

# INSPECTION REPORT



For the Property at:  
**1087 BARNARDO AVENUE**  
PETERBOROUGH, ON K9H 5W9

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, July 29, 2025  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

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[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



July 29, 2025

Dear Team VanRahan,

RE: Report No. 5391  
1087 Barnardo Avenue  
Peterborough, ON  
K9H 5W9

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

1087 Barnardo Avenue, Peterborough, ON July 29, 2025

Report No. 5391

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

SUMMARY

ROOFING

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HEATING

COOLING

INSULATION

PLUMBING

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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

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • Patched/repaired

**Implication(s):** Possible shortened life expectancy

**Location:** Rear elevation

**Task:** Monitor

**Time:** Ongoing

## Exterior

### **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards**

**Condition:** • Spindles, guards or barriers (balusters) climbable

All spindles must be vertical, unless, the raised building platform is less than 24 inches above grade, as not to facilitate climbing

**Implication(s):** Fall hazard

**Location:** Raised decking

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Spindles (balusters) missing

**Implication(s):** Fall hazard

**Location:** Raised decking

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## Structure

### **FOUNDATIONS \ Performance opinion**

**Condition:** • Not determined

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## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

**Implication(s):** Electric shock

**Location:** Kitchen & exterior

**Task:** Upgrade

**Time:** Discretionary

**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

## 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

### WALLS \ General notes

**Condition:** • Cracks

**Implication(s):** Material deterioration

**Location:** Bathroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### WINDOWS \ General notes

**Condition:** • Original lower quality units

**Implication(s):** Increased heating costs | Increased maintenance costs

**Location:** Basement

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### DOORS \ Doors and frames

**Condition:** • Binds

**Implication(s):** System inoperative or difficult to operate

**Location:** Bedroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

The home/building is considered to face: • East

Sloped roofing material:

• Asphalt shingles



1. Glass fiber



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5-10 years

Typical life expectancy: • 15-20 years

Roof Shape: • Hip

## Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • Patched/repaired

Implication(s): Possible shortened life expectancy

Location: Rear elevation

Task: Monitor

Time: Ongoing

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3. Patched/repaired



# EXTERIOR

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## Description

**Gutter & downspout material:** • Aluminum

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

**Downspout discharge:** • Above grade

**Lot slope:** • Away from building

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

**Wall surfaces - masonry:** • Brick

**Driveway:** • Asphalt • No performance issues were noted.

**Walkway:** • Patio stones/slabs • No performance issues were noted.

**Window Shutters/Panels:** • Decorative shutters

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

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

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

**Patio:** • Concrete

**Fence:** • Wood • Chain link

**Carport:** • Attached

## Limitations

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

**Exterior inspected from:** • Ground level

## Recommendations

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**2. Condition:** • Spindles, guards or barriers (balusters) climbable

All spindles must be vertical, unless, the raised building platform is less than 24 inches above grade, as not to facilitate climbing

**Implication(s):** Fall hazard

**Location:** Raised decking

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



# EXTERIOR

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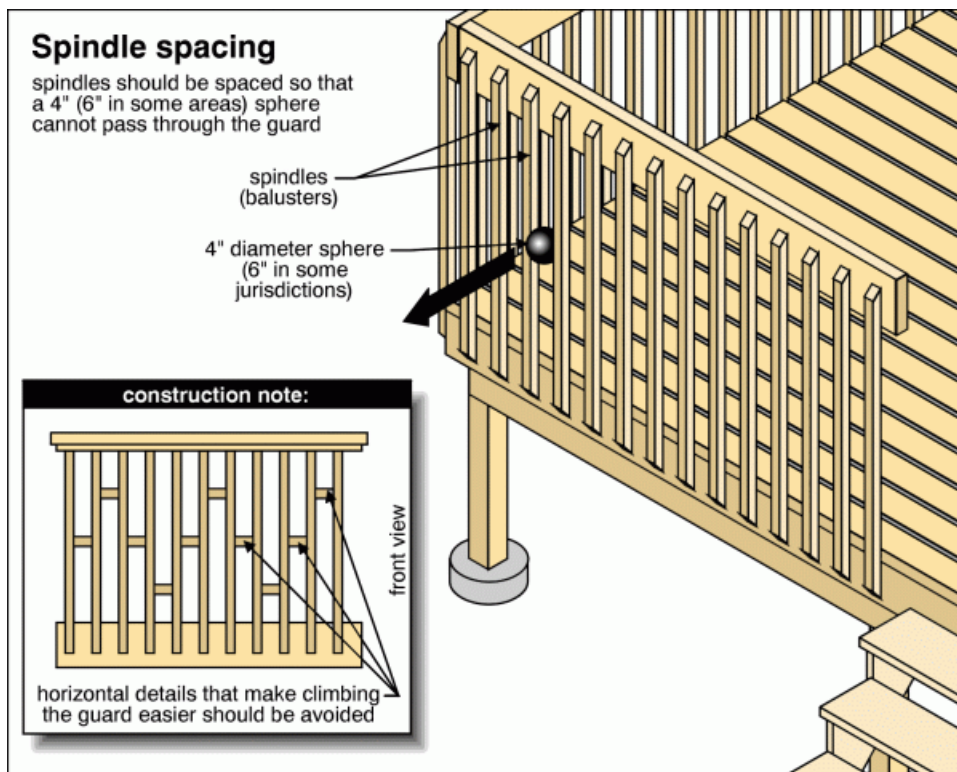
COOLING

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**3. Condition:** • Spindles (balusters) missing

**Implication(s):** Fall hazard

**Location:** Raised decking

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

# EXTERIOR

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4. Missing

# STRUCTURE

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## Description

**Configuration:** • Basement

**Foundation material:** • Masonry block

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

**Exterior wall construction:** • Wood frame / Brick veneer

**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:** • 80 %

## Recommendations

### FOUNDATIONS \ Performance opinion

**4. Condition:** • Not determined

## Description

**Service entrance cable and location:** • Underground copper

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

- Breakers - utility room

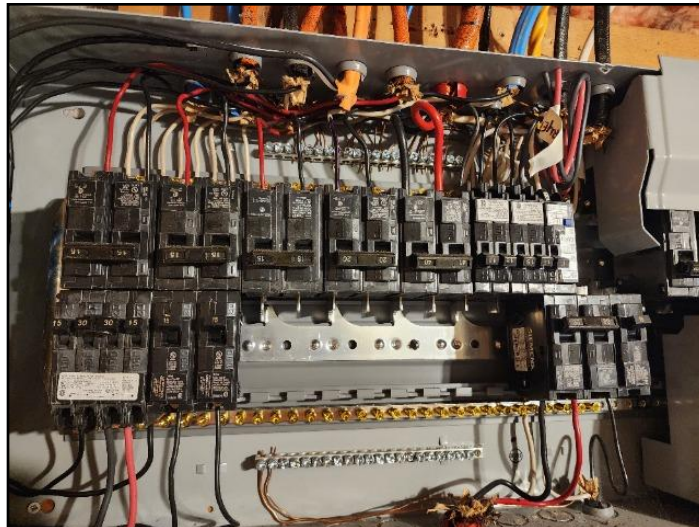


5. Main electrical disconnect

**System grounding material and type:** • Copper - water pipe

**Distribution panel type and location:**

- Breakers - utility room



6. Breakers - utility room

**Distribution panel rating:** • 125 Amps

**Electrical panel manufacturers:** • Siemens

# ELECTRICAL

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**Number of circuits installed:** • 17

**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 - bathroom • AFCI - panel

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

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

## Limitations

**Inspection limited/prevented by:** • Storage • 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

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

**Implication(s):** Electric shock

**Location:** Kitchen & exterior

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



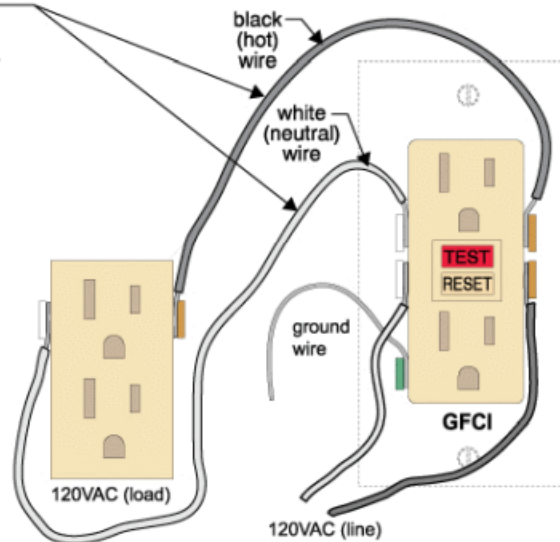
**Ground fault circuit interrupter**  
also known as ground fault interrupter (GFI)

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

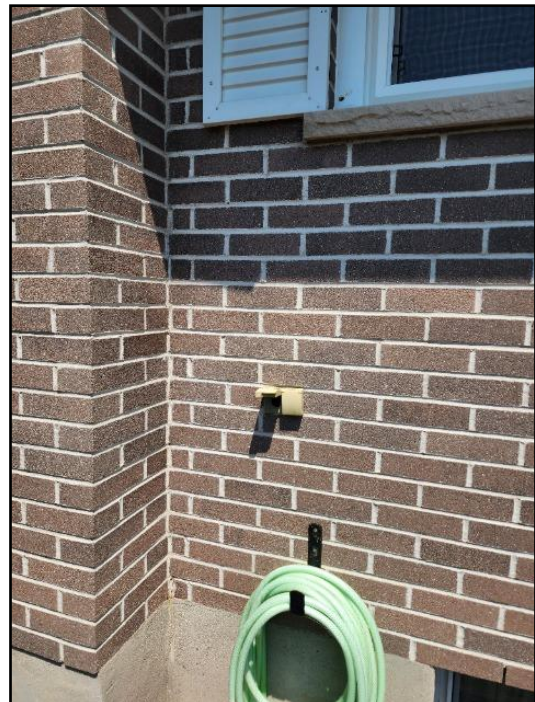
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

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



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



8.

# HEATING

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## Description

### Heating system type:

- Furnace



9. Furnace

**Fuel/energy source:** • Gas

### Furnace:

- Napoleon

*Model number:* WPV060T3AA *Serial number:* 4621WF53058

**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:** • 4 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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10. Main fuel shut off



11. Electrical disconnect

**Failure probability:** • Low

**Air filter:** • Disposable • 16" x 25" • 5" thick

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented

# HEATING

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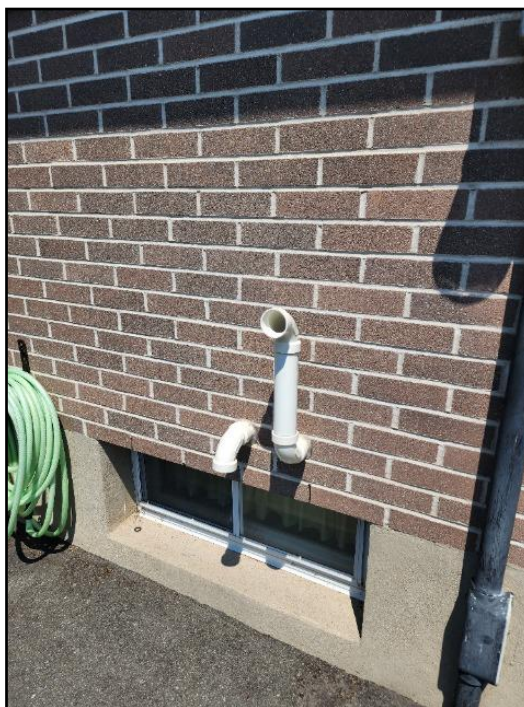
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12. Sidewall vented

**Auxiliary heat:** • Electric baseboard heater • Electric fireplace

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

**Condensate system:** • Discharges into laundry sink

## Limitations

**Inspection prevented/limited by:** • Storage

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

**Warm weather:** • Prevented testing in heating mode

**Heat exchanger:** • Not visible

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

## Recommendations

### GAS FURNACE \ 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

# HEATING

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13. Replace - regular maintenance

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Air cooled



14. Air cooled

### Manufacturer:

- Napoleon

Model number: WTBCS0018RA1-N Serial number: 2525WA57457

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

Compressor type: • Electric

Compressor approximate age: • New

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 to laundry sink

# COOLING & HEAT PUMP

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## Limitations

**Not part of a home inspection:** • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

## Recommendations

### RECOMMENDATIONS \ Overview

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



# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- Glass fiber



15. Glass fiber

Attic/roof insulation amount/value: • R-12

Attic/roof air/vapor barrier: • Kraft paper

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not determined

Foundation wall insulation amount/value: • Not determined

Foundation wall air/vapor barrier: • Not determined

## 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.

# INSULATION AND VENTILATION

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## Recommendations

### ATTIC/ROOF \ Insulation

**8. Condition:** • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



# PLUMBING

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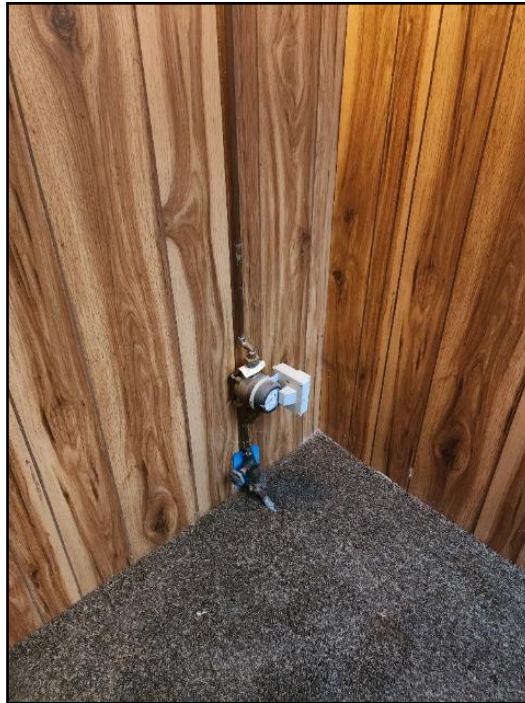
**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • Copper

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

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

- Basement



16. Main water shut off

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

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

**Water heater location:** • Utility room

**Water heater fuel/energy source:**

- Gas

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17. Gas

## Water heater exhaust venting method:

- Forced draft



18. Forced draft

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## Water heater manufacturer:

- GSW

Model number: G840S31N-AV 400 Serial number: 2313133486155

Water heater tank capacity: • 151 liters

Water heater approximate age: • 1 year

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system: • Public

Waste and vent piping in building: • ABS plastic

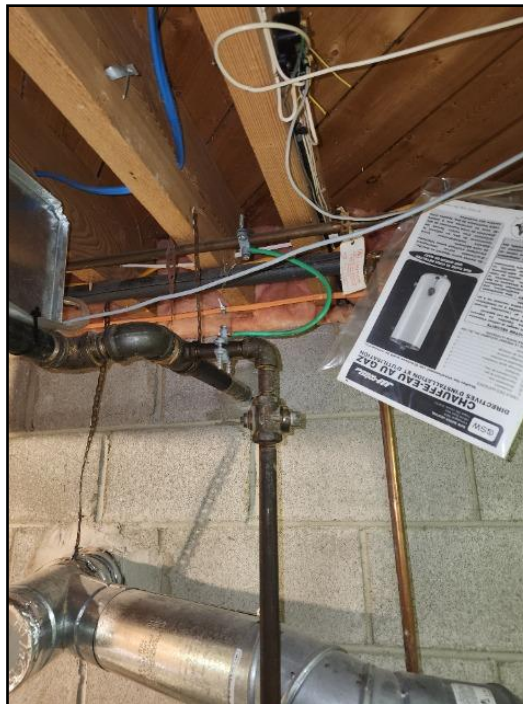
Pumps: • None

Floor drain location: • Near laundry area

Gas piping material: • Steel

Main gas shut off valve location:

- Utility room



19. Main fuel shut off

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

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## 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

### RECOMMENDATIONS \ Overview

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

# INTERIOR

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## Description

**Major floor finishes:** • Carpet • Vinyl

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

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

**Windows:** • Fixed • Single/double hung • Sliders • Casement • Awning • Vinyl • Wood

**Glazing:**

- Single
- Basement
- Double

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

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood

**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

**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

**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

### WALLS \ General notes

**10. Condition:** • Cracks

**Implication(s):** Material deterioration

**Location:** Bathroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



**20. Cracks**

### WINDOWS \ General notes

**11. Condition:** • Original lower quality units

**Implication(s):** Increased heating costs | Increased maintenance costs

**Location:** Basement

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



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21. *Original lower quality units*

## DOORS \ Doors and frames

**12. Condition:** • Binds

**Implication(s):** System inoperative or difficult to operate

**Location:** Bedroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



# INTERIOR

1087 Barnardo Avenue, Peterborough, ON July 29, 2025

Report No. 5391

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



22. *Binds*

**END OF REPORT**

# REFERENCE LIBRARY

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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