



# Inspection Report

**Property Address:**

736 Wilson Line  
Cavan



**Paul Galvin Residential Home Inspections**

**Paul Galvin  
810 Valleyview Dr  
Peterborough, ON  
K9J 6R1**

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<b>Date:</b> 2023-03-12	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 736 Wilson Line Cavan	<b>Customer:</b>	<b>Real Estate Professional:</b>  C21

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Realtor and purchaser

**Style of Home:**

Sidesplit

**Weather:**

Clear

**Ground/Soil surface condition:**

Snow covered

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials		
Roof Covering:	Viewed roof covering from:	Chimney (exterior):
Asphalt shingles	Ground	Brick
	Snow covered	Metal flue pipe (not in use)

Items

1.0 ROOF COVERINGS

Comments: Inspected

The entire roof surface appears to be asphalt shingles. The roof was snow covered at the time of the inspection. Therefore no exact comment can be made on it's condition or life expectancy. However the small areas that could be seen appeared to be in good condition.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

It is very important to ensure that all downspout extensions are always on and draining well away from the house.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:	Exterior Entry Doors:	Soffits and Fascia:
Aluminum siding	Steel	Aluminum
Brick		
Stucco board		
Driveway:		
Gravel		

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

- (1) The wall surfaces are a combination of brick, stucco board and aluminum siding. These wall surfaces are in good overall condition. They are installed well with no signs of unusual damage or wear.
- (2) The wood trim on the tudor style siding on the front could use some scraping and painting.

2.1 Exterior Foundation

Comments: Inspected

2.2 DOORS (Exterior)

Comments: Inspected

2.3 WINDOWS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

Snow covered.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

## Paul Galvin Residential Home Inspections

It is very important to keep an eye on the grading around the house to ensure a positive slope away. If needed any low areas should be raised up to achieve a positive slope away. This is very important in keeping water away from the house and out of the basement. The ground appears to be very close or possibly touching the brick. Any soil / brick contact should be avoided. A basement window well or two may be a good idea.



2.5 Picture 1

### 2.6 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

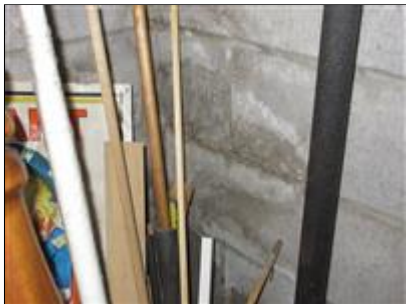
Styles & Materials		
<b>Foundation:</b>	<b>Floor Structure:</b>	<b>Wall Structure:</b>
Masonry block	Wood joists	Wood Frame
<b>Columns or Piers:</b>	<b>Roof Structure:</b>	<b>Roof-Type:</b>
Support Posts	Stick Frame	Hip
		Gable
<b>Method used to observe attic:</b>	<b>Roof Sheathing:</b>	<b>Floor Sheathing:</b>
From entry	Plywood	Plywood

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

- (1) Structurally the house appears to be in good overall condition. All visible framing members appear to be adequately sized and free from damage or wear. There were no signs of any unusual settlement or shifting.
- (2) There were no signs of any recent moisture entry into the basement although there was some slight older evidence (slight stains). I would not anticipate any real concerns under normal conditions but I cannot offer any guarantee of a dry basement. Attention must always be paid to grading, downspouts and the exterior flow of water.



3.0 Picture 1



3.0 Picture 2

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected

3.4 CEILINGS (structural)

Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

<b>Attic Insulation:</b> Cellulose	<b>Ventilation:</b> Roof Pot Vents Soffit Vents	<b>Exhaust Fans:</b> Bathroom Dryer Kitchen recirculating
<b>Dryer Power Source:</b> 220 Electric	<b>Dryer Vent:</b> Metal Plastic	

Items

4.0 INSULATION IN ATTIC

Comments: Inspected

The attic contains blown in cellulose insulation installed in the floor of the attic. This insulation appears to be well placed and installed in reasonable amounts. (approx. R20) More can easily be added if desired.



4.0 Picture 1

4.0 Picture 2

4.1 VAPOR RETARDERS

Comments: Inspected

4.2 VENTILATION OF ATTIC

Comments: Inspected

Ventilation is achieved through the use of soffit vents and roof pot vents. Ventilation appears to be adequate with no signs of moisture build up or related damage.

4.3 Wall insulation main and upper levels

Comments: Inspected

The insulation in the exterior walls appears to be fiberglass batt.

4.4 Insulation basement exterior walls

Comments: Not Present

4.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected



The plastic section of the dryer vent should be changed to metal.



4.5 Picture 1

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<b>Electrical Service Conductors:</b>	<b>Panel capacity:</b>	<b>Panel Type:</b>
Overhead	200 AMP	Circuit breakers
<b>Electric Panel Manufacturer:</b>	<b>Branch wire 15 and 20 AMP:</b>	
SIEMENS	Copper	

Items

5.0 SERVICE ENTRANCE

Comments: Inspected

5.1 Service Box

Comments: Inspected

The main electrical service is 200 amp.

5.2 Service Panel

Comments: Inspected

I was not able to inspect the main electrical service as I was not able to open the panel. The panelling should be removed from around the panel so the cover can be installed.



5.2 Picture 1

5.3 Branch Circuit Wiring

Comments: Inspected

5.4 Junction boxes

Comments: Inspected

5.5 Receptacles

Comments: Inspected

All of the accessible receptacles were tested and found to be grounded and wired correctly.

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The GFCI receptacles should be tested on a regular basis (monthly).

## 5.7 Switches

**Comments:** Inspected

## 5.8 Lights

**Comments:** Inspected

## 5.9 Cover plates

**Comments:** Inspected

## 5.10 Wires

**Comments:** Inspected

## 5.11 LOCATION OF MAIN PANEL

**Comments:** Inspected

Lower rec room.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Forced Air

**Energy Source:**

High Efficient Propane  
Heat pump

**Age of Furnace:**

2020 (installed in 2021)

**Size of Furnace:**

70000 BTU

**Filter Size:**

16x25

**Filter Type:**

Disposable

**Heat System Brand:**

Rheem

**Number of Heat Systems (excluding wood):**

Two

**Ductwork:**

Non-Insulated

**Types of Fireplaces:**

Wood Burning Insert

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

Keeprite

**Number of AC Only Units:**

One

**Age of AC unit:**

2013

### Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected

- (1) The furnace / heat pump were tested and inspected and found to be installed properly and working well. All the necessary safety features were present.
- (2) The furnace filter should be changed on a regular basis.



6.0 Picture 1

#### 6.1 Heating Failure Probability

**Comments:** Inspected

Low (based on typical life expectancy) Furnace

Medium (based on typical life expectancy) Heat Pump

#### 6.2 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 6.3 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

**6.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected

**6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

**6.6 Furnace Shutoff Location**

**Comments:** Inspected

On the wall beside the furnace.

**6.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Comments:** Not Inspected

A qualified fireplace technician should be consulted to clean and inspect the fireplace and chimney to ascertain it's condition.

**6.8 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Inspected

The AC could not be tested due to the colder outside temperature. Therefore no exact comment can be made on it's operation or condition. However since the heat pump was working well on heating, it will work well on cooling.

**6.9 Failure Probability**

**Comments:** Inspected

Medium (based on typical life expectancy)

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<b>Water Source:</b>	<b>Plumbing Water Supply (into home):</b>	<b>Plumbing Water Distribution (inside home):</b>
Community well	Plastic	Copper Pex plastic
<b>Plumbing Waste:</b>	<b>Water Heater Power Source:</b>	<b>Water Heater Capacity:</b>
ABS plastic	Electric	61.4 Gallon
<b>Manufacturer:</b>	<b>Water Heater Location:</b>	<b>Water Heater Age:</b>
GIANT	Basement	2022

Items

7.0 General Plumbing

Comments: Inspected

All visible aspects of plumbing system were tested and inspected and found to be installed properly and working well. All of the necessary traps and shut offs were present.

7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

There is a fitting just before the main drain exits the building which appears to have leaked in the past. This should be monitored over time and repaired if needed.



7.1 Picture 1

7.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

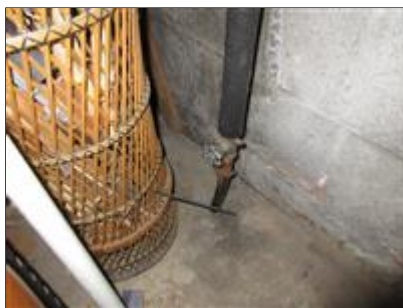
7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Front right corner of the basement.



7.4 Picture 1

## 7.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

## 7.6 Bathtubs

**Comments:** Inspected

## 7.7 Sinks

**Comments:** Inspected

## 7.8 Faucets

**Comments:** Inspected

## 7.9 Toilet

**Comments:** Inspected

## 7.10 Laundry tub

**Comments:** Inspected

There is a pump under the laundry tub which automatically comes on to pump the water up and over to the septic outlet.



7.10 Picture 1

## 7.11 SUMP PUMP

**Comments:** Inspected

The sump pump should be tested on a regular basis to ensure its proper operation. The sump pump was a little noisy.



7.11 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



8. Garage

Styles & Materials

Garage Door Type:

One manual

Garage Door Material:

Metal

Items

8.0 General Garage

Comments: Inspected

8.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

Technically the seams in the drywall between the garage and the house should be sealed with one coat of drywall tape and compound. (for proper gas proofing)



8.1 Picture 1

8.2 GARAGE FLOOR

Comments: Inspected

The concrete at the mouth of the garage is cracked / deteriorated. This is a minor concern and can be patched when desired.



8.2 Picture 1

8.3 GARAGE DOOR (S)

Comments: Inspected

8.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Not Present

9. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials		
Ceiling Materials:	Wall Material:	Window types:
Drywall	Drywall	Sliders
Ceiling Tile	Panelling	Fixed
		Double-hung

Items

9.0 General Interior

Comments: Inspected

The interior of the house is in good overall condition. There were no signs of any unusual damage or wear.

9.1 CEILINGS

Comments: Inspected

9.2 WALLS

Comments: Inspected

9.3 FLOORS

Comments: Inspected

9.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

The basement steps do not meet the current code for safety. Care should be taken.



9.4 Picture 1

9.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

9.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.7 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.8 Handrails and Guards

Comments: Inspected

A proper handrail should be installed on the basement stairs.

9.9 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

Comments: Inspected

As a precautionary measure I would recommend installing new smoke detectors and carbon monoxide detectors when you gain possession.

## Paul Galvin Residential Home Inspections

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Paul Galvin Residential Home Inspections*



INVOICE

Paul Galvin Residential Home Inspections  
810 Valleyview Dr  
Peterborough, ON  
K9J 6R1  
Inspected By: Paul Galvin

Inspection Date: 2023-03-12  
Report ID:

Customer Info:	Inspection Property:
<div>Customer's Real Estate Professional:</div> <div>C21</div>	736 Wilson Line Cavan

Inspection Fee:

Service	Price	Amount	Sub-Total
Single family dwelling	350.00	1	350.00
			Tax \$45.50
			Total Price \$395.50

Payment Method:  
Payment Status:  
Note:



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Paul Galvin

810 Valleyview Dr  
Peterborough, ON  
K9J 6R1

