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Inspection limited/prevented by: • Storage

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 \ Panel wires

7. Condition: • Double taps

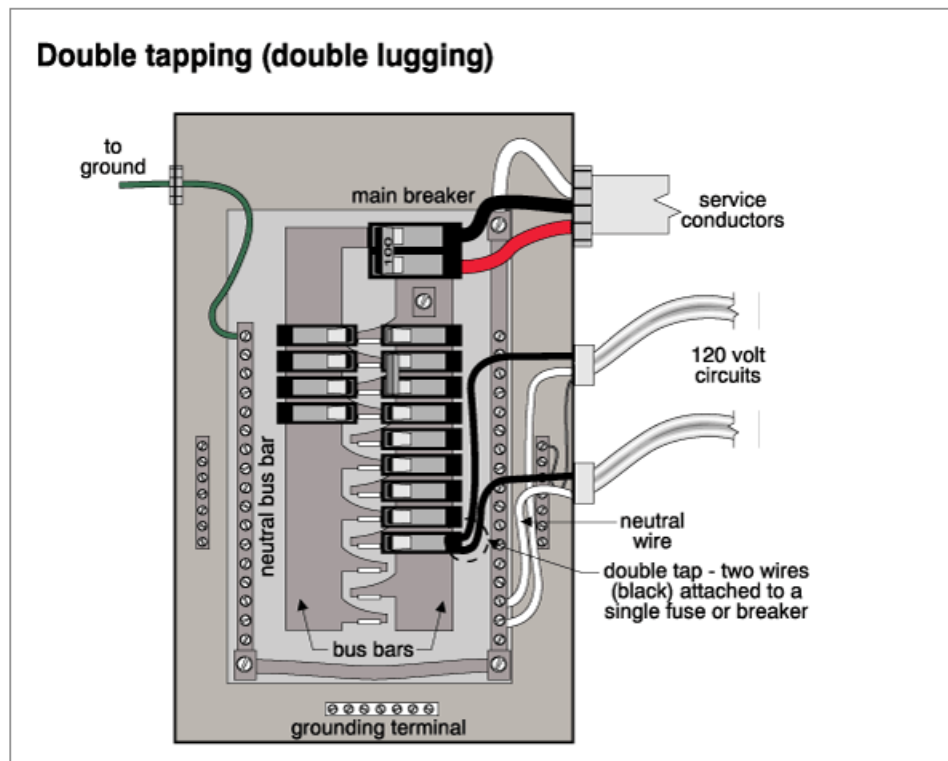
Implication(s): Fire hazard

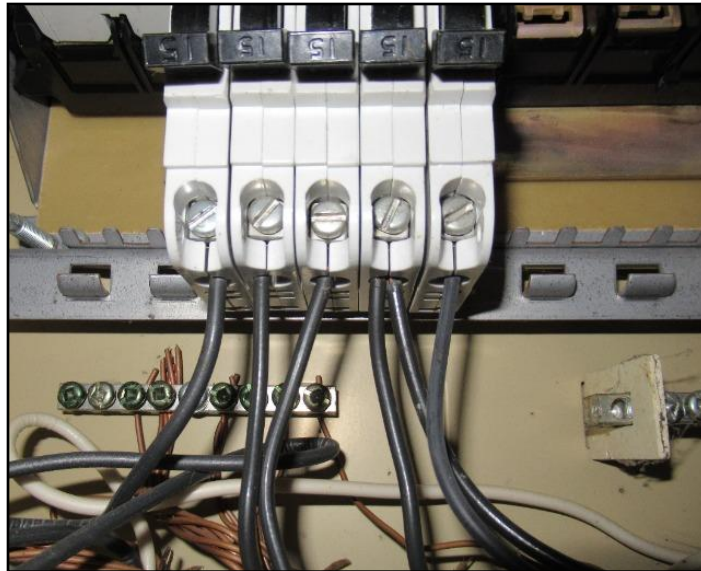
Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor





10. Double taps

DISTRIBUTION SYSTEM \ Junction boxes

8. Condition: • Cover loose or missing

Implication(s): Electric shock | Fire hazard

Location: Utility room

Task: Replace

Time: As soon as is practicable

Cost: Minor



11. Cover missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • Ungrounded

Implication(s): Electric shock

ELECTRICAL

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Location: Living room

Task: Upgrade

Time: Discretionary

Cost: Minor



12. Ungrounded



13.



14.



15.

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

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

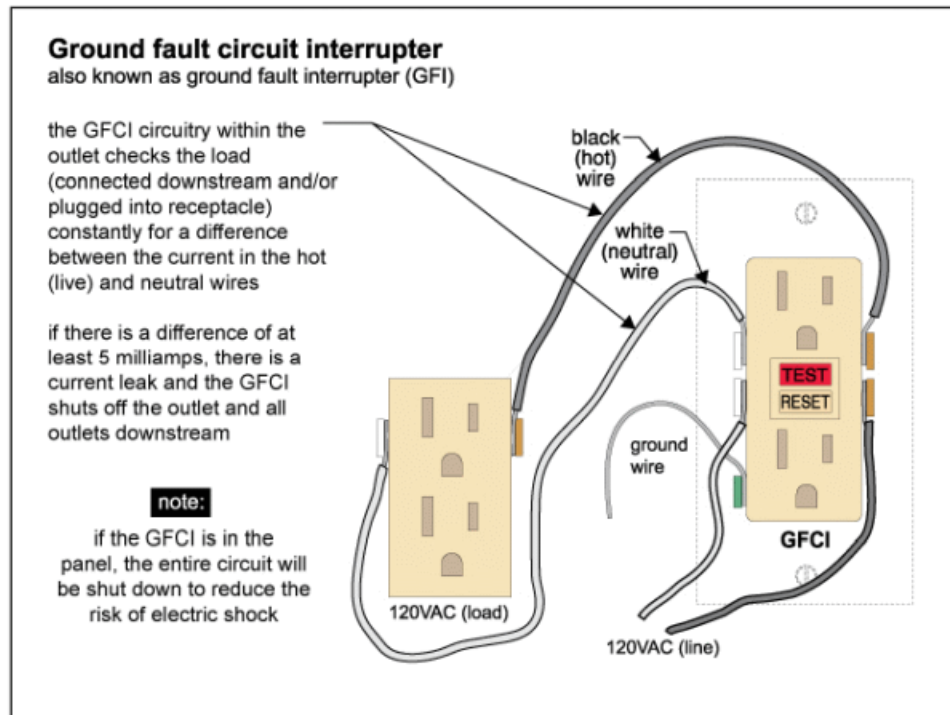
Implication(s): Electric shock

Location: Utility room

Task: Upgrade

Time: Discretionary

Cost: Minor



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

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

11. Condition: • Missing

Implication(s): Safety issue

Location: Family room

Task: Replace

Time: Immediate

Cost: Minor

ELECTRICAL

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17. Missing

HEATING

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Description

Heating system type: • Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

• Carrier

Model number: 59TN6A060V17-14 *Serial number:* 1814A51894



18. Carrier

• Rheem

Model number: R96VA0402317MSA *Serial number:* W041626849

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19. Rheem

Approximate capacity:

- 60,000 BTU/hr
Carrier
- 40,000 BTU/hr
Rheem

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent • Induced draft

Combustion air source: • Outside - sealed combustion

Approximate age:

- 6 years
Rheem
- 8 years
Carrier

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

Main fuel shut off at:

- Basement

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20. Main fuel shut off



21. Electrical disconnect



22. Electrical disconnect



23. Main fuel shut off

Failure probability: • Low

Air filter:

- Disposable
- 16" x 25"
- 1" thick
- Carrier
- 5" thick
- Rheem

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove:

- Non-functional

HEATING

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24. Non-functional

Chimney/vent:

- Sidewall venting



25. Sidewall venting

- Masonry



26.

HEATING

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27. Masonry

Chimney liner: • Clay

Humidifiers:

- Trickle/cascade type humidifier



28. Trickle/cascade type humidifier

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 • Humidifiers and dehumidifiers

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Recommendations

GAS FURNACE \ Mechanical air filter

12. Condition: • Replace - regular maintenance

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

Location: Cold air returns

Task: Replace

Time: Regular maintenance

Cost: Regular maintenance item



29. Replace - regular maintenance



30.

GAS FURNACE \ Humidifier

13. Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean

Time: Regular maintenance

Cost: Regular maintenance item

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31. Clean pad/mesh - regular maintenance

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

Manufacturer:

• Rheem

Model number: RA1618AJ1NB *Serial number:* W031608754



32. Rheem

• Rheem

Model number: RA1618AJ1NB *Serial number:* W031608710



33. Rheem

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

Compressor type: • Electric

Compressor approximate age: • 6 years

COOLING & HEAT PUMP

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Typical life expectancy: • 12 to15 years

Failure probability: • Low

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

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

14. 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:

- Glass fiber
- Knee wall areas



34. Glass fiber

Attic/roof insulation amount/value: • R-8

Attic/roof air/vapor barrier: • Plastic • 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

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Not determined

Limitations

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

Attic inspection performed:

- From access hatch
- Knee walls

Roof space inspection performed:

- From access hatch
- Knee wall areas

INSULATION AND VENTILATION

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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

RECOMMENDATIONS \ Overview

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

PLUMBING

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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:

- Basement



35. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Rental

Water heater location: • Basement

Water heater fuel/energy source:

- Gas

PLUMBING

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36. Gas

Water heater exhaust venting method: • Direct vent • Induced draft

Water heater manufacturer:

• GSW

Model number: 6G50NVH-02 *Serial number:* S0501 512822

Water heater tank capacity: • 189 liters

Water heater approximate age: • 17 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 • Galvanized steel

Pumps:

• Sump pump

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37. Sump pump

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

- Basement



38. 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

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

SUPPLY PLUMBING \ Water supply piping in building

16. Condition: • Polybutylene

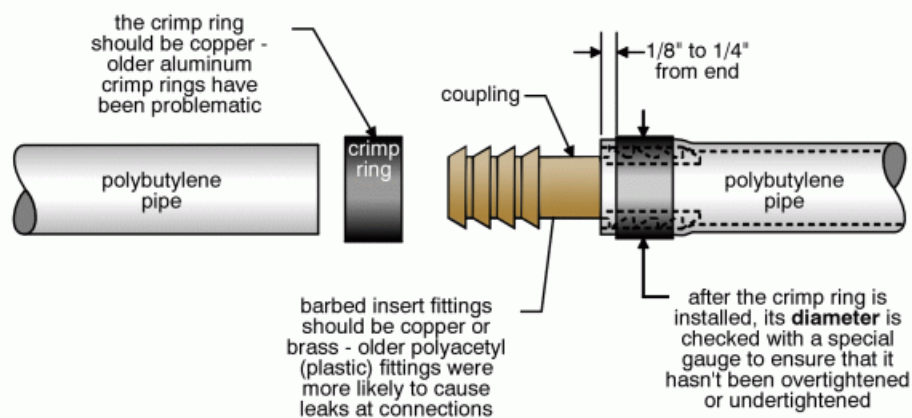
Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Utility room

Task: Monitor

Time: Ongoing

Polybutylene pipe - crimp fitting



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39. Polybutylene

WATER HEATER \ Life expectancy

17. Condition: • Past life expectancy

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Basement

Task: Replace

Time: Discretionary

Cost: Rental

INTERIOR

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Description

Major floor finishes: • Carpet • Hardwood • Laminate • Ceramic • Vinyl

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Casement • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher

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

Kitchen ventilation: • Range hood • Termination Point not found

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 • 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

RECOMMENDATIONS \ Overview

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

END OF REPORT

REFERENCE LIBRARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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