

INSPECTION REPORT



For the Property at:

1309 SCOLLARD DRIVE
PETERBOROUGH, ON K9H 7K7

Prepared for: TEAM VANRAHAN

Inspection Date: Friday, October 3, 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.



October 3, 2025

Dear Team VanRahan,

RE: Report No. 5471
1309 Scollard Drive
Peterborough, ON
K9H 7K7

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

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

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

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Location: Throughout

Task: Monitor

Time: Ongoing

Condition: • Patched/repaired

Implication(s): Possible shortened life expectancy

Location: Right hip

Task: Monitor

Time: Ongoing

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • Open at top

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

Location: Rear elevation

Task: Repair

Time: As soon as is practicable

Cost: Minor

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Movement

Implication(s): Weakened structure | Chance of continued movement

Location: Rear decking

Task: Improve

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Various locations

Task: Repair

SUMMARY

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Discretionary

Cost: Minor

FOUNDATIONS \ Performance opinion

Condition: • Not determined

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire. Although not a deficiency in a panel of this age, safety may be improved by replacing this breaker.

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Improve

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Implication(s): Safety issue

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: Second 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

SUMMARY

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Heating

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace - regular maintenance

Time: Regular maintenance

Cost: Minor

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

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

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

WASTE PLUMBING \ Traps - performance

Condition: • Double trapping

Implication(s): Sewer gases entering the building

Location: Utility sink

Task: Correct

Time: Discretionary

Cost: Minor

FIXTURES AND FAUCETS \ Faucet

Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Utility sink & ensuite bathroom

Task: Correct

Time: Discretionary

Cost: Minor

SUMMARY

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Interior

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • Tiles cracked, loose or damaged

Implication(s): Continued material deterioration. Physical injury

Location: Second floor bathroom

Task: Replace

Time: Discretionary

Cost: Minor

DOORS \ Glass (glazing)

Condition: • Lost seal on double glazing

Implication(s): Reduced efficiency

Location: Dining room

Task: Repair or replace

Time: Discretionary

Cost: Minor

STAIRS \ Guardrails

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

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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Report No. 5471

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home/building is considered to face: • North

Sloped roofing material:

• Asphalt shingles



2.

1. *Asphalt shingles*

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 20 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

SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • Aging

Location: Throughout

Task: Monitor

Time: Ongoing

2. **Condition:** • Patched/repaired

Implication(s): Possible shortened life expectancy

ROOFING

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Right hip

Task: Monitor

Time: Ongoing



3. Patched/repared

SLOPED ROOF FLASHINGS \ Roof/wall flashings

3. Condition: • Open at top

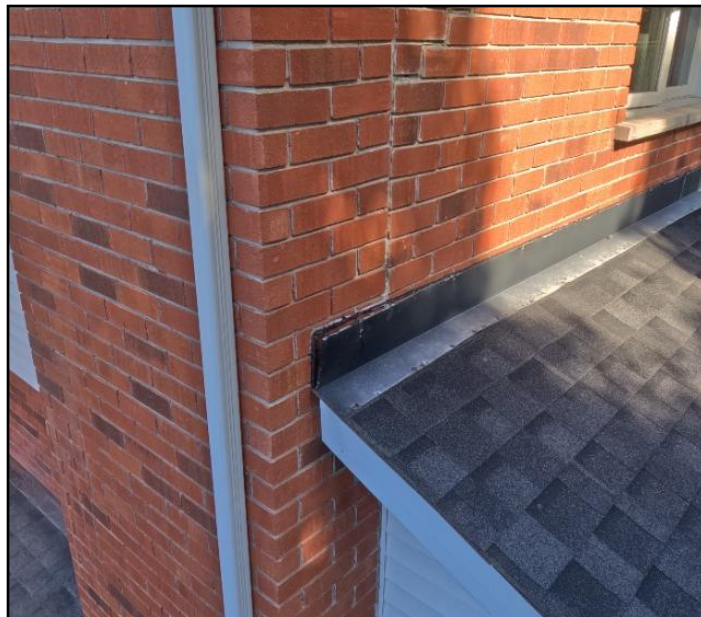
Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear elevation

Task: Repair

Time: As soon as is practicable

Cost: Minor



4. Open at top

EXTERIOR

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

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

Driveway: • Asphalt • No performance issues were noted.

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

Deck: • Raised • Ground level • Wood

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

Exterior steps: • Interlocking brick • Pavers • 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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

4. Condition: • Movement

Implication(s): Weakened structure | Chance of continued movement

Location: Rear decking

Task: Improve

Time: Discretionary

Cost: Minor

EXTERIOR

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5. Movement

STRUCTURE

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • Basement

Foundation material: • Masonry block

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

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ General notes

5. Condition: • Typical minor cracks

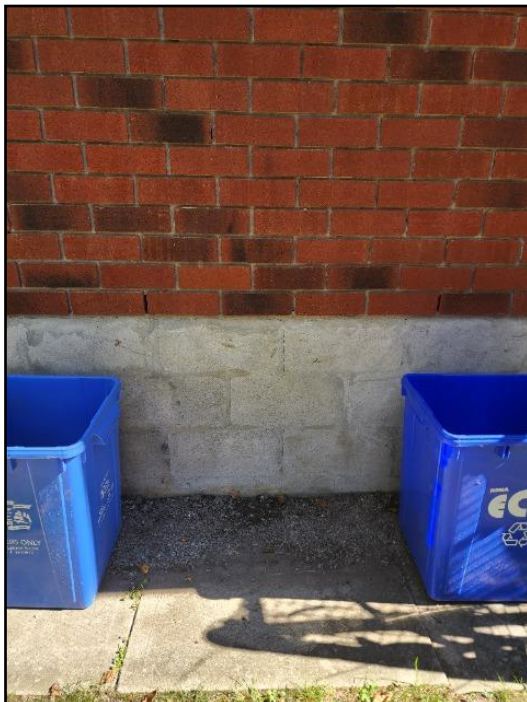
Implication(s): Material deterioration

Location: Various locations

Task: Repair

Time: Discretionary

Cost: Minor



6. Typical minor cracks



7.

STRUCTURE

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

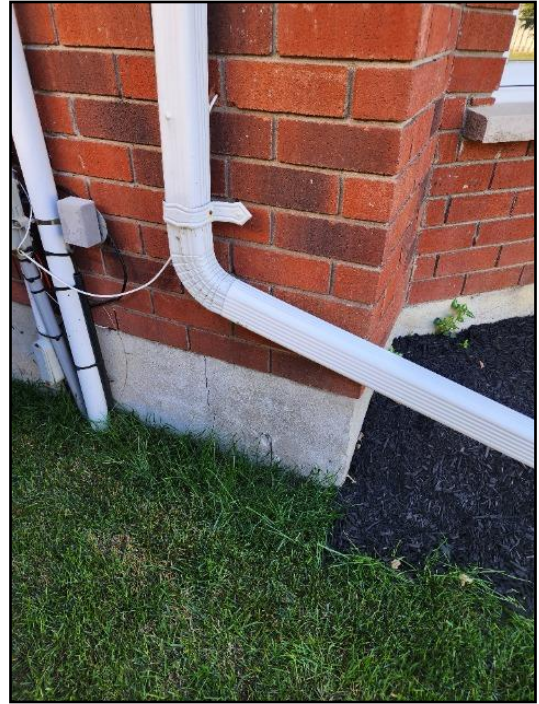
PLUMBING

INTERIOR

REFERENCE



8.



9.

FOUNDATIONS \ Performance opinion

6. Condition: • Not determined

ELECTRICAL

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - basement



10. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement

ELECTRICAL

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

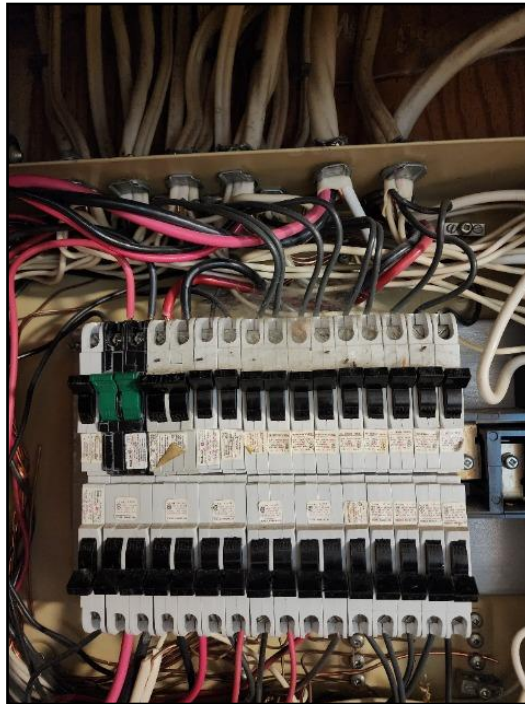
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11. Breakers - basement

Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Auxiliary panel (subpanel) type and location:

- Breakers - garage

ELECTRICAL

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



12. Auxiliary panel

Number of circuits installed: • 25

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 • No AFCI

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

7. Condition: • Breakers too big

40 Amp breakers on a 10 gauge branch circuit wire. Although not a deficiency in a panel of this age, safety may be improved by replacing this breaker.

Implication(s): Equipment overheating | Fire hazard

Location: Distribution panel

Task: Improve

Time: Discretionary

Cost: Minor

Common household wire and fuse sizes

14 AWG copper wire



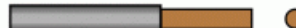
common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire



common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps

ELECTRICAL

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



13. Breakers too big

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

8. Condition: • Missing

Implication(s): Safety issue

Location: Basement

Task: Replace

Time: Immediate

Cost: Minor

ELECTRICAL

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14. *Missing*

9. Condition: • More than 10 years old

Implication(s): Life safety hazard

Location: Second floor

Task: Replace

Time: Immediate

Cost: Minor

ELECTRICAL

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



15. More than 10 years old

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

10. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Cost: Minor

HEATING

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type:

- Furnace



16. Furnace

Fuel/energy source: • Gas

Furnace:

- Rheem

Model number: W96TA0852521MSA322 *Serial number:* W442322962

Heat distribution: • Ducts and registers

Approximate capacity: • 85,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 2 years

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

Main fuel shut off/electrical disconnect at:

- Utility room

HEATING

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

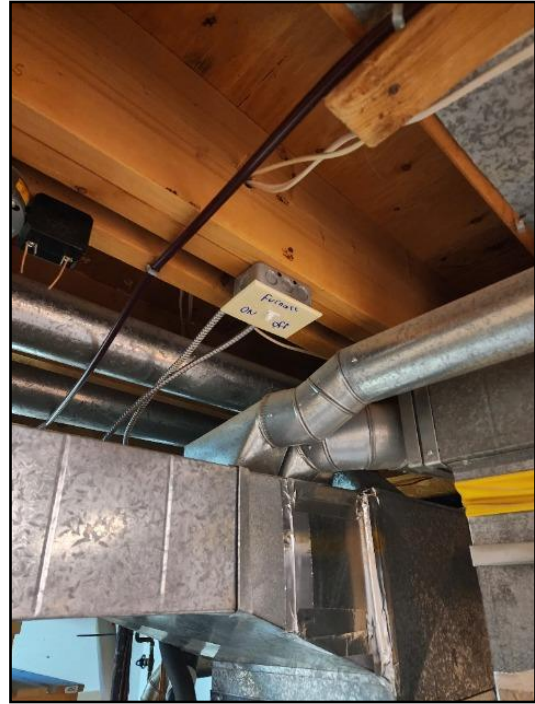
PLUMBING

INTERIOR

REFERENCE



17. Main fuel shut off



18. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

HEATING

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19. Sidewall vented

Fireplace/stove:

- Wood-burning fireplace



20. Wood-burning fireplace

HEATING

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Chimney/vent:

- Masonry



21. Masonry

Chimney liner: • Metal • Clay

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into standpipe

Limitations

Inspection prevented/limited by: • Chimney clean-out not opened • Storage

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

Warm weather: • Prevented testing in heating mode

Fireplace/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 • Wood-burning fireplace

HEATING

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations

GAS FURNACE \ Mechanical air filter

11. 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



22. *Replace - regular maintenance*

COOLING & HEAT PUMP

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type:

- Air cooled



23. Air cooled

Manufacturer:

- Trane

Model number: 4TTR6036J1000AA Serial number: 21466WW34F

Cooling capacity: • 36,000 BTU/hr • 3 Tons

Compressor type: • Electric

Compressor approximate age: • 4 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-410A

Condensate system: • Discharges into standpipe

COOLING & HEAT PUMP

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

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

Recommendations

RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material:

- Cellulose



24. Cellulose

Attic/roof insulation amount/value:

- 9 inches

INSULATION AND VENTILATION

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



25.9 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

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

INSULATION AND VENTILATION

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations

ATTIC/ROOF \ Insulation

13. Condition: • Amount less than current standards

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

PLUMBING

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General: • Utility sink

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

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Utility room



26. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional • Rental

Water heater location: • Basement

Water heater fuel/energy source:

• Gas

PLUMBING

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



27. Gas

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

Water heater manufacturer:

• Rheem

Model number: ECEG50S-40N CN61 *Serial number:* Q302037479

Water heater tank capacity: • 189 liters

Water heater approximate age: • 5 years

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: • None found

Gas piping material: • Steel

Main gas shut off valve location:

• Utility room

PLUMBING

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Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



28. 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

WASTE PLUMBING \ Traps - performance

14. Condition: • Double trapping

Implication(s): Sewer gases entering the building

Location: Utility sink

Task: Correct

Time: Discretionary

Cost: Minor

PLUMBING

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



29. Double trapping

FIXTURES AND FAUCETS \ Faucet

15. Condition: • Hot and cold reversed

Implication(s): Scalding

Location: Utility sink & ensuite bathroom

Task: Correct

Time: Discretionary

Cost: Minor

PLUMBING

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SUMMARY

ROOFING

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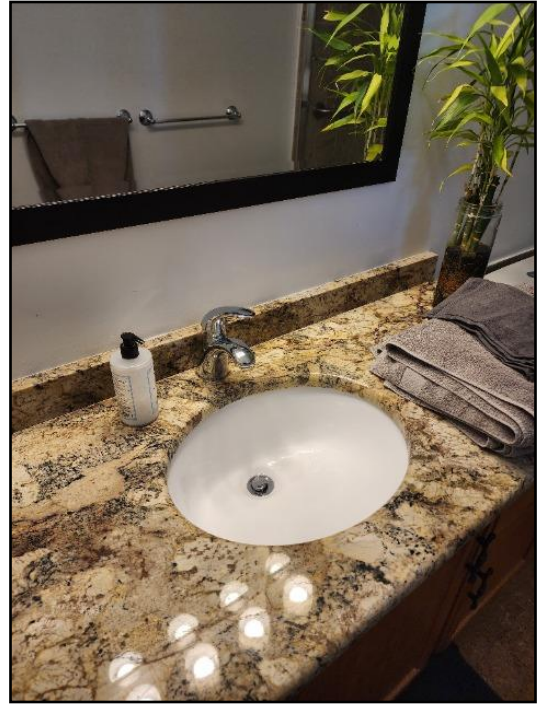
PLUMBING

INTERIOR

REFERENCE



30. Hot and cold reversed



31.

INTERIOR

1309 Scollard Drive, Peterborough, ON October 3, 2025

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Sliders • Casement • Vinyl • Wood

Glazing: • Double

Exterior doors - type/material: • Hinged • 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 • Waste standpipe

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested/not in service: • Range • Oven • Microwave • 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

FLOORS \ Ceramic tile, stone, marble, etc

16. Condition: • Tiles cracked, loose or damaged

Implication(s): Continued material deterioration. Physical injury

Location: Second floor bathroom

Task: Replace

Time: Discretionary

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Cost: Minor



32. *Tiles cracked, loose or damaged*

DOORS \ Glass (glazing)

17. Condition: • Lost seal on double glazing

Implication(s): Reduced efficiency

Location: Dining room

Task: Repair or replace

Time: Discretionary

Cost: Minor

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



33. *Lost seal on double glazing*

STAIRS \ Guardrails

18. Condition: • Missing

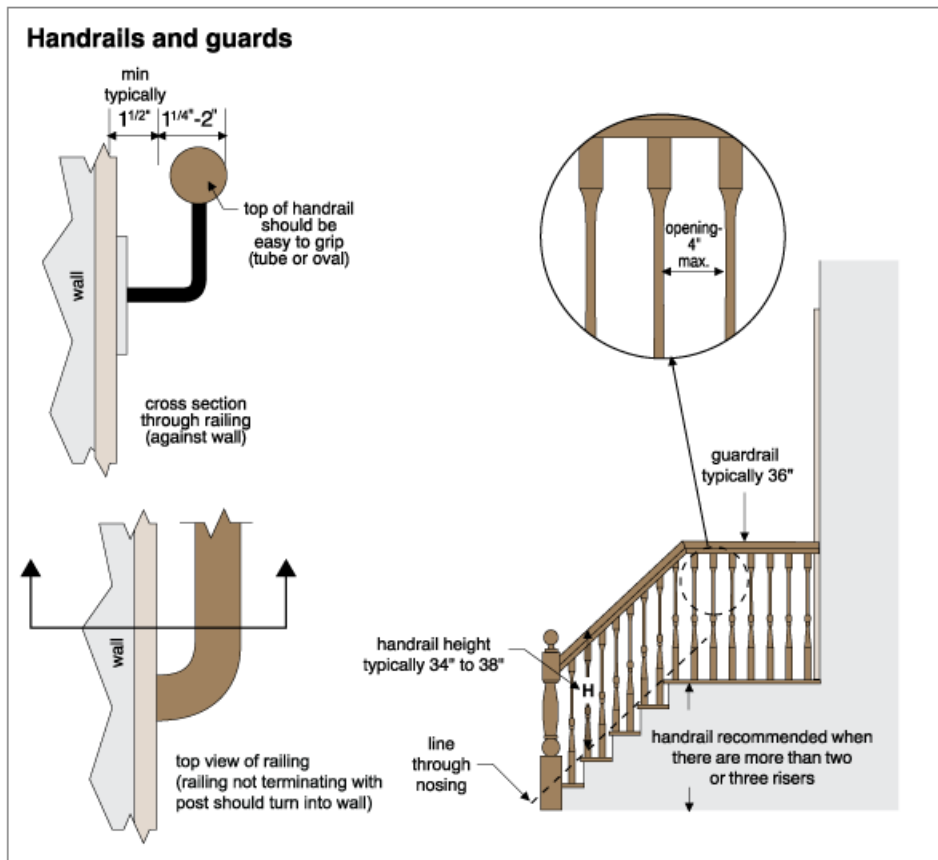
Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor



34. Missing

INTERIOR

1309 Scollard Drive, Peterborough, ON October 3, 2025

Report No. 5471

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