

INSPECTION REPORT



For the Property at:
2594 FARMCREST AVENUE
PETERBOROUGH, ON K9L 1H7

Prepared for: TEAM VANRAHAN
Inspection Date: Thursday, August 28, 2025
Prepared by: David Sharman



County Home Inspection

Peterborough, ON
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



August 28, 2025

Dear Team VanRahan,

RE: Report No. 5422
2594 Farmcrest Avenue
Peterborough, ON
K9L 1H7

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

2594 Farmcrest Avenue, Peterborough, ON August 28, 2025

Report No. 5422

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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

SLOPED ROOFING \ Asphalt shingles

Condition: • Damage

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

Location: Front elevation

Task: Replace

Time: Discretionary

Cost: Minor

Exterior

WALLS \ Metal siding

Condition: • Too close to or below grade

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

Location: Various locations

Task: Improve

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Garage

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Spalling, crumbling or broken material

Implication(s): Continued material deterioration.

Location: Garage

Task: Repair

Time: Discretionary

Cost: Minor

FOUNDATIONS \ Performance opinion

Condition: • Not determined

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FLOORS \ Joists

Condition: • Cut through

Implication(s): Weakened structure

Location: Utility room

Task: Monitor

Time: Ongoing

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • None observed

Although the house does have a smoke detection system as part of the homes security system, the house does require a stand-alone device not tied into the security system.

Implication(s): Fire hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

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

Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ Life expectancy

Condition: • Past life expectancy

Budget to repair or replace as and when required.

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

Location: Utility room

Task: Further evaluation

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Time: Discretionary

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

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Budget to repair or replace as and when required

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Monitor

Time: Ongoing

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

RECOMMENDATIONS \ Overview

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

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Interior

WINDOWS \ General notes

Condition: • Water leaks

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Utility room

Task: Repair or replace

Time: Discretionary

Cost: Minor

DOORS \ Doors and frames

Condition: • Loose or poor fit

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

Location: First floor bedroom

Task: Repair

Time: Discretionary

Cost: Minor

STAIRS \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

Task: Provide

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

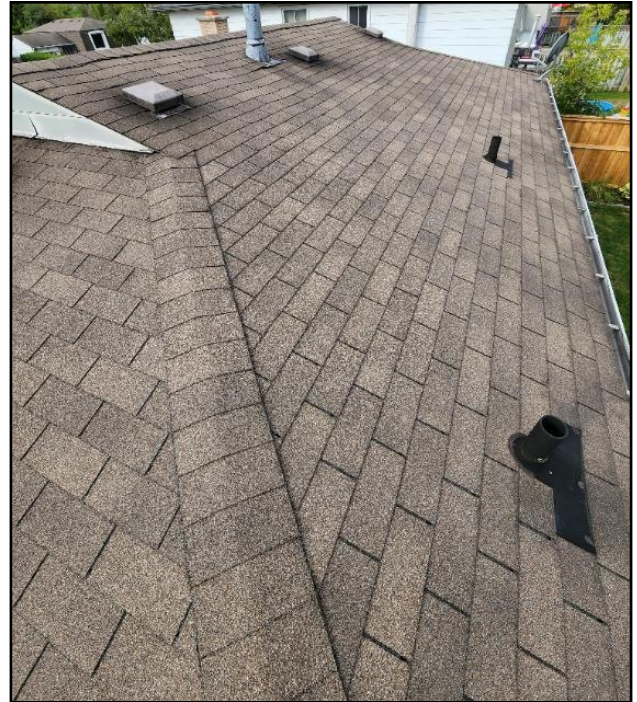
The home/building is considered to face: • South

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.



3.



4.

ROOFING

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Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Damage

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

Location: Front elevation

Task: Replace

Time: Discretionary

Cost: Minor



5. Damage

EXTERIOR

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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: • Stone

Wall surfaces - wood: • Boards

Driveway: • Asphalt • No performance issues were noted.

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

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Wood • No performance issues were noted.

Porch: • Raised • Interlocking brick • Pavers

Exterior steps: • Interlocking brick • Pavers

Patio: • Interlocking brick • Pavers • No performance issues were noted.

Fence: • Wood • Chain link

Garage: • Attached

Limitations

Inspection limited/prevented by: • Storage • Poor access under steps, deck, porch

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

Exterior inspected from: • Ground level

Recommendations

WALLS \ Metal siding

2. Condition: • Too close to or below grade

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

Location: Various locations

Task: Improve

Time: Discretionary

Cost: Minor

EXTERIOR

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6. Too close to or below grade

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Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Steel columns • Built-up wood beams • Subfloor - plywood

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Garage

Task: Repair

Time: Discretionary

Cost: Minor



7. Typical minor cracks

STRUCTURE

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4. Condition: • Spalling, crumbling or broken material

Implication(s): Continued material deterioration.

Location: Garage

Task: Repair

Time: Discretionary

Cost: Minor



8. *Spalling, crumbling or broken material*

FOUNDATIONS \ Performance opinion

5. Condition: • Not determined

FLOORS \ Joists

6. Condition: • Cut through

Implication(s): Weakened structure

Location: Utility room

Task: Monitor

Time: Ongoing

STRUCTURE

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9. Cut through

Description

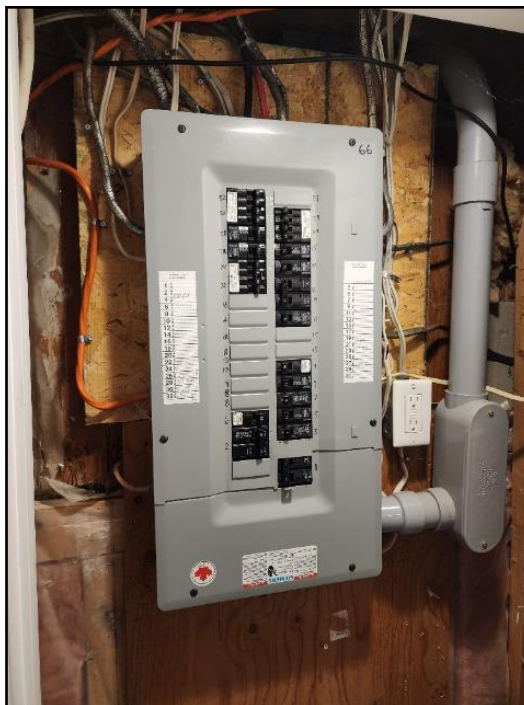
Service entrance cable and location: • Underground - cable material not visible

Service size: • 125 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - basement

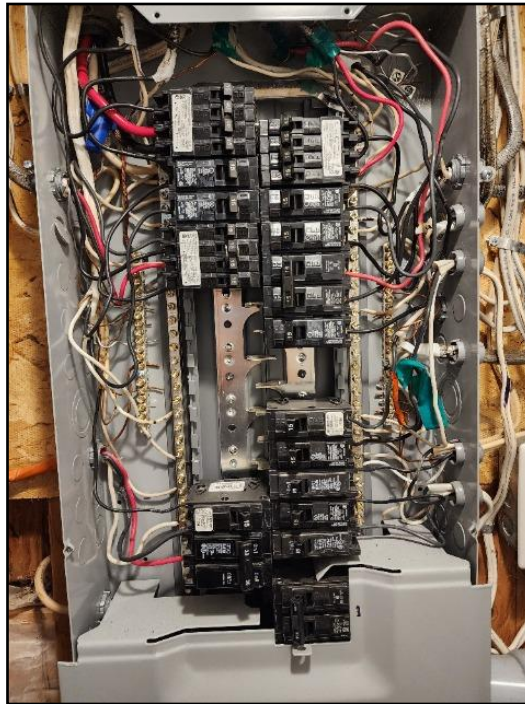


10. Main electrical disconnect

System grounding material and type: • Copper-termination not visible

Distribution panel type and location:

- Breakers - basement



11. Breakers - basement

Distribution panel rating: • 125 Amps

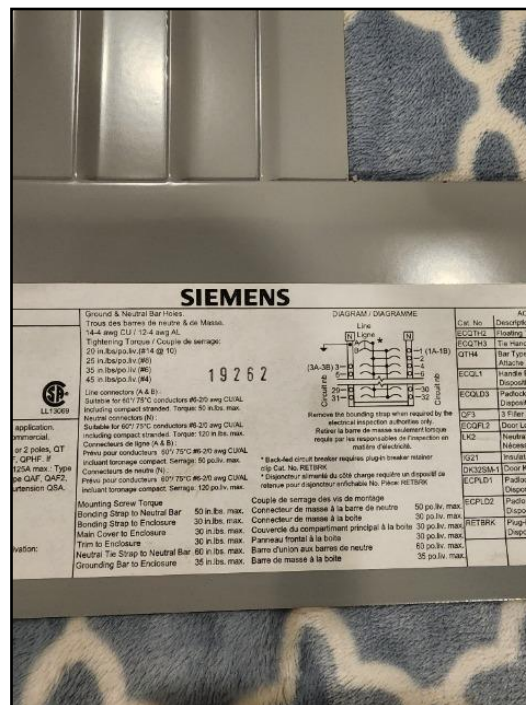
Electrical panel manufacturers: • Siemens

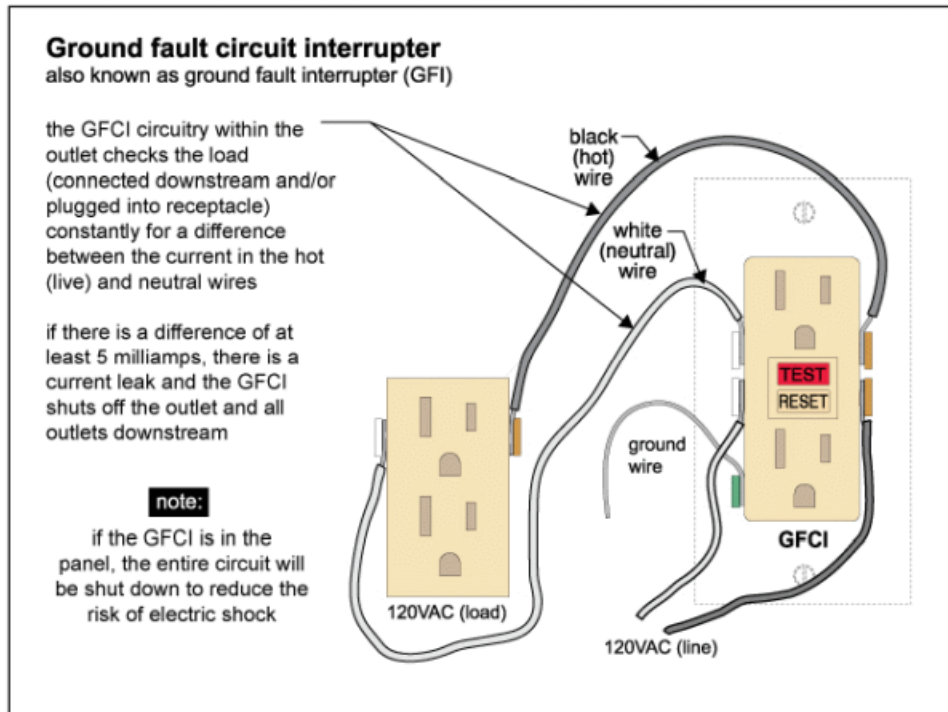
Number of circuits installed: • 22

Distribution wire (conductor) material and type:

- Copper - non-metallic sheathed
- Aluminum - non-metallic sheathed

Both the distribution panel & breakers are rated for use with both aluminium & copper branch circuit wiring



Cost: Minor**13.** No GFCI/GFI (Ground Fault Circuit...**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)****8. Condition:** • None observed

ELECTRICAL

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Although the house does have a smoke detection system as part of the homes security system, the house does require a stand-alone device not tied into the security system.

Implication(s): Fire hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

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

9. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

HEATING

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Description

Heating system type:

- Furnace



14. Furnace

Fuel/energy source: • Gas

Furnace:

- Lennox

Model number: G26Q3-50-5 Serial number: 5800M22535

Heat distribution: • Ducts and registers

Approximate capacity: • 50,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 25 years

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

Main fuel shut off/electrical disconnect at:

- Utility room

HEATING

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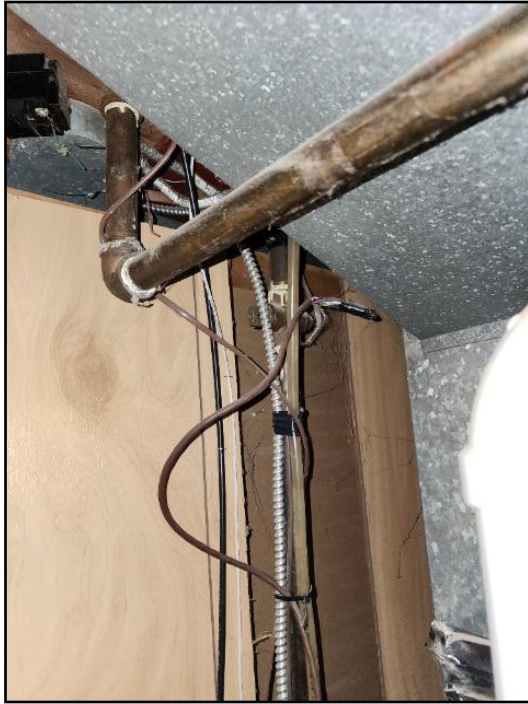
COOLING

INSULATION

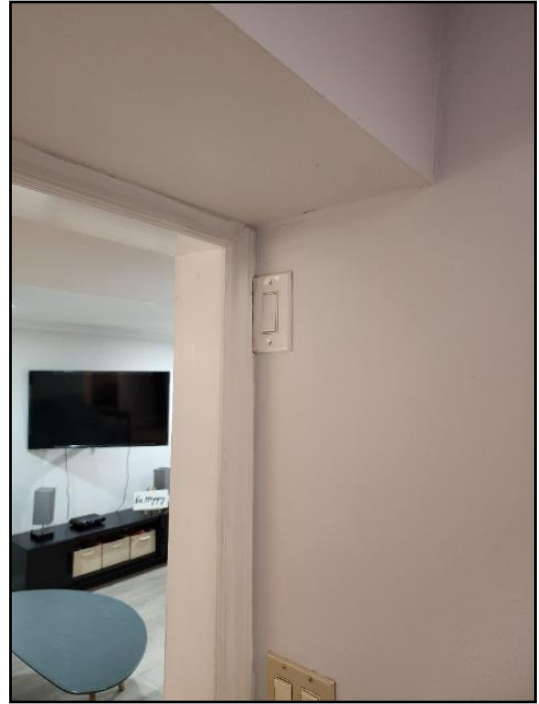
PLUMBING

INTERIOR

REFERENCE



15. Main fuel shut off



16. Electrical disconnect

Failure probability: • High

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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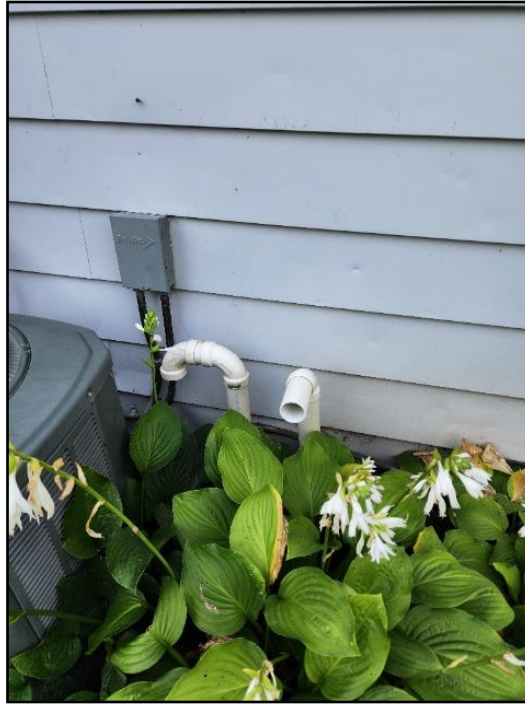
COOLING

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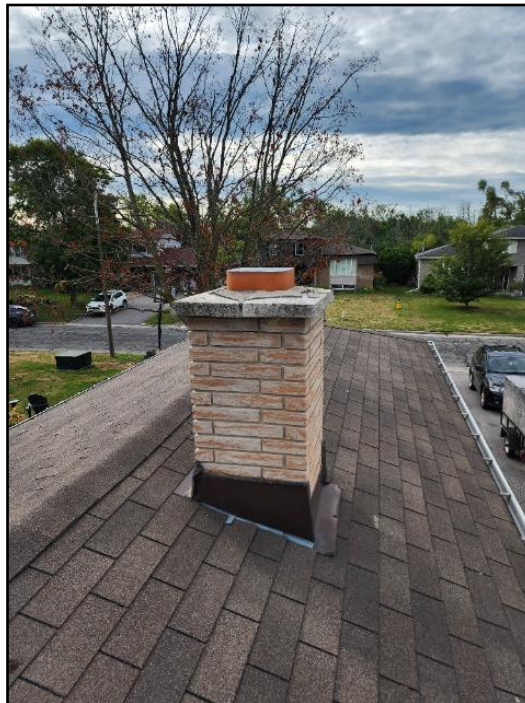


17. Sidewall vented

Fireplace/stove: • Electric fireplace

Chimney/vent:

• Masonry



18. Masonry

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- No longer in use

Chimney liner: • Clay

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

Condensate system: • Discharges into laundry sink

Limitations

Inspection prevented/limited by: • Storage

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevented testing in heating mode

Heat exchanger: • Not visible

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

Recommendations

GAS FURNACE \ Life expectancy

10. Condition: • Past life expectancy

Budget to repair or replace as and when required.

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

Location: Utility room

Task: Further evaluation

Time: Discretionary

GAS FURNACE \ Mechanical air filter

11. 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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19. Replace - regular maintenance

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



20. Air cooled

Manufacturer:

- Trane

Model number: 2TTR2024A1000AA Serial number: 5482S223F

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

Compressor type: • Electric

Compressor approximate age: • 20 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-22

Condensate system: • Discharges to laundry sink

COOLING & HEAT PUMP

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Limitations

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

AIR CONDITIONING \ Life expectancy

12. Condition: • Past life expectancy

Budget to repair or replace as and when required

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Monitor

Time: Ongoing

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber



21. Glass fiber

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

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

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

INSULATION AND VENTILATION

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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

Recommendations

ATTIC/ROOF \ Insulation

13. 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

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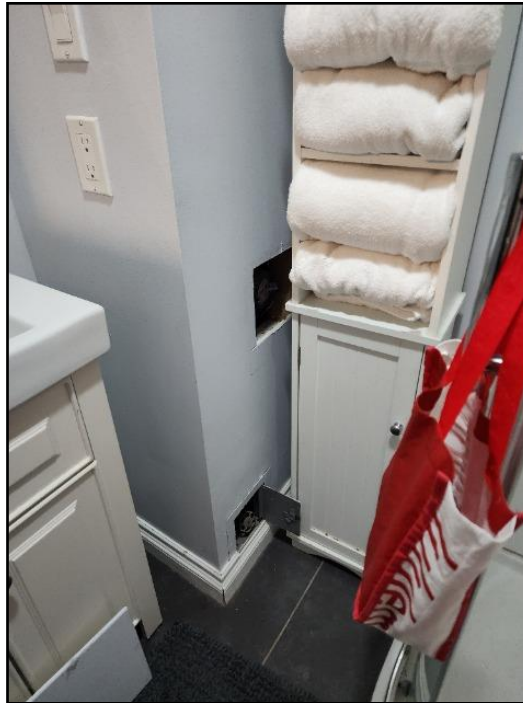
Water supply source (based on observed evidence): • Public

Service piping into building: • Not visible

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

Main water shut off valve at the:

- Basement



22. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

- Gas

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23. Gas

Water heater exhaust venting method:

- Forced draft



24. Forced draft

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Water heater manufacturer:

- Bradford White

Model number: RG250L6N Serial number: TK44110024

Water heater tank capacity: • 181 liters

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

Pumps: • None found

Floor drain location: • None found

Gas piping material: • Steel

Main gas shut off valve location:

- Utility room



25. Main fuel shut off

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

PLUMBING

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Limitations

Inspection limited/prevented by: • Storage

Fixtures not tested/not in service: • Exterior hose bibb • Hot tub

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Performance of floor drains • Pool

Not included as part of a building inspection: • Washing machine connections

Recommendations

RECOMMENDATIONS \ Overview

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

INTERIOR

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Casement • Awning • Vinyl

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo

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

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation:

- Exhaust fan
- Basement
- Window

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 • 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: • 90 %

Recommendations

WINDOWS \ General notes

15. Condition: • Water leaks

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Utility room

Task: Repair or replace

Time: Discretionary

Cost: Minor



26. Water leaks

DOORS \ Doors and frames

16. Condition: • Loose or poor fit

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

Location: First floor bedroom

Task: Repair

Time: Discretionary

Cost: Minor

INTERIOR

Report No. 5422

2594 Farmcrest Avenue, Peterborough, ON August 28, 2025

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



27. Loose or poor fit

STAIRS \ Handrails and guards

17. Condition: • Missing

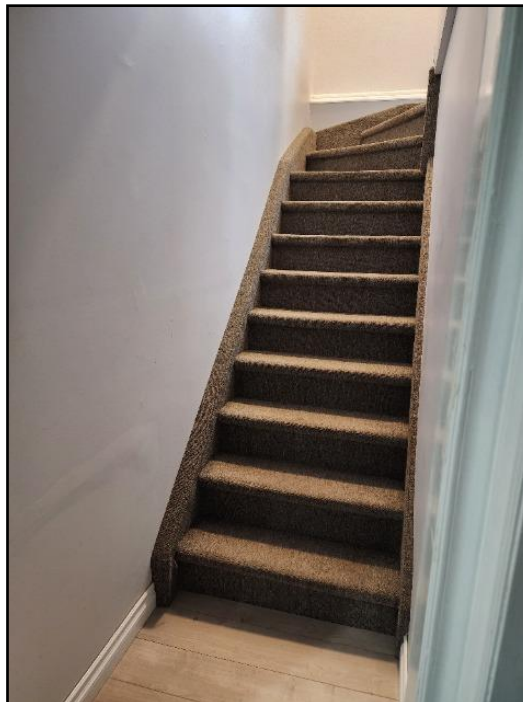
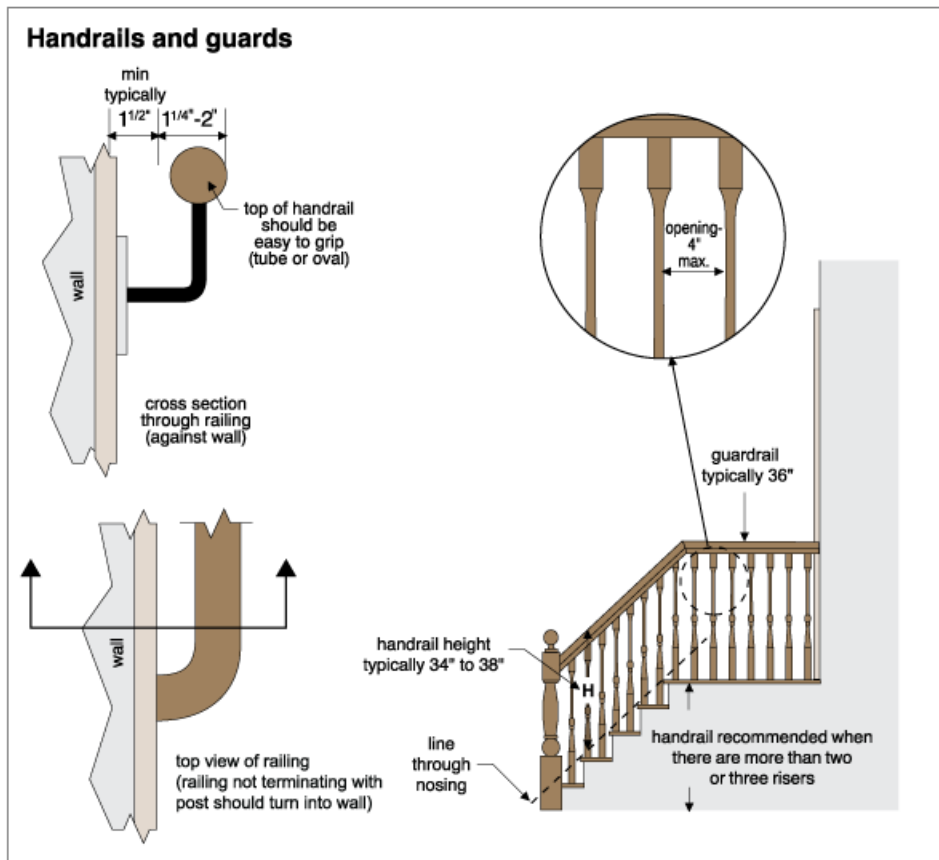
Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor



28. Missing

INTERIOR

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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