

INSPECTION REPORT



For the Property at:
658 BROWN STREET
PETERBOROUGH, ON K9J 4K5

Prepared for: TEAM VANRAHAN
Inspection Date: Friday, August 16, 2024
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 20, 2024

Dear Team VanRahan,

RE: Report No. 4940, v.3
658 Brown Street
Peterborough, ON
K9J 4K5

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

658 Brown Street, Peterborough, ON August 16, 2024

Report No. 4940, v.3

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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: • Aging

Location: Porch

Task: Replace

Time: Discretionary

Cost: Minor

Exterior

RECOMMENDATIONS \ Overview

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

Structure

FOUNDATIONS \ General notes

Condition: • Cracked

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

Location: Rear right elevation

Task: Monitor

Time: Ongoing

Condition: • Cracked horizontally

Implication(s): Chance of structural movement

Location: Left elevation

Task: Further evaluation

Time: Discretionary

Condition: • Spalling, crumbling or broken material

Implication(s): Continued material deterioration, Weakened structure

Location: Throughout basement

Task: Monitor

Time: Ongoing

Condition: • Spalling, crumbling or broken material

Implication(s): Continued material deterioration, Weakened structure

Location: Exterior

Task: Repair

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Time: Discretionary

Cost: Minor

FOUNDATIONS \ Beams (Girders)

Condition: • Repaired/replaced

Implication(s): No implications exist for this condition

Location: Basement

Task: Monitor

Time: Ongoing

FLOORS \ Joists

Condition: • Slope

Implication(s): Weekend structure, chance of continued movement

Location: Various locations

Task: Monitor

Time: Ongoing

WALLS \ Masonry walls

Condition: • Cracked

Implication(s): Weakened structure, material deterioration

Location: Rear right corner

Task: Repair

Time: Discretionary

Condition: • Typical minor cracking

Implication(s): Material deterioration

Location: Various locations

Task: Repair

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. Although not a deficiency in a panel of this age, safety may be improved by replacing this breaker.

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Correct

Time: Discretionary

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Double taps

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Implication(s): Fire hazard

Location: Distribution panel

Task: Correct

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

Location: Various locations

Task: Upgrade or repair

Time: Discretionary

Cost: Minor

Heating

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy

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

Location: Basement

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 - regular maintenance

Time: Regular maintenance

Cost: Minor

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

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

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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

WASTE PLUMBING \ Venting system

Condition: • Automatic air vents

Implication(s): Failure may allow sewer gasses to enter building

Location: Washroom

Task: Monitor

Time: Ongoing

Interior

CEILINGS \ General notes

Condition: • Damage

Implication(s): Damage due to falling materials

Location: Second floor

Task: Repair or replace

Time: Discretionary

Cost: Minor

DOORS \ General notes

Condition: • Door opening sagging

Implication(s): Damage to interior finishes

Location: Dining room

Task: Monitor

Time: Ongoing

DOORS \ Doors and frames

Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

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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: • South

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.



3.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age:

- 10-15 years
- 15-20 years

Porch

Typical life expectancy:

- 15-20 years
- Porch

ROOFING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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- 25-30 years

Roof Shape: • Gable

Limitations

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

Inspection performed: • Telescopic video inspection equipment

Age determined by: • Visual inspection with telescopic inspection equipment

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Aging

Location: Porch

Task: Replace

Time: Discretionary

Cost: Minor



4. Aging

EXTERIOR

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Description

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
Wall surfaces - masonry: • Brick
Driveway: • Gravel
Walkway: • Concrete
Porch: • Raised • Wood • Railings
Exterior steps: • Concrete • Wood
Patio: • Concrete • Interlocking brick • Pavers
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

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

Exterior wall construction: • Masonry

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

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 70 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Cracked

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

Location: Rear right elevation

Task: Monitor

Time: Ongoing



5. Cracked



6.

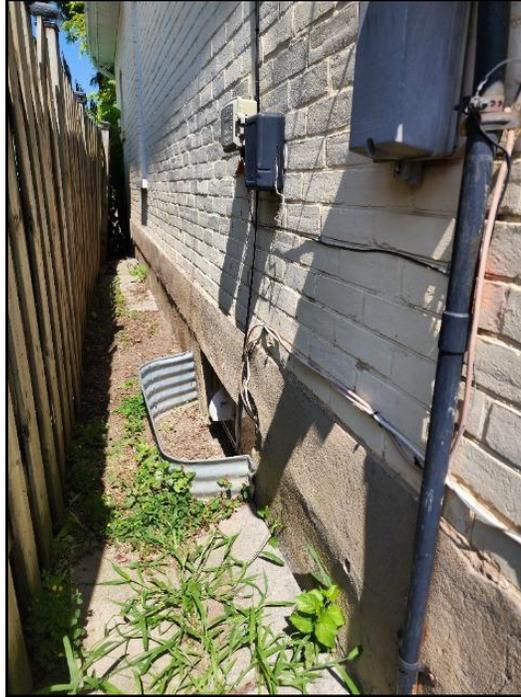
4. Condition: • Cracked horizontally

Implication(s): Chance of structural movement

Location: Left elevation

Task: Further evaluation

Time: Discretionary



7. Cracked horizontally

5. Condition: • Spalling, crumbling or broken material

Implication(s): Continued material deterioration, Weakened structure

Location: Exterior

Task: Repair

Time: Discretionary

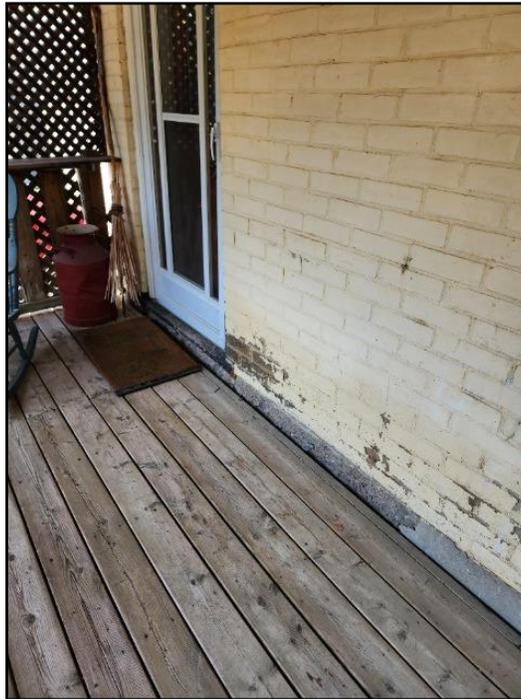
Cost: Minor

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8. *Spalling, crumbling or broken material*

6. Condition: • Spalling, crumbling or broken material

Implication(s): Continued material deterioration, Weakened structure

Location: Throughout basement

Task: Monitor

Time: Ongoing



9. *Spalling, crumbling or broken material*

FOUNDATIONS \ Performance opinion

7. Condition: • Not determined

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

FOUNDATIONS \ Beams (Girders)

8. Condition: • Repaired/replaced

Implication(s): No implications exist for this condition

Location: Basement

Task: Monitor

Time: Ongoing



10. *Repaired/replaced*

FLOORS \ Joists

9. Condition: • Slope

Implication(s): Weakend structure, chance of continued movement

Location: Various locations

Task: Monitor

Time: Ongoing



11. Slope

WALLS \ Masonry walls

10. Condition: • Cracked

Implication(s): Weakened structure, material deterioration

Location: Rear right corner

Task: Repair

Time: Discretionary

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12. Cracked

11. Condition: • Typical minor cracking

Implication(s): Material deterioration

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

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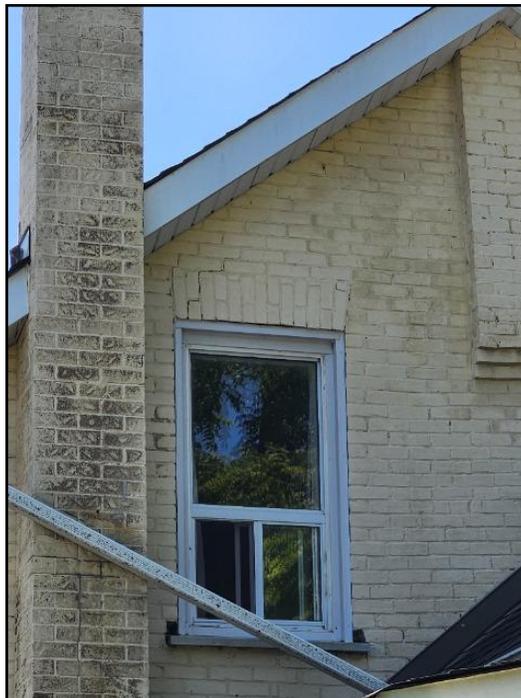
REFERENCE



13. Typical minor cracking



14.



15.

Description

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - basement

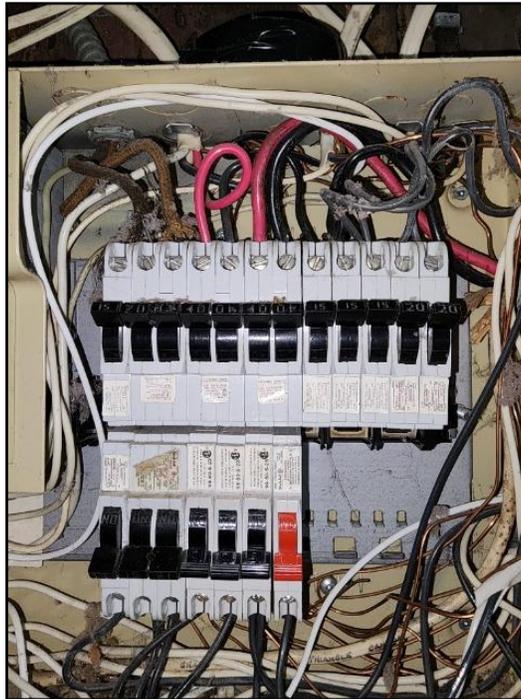


16. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement



17. Breakers - basement

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 15

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 - powder room

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 \ Distribution fuses/breakers

12. Condition: • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire. Although not a deficiency in a panel of this age, safety may be improved by replacing this breaker.

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

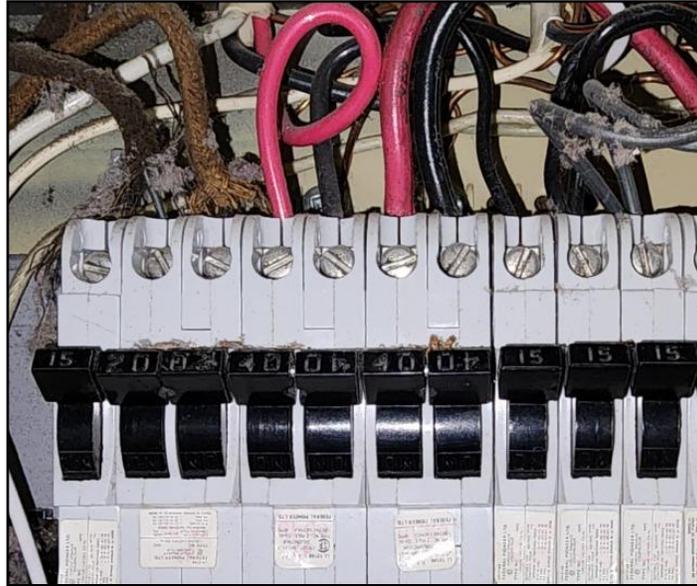
Task: Correct

Time: Discretionary

Cost: Minor

Common household wire and fuse sizes

<p>14 AWG copper wire</p>  <p><u>common uses:</u> most circuits for lighting and receptacles, electric baseboard heaters</p> <p><u>typical fuse/breaker size:</u> 15 amps</p>	<p>10 AWG copper wire</p>  <p><u>common uses:</u> electric clothes dryers, air conditioners, water heaters</p> <p><u>typical fuse/breaker size:</u> 30 amps</p>
<p>12 AWG copper wire</p>  <p><u>common uses:</u> some receptacles, electric baseboard heaters, small air conditioners</p> <p><u>typical fuse/breaker size:</u> 20 amps</p>	<p>8 AWG copper wire</p>  <p><u>common uses:</u> electric stoves and ovens</p> <p><u>typical fuse/breaker size:</u> 40 amps</p>



18. Breakers too big

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

13. Condition: • Double taps

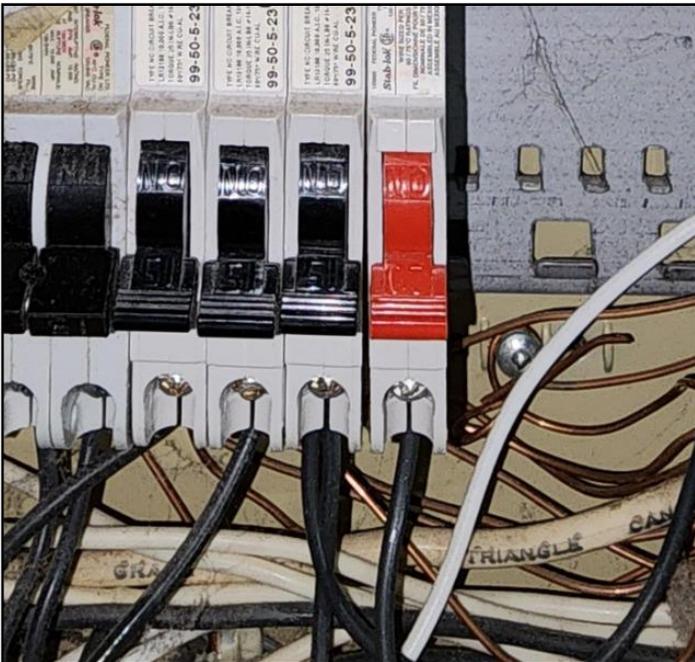
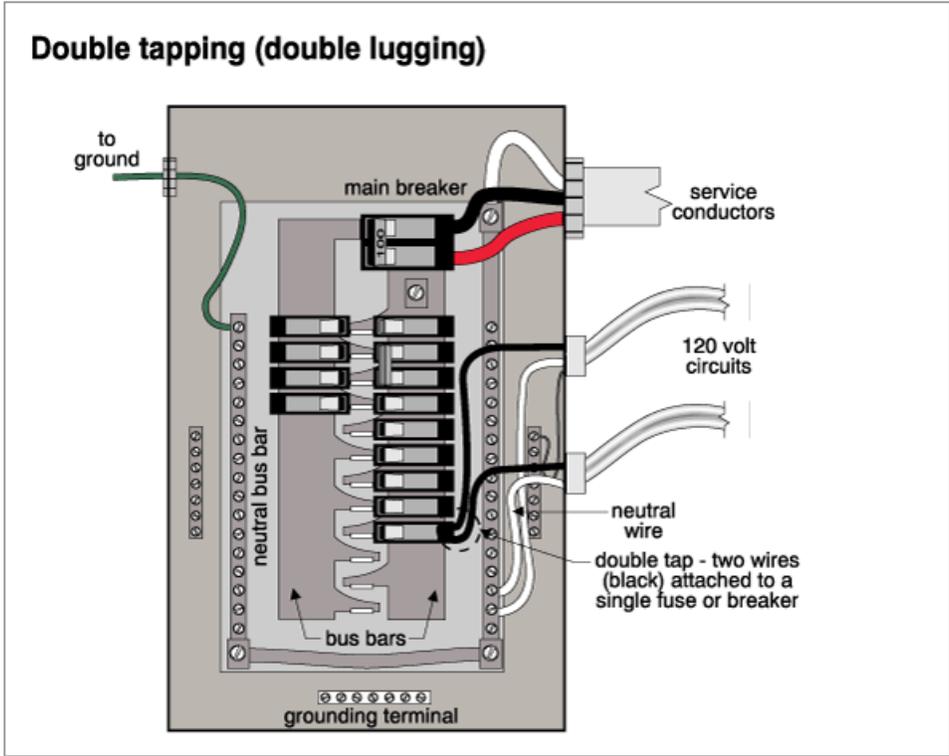
Implication(s): Fire hazard

Location: Distribution panel

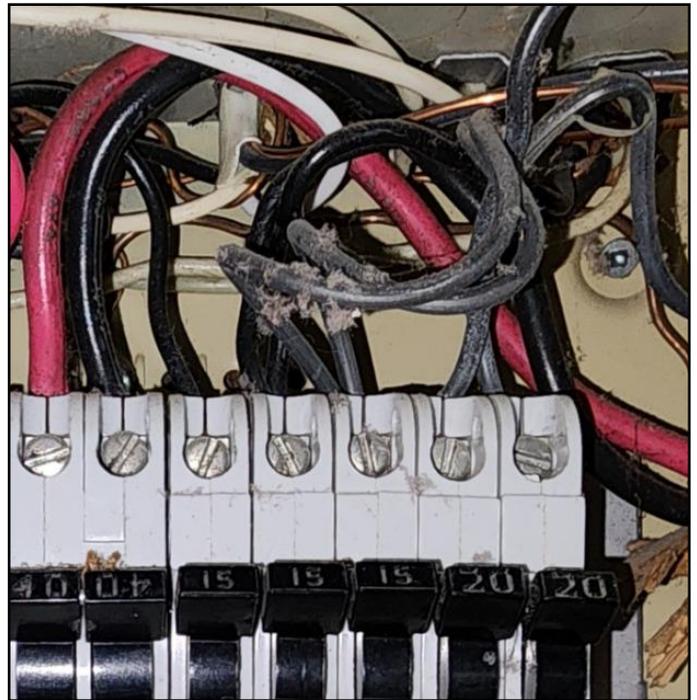
Task: Correct

Time: As soon as is practicable

Cost: Minor



19. Double taps



20.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. 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

Task: Upgrade or repair

Time: Discretionary

Cost: Minor



21. Ungrounded

Description

Heating system type:

- Furnace



22. Furnace

Fuel/energy source: • Gas

Furnace:

- Lennox

Model number: G61MPV-36B-070-10 Serial number: 5909G04771

Heat distribution: • Ducts and registers

Approximate capacity: • 70,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 15 years

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

Main fuel shut off/electrical disconnect at:

- Basement

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23. Main fuel shut off



24. Electrical disconnect

Failure probability: • High

Air filter: • Disposable • 20" x 20" • 1" thick

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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25. Sidewall vented

Chimney/vent:

- Masonry



26. Masonry



27.

- No longer in use

Chimney liner: • Metal • Clay

Humidifier:

- Drum type humidifier



28. Drum type humidifier

Mechanical ventilation system for building: • None

Condensate system: • Discharges into a sump

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

Environmental issues are outside the scope of a home inspection:

- This includes issues such as potential asbestos containing materials.

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29. This includes issues such as potential...



30.



31.

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

Recommendations

GAS FURNACE \ Life expectancy

15. Condition: • Near end of life expectancy
Implication(s): Equipment failure | No heat for building
Location: Basement
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 - regular maintenance
Time: Regular maintenance
Cost: Minor



32. *Replace - regular maintenance*

COOLING & HEAT PUMP

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Limitations

Window unit: • Window/independent A/C excluded from inspection

Recommendations

RECOMMENDATIONS \ Overview

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

Description

Attic/roof insulation material:

- Glass fiber



33. *Glass fiber*

- Cellulose



34. *Cellulose*

INSULATION AND VENTILATION

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Attic/roof insulation amount/value: • R-20

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

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

18. 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

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: • Conventional • Rental

Water heater location: • Basement

Water heater fuel/energy source:

- Electric



36. Electric

Water heater manufacturer:

- Giant

Model number: 152STE-3S8M-E8 Serial number: A9033812

Water heater tank capacity: • 184 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:

- Sump pump

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37. Sump pump

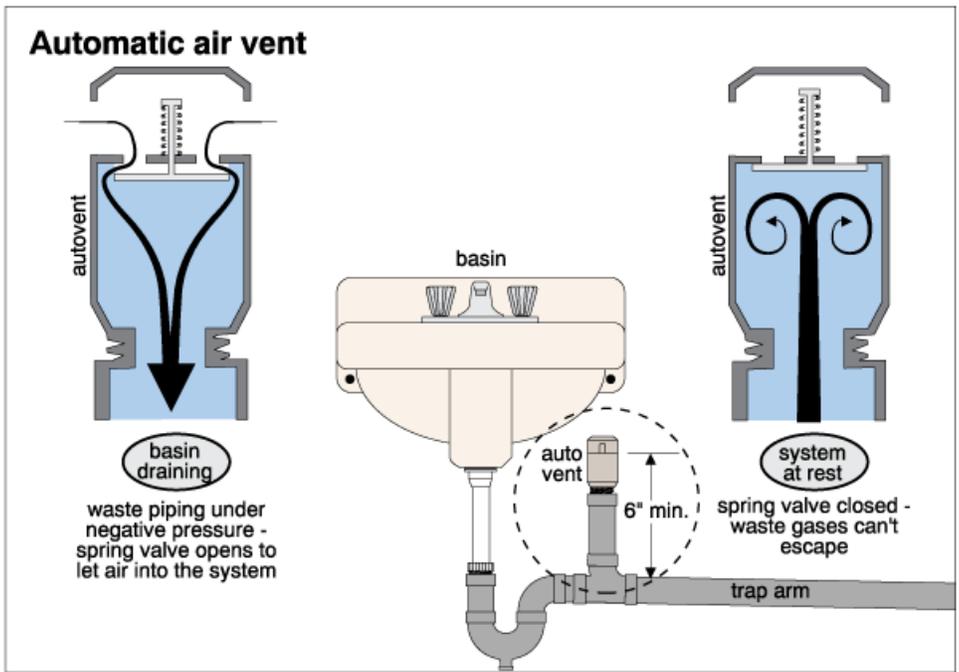
- Floor drain location:** • None found
- Backwater valve:** • None noted
- Exterior hose bibb (outdoor faucet):** • Present

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

- WASTE PLUMBING \ Venting system**
- 19. Condition:** • Automatic air vents
- Implication(s):** Failure may allow sewer gasses to enter building
- Location:** Washroom
- Task:** Monitor
- Time:** Ongoing



38. Automatic air vents

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Description

Major floor finishes: • Hardwood • Laminate

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

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

Glazing: • Double

Exterior doors - type/material: • Hinged • Wood

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood

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

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation: • 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

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: • 70 %

Recommendations

CEILINGS \ General notes

20. Condition: • Damage

Implication(s): Damage due to falling materials

Location: Second floor

Task: Repair or replace

Time: Discretionary

INTERIOR

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Cost: Minor



39. *Damage*

DOORS \ General notes

21. Condition: • Door opening sagging

Implication(s): Damage to interior finishes

Location: Dining room

Task: Monitor

Time: Ongoing



40. *Sagging*

DOORS \ Doors and frames

22. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

INTERIOR

658 Brown Street, Peterborough, ON August 16, 2024

Report No. 4940, v.3
www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



41. *Binds*

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

