

INSPECTION REPORT



For the Property at:
1598 COLLEGE PARK DRIVE
PETERBOROUGH, ON K9K 2G9

Prepared for: TEAM VANRAHAN
Inspection Date: Tuesday, June 17, 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.



June 17, 2025

Dear Team VanRahan,

RE: Report No. 5335
1598 College Park Drive
Peterborough, ON
K9K 2G9

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

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

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 \ Performance opinion

Condition: • Not determined

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 \ Outlets (receptacles)

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

Although not a deficiency in a building of this age, safety may be improved by upgrading these receptacles.

Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

SUMMARY

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Heating

GAS FURNACE \ Electronic & electrostatic air filters

Condition: • Clean cells/filters - regular maintenance

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

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

AIR CONDITIONING \ Life expectancy

Condition: • Near end of 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

SUMMARY

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Discretionary

Cost: Minor

Plumbing

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Implication(s): No hot water

Location: Utility room

Task: Replace

Time: Discretionary

Cost: Rental Unit

Interior

WINDOWS \ Hardware, mechanisms or latching

Condition: • Inoperative/faulty

Implication(s): System inoperative or difficult to operate. Reduced security

Location: Various locations

Task: Repair or replace

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](#)

ROOFING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home/building is considered to face: • South

Sloped roofing material:

• Asphalt shingles



2.

1. *Asphalt shingles*

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Typical life expectancy: • 15-20 years

Roof Shape: • Hip

Limitations

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

Inspection performed: • From roof edge • Telescopic video inspection equipment

Age determined by: • Visual inspection from roof surface • Reported by seller

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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 - masonry: • Brick

Driveway: • Asphalt • No performance issues were noted.

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

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

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

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

Fence: • Wood • Chain link

Garage: • Attached

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

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

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

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

STRUCTURE

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Trusses • Wood columns • Built-up wood beams • Laminated wood beams

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

ELECTRICAL

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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 - utility room

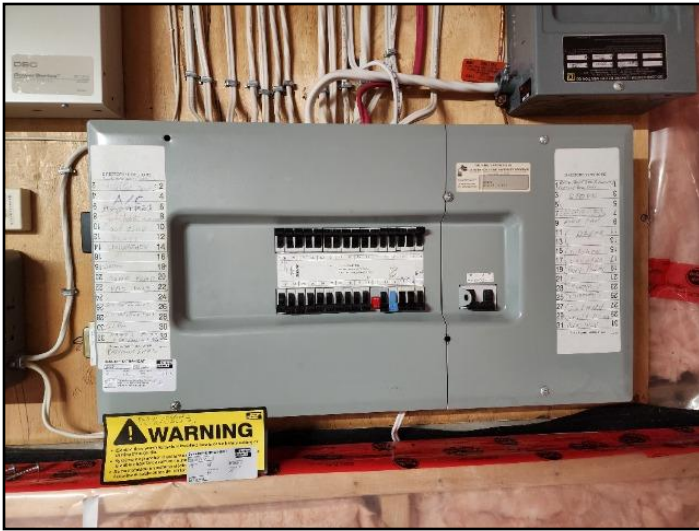


3. Main electrical disconnect

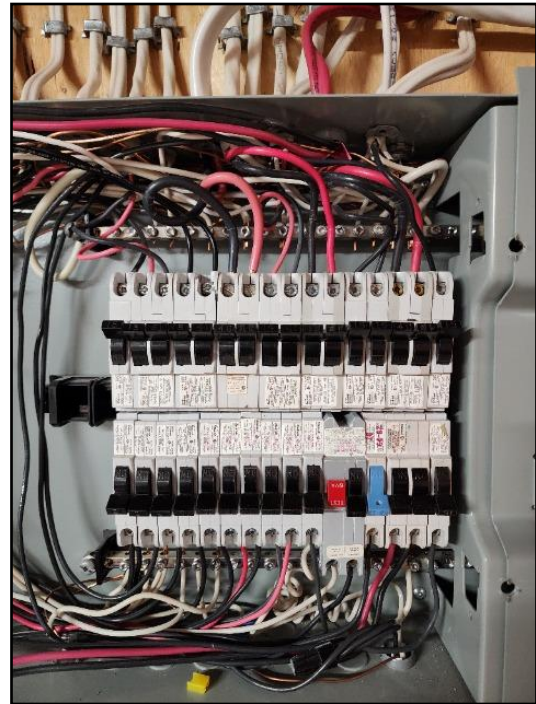
System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - utility room



4. Distribution panel



5. Breakers - utility room

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Auxiliary panel (subpanel) type and location:

- Breakers - utility room

ELECTRICAL

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. Auxiliary panel

Number of circuits installed: • 24

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 - panel

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 • Security systems

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

4. Condition: • Double taps

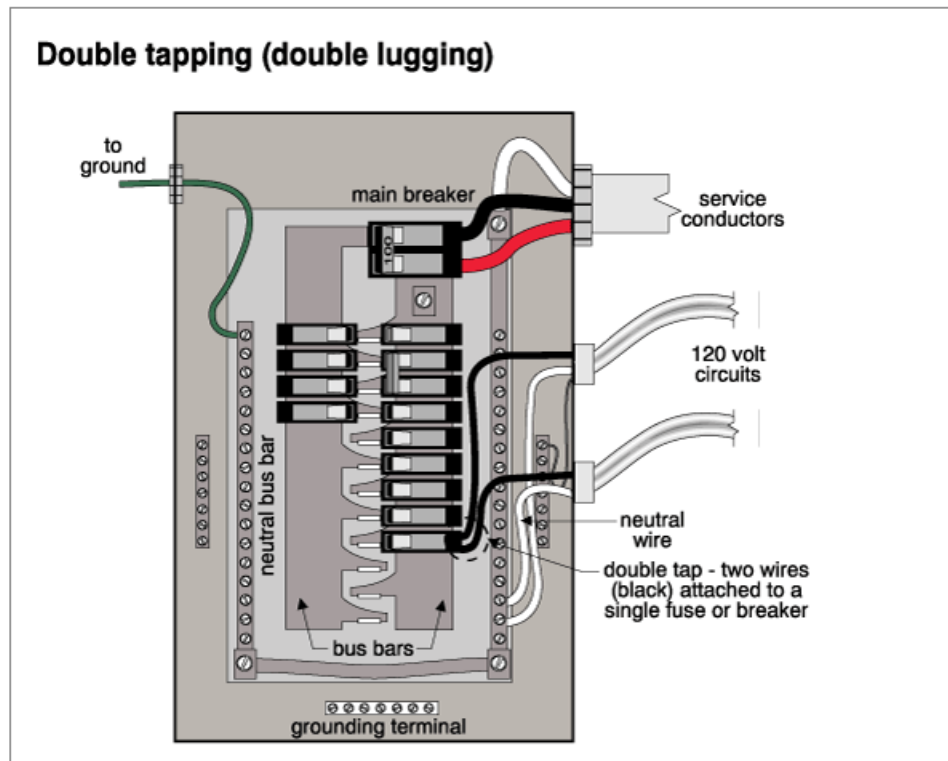
Implication(s): Fire hazard

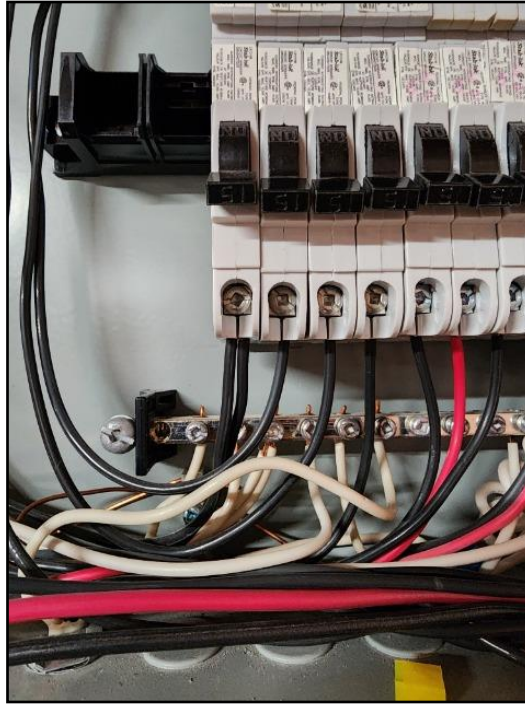
Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor





7. Double taps

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Although not a deficiency in a building of this age, safety may be improved by upgrading these receptacles.

Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

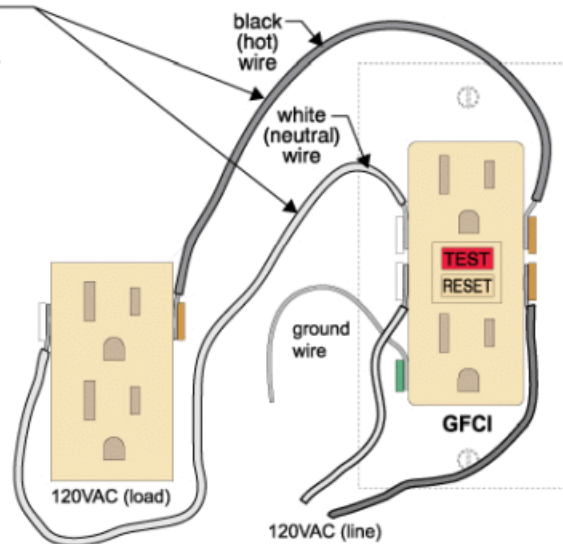
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



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

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type:

- Furnace



9. Furnace

Fuel/energy source: • Gas

Furnace:

- Carrier

Model number: 59TP6080V17-16 *Serial number:* 3319A46448

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 6 years

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

Main fuel shut off/electrical disconnect at:

- Utility room

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. Main fuel shut off



11. Electrical disconnect

Failure probability: • Low

Air filter:

• Electronic



12. Electronic

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

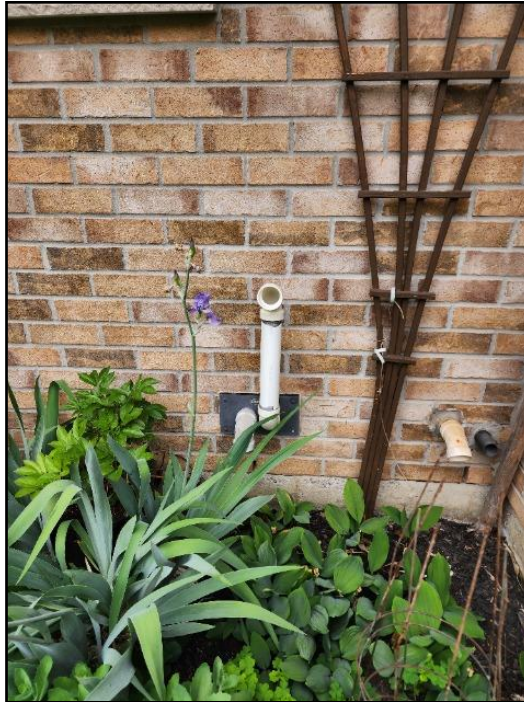
PLUMBING

INTERIOR

REFERENCE

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented



13. Sidewall vented

Auxiliary heat:

- Radiant floor heating (electric)

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14. Radiant floor heating (electric)



15.

Fireplace/stove:

- Gas fireplace

Napoleon

Model number: BGD36FNTR Serial number: 035444



16. Gas fireplace



17. Sidewall vented

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)

Lifebreath

Model number: 200MAX Serial number: 101395000



18. Heat recovery ventilator (HRV)

Condensate system: • Discharges through floor slab

Limitations

Inspection prevented/limited by: • Storage

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

Warm weather: • Prevented testing in heating mode

Fireplace/stove: • Connection to chimney not inspected

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat/energy recovery systems • Radiant heating systems

Recommendations

GAS FURNACE \ Electronic & electrostatic air filters

6. Condition: • Clean cells/filters - regular maintenance

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

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19. Clean cells/filters - regular maintenance

HEAT RECOVERY VENTILATOR \ Heat exchanger cores

7. Condition: • Clean core - regular maintenance

Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

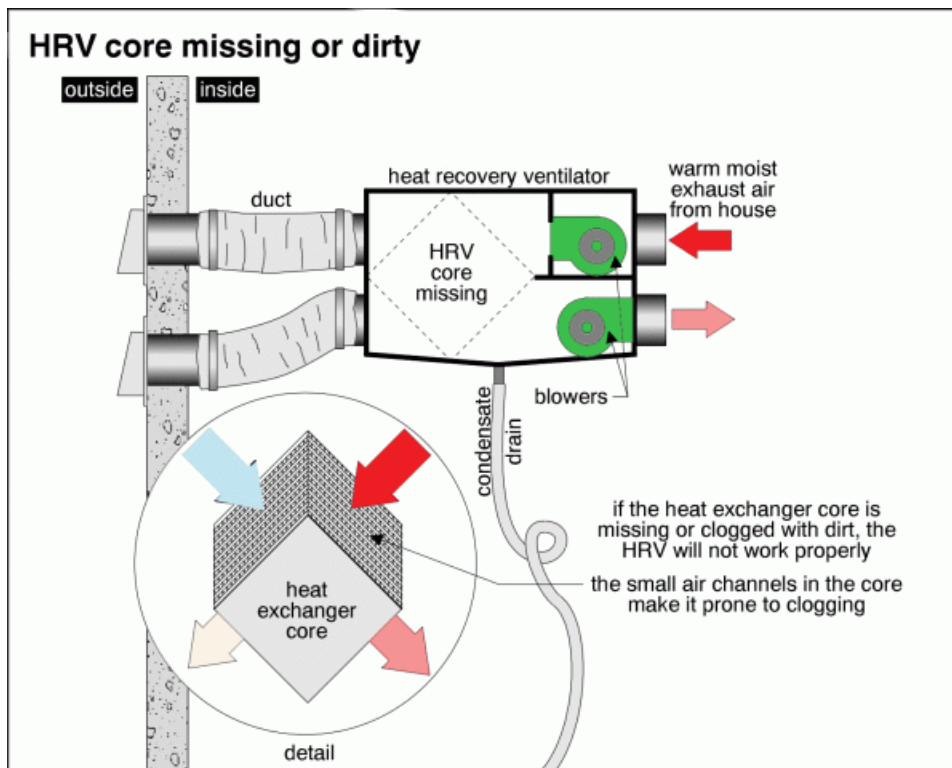
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



20. Clean core - regular maintenance

HEAT RECOVERY VENTILATOR \ Filters

8. Condition: • Clean filters - regular maintenance

Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

HEATING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

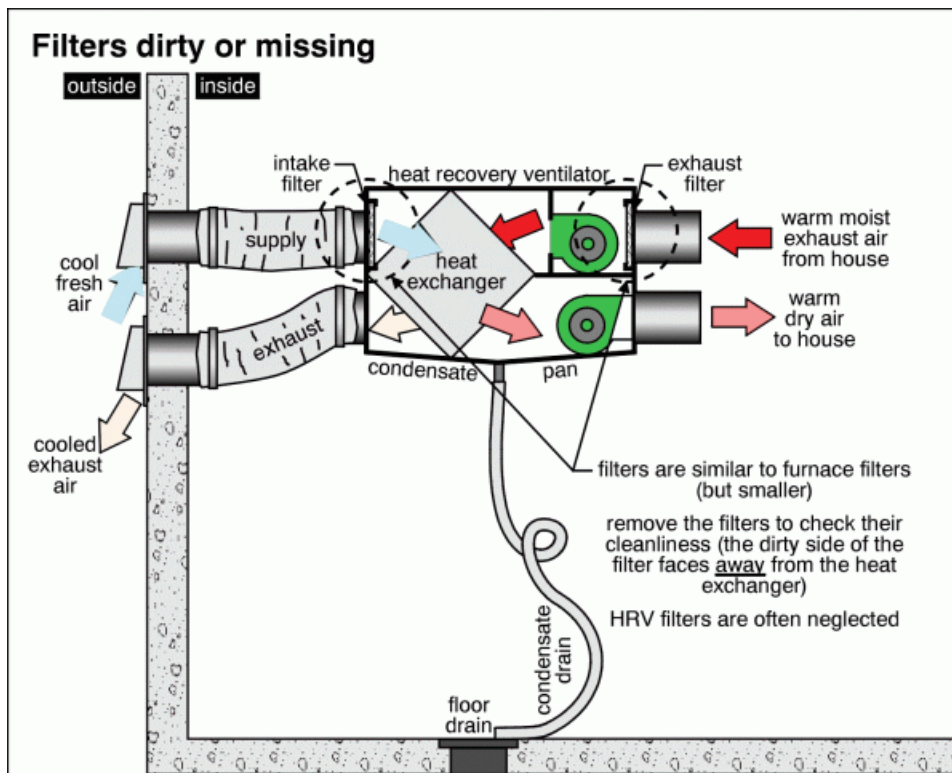
INSULATION

PLUMBING

INTERIOR

REFERENCE

Cost: Minor



21. Clean filters - regular maintenance

COOLING & HEAT PUMP

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type:

- Air cooled



22. Air cooled

Manufacturer:

- Carrier

Model number: 24ANB624A300 Serial number: 2013E09584

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

Compressor type: • Electric

Compressor approximate age: • 12 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Right side of building

Refrigerant type: • R-410A

Condensate system: • Discharges through floor slab

COOLING & HEAT PUMP

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

9. Condition: • Near end of 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

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material:

- Mineral wool (rock wool)



23. Mineral wool (rock wool)

Attic/roof insulation amount/value:

- R-32
- 8 inches

INSULATION AND VENTILATION

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



24. 8 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Roof and soffit vents

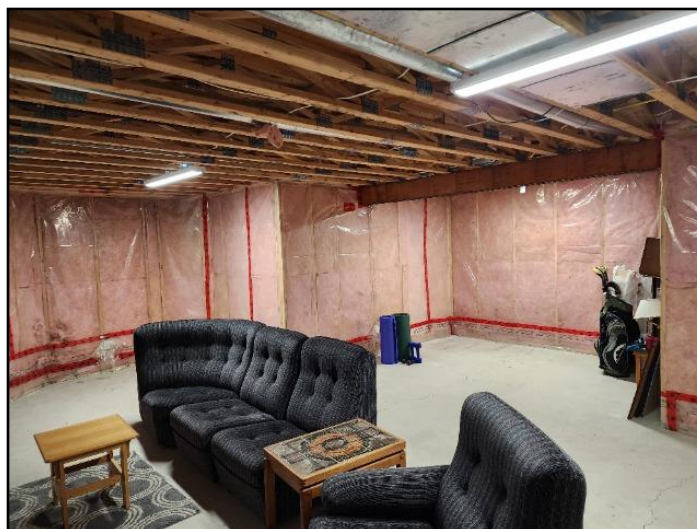
Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material:

- Glass fiber



25. Glass fiber

INSULATION AND VENTILATION

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Foundation wall insulation amount/value: • R-13

Foundation wall air/vapor barrier: • Plastic

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

10. 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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Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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



26. 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

PLUMBING

1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



27. Gas

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

Water heater manufacturer:

• Rheem

Model number: D PVS50-36E2 *Serial number:* DELNQ281221884

Water heater tank capacity: • 189 liters

Water heater approximate age: • 13 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

Pumps:

• Sump pump

PLUMBING

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Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



28. Sump pump

Floor drain location: • Near heating system

Gas piping material: • Steel

Main gas shut off valve location:

- Utility room

PLUMBING

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Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



29. 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

WATER HEATER \ Life expectancy

11. Condition: • Near end of life expectancy

Implication(s): No hot water

Location: Utility room

Task: Replace

Time: Discretionary

Cost: Rental Unit

Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

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 • Range hood • Dishwasher • Central vacuum

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 - recirculating type • HRV

Bathroom ventilation: • Heat Recovery Ventilator

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

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested/not in service: • Range • Oven • Dishwasher • Central vacuum

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 \ Hardware, mechanisms or latching

12. Condition: • Inoperative/faulty

Implication(s): System inoperative or difficult to operate. Reduced security

Location: Various locations

Task: Repair or replace

Time: Discretionary

INTERIOR

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Report No. 5335

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

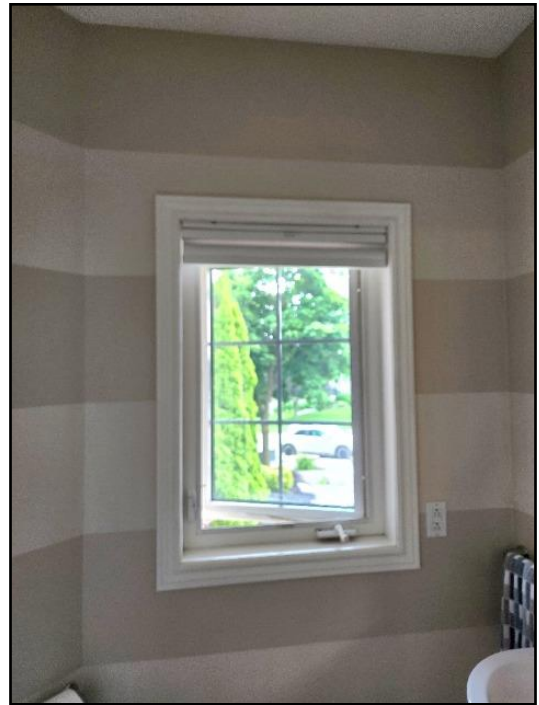
INTERIOR

REFERENCE

Cost: Minor



30. Inoperative/faulty



31.



32.

END OF REPORT

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1598 College Park Drive, Peterborough, ON June 17, 2025

Report No. 5335

www.countyhomeinspection.ca

SUMMARY

ROOFING

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