

# INSPECTION REPORT



For the Property at:  
**620 GOODWIN TERRACE**  
PETERBOROUGH, ON K9J 6X3

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, January 14, 2025  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)  
[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



January 14, 2025

Dear Team VanRahan,

RE: Report No. 5117  
620 Goodwin Terrace  
Peterborough, ON  
K9J 6X3

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

620 Goodwin Terrace, Peterborough, ON January 14, 2025

Report No. 5117

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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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

### **RECOMMENDATIONS \ Overview**

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

## Exterior

### **GARAGE \ Vehicle doors**

**Condition:** • Damage

**Location:** Exterior

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Structure

### **FOUNDATIONS \ General notes**

**Condition:** • Typical minor cracks

**Implication(s):** Material deterioration

**Location:** Various locations

**Task:** Monitor

**Time:** Ongoing

### **FOUNDATIONS \ Performance opinion**

**Condition:** • Not determined

## Electrical

### **RECOMMENDATIONS \ Overview**

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

## Heating

### **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

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**Time:** Regular maintenance

**Cost:** Minor

## GAS FURNACE \ Humidifier

**Condition:** • Clean pad/mesh - regular maintenance

**Implication(s):** Equipment not operating properly

**Location:** Unit interior

**Task:** Clean - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor

## HEAT RECOVERY VENTILATOR \ Heat exchanger cores

**Condition:** • Clean core - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor

## HEAT RECOVERY VENTILATOR \ Filters

**Condition:** • Clean filters - regular maintenance

**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean - 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.

## 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

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## Plumbing

### RECOMMENDATIONS \ Overview

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

## 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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## Description

**The home is considered to face:** • West  
**Sloped roofing material:** • Asphalt shingles  
**Sloped roof flashing material:** • Aluminum  
**Probability of leakage:** • Not determined  
**Approximate age:** • 11 years  
**Typical life expectancy:** • 25-30 years  
**Roof Shape:** • Hip

## Limitations

**Inspection limited/prevented by:** • Snow  
**Inspection performed:** • From the ground  
**Age determined by:** • Reported by realtor

## Recommendations

### RECOMMENDATIONS \ Overview

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

# EXTERIOR

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## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Downspout discharge:** • Above grade

**Lot slope:** • Not determined

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Aluminum

**Wall surfaces and trim:** • Vinyl siding

**Wall surfaces - masonry:** • Brick

**Driveway:** • Asphalt

**Walkway:** • Interlocking brick • Pavers

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

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

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

**Patio:** • Interlocking brick • Pavers

**Fence:** • Wood

**Garage:** • Attached

## Limitations

**Inspection limited/prevented by:** • Snow / ice / frost

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

**Exterior inspected from:** • Ground level

## Recommendations

### GARAGE \ Vehicle doors

**2. Condition:** • Damage

**Location:** Exterior

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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1. *Damage*



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## Description

**Configuration:** • Basement • Crawlspace  
**Foundation material:** • Poured concrete  
**Floor construction:** • Wood I-joists • Subfloor - OSB (Oriented Strand Board) • Laminated wood beams  
**Exterior wall construction:** • Wood frame / Brick veneer  
**Roof and ceiling framing:** • Trusses • Oriented Strand Board (OSB) sheathing

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation • Snow, frost & ice  
**Attic/roof space:** • Entered but access was limited  
**Percent of foundation not visible:** • 85 %

## Recommendations

### FOUNDATIONS \ General notes

**3. Condition:** • Typical minor cracks  
**Implication(s):** Material deterioration  
**Location:** Various locations  
**Task:** Monitor  
**Time:** Ongoing



2. Typical minor cracks



3.

# STRUCTURE

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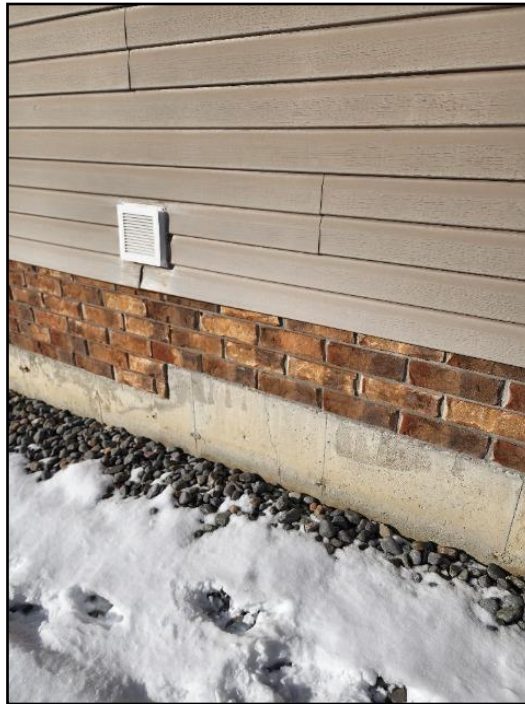
COOLING

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4.

## FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

## Description

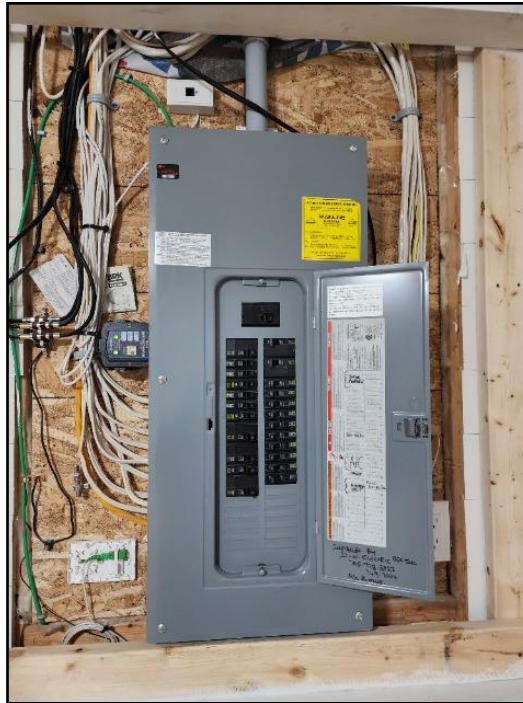
**Service entrance cable and location:** • Underground - cable material not visible

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 125 Amps

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

- Breakers - basement



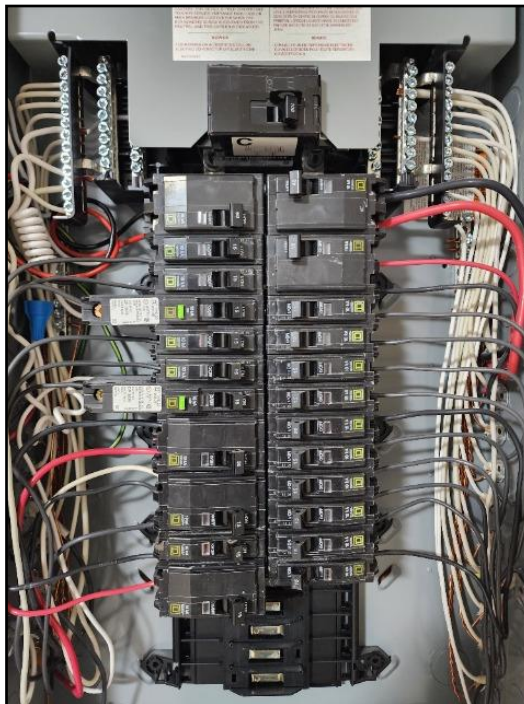
5. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement

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6. Breakers - basement

**Distribution panel rating:** • 125 Amps

**Electrical panel manufacturers:** • Square D

**Number of circuits installed:** • 33

**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 • GFCI - laundry room • AFCI - panel

**Smoke alarms (detectors):** • Present

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

## Limitations

**Inspection limited/prevented by:** • AFCIs (Arc Fault Circuit Interrupters) were not tested since permission from homeowner was not obtained. These should be tested monthly by the homeowner.

**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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Recommendations

### **RECOMMENDATIONS \ Overview**

**5. Condition:** • No electrical recommendations are offered as a result of this inspection.

## Description

### Heating system type:

- Furnace



7. Furnace

**Fuel/energy source:** • Gas

### Furnace:

- Keeprite  
*Model number: N9MSE0601410A Serial number: A1421151624*

**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:** • 11 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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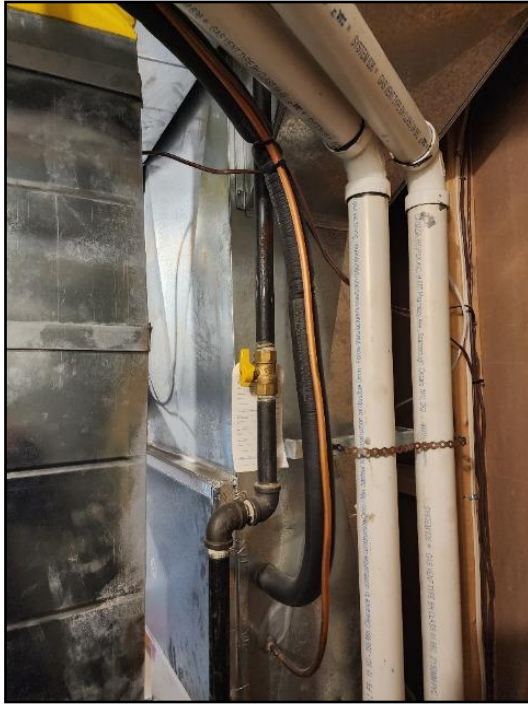
COOLING

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8. Main fuel shut off



9. Electrical disconnect

**Failure probability:** • Low

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

**Exhaust pipe (vent connector):**

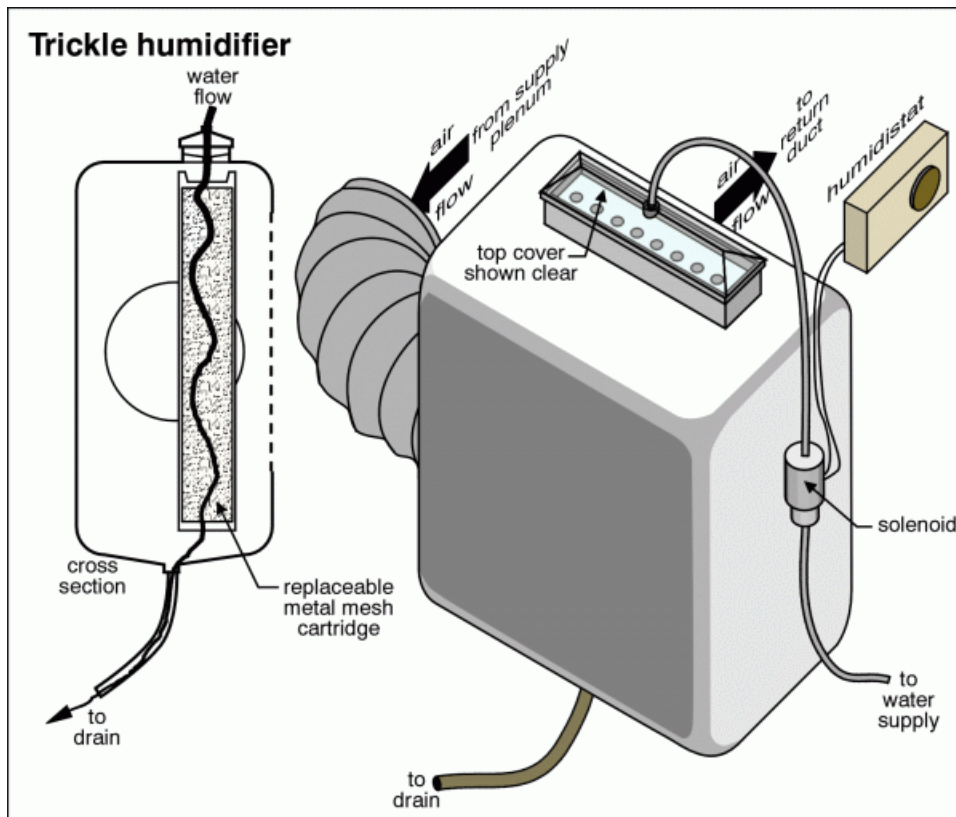
- PVC plastic
- Sidewall vented



10. Sidewall vented

### Humidifier:

- Trickle/cascade type humidifier







11. Trickle/cascade type humidifier

**Mechanical ventilation system for building:**

- Heat recovery ventilator (HRV)

Summairaie

Model number: SHRV-NW130 Serial number: HV15144



12. Heat recovery ventilator (HRV)

# HEATING

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**Condensate system:** • Discharges into floor drain

## 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 • Heat/energy recovery systems

## Recommendations

### GAS FURNACE \ Mechanical air filter

**6. 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



13. Replace - regular maintenance

### GAS FURNACE \ Humidifier

**7. Condition:** • Clean pad/mesh - regular maintenance

**Implication(s):** Equipment not operating properly

# HEATING

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**Location:** Unit interior

**Task:** Clean - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor



14. Clean pad/mesh - regular maintenance

## HEAT RECOVERY VENTILATOR \ Heat exchanger cores

**8. Condition:** • Clean core - regular maintenance

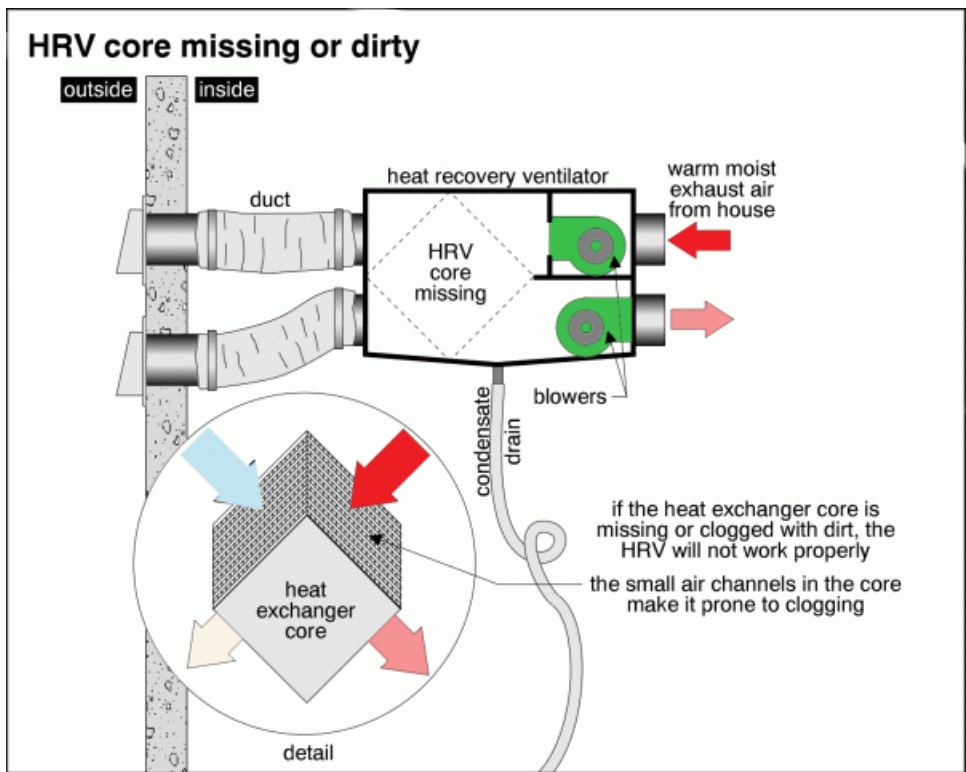
**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor



15. Clean core - regular maintenance

**HEAT RECOVERY VENTILATOR \ Filters**

9. Condition: • Clean filters - regular maintenance

- SUMMARY
- ROOFING
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## REFERENCE

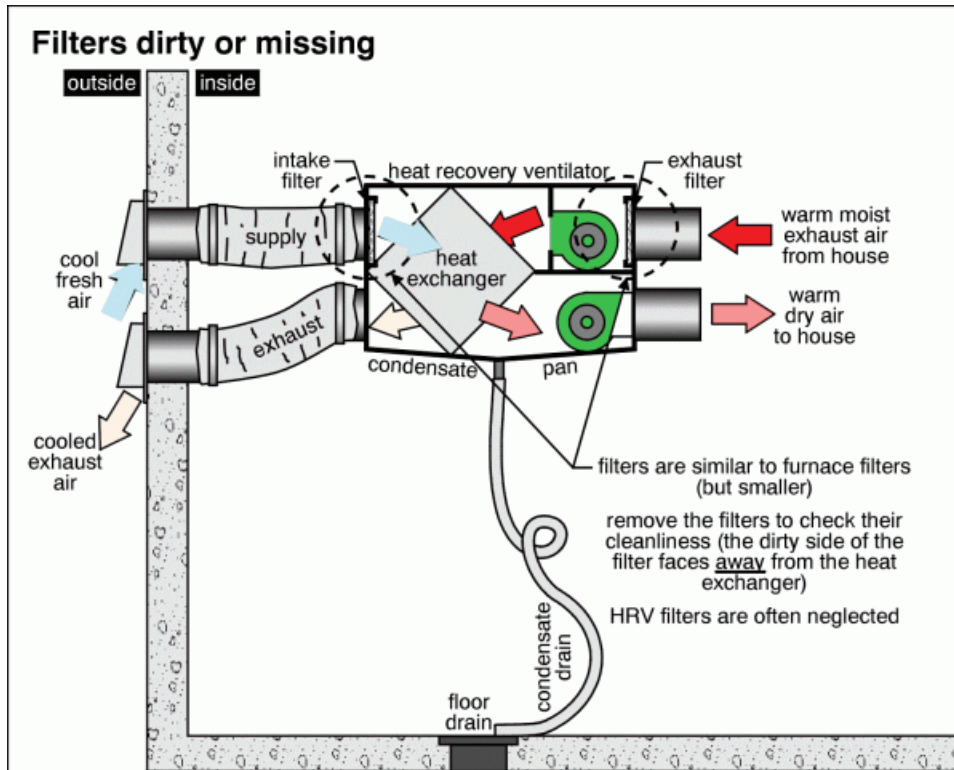
**Implication(s):** Reduced operability & comfort

**Location:** Unit interior

**Task:** Clean - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor



# HEATING

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16. Clean filters - regular maintenance

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Air cooled



17. Air cooled

### Manufacturer:

- Luxaire

Model number: TCJD18S41S3A Serial number: W1B4442152

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

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

Condensate system: • Discharges into floor drain

# COOLING & HEAT PUMP

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## 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

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



# INSULATION AND VENTILATION

620 Goodwin Terrace, Peterborough, ON January 14, 2025

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## Description

### Attic/roof insulation material:

- Glass fiber



18. *Glass fiber*

### Attic/roof insulation amount/value:

- R-40



19. R-40

• 15 inches



20. 15 inches

Attic/roof air/vapor barrier: • Plastic

# INSULATION AND VENTILATION

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**Attic/roof ventilation:** • Soffit vent

**Wall insulation material:** • Not determined

**Wall insulation amount/value:** • Not determined

**Wall air/vapor barrier:** • Not determined

**Foundation wall insulation material:**

- Glass fiber
- Sprayed foam



21. Sprayed foam



22.

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

## Limitations

**Inspection limited/prevented by lack of access to:** • Wall space • Basement walls were spot checked only

**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

**11. 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

# INSULATION AND VENTILATION

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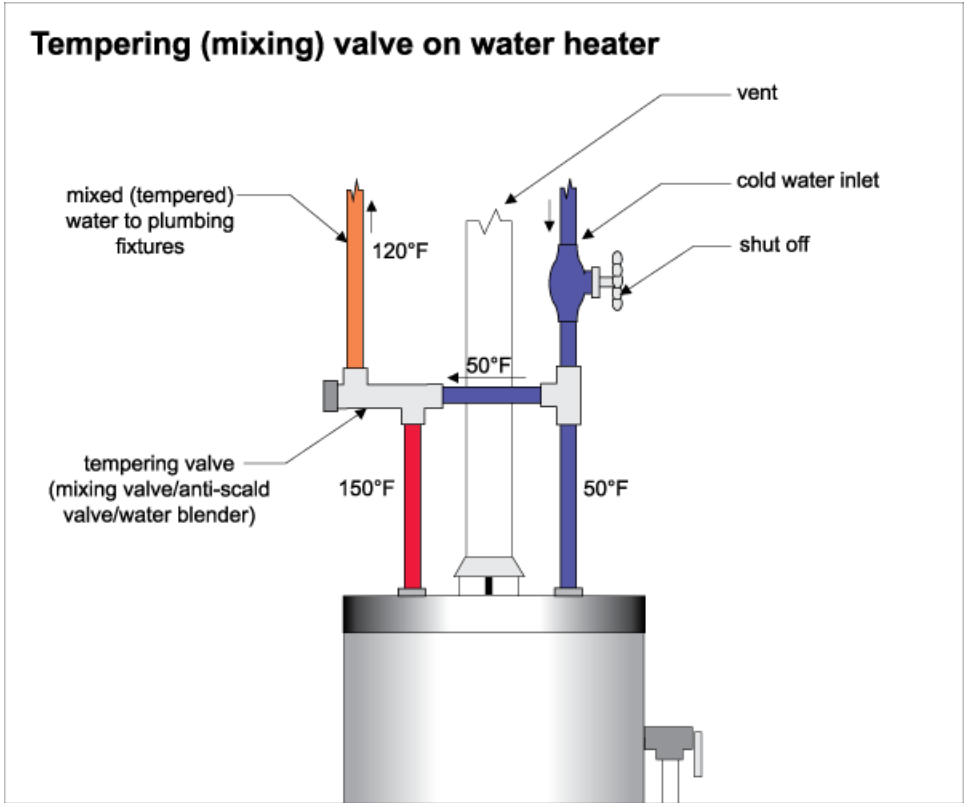
**Time:** Discretionary

**Cost:** Minor

**Description**

**General:**

- Tempering/mixing valve installed





23. *Tempering/mixing valve installed*

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

**Service piping into building:** • Copper

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

**Main water shut off valve at the:**

- Utility room

# PLUMBING

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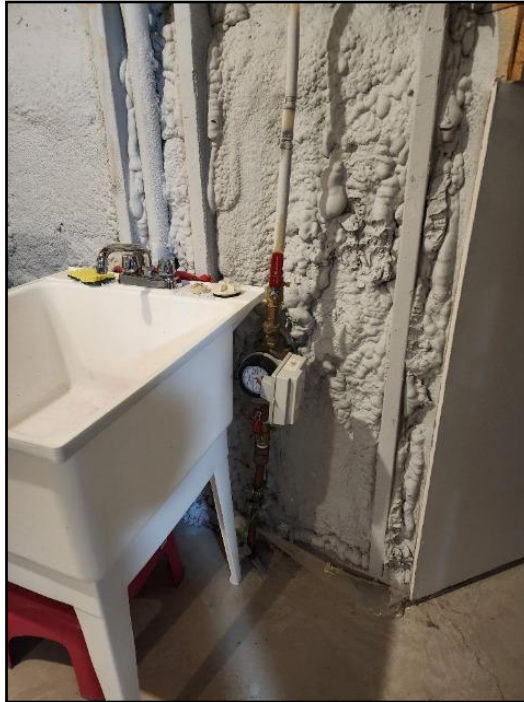
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24. Main water shut off

**Water flow and pressure:** • Typical for neighborhood

**Water heater type:** • Conventional • Rental

**Water heater location:** • Utility room

**Water heater fuel/energy source:**

• Gas



25. Gas

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

**Water heater manufacturer:**

• Rheem

*Model number:* D PVS50-36E2 *Serial number:* DELNQ211400496

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

**Water heater approximate age:** • 11 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:** • None found

**Floor drain location:** • Near heating system

**Gas piping material:** • Steel

**Main gas shut off valve location:**

• Utility room

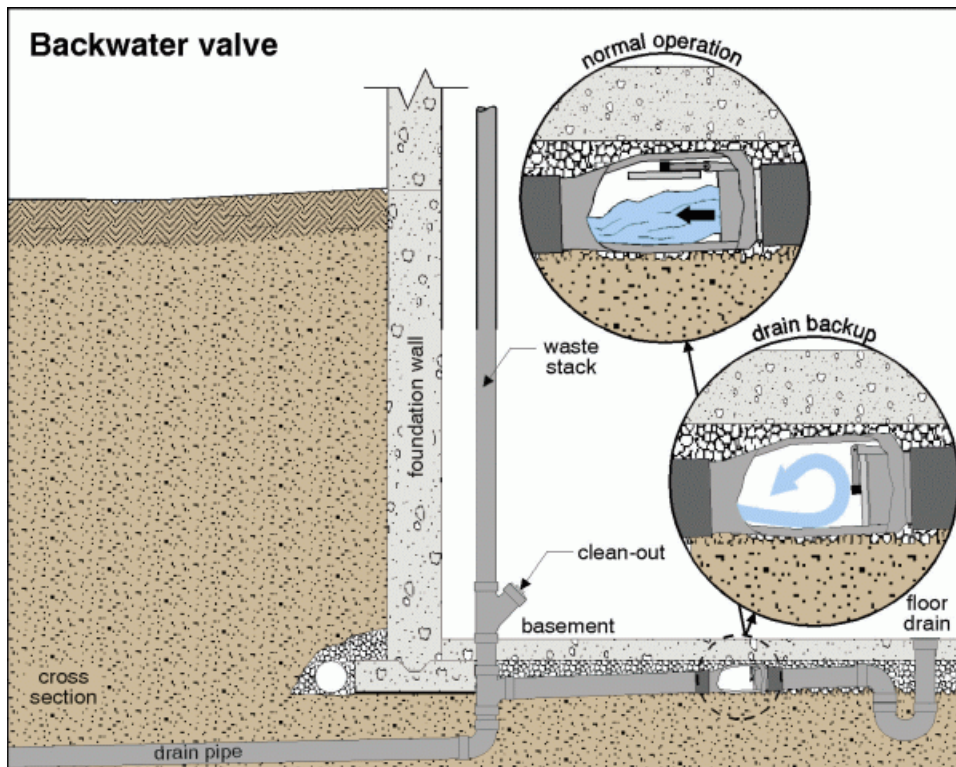




26. Main fuel shut off

**Backwater valve:**

- Present. These valves help prevent sewer backup.



# PLUMBING

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27. 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

### RECOMMENDATIONS \ Overview

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

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## Description

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

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

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

**Windows:** • Fixed • Sliders • Casement • Vinyl

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Sliding glass • Metal-clad • Garage door - metal

**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 • HRV

**Bathroom ventilation:** • Heat Recovery Ventilator

**Laundry room ventilation:** • Clothes dryer vented to exterior • HRV

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

**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:** • 85 %

## Recommendations

### RECOMMENDATIONS \ Overview

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

**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

