

INSPECTION REPORT



For the Property at:
225 PATRICIA CRESCENT
PETERBOROUGH, ON K9J 6X3

Prepared for: TEAM VANRAHAN
Inspection Date: Thursday, November 2, 2023
Prepared by: David Sharman



County Home Inspection
398 McDonnel Street, Suite 4
Peterborough, ON K9H 2X4
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca



November 3, 2023

Dear Team VanRahan,

RE: Report No. 4566
225 Patricia Crescent
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

County Home Inspection
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SUMMARY

225 Patricia Crescent, Peterborough, ON November 2, 2023

Report No. 4566

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.

DOORS \ General notes

Condition: • Exterior caulk/sealant missing

Implication(s): Chance of water damage to finishes and structure

Location: Garage

Task: Provide

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ Performance opinion

Condition: • Not determined

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Implication(s): Electric shock

Location: Basement family room

Task: Repair

Time: As soon as is practicable

Cost: Minor

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

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

Implication(s): Electric shock

Location: Exterior wall

Task: Upgrade

Time: Discretionary

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Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • None observed

Implication(s): Fire hazard

Location: Basement

Task: Provide

Time: Immediate

Cost: Minor

Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: First floor

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

Time: Regular maintenance

Cost: Regular maintenance item

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • Condensate problems/leak

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Unit interior

Task: Repair

Time: Discretionary

Cost: Minor

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • Inoperative heaters

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Implication(s): No heat for building

Location: First floor washroom

Task: Provide

Time: Discretionary

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 attic insulation.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

BASEMENT \ Damp/Wet basement - evidence

Condition: • Efflorescence

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

Location: Utility room

Task: Monitor

Time: Ongoing

BASEMENT \ Damp/Wet basements - corrective action noted

Condition: • Drainage membrane & sump pump

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

Location: Rear elevation

Task: Monitor

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Time: Ongoing

GARAGE \ Door between garage and living space

Condition: • Self closer missing, damaged or disconnected

Implication(s): Hazardous combustion products entering home

Location: Laundry area

Task: Provide

Time: As soon as is practicable

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

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Description

The home is considered to face: • North

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age:

• 2 years

Rear elevation



1. 2 years

• 5 years

Front elevation

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2. 5 years

Typical life expectancy:

- 15-20 years
Front elevation
- 25-30 years
Rear elevation

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof

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

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

Downspout discharge: • Above grade

Lot slope: • Flat

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

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick

Driveway: • Asphalt • No performance issues were noted.

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

Porch: • Concrete • No performance issues were noted.

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

Patio: • Concrete • Patio stones • No performance issues were noted.

Fence: • Wood

Garage: • Attached

Limitations

Inspection limited/prevented by: • Storage in garage

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.

DOORS \ General notes

3. Condition: • Exterior caulk/sealant missing

Implication(s): Chance of water damage to finishes and structure

Location: Garage

Task: Provide

Time: Discretionary

Cost: Minor

EXTERIOR

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3. Exterior caulk/sealant missing

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Description

Configuration: • Basement

Foundation material: • Masonry block

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

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Trusses • Plank sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

Description

Service entrance cable and location: • Underground copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

- Fuses - garage



4. Main electrical disconnect

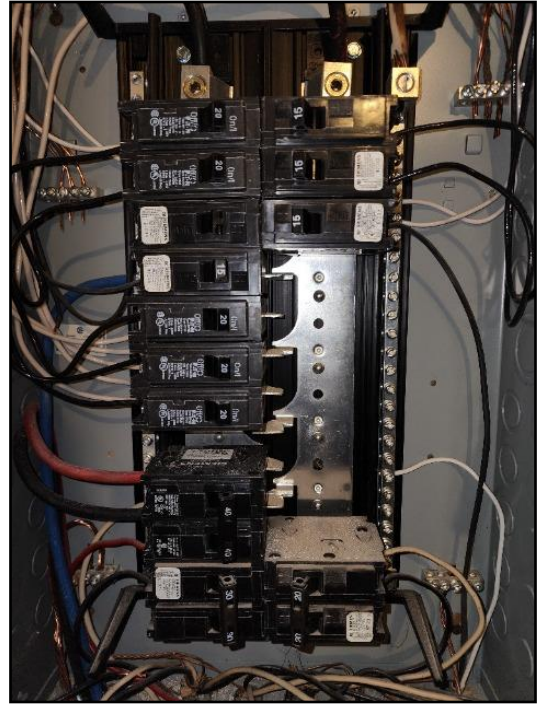
System grounding material and type: • Copper-termination not visible

Distribution panel type and location:

- Breakers - garage



5. Distribution panel



6. Breakers - garage

Distribution panel rating: • 125 Amps

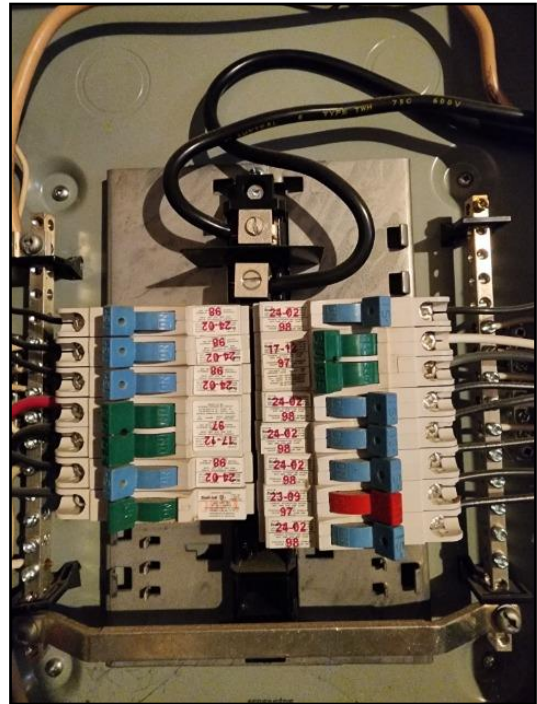
Electrical panel manufacturers: • Siemens

Auxiliary panel (subpanel) type and location:

- Breakers - garage



7. Auxiliary panel



8. Breakers - garage

Number of circuits installed:

- 13
- Distribution & auxiliary panels

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

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

5. Condition: • Ungrounded

Implication(s): Electric shock

Location: Basement family room

Task: Repair

Time: As soon as is practicable

Cost: Minor



9. Ungrounded



10.

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

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

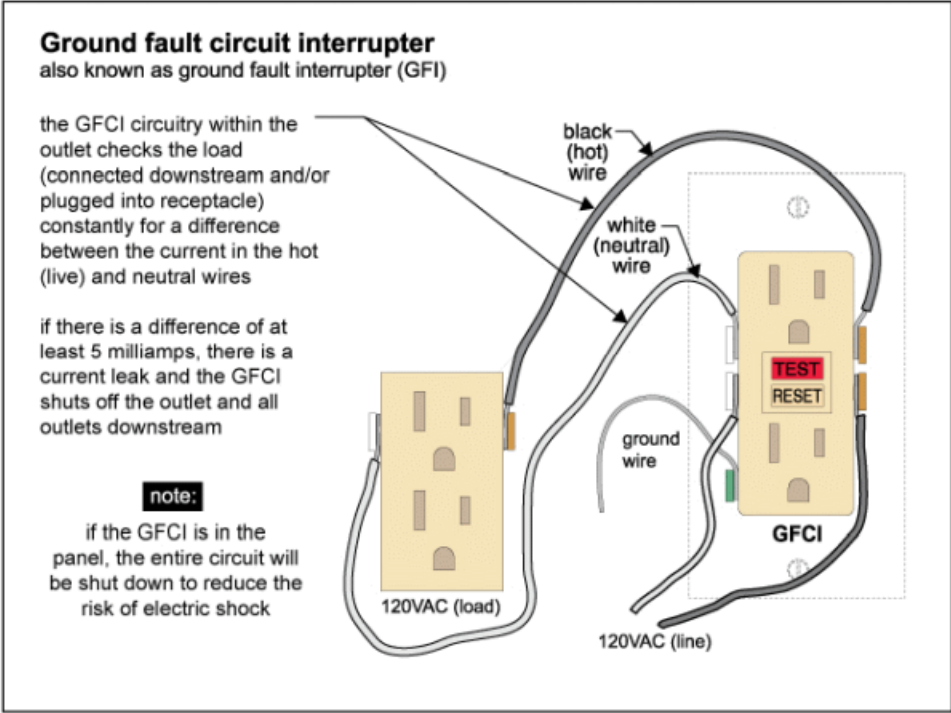
Implication(s): Electric shock

Location: Exterior wall

Task: Upgrade

Time: Discretionary

Cost: Minor



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

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

7. Condition: • None observed

Implication(s): Fire hazard

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Location: Basement

Task: Provide

Time: Immediate

Cost: Minor

8. Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: First floor

Task: Replace

Time: Immediate

Cost: Minor



12. More than 10 years old

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

9. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

Description

Heating system type:

- Furnace



13. Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

- Keeprite

Model number: G96VTN0601714A Serial number: A220960415

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: • 1 year

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

Main fuel shut off at:

- Utility room

HEATING

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14. Main fuel shut off



15. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

HEATING

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16. Sidewall vented

Fireplace/stove:

- Gas fireplace

Envirogas

Model number: EG95FSDV Serial number: 4024



17. Gas fireplace

HEATING

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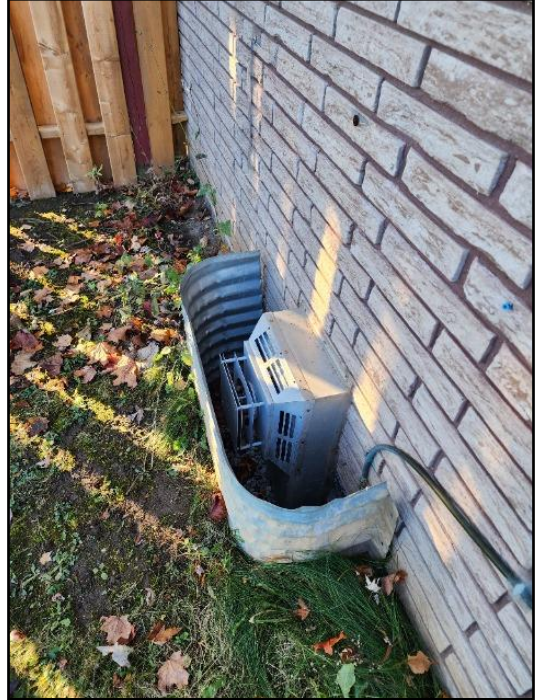
INTERIOR

REFERENCE

- Gas fireplace
Envirogas
Model number: BFPI Serial number: 10106



18. Gas fireplace



19. Sidewall vented

Chimney/vent:

- Sidewall venting
- Masonry

HEATING

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20. Masonry

• Metal

Chimney liner: • Metal

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into a sump

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • 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

10. Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace

Time: Regular maintenance

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Cost: Regular maintenance item



21. Replace - regular maintenance

GAS FURNACE \ Mid- and high-efficiency gas furnace

11. Condition: • Condensate problems/leak

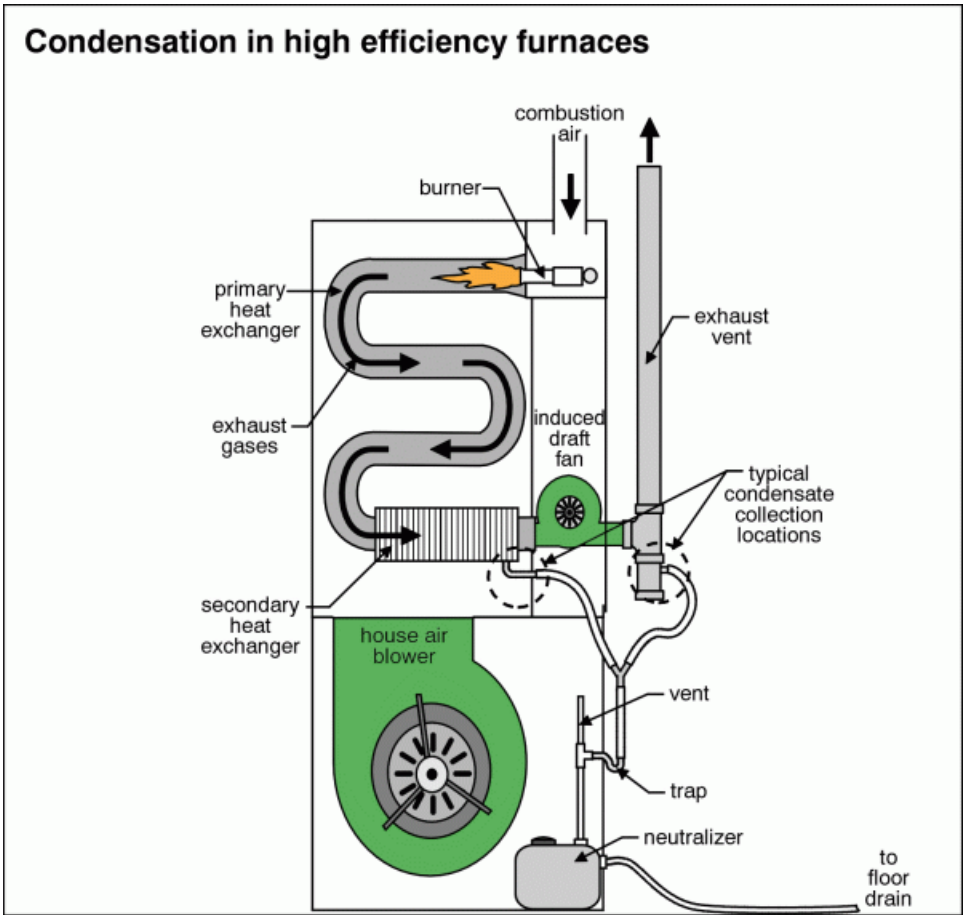
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Unit interior

Task: Repair

Time: Discretionary

Cost: Minor



22. Condensate problems/leak

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SPACE HEATER \ Electric baseboard heater/space heater

12. Condition: • Inoperative heaters

Implication(s): No heat for building

Location: First floor washroom

Task: Provide

Time: Discretionary

Cost: Minor



23. Inoperative heaters

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



24. Air cooled

Manufacturer:

- Keeprite

Model number: N4A324AKG101 Serial number: E222123675

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

Compressor type: • Electric

Compressor approximate age: • 1 year

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 sump

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

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

INSULATION AND VENTILATION

225 Patricia Crescent, Peterborough, ON November 2, 2023

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Description

Attic/roof insulation material:

- Glass fiber



25. Glass fiber

Attic/roof insulation amount/value: • R-40

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

INSULATION AND VENTILATION

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Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

ATTIC/ROOF \ Insulation

14. Condition: • Amount less than current standards

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Description

Water supply source (based on observed evidence):

- Private



26. Pressure tank

Service piping into building: • PE (polyethylene)

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

Main water shut off valve at the:

- Basement

PLUMBING

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27. Main water shut off

Water flow and pressure: • Functional

Water heater type: • Conventional • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

• Electric



28. Electric

Water heater manufacturer:

- Giant

Model number: 152E-3F8M-OH-K Serial number: A9643547

Water heater tank capacity: • 181 liters

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system:

- Septic system

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29. *Septic system*

Waste and vent piping in building: • ABS plastic • Cast iron

Pumps:

- Sump pump



30. *Sump pump*

Floor drain location: • None found

Water treatment system:

- Water softener



31. Water softener

- Ultraviolet treatment

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage

Fixtures not tested/not in service: • Hot tub

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Performance of floor drains • Pool

Not included as part of a building inspection: • Washing machine connections

PLUMBING

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Recommendations

RECOMMENDATIONS \ Overview

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

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Description

Major floor finishes: • Carpet • Hardwood • Laminate

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

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

Glazing: • Double

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

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

Kitchen ventilation: • Exhaust fan

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: • 85 %

Recommendations

BASEMENT \ Damp/Wet basement - evidence

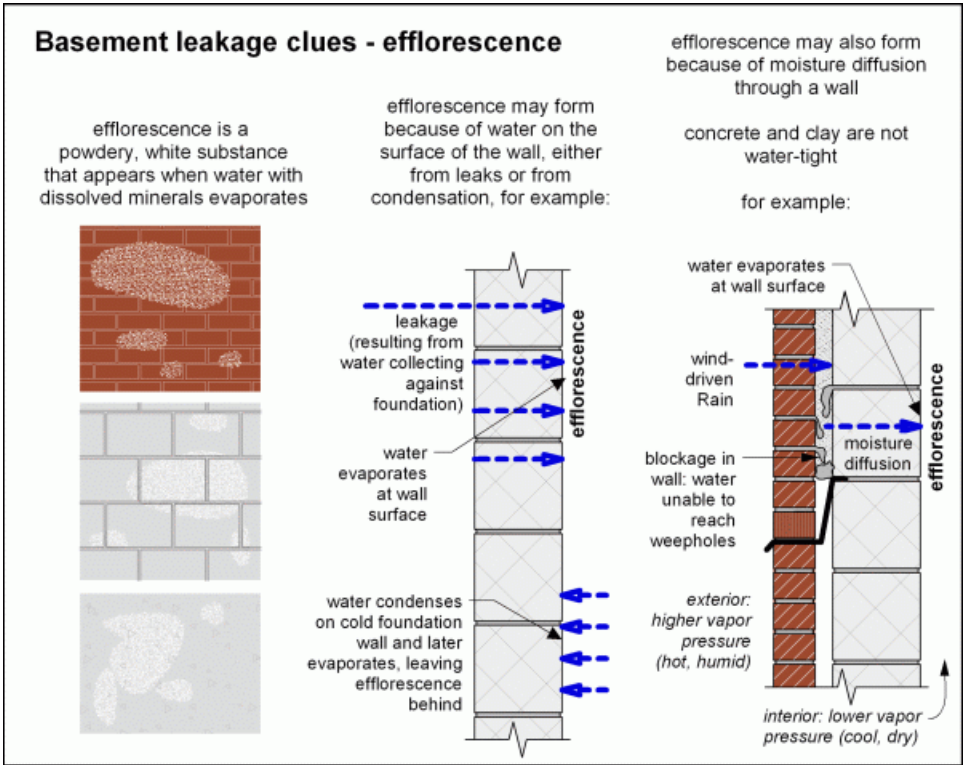
16. Condition: • Efflorescence

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

Location: Utility room

Task: Monitor

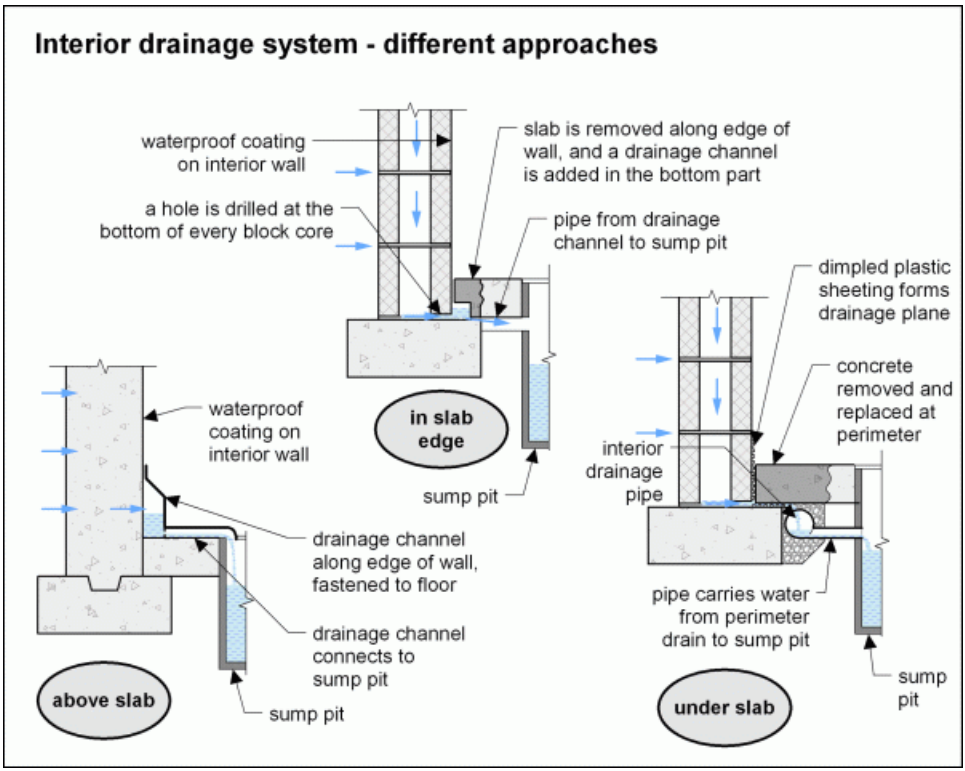
Time: Ongoing



32. Efflorescence

BASEMENT \ Damp/Wet basements - corrective action noted

- 17. Condition:** • Drainage membrane & sump pump
- Implication(s):** Chance of water damage to structure, finishes and contents
- Location:** Rear elevation
- Task:** Monitor
- Time:** Ongoing



33. Drainage membrane & sump pump

GARAGE \ Door between garage and living space

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

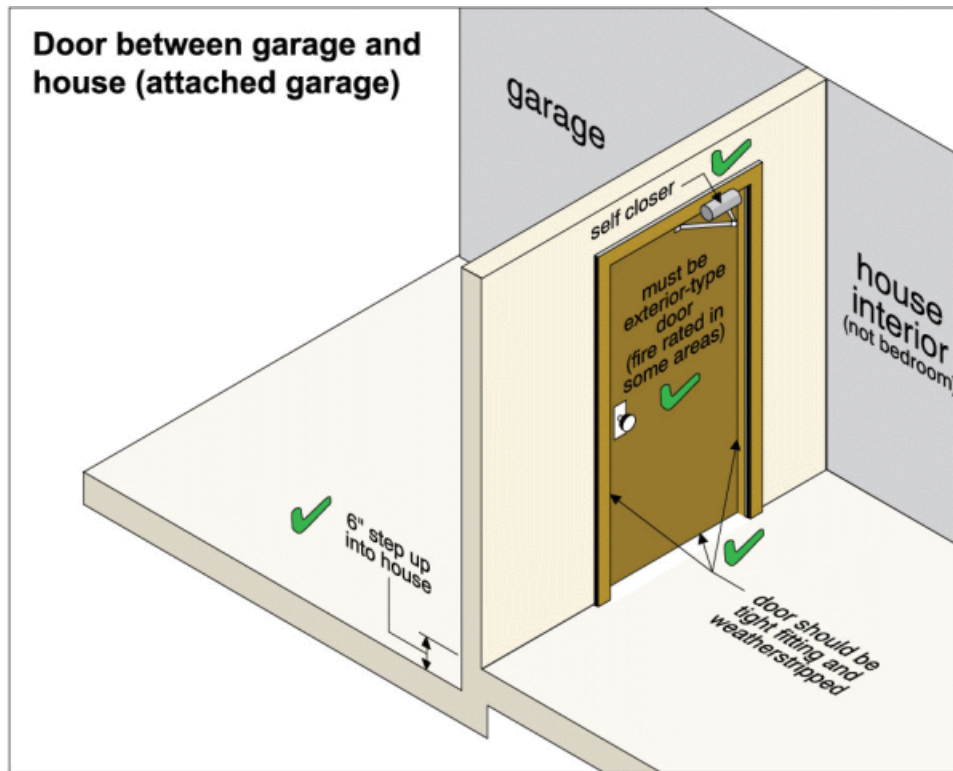
Implication(s): Hazardous combustion products entering home

Location: Laundry area

Task: Provide

Time: As soon as is practicable

Cost: Minor



34. Self closer missing, damaged or disconnected

INTERIOR

Report No. 4566

225 Patricia Crescent, Peterborough, ON November 2, 2023

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

