

INSPECTION REPORT



For the Property at:
114 OAKWOOD CRESCENT
PETERBOROUGH, ON K9J 1N3

Prepared for: TEAM VANRAHAN
Inspection Date: Wednesday, September 17, 2025
Prepared by: David Sharman



County Home Inspection

Peterborough, ON
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca

A fully insured and professionally accredited inspection.



September 17, 2025

Dear Team VanRahan,

RE: Report No. 5453
114 Oakwood Crescent
Peterborough, ON
K9J 1N3

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

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

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

WALLS \ Masonry veneer walls

Condition: • Typical minor cracks

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

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Rear left corner

Task: Monitor

Time: Ongoing

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Bathroom, ensuite & exterior wall

Task: Upgrade

Time: Discretionary

Cost: Minor

SUMMARY

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Switches

Condition: • Loose

Implication(s): Electric shock

Location: Crawlspace

Task: Repair

Time: As soon as is practicable

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

GAS FURNACE \ Humidifier

Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Budget to repair or replace as and when required

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Monitor

Time: Ongoing

Insulation and Ventilation

RECOMMENDATIONS \ Overview

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

SUMMARY

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Plumbing

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • Discharge tube missing

Implication(s): Scalding. Possible water damage to finishes, storage and structure

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor

WASTE PLUMBING \ Venting system

Condition: • Automatic air vents

Implication(s): Failure may allow sewer gasses to enter building

Location: Crawlspace

Task: Monitor

Time: Ongoing

FIXTURES AND FAUCETS \ Faucet

Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Ensuite bathroom

Task: Correct

Time: Discretionary

Cost: Minor

Interior

CEILINGS \ General notes

Condition: • Minor cracking

Implication(s): Material deterioration

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor

DOORS \ Doors and frames

Condition: • Binds

Implication(s): Wear and/or damage to flooring and/or door

Location: Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

GARAGE \ Door between garage and living space

Condition: • Self closer missing, damaged or disconnected

SUMMARY

Report No. 5453

114 Oakwood Crescent, Peterborough, ON September 17, 2025

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Hazardous combustion products entering home

Location: Garage

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

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home/building is considered to face: • South

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 7 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 • Reported by realtor

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Retaining wall: • Wood • Masonry

Driveway: • Asphalt • No performance issues were noted.

Walkway: • Interlocking brick • Pavers • No performance issues were noted.

Deck: • Raised • Wood • Glass railings • Waterproofing membrane • No performance issues were noted.

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

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

Patio: • Interlocking brick • Pavers • No performance issues were noted.

Fence: • Wood

Garage: • Attached

Pergola: • Adjacent

Limitations

Inspection limited/prevented by: • Storage in garage

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

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • Basement • Crawl space

Foundation material: • Not visible

Floor construction: • Joists • Subfloor not visible

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/ceiling joists • Plywood sheathing

Location of access to under-floor area: • Basement

Limitations

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

Attic/roof space: • Inspected from access hatch

Crawl space/underfloor area: • Entered but access was limited

Percent of foundation not visible: • 95 %

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

WALLS \ Masonry veneer walls

4. Condition: • Typical minor cracks

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

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

STRUCTURE

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

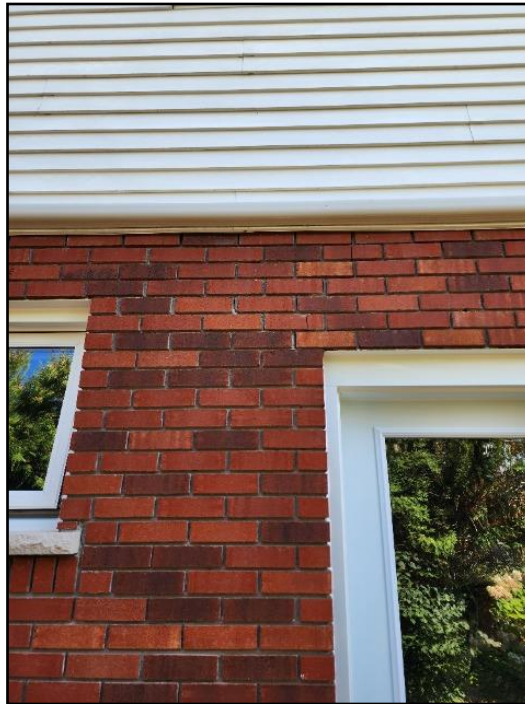
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Typical minor cracks

5. Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Rear left corner

Task: Monitor

Time: Ongoing

STRUCTURE

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Prior repairs

Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Breakers - basement

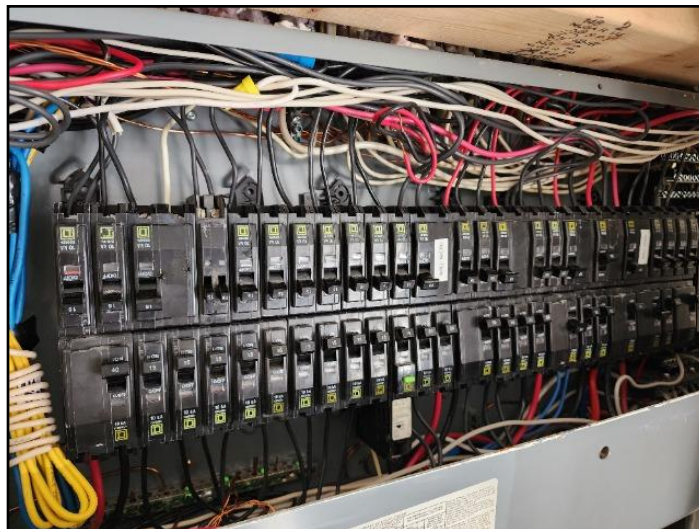


5. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - basement



6. Breakers - basement

ELECTRICAL

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • Square D

Number of circuits installed: • 49

Auxiliary and other:

• Generator



7. Generator

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 - kitchen • GFCI - powder room • AFCI - distribution panel • GFCI - basement bathroom

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified

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)

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

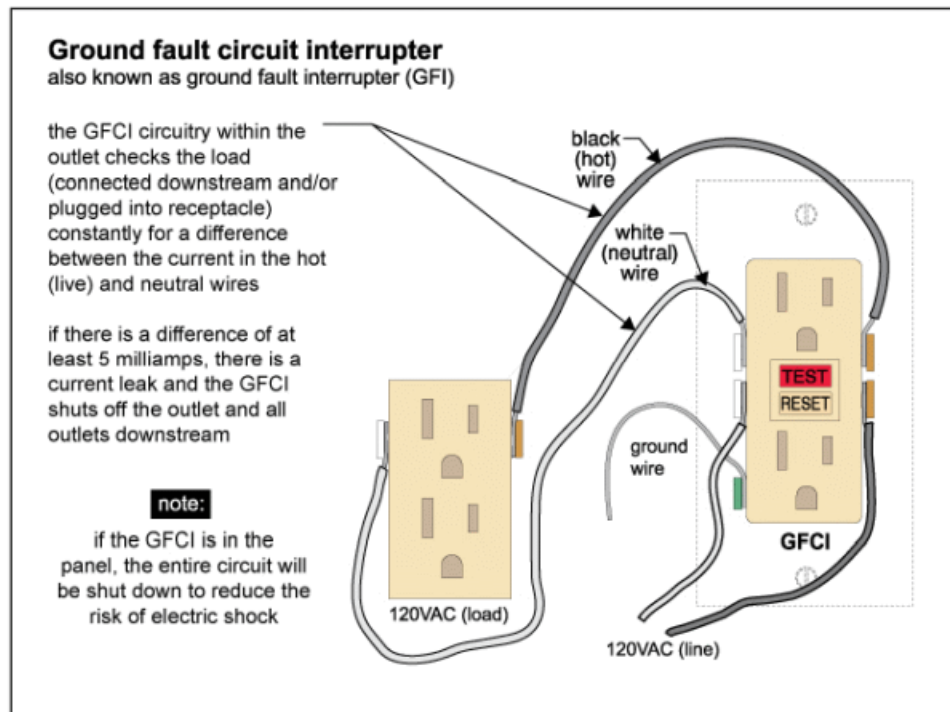
Implication(s): Electric shock

Location: Bathroom, ensuite & exterior wall

Task: Upgrade

Time: Discretionary

Cost: Minor



ELECTRICAL

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

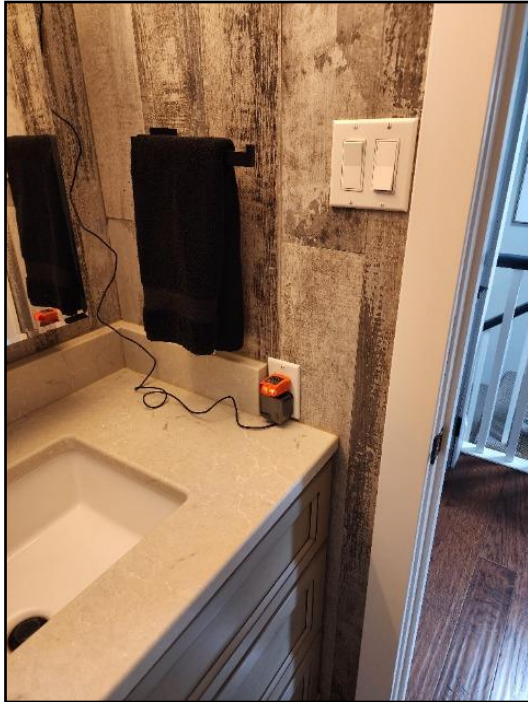
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



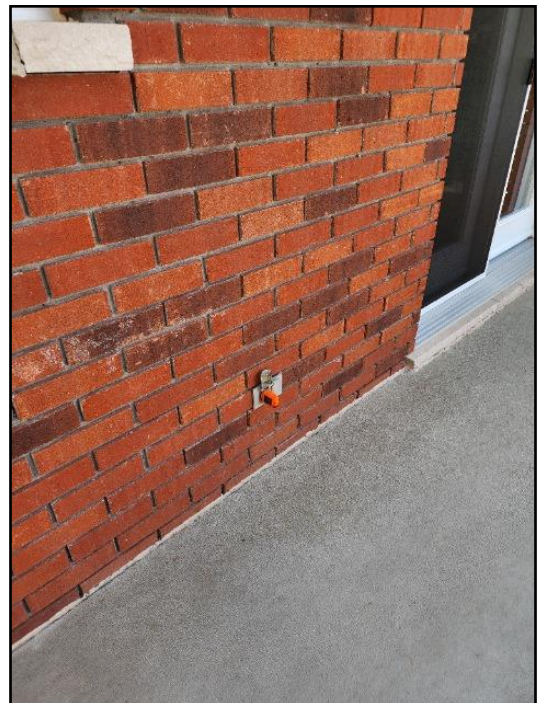
8. No GFCI/GFI (Ground Fault Circuit...



9.



10.



11.

DISTRIBUTION SYSTEM \ Switches

7. Condition: • Loose

Implication(s): Electric shock

ELECTRICAL

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Crawlspace

Task: Repair

Time: As soon as is practicable

Cost: Minor



12. Loose

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type:

- Furnace



13. Furnace

Fuel/energy source: • Gas

Furnace:

- Frigidaire

Model number: FGTC 080D-VC1 *Serial number:* FGG151212515

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 10 years

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

Main fuel shut off/electrical disconnect at:

- Crawlspace

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

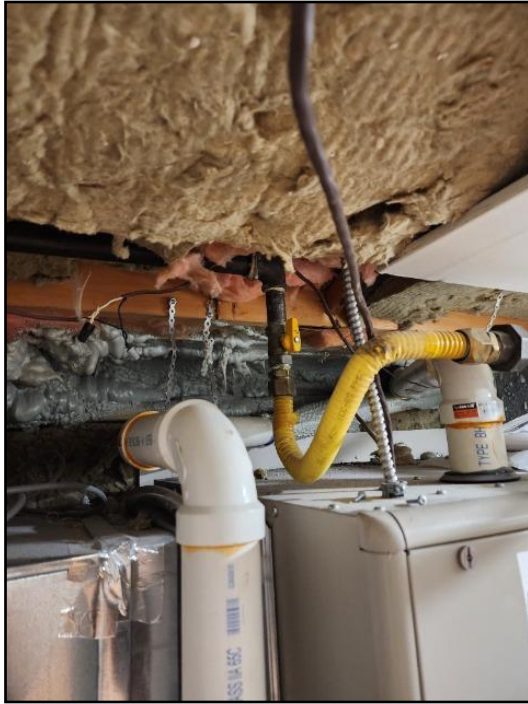
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14. Main fuel shut off



15. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



16. Sidewall vented

Fireplace/stove:

- Gas fireplace

Napoleon

Model number: GDI-30N Serial number: 020099



17. Gas fireplace

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Chimney/vent:

- Masonry



18. *Masonry*

Chimney liner: • Metal

Humidifier:

- Trickle/cascade type humidifier

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

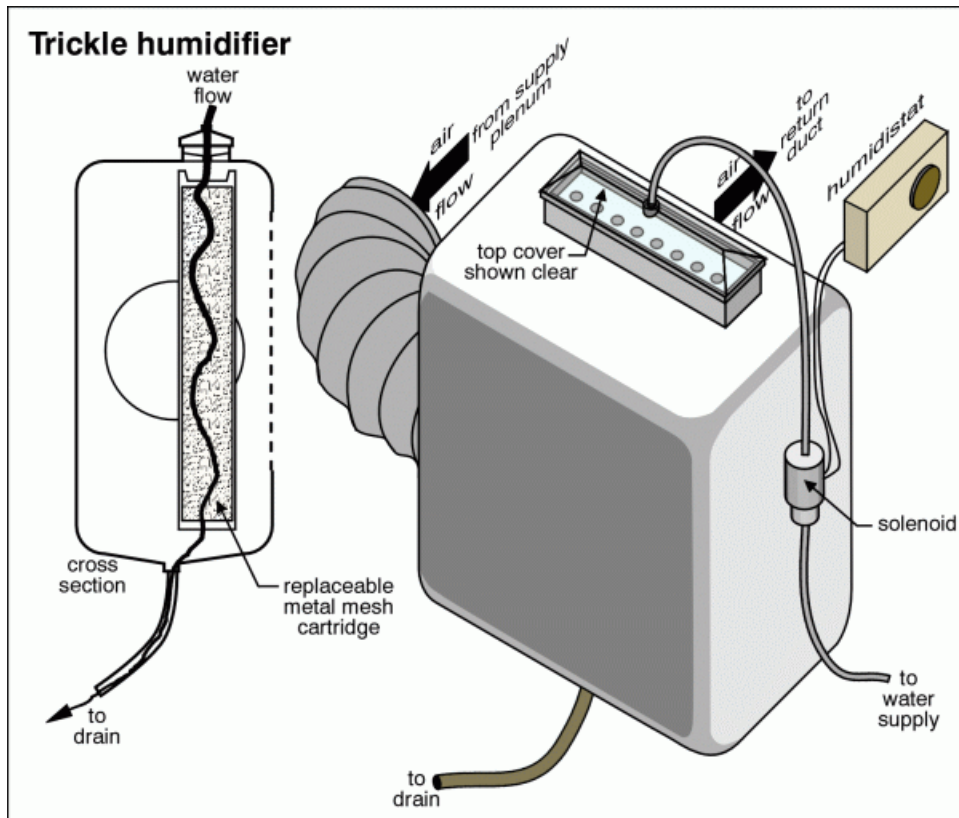
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19. Trickle/cascade type humidifier

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

Condensate system: • Discharges through floor slab

Limitations

Inspection prevented/limited by: • Storage

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

Warm weather: • Prevented testing in heating mode

Fireplace/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 • Humidifiers and dehumidifiers

Recommendations

GAS FURNACE \ Mechanical air filter

8. 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



20. Replace - regular maintenance

HEATING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

GAS FURNACE \ Humidifier

9. Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor



21. Clean pad/mesh - regular maintenance

COOLING & HEAT PUMP

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type:

- Air cooled



22. Air cooled

- Ductless (Mini split) system



23. Ductless (Mini split) system



24. Wall mounted heating/cooling units

COOLING & HEAT PUMP

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



25.

Manufacturer:

- Keeprite

Model number: SCA-32-C1 Serial number: 8041229008

- Lennox

Ductless (Mini split) system

Cooling capacity:

- Not determined

Keeprite

- 18,000 BTU/hr

Ductless (Mini split) system

- 1.5 Tons

Compressor type: • Electric

Compressor approximate age:

- 8 years

Ductless (Mini split) system

Typical life expectancy: • 12 to 15 years

Failure probability:

- High

- Low

Ductless (Mini split) system

COOLING & HEAT PUMP

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Evaporative cooler damper location: • Left side of building

Refrigerant type:

• R-410A

Ductless (Mini split) system

• R-22

Condensate system: • Discharges through floor slab

Limitations

Inspection limited/prevented by: • Storage

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

10. Condition: • Past life expectancy

Budget to repair or replace as and when required

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condenser

Task: Monitor

Time: Ongoing

INSULATION AND VENTILATION

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material:

- Glass fiber



26. Lower attic



27. Upper attic

Attic/roof insulation amount/value:

- R-50
- 15 inches

INSULATION AND VENTILATION

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



28. 15 inches

Attic/roof air/vapor barrier: • Plastic

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

Crawlspace/underfloor area inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

INSULATION AND VENTILATION

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations

RECOMMENDATIONS \ Overview

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

PLUMBING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Service piping into building: • Not visible

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

Main water shut off valve at the:

• Basement



29. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Owned

Water heater location: • Basement

Water heater fuel/energy source:

• Gas

PLUMBING

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Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



30. Gas

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

Water heater manufacturer:

• Rheem

Model number: PROG50S-36N CN67 PV *Serial number:* Q102566151

Water heater tank capacity: • 189 liters

Water heater approximate age: • New

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 found

Floor drain location: • Front of crawlspace

Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main gas shut off valve location:

• Basement

PLUMBING

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Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



31. 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 • Hot tub

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Performance of floor drains • Pool • Landscape irrigation system

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

Recommendations

WATER HEATER \ Temperature/pressure relief (TPR) valve

12. Condition: • Discharge tube missing

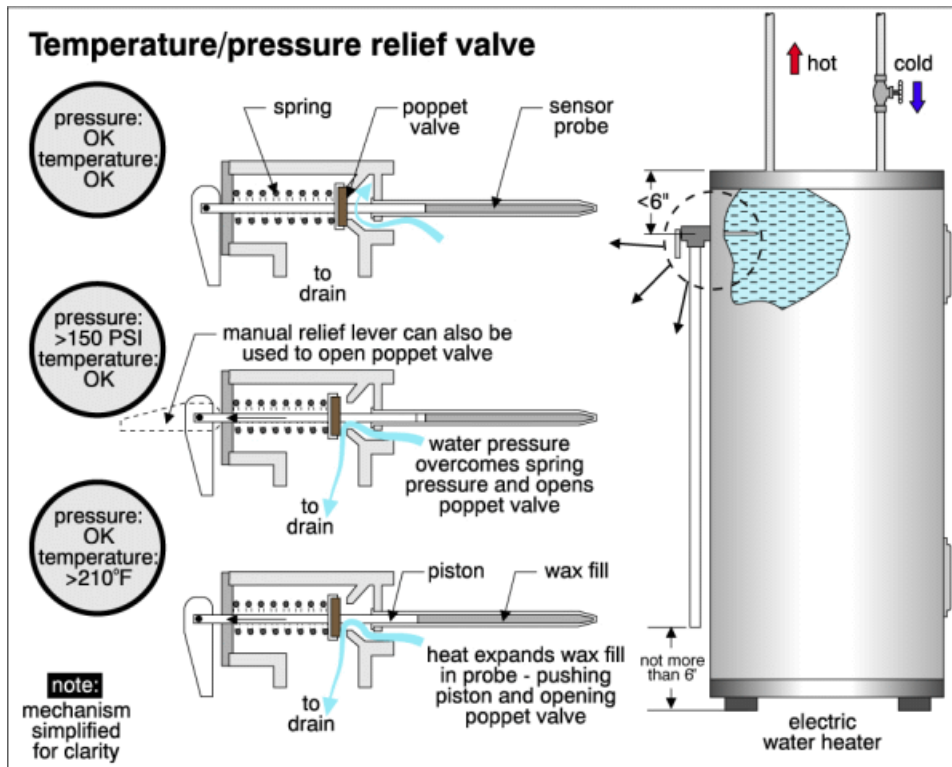
Implication(s): Scalding. Possible water damage to finishes, storage and structure

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor



32. Discharge tube missing

WASTE PLUMBING \ Venting system

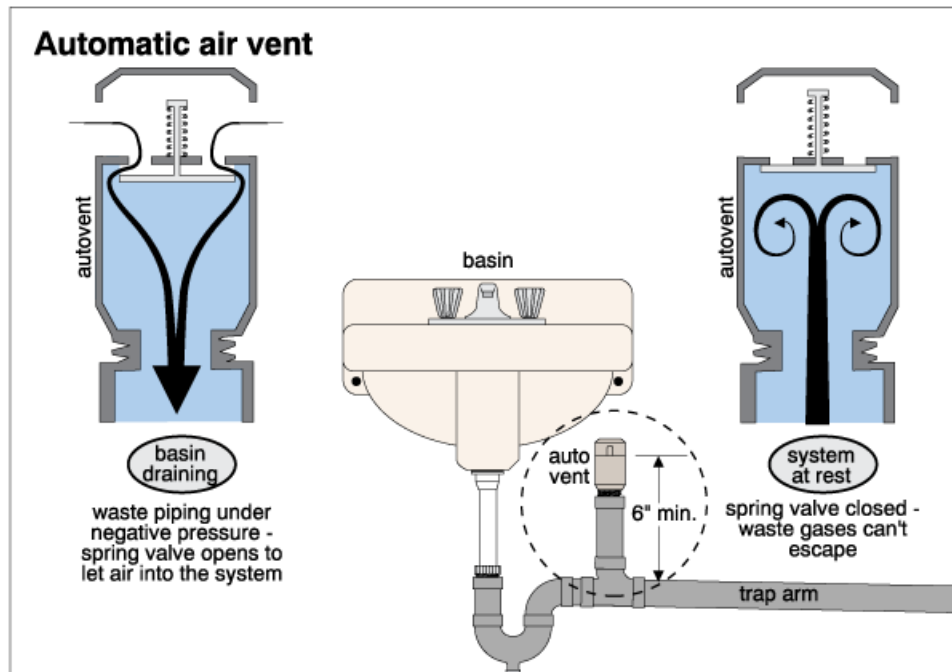
13. Condition: • Automatic air vents

Implication(s): Failure may allow sewer gasses to enter building

Location: Crawlspace

Task: Monitor

Time: Ongoing



33. Automatic air vents

PLUMBING

114 Oakwood Crescent, Peterborough, ON September 17, 2025

Report No. 5453

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FIXTURES AND FAUCETS \ Faucet

14. Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Ensuite bathroom

Task: Correct

Time: Discretionary

Cost: Minor



34. *Hot and cold reversed*

INTERIOR

Report No. 5453

114 Oakwood Crescent, Peterborough, ON September 17, 2025

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SUMMARY

ROOFING

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REFERENCE

Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Casement • Awning • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • French • Metal-clad • Garage door - metal

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Cooktop fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Microwave oven • Range • Cooktop • Wall Oven (or Oven)

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

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested/not in service: • Range • Oven • Microwave • Dishwasher • Wall 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: • 95 %

Recommendations

CEILINGS \ General notes

15. Condition: • Minor cracking

Implication(s): Material deterioration

Location: Various locations

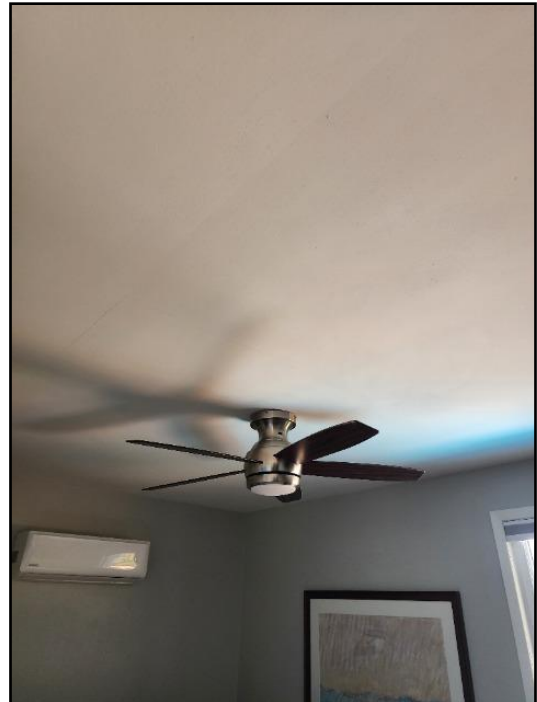
Task: Repair

Time: Discretionary

Cost: Minor



35. Minor cracking



36.

INTERIOR

Report No. 5453

114 Oakwood Crescent, Peterborough, ON September 17, 2025

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

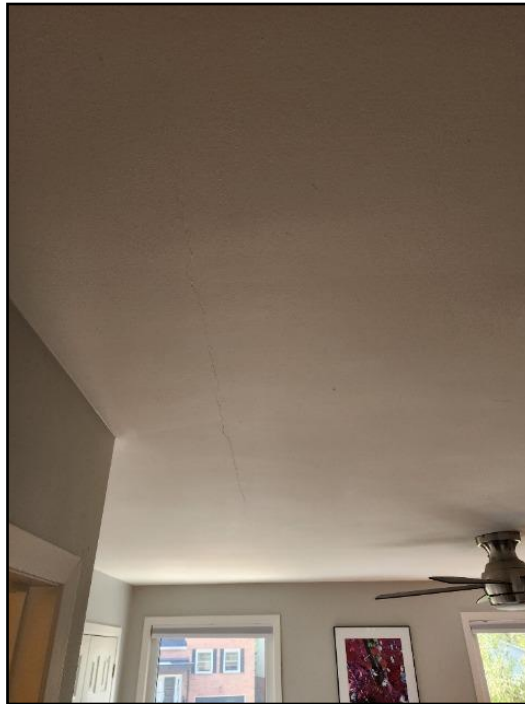
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



37.

DOORS \ Doors and frames

16. Condition: • Binds

Implication(s): Wear and/or damage to flooring and/or door

Location: Bedroom

Task: Improve

Time: Discretionary

Cost: Minor

INTERIOR

114 Oakwood Crescent, Peterborough, ON September 17, 2025

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



38. Binds

GARAGE \ Door between garage and living space

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

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Provide

Time: As soon as is practicable

Cost: Minor

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



39. Self closer missing, damaged or disconnected

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