

# INSPECTION REPORT



For the Property at:  
**1307 MONAGHAN ROAD**  
PETERBOROUGH, ON K9J 5L9

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Prepared for: TEAM VANRAHAN  
Inspection Date: Saturday, September 30, 2023  
Prepared by: David Sharman



County Home Inspection  
398 McDonnel Street, Suite 4  
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A fully insured and professionally accredited inspection.



September 30, 2023

Dear Team VanRahan,

RE: Report No. 4516  
1307 Monaghan Road  
Peterborough, ON  
K9J 5L9

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

1307 Monaghan Road, Peterborough, ON September 30, 2023

Report No. 4516

[www.countyhomeinspection.ca](http://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:** • Wire crossing bus connections

**Implication(s):** Electric shock | Fire hazard

**Location:** Distribution panel

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Inoperative

**Implication(s):** Equipment inoperative

**Location:** Laundry area

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Reversed polarity

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

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**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Depends on work needed

**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:** Exterior wall

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Various locations

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • Past life expectancy

**Implication(s):** Equipment failure | No heat for building

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

### 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:** Further evaluation

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**Time:** Discretionary

**Cost:** Minor

## 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

### RECOMMENDATIONS \ Overview

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

## Plumbing

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • Galvanized steel

**Implication(s):** Reduced water pressure and volume

**Location:** Laundry area

**Task:** Monitor

**Time:** Ongoing

### WATER HEATER \ Life expectancy

**Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

**Cost:** Rental Unit

## Interior

### WINDOWS \ General notes

**Condition:** • Original lower quality units

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

**Location:** Various locations

**Task:** Upgrade

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**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

## **EXHAUST FANS \ General notes**

**Condition:** • Missing

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

**Location:** Basement bathroom

**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.

[Home Improvement - ballpark costs](#)

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## Description

The home is considered to face: • East

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • 25-30 years

Roof Shape: • Hip

## Limitations

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

Inspection performed: • Telescopic video inspection equipment

Age determined by: • Visual inspection with telescopic inspection equipment

## 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:** • 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.

**Walkway:** • Interlocking brick • Wood • No performance issues were noted.

**Deck:** • Ground level • Wood

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

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

**Patio:** • Wood

**Fence:** • Wood

**Garage:** • Detached

## Limitations

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

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### RECOMMENDATIONS \ Overview

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



# STRUCTURE

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## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:** • Joists • Subfloor - plank

**Exterior wall construction:** • Masonry

**Roof and ceiling framing:** • Rafters/ceiling joists • 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

## Description

**Service entrance cable and location:** • Overhead - cable type not determined

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

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

- Breakers - basement

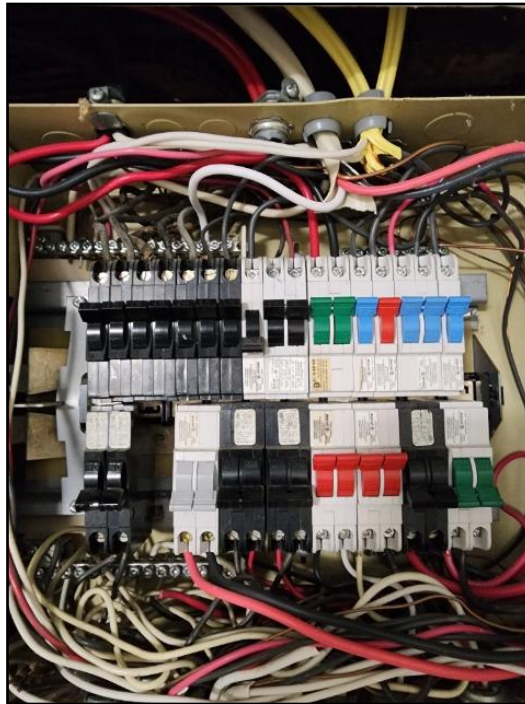


3. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement



4. Breakers - basement

**Distribution panel rating:** • 200 Amps

**Electrical panel manufacturers:** • FPE Stab-Lok

**Number of circuits installed:** • 23

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • Grounded and ungrounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - bathroom • GFCI - kitchen • No AFCI

**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

## Recommendations

### OPTIONAL \ Electrical

**4. Condition:** • Although no knob & tube wiring was detected during the inspection, any home built pre-circa 1950 may still contain knob & tube wiring unless the home has undergone a full electrical upgrade.

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**5. Condition:** • Wire crossing bus connections

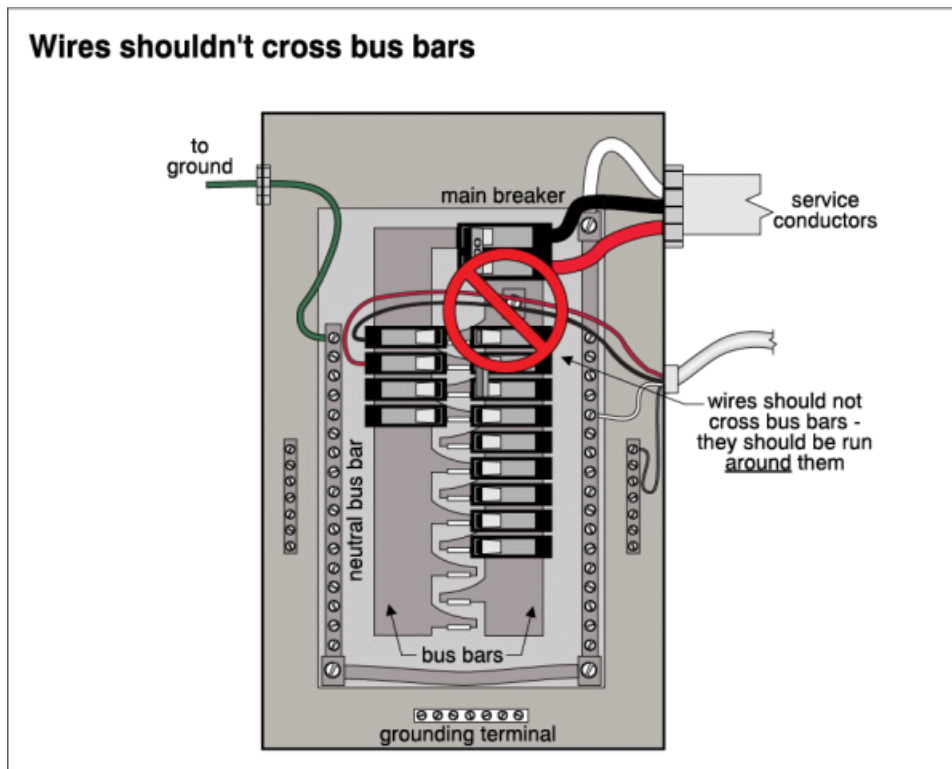
**Implication(s):** Electric shock | Fire hazard

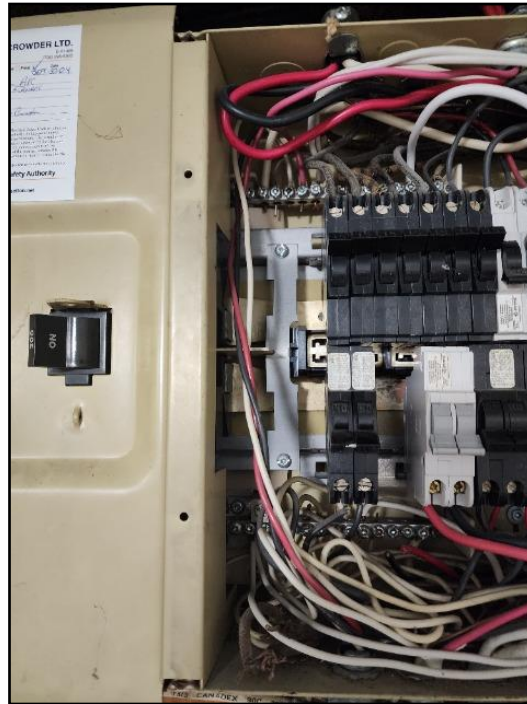
**Location:** Distribution panel

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor





5. Wire crossing bus connections

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**6. Condition:** • Inoperative

**Implication(s):** Equipment inoperative

**Location:** Laundry area

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



6. Inoperative

7. Condition: • Reversed polarity

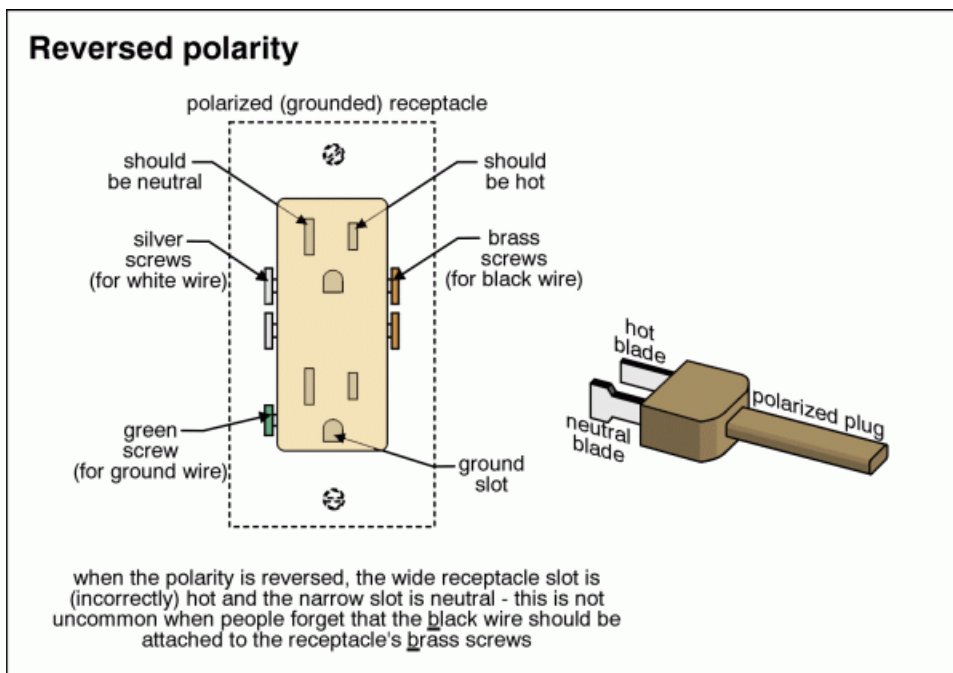
Implication(s): Electric shock

Location: Basement

Task: Correct

Time: As soon as is practicable

Cost: Minor





7. Reversed polarity

**8. Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Depends on work needed



# ELECTRICAL

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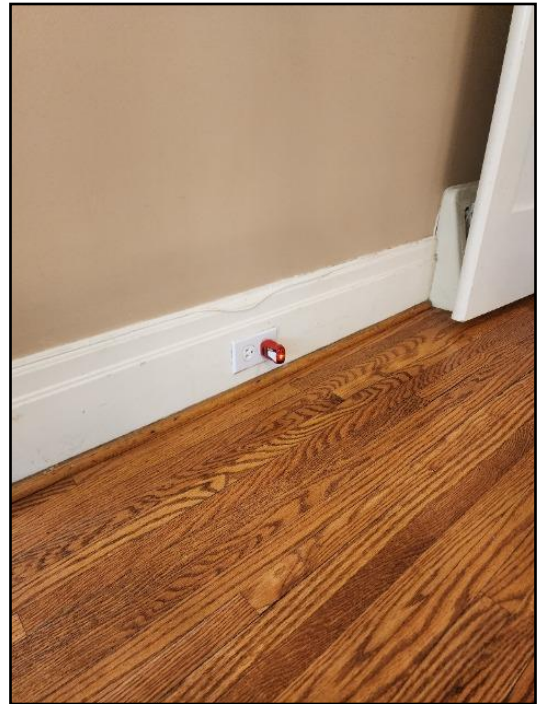
PLUMBING

INTERIOR

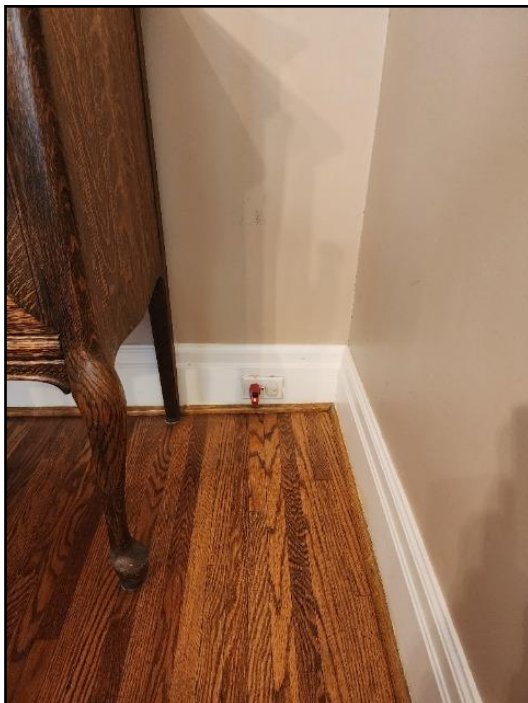
REFERENCE



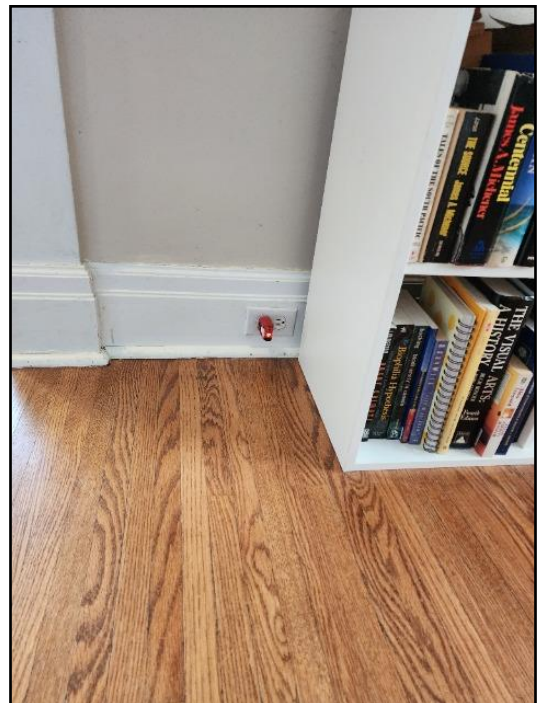
8. Ungrounded



9.



10.



11.



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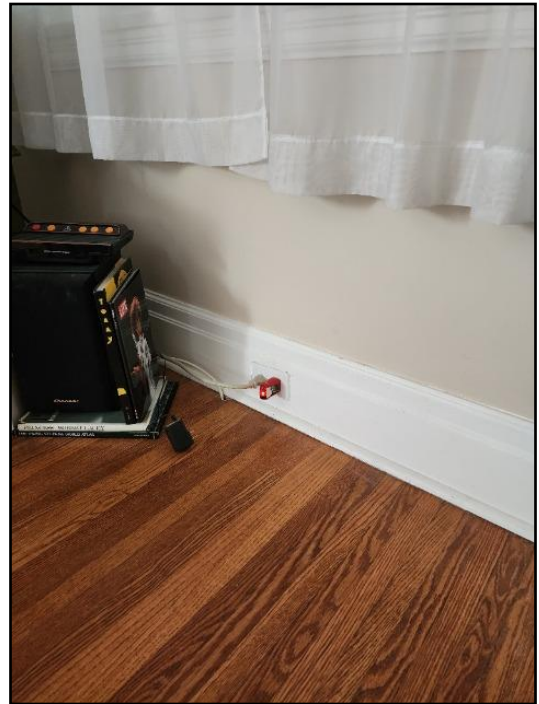
PLUMBING

INTERIOR

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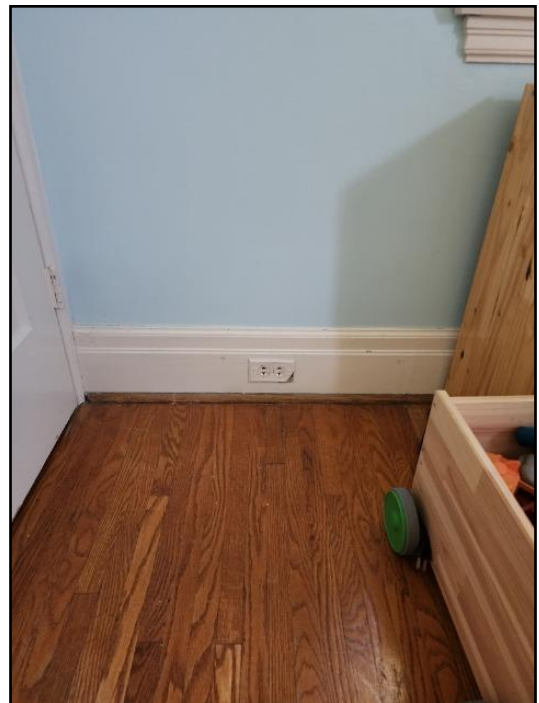
12.



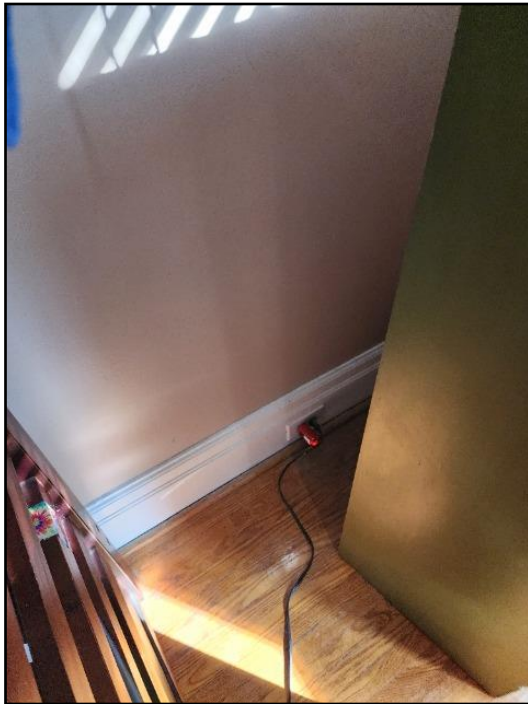
13.



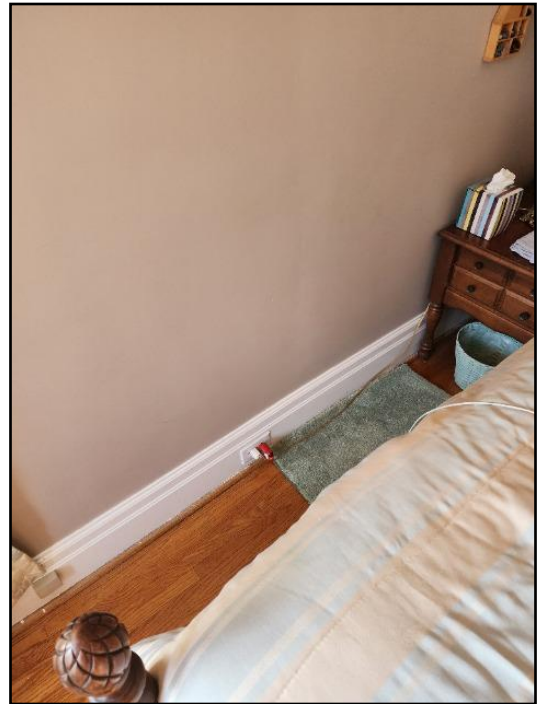
14.



15.



16.



17.



18.

**9. 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

- SUMMARY
- ROOFING
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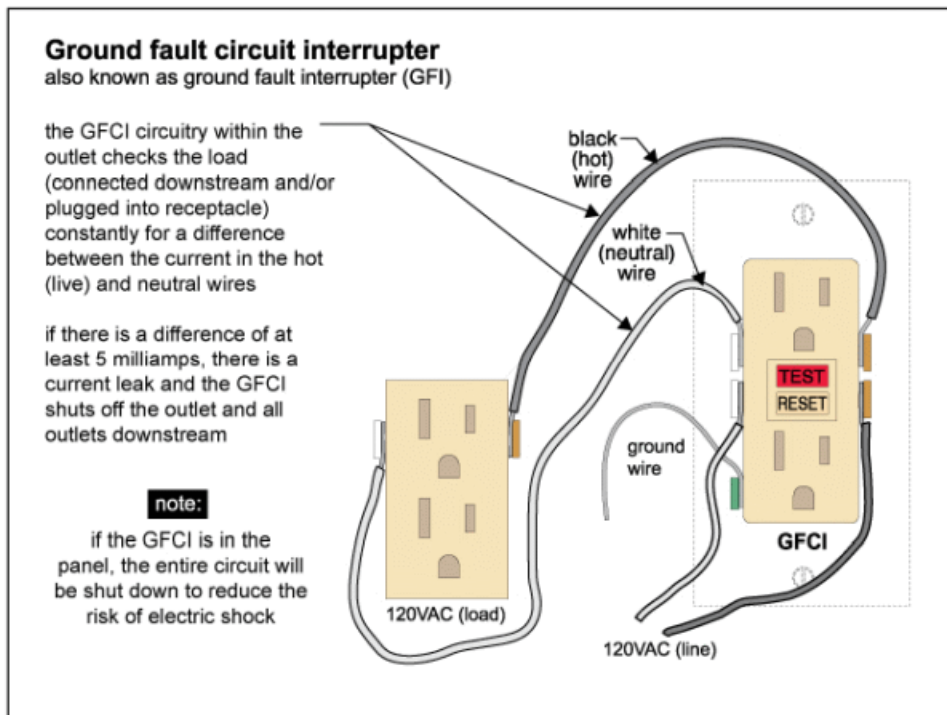
## REFERENCE

**Location:** Exterior wall

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



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



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

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**10. Condition:** • More than 10 years old

**Implication(s):** Life safety hazard

**Location:** Various locations

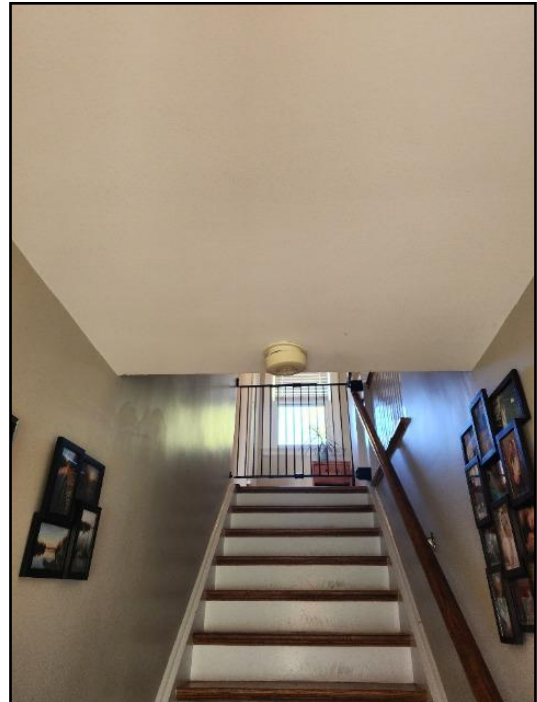
**Task:** Replace

**Time:** Immediate

**Cost:** Minor



20. *More than 10 years old*



21.

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22.

## Description

### Heating system type:

- Furnace



23. Furnace

**Fuel/energy source:** • Gas

### Furnace manufacturer:

- Amana

*Model number: GUVA070BX40 Serial number: 0309912911*

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 70,000 BTU/hr

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Direct vent - sealed combustion

**Combustion air source:** • Outside - sealed combustion

**Approximate age:** • 20 years

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

### Main fuel shut off at:

- Utility room

# HEATING

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24. Main fuel shut off



25. Electrical disconnect

**Failure probability:** • High

**Air filter:**

- 1" thick
- 2" thick
- HEPA air filtration system

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26. HEPA air filtration system

**Air filter:** • 16" x 12"

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented



27. Sidewall vented



### Fireplace/stove:

- Wood-burning fireplace



28. Wood-burning fireplace

### Chimney/vent:

- Masonry



29. Masonry

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**Chimney liner:** • Clay

**Mechanical ventilation system for building:** • Kitchen 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:** • Prevents testing heating effectiveness

**Fireplace/wood stove:** • Quality of chimney draw cannot be determined • Connection to chimney not inspected

**Heat exchanger:** • Not visible

**Not included as part of a building inspection:** • Interiors of vent systems, flues, and chimneys • Fireplace • HEPA air filtration system

## Recommendations

### GAS FURNACE \ Life expectancy

**11. Condition:** • Past life expectancy

**Implication(s):** Equipment failure | No heat for building

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

### GAS FURNACE \ Mechanical air filter

**12. 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

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30. Replace - regular maintenance

## **GAS FURNACE \ Mid- and high-efficiency gas furnace**

**13. Condition:** • Condensate problems/leak

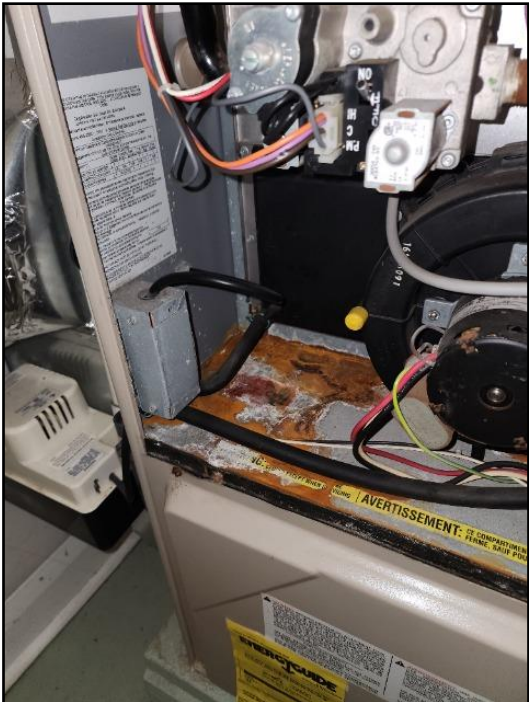
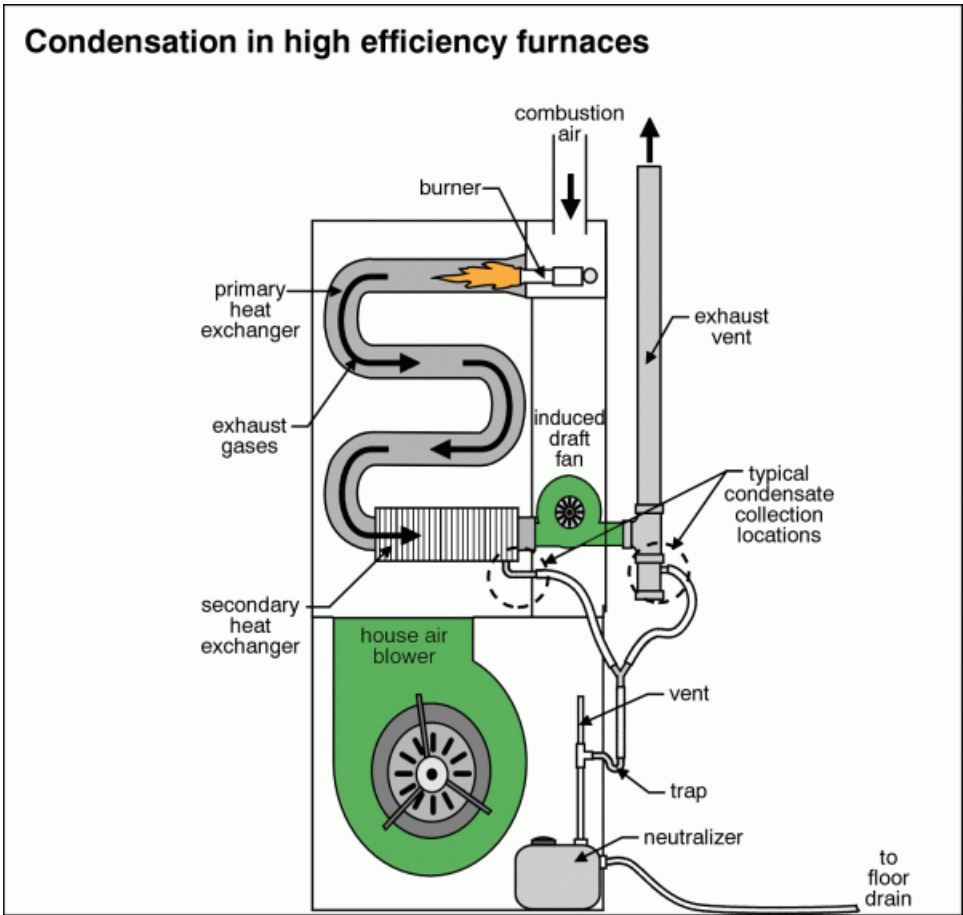
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

**Location:** Unit interior

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Minor



31. Condensate problems/leak

## Description

### Air conditioning type:

- Air cooled



32. Air cooled

### Manufacturer:

- Amana

Model number: RCB30B2D Serial number: 0108215073

**Cooling capacity:** • 30,000 BTU/hr • 2.5 Tons

**Compressor approximate age:** • 22 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 to laundry sink

# COOLING & HEAT PUMP

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## Limitations

**Inspection limited/prevented by:** • Power turned off

**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

**14. Condition:** • Past life expectancy

**Implication(s):** Equipment failure | Reduced comfort

**Location:** Exterior condenser

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Minor



## Description

### Attic/roof insulation material:

- Cellulose



33. Cellulose

- Not visible

The current hipped roof appears to overlie an older flat roof structure. Any type or amount of insulation within the flat roof structure was not determined during the inspection

### Attic/roof insulation amount/value:

- 4 inches

# INSULATION AND VENTILATION

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34. 4 inches

• Not determined

**Attic/roof air/vapor barrier:** • None found

**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:** • Roof space

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

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



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## Recommendations

### RECOMMENDATIONS \ Overview

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

## 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



35. 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



36. Gas

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

**Water heater manufacturer:**

• Rheem

*Model number: D PVS50-36E2 Serial number: DELN0111900041*

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

**Water heater approximate age:** • 12 years

**Water heater typical life expectancy:** • 12 -15 years

**Water heater failure probability:** • Medium

**Waste disposal system:** • Public

**Waste and vent piping in building:**

• ABS plastic

• Cast iron

• Lead

Laundry

**Pumps:**

• Solid waste pump (ejector pump)

# PLUMBING

1307 Monaghan Road, Peterborough, ON September 30, 2023

Report No. 4516

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

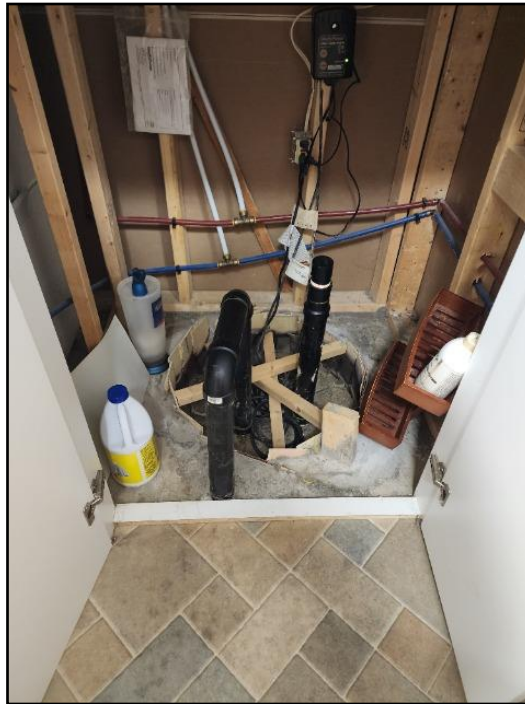
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



37. Solid waste pump (ejector pump)

**Floor drain location:** • Center of basement

**Gas piping material:** • Steel

**Main gas shut off valve location:**

• Utility room

SUMMARY

ROOFING

EXTERIOR

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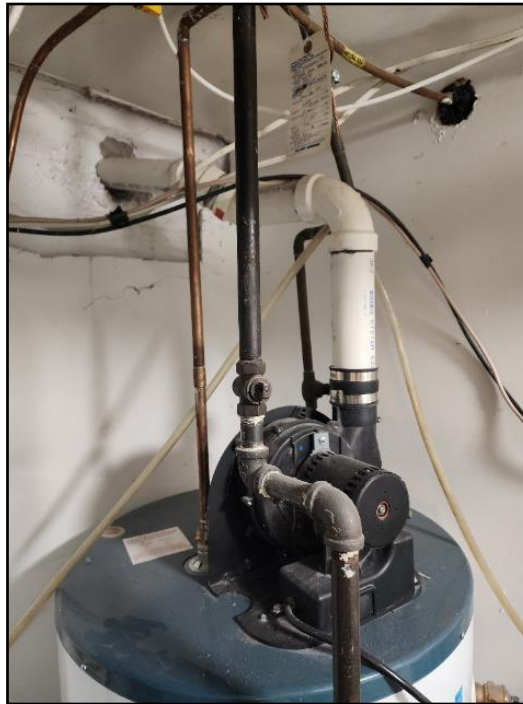
COOLING

INSULATION

**PLUMBING**

INTERIOR

REFERENCE



38. 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

### **SUPPLY PLUMBING \ Water supply piping in building**

**16. Condition:** • Galvanized steel

**Implication(s):** Reduced water pressure and volume

**Location:** Laundry area

**Task:** Monitor

**Time:** Ongoing



39. Galvanized steel

**WATER HEATER \ Life expectancy**

**17. Condition:** • Near end of life expectancy

**Implication(s):** No hot water

**Location:** Utility room

**Task:** Monitor

**Time:** Ongoing

**Cost:** Rental Unit

## Description

**Major floor finishes:** • Hardwood • Vinyl

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

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

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

**Glazing:** • Double • Primary plus storm

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

**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 • Waste standpipe • Gas piping

**Kitchen ventilation:** • Range hood discharges to the exterior

**Bathroom ventilation:**

- Window
- None

Basement

**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:** • 90 %

## Recommendations

### WINDOWS \ General notes

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

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

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### DOORS \ Doors and frames

**19. Condition:** • Binds

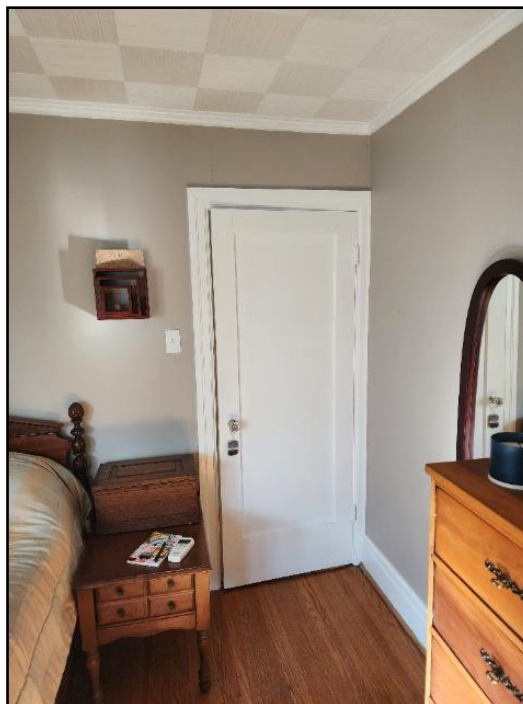
**Implication(s):** System inoperative or difficult to operate

**Location:** Bedroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



40. Binds

### EXHAUST FANS \ General notes

**20. Condition:** • Missing

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

**Location:** Basement bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



SUMMARY

ROOFING

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REFERENCE



41. *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

