

INSPECTION REPORT



For the Property at:
1358 BOBOLINK COURT
PETERBOROUGH, ON K9K 2H9

Prepared for: TEAM VANRAHAN
Inspection Date: Monday, January 13, 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.



January 13, 2025

Dear Team VanRahan,

RE: Report No. 5122
1358 Bobolink Court
Peterborough, ON
K9K 2H9

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

1358 Bobolink Court, Peterborough, ON January 13, 2025

Report No. 5122

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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

RECOMMENDATIONS \ Overview

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

Exterior

RECOMMENDATIONS \ Overview

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

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Right elevation

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Prior repairs

Implication(s): Possibility of a weakened structure

Location: Right elevation

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

WALLS \ Masonry veneer walls

Condition: • Typical minor cracks

Implication(s): Chance of frost damage & material deterioration

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Right elevation

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Task: Monitor
Time: Ongoing

Electrical

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 this receptacle.

Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: Throughout

Task: Replace

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 \ 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

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Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Further evaluation

Time: Discretionary

Cost: Minor

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

FIXTURES AND FAUCETS \ Faucet

Condition: • Loose

Implication(s): Equipment failure. Water damage to Finishes, contents and structure

Location: Kitchen

Task: Repair

Time: Discretionary

Cost: Minor

Interior

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double glazing

Implication(s): Reduced efficiency

Location: Bedroom

Task: Repair or replace

Time: Discretionary

Cost: Minor

DOORS \ General notes

Condition: • Damage

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Implication(s): Shortened life expectancy of material | Increased heating and cooling costs | Reduced comfort

Location: Basement

Task: Repair or replace

Time: Discretionary

Cost: Minor

EXHAUST FANS \ General notes

Condition: • Inoperative

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

Location: Ensuite bathroom

Task: Repair or replace

Time: Discretionary

Cost: Minor

GARAGE \ Walls and ceilings

Condition: • Not gastight

Implication(s): Hazardous combustion products entering home

Location: Garage ceiling

Task: Improve

Time: As soon as is practicable

Cost: Minor

GARAGE \ Door between garage and living space

Condition: • Self closer missing, damaged or disconnected

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair or replace

Time: As soon as is practicable

Cost: Minor

GARAGE \ Vehicle door operators (openers)

Condition: • Sensors missing/inoperative

Implication(s): Physical injury

Location: Garage

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.

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[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face: • South

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Not determined

Approximate age:

• 10 years

Front elevation

• 15-20 years

Rear elevation

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

Limitations

Inspection limited/prevented by: • Snow

Inspection performed: • From the ground

Age determined by: • Reported by seller

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 • Patio stones/slabs

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Wood • Railings

Porch: • Raised • Concrete

Exterior steps: • Wood • Interlocking brick • Pavers

Patio: • Patio stones

Fence: • Wood • Chain link

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

RECOMMENDATIONS \ Overview

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

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Description

Configuration: • Basement
Foundation material: • Poured concrete
Floor construction: • Joists • Steel beams • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)
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: • 80 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Typical minor cracks
Implication(s): Material deterioration
Location: Right elevation
Task: Repair
Time: Discretionary
Cost: Minor



1. Typical minor cracks

4. Condition: • Prior repairs

Implication(s): Possibility of a weakened structure

Location: Right elevation

Task: Monitor

Time: Ongoing



2. Prior repairs

FOUNDATIONS \ Performance opinion

5. Condition: • Not determined

WALLS \ Masonry veneer walls

6. Condition: • Typical minor cracks

Implication(s): Chance of frost damage & material deterioration

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

STRUCTURE

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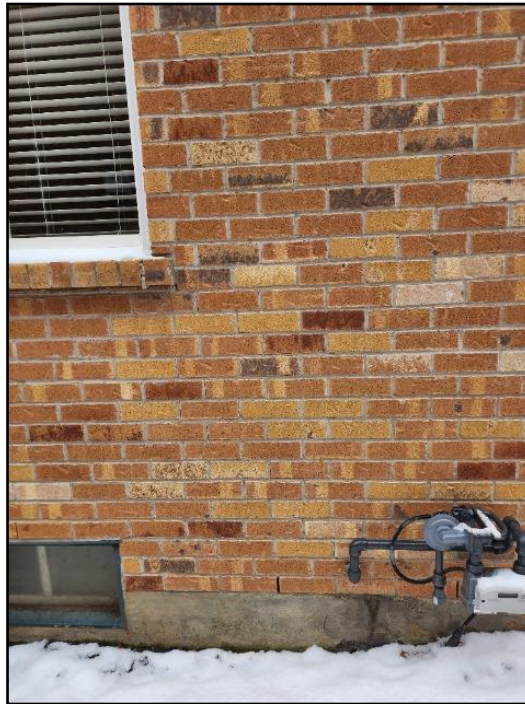
COOLING

INSULATION

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3. *Typical minor cracks*

7. Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Right elevation

Task: Monitor

Time: Ongoing

STRUCTURE

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4. *Prior repairs*

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

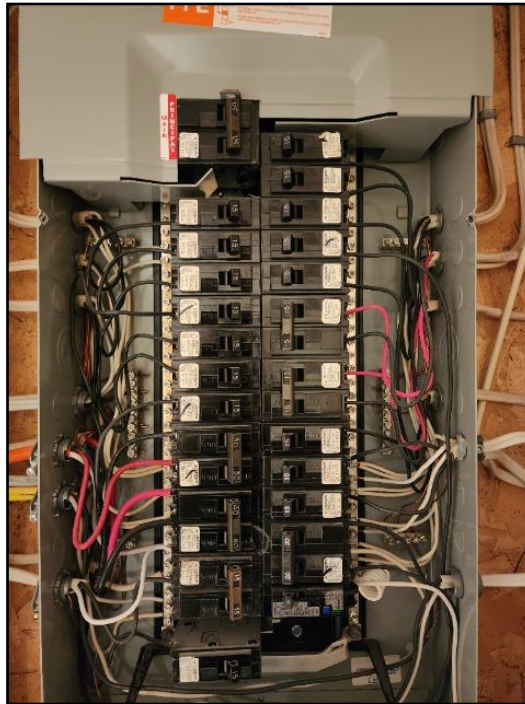


5. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - basement



6. Breakers - basement

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • ITE

Number of circuits installed: • 23

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 - laundry room • AFCI - panel

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

Inspection limited/prevented by: • Storage • AFCIs (Arc Fault Circuit Interrupters) are not tested in a home that is occupied or where testing may cause damage. 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

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Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

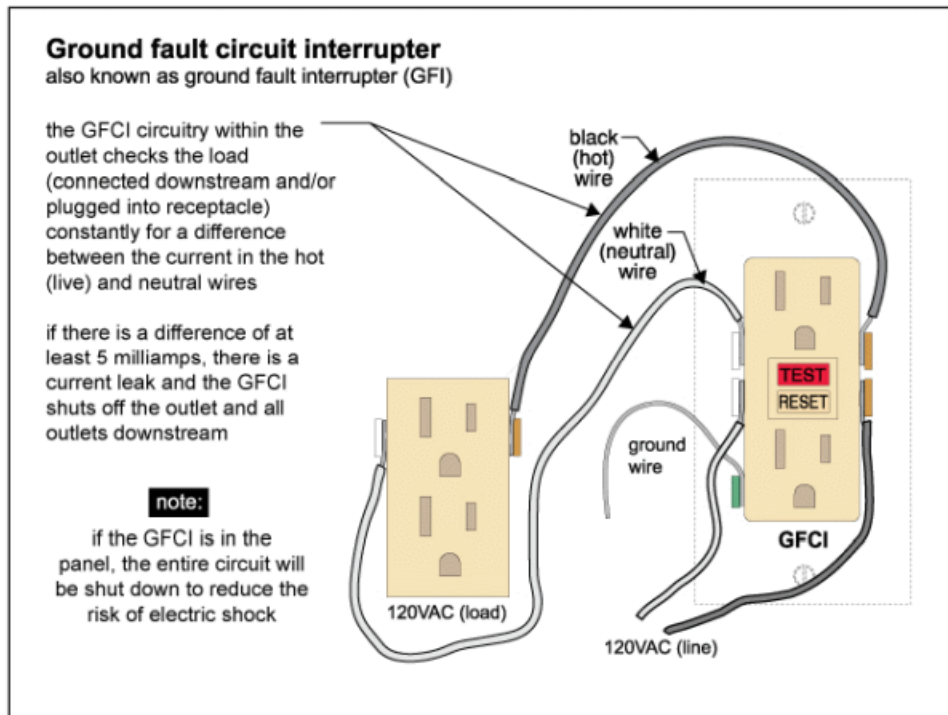
Implication(s): Electric shock

Location: Kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor





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

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

9. Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: Throughout

Task: Replace

Time: Immediate

Cost: Minor



8. More than 10 years old



9.

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

10. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



10. Furnace

Fuel/energy source: • Gas

Furnace:

- Napoleon

Model number: NPV080T3B *Serial number:* 4118WF09541

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: • 7 years

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

Main fuel shut off/electrical disconnect at:

- Basement

HEATING

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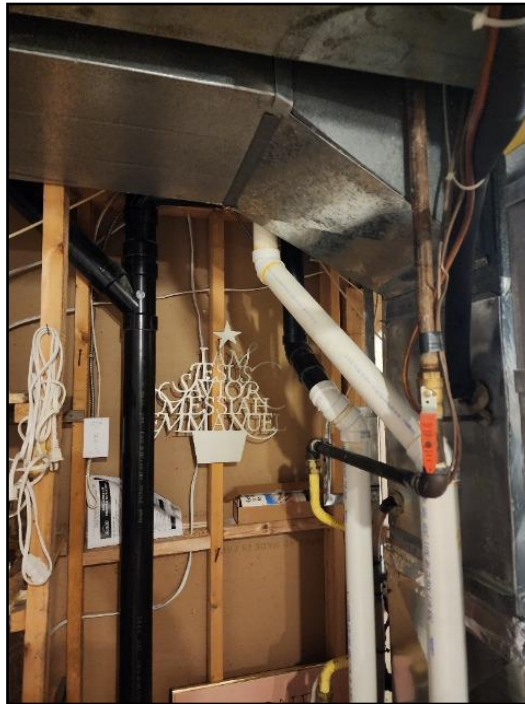
COOLING

INSULATION

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11. Main fuel shut off & electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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12. Sidewall vented

Fireplace/stove:

- Gas fireplace

Continental

Model number: GDI-30N Serial number: 011684



13. Gas fireplace

HEATING

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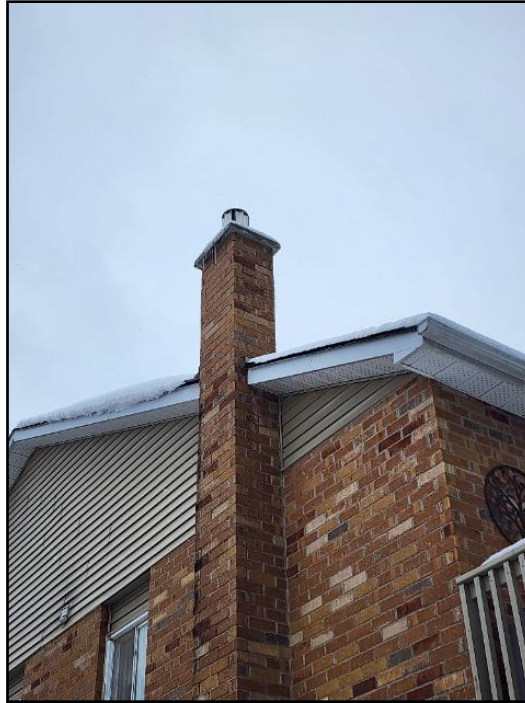
PLUMBING

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Chimney/vent:

- Masonry



14. Masonry

Chimney liner: • Metal

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

Condensate system: • Discharges through floor slab

Limitations

Inspection prevented/limited by: • Storage

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

Fireplace/wood 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

Recommendations

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

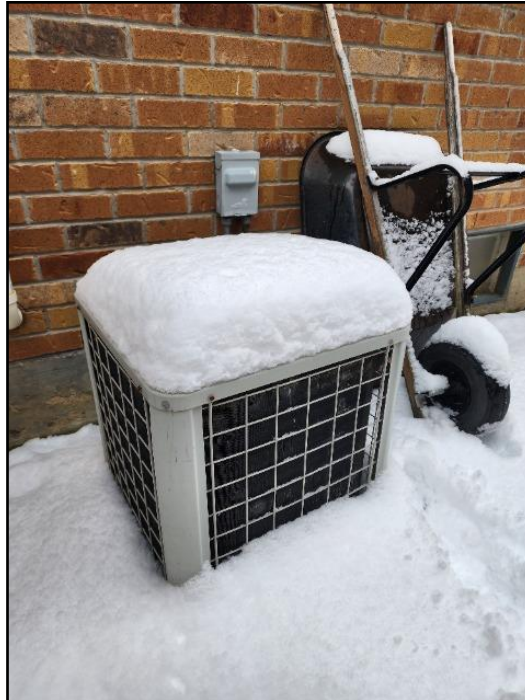


15. Replace - regular maintenance

Description

Air conditioning type:

- Air cooled



16. Air cooled

Manufacturer:

- k

Model number: KSSE24GA2 Serial number: L9914 29821

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

Compressor type: • Electric

Compressor approximate age: • 26 years

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-22

Condensate system: • Discharges through floor slab

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

AIR CONDITIONING \ Life expectancy

12. Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Further evaluation

Time: Discretionary

Cost: Minor

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber



17. Glass fiber

Attic/roof insulation amount/value:

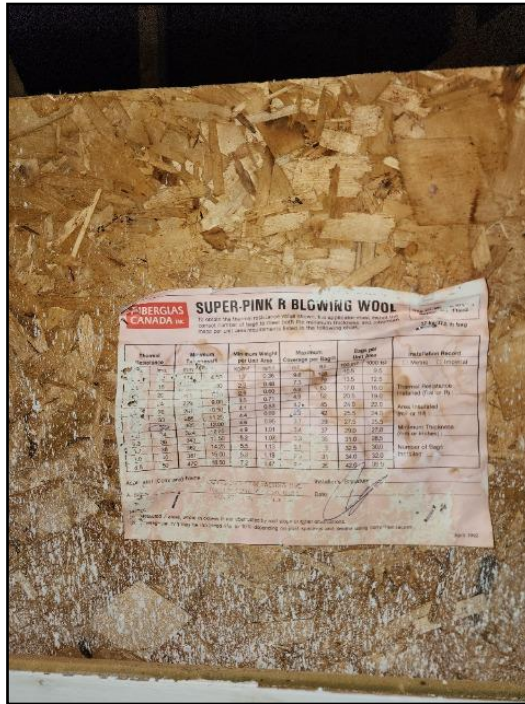
- R-32

INSULATION AND VENTILATION

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18. R-32

- 12 inches



19. 12 inches

Attic/roof air/vapor barrier: • Plastic

INSULATION AND VENTILATION

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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
Foundation wall insulation amount/value: • R-12
Foundation wall air/vapor barrier: • Plastic

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

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

Description

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

Service piping into building: • Copper

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

Main water shut off valve at the: • Basement bathroom



20. 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



21. Electric

Water heater manufacturer:

- Giant

Model number: 172STE-3S8M-E8CC Serial number: A9377559

Water heater tank capacity: • 279 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

PLUMBING

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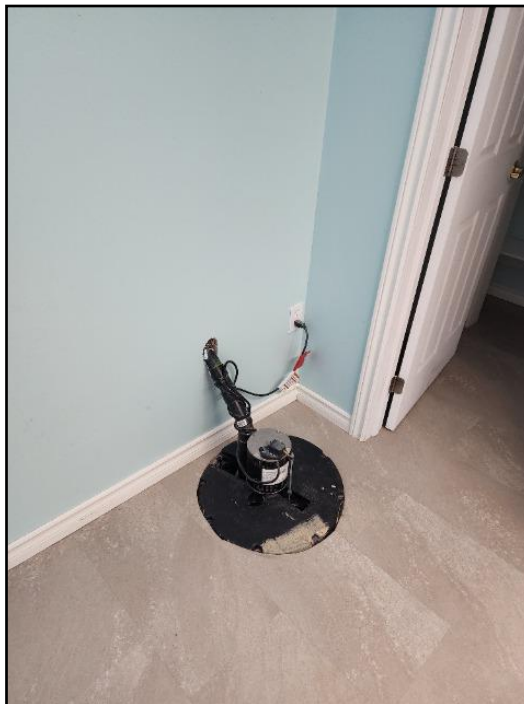
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22. Sump pump

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

FIXTURES AND FAUCETS \ Faucet

14. Condition: • Loose

Implication(s): Equipment failure. Water damage to Finishes, contents and structure

Location: Kitchen

Task: Repair

Time: Discretionary

Cost: Minor

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23. Loose

Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Suspended tile

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

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

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

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

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

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 80 %

Recommendations

WINDOWS \ Glass (glazing)

15. Condition: • Lost seal on double glazing

Implication(s): Reduced efficiency

Location: Bedroom

Task: Repair or replace

Time: Discretionary

INTERIOR

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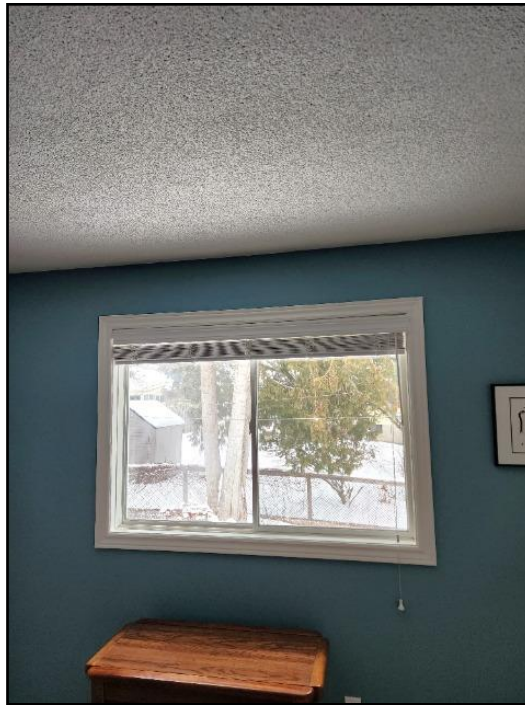
INSULATION

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Cost: Minor



24. *Lost seal on double glazing*

DOORS \ General notes

16. Condition: • Damage

Implication(s): Shortened life expectancy of material | Increased heating and cooling costs | Reduced comfort

Location: Basement

Task: Repair or replace

Time: Discretionary

Cost: Minor



25. *Damage*

EXHAUST FANS \ General notes

17. Condition: • Inoperative

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

Location: Ensuite bathroom

Task: Repair or replace

Time: Discretionary

Cost: Minor



26. Inoperative

GARAGE \ Walls and ceilings

18. Condition: • Not gastight

Implication(s): Hazardous combustion products entering home

Location: Garage ceiling

Task: Improve

Time: As soon as is practicable

Cost: Minor



27. Not gastight

GARAGE \ Door between garage and living space

19. Condition: • Self closer missing, damaged or disconnected

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair or replace

Time: As soon as is practicable

Cost: Minor



28. Self closer missing, damaged or disconnected

GARAGE \ Vehicle door operators (openers)

20. Condition: • Sensors missing/inoperative

Implication(s): Physical injury

Location: Garage

Task: Provide

Time: Discretionary

Cost: Minor

INTERIOR

1358 Bobolink Court, Peterborough, ON January 13, 2025

Report No. 5122

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



29. *Sensors missing*

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

