

# INSPECTION REPORT



For the Property at:

**114 OAKWOOD CRESCENT**  
PETERBOROUGH, ON K9J 1N3

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Prepared for: TEAM VANRAHAN

Inspection Date: Wednesday, September 17, 2025

Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

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[david@countyhomeinspection.ca](mailto: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

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

SUMMARY

ROOFING

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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

**Realtor Note:** GFIs have been installed in both bathrooms and both outside outlets.

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## DISTRIBUTION SYSTEM \ Switches

**Condition:** • Loose

**Realtor Note:** a switch plate has been added and loose switch secured

**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

**Realtor Note:** Furnace Filter has been replaced

**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

**Realtor Note:** replaced with new mesh

**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.

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## 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

**Realtor Note:** new discharge tube has been ordered and will be installed asap

**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

**Realtor Note:** Hot and cold water has been installed properly/reversed

**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

**Realtor Note:** Door binding rehung, swings freely

**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

**Realtor Note:** Self closer to be installed asap

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**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

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## 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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## 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.

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## 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

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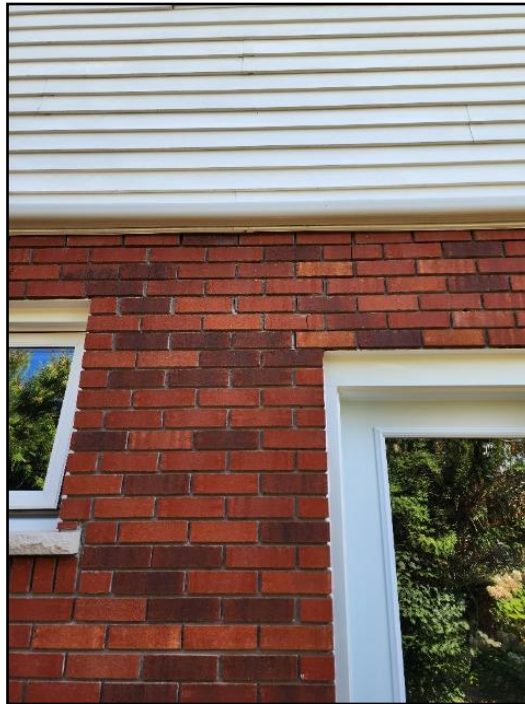
COOLING

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3. Typical minor cracks

**5. Condition:** • Prior repairs

**Implication(s):** No implications exist for this condition

**Location:** Rear left corner

**Task:** Monitor

**Time:** Ongoing

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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

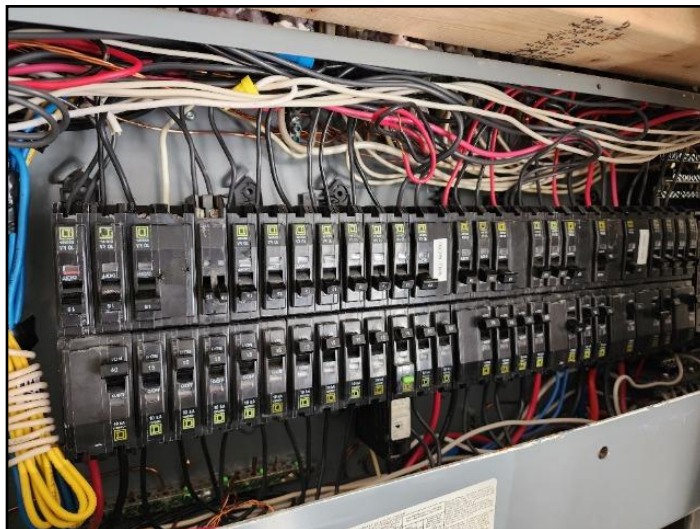


5. Main electrical disconnect

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

**Distribution panel type and location:**

- Breakers - basement



6. Breakers - basement

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**Distribution panel rating:** • 200 Amps

**Electrical panel manufacturers:** • Square D

**Number of circuits installed:** • 49

**Auxiliary and other:**

• Generator



Realtor Note: Natural Gas Generator has 17 years left on transferable warranty

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

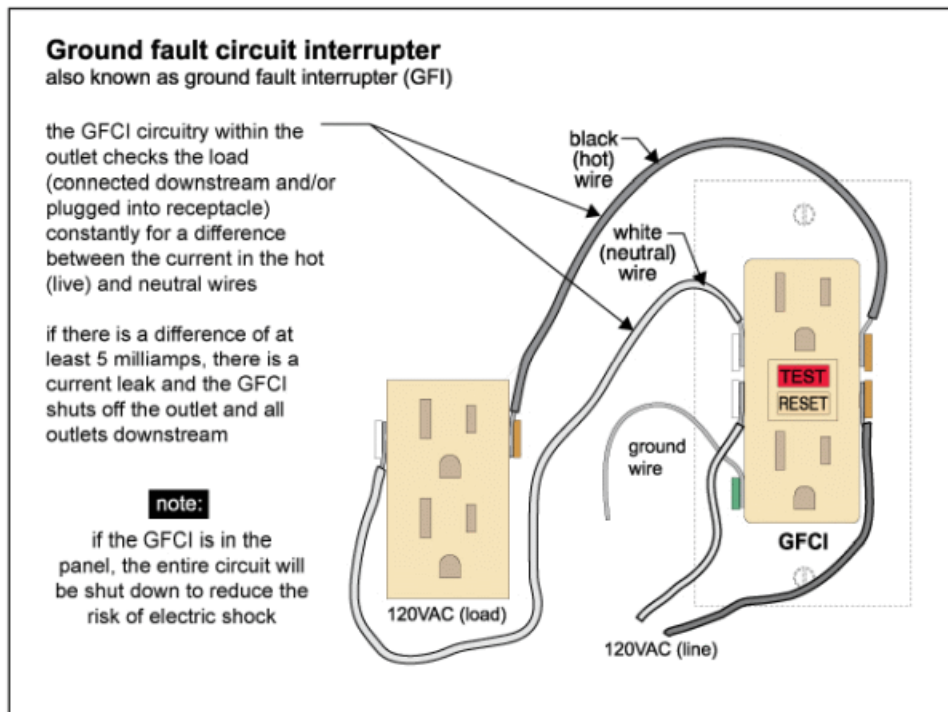
**Location:** Bathroom, ensuite & exterior wall

**Realtor Note:** GFIs have been installed

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor



# ELECTRICAL

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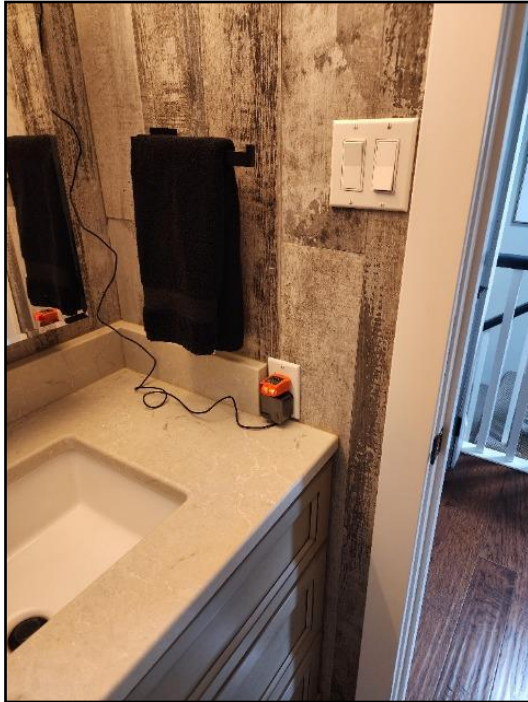
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Realtor Note: GFIs have been installed



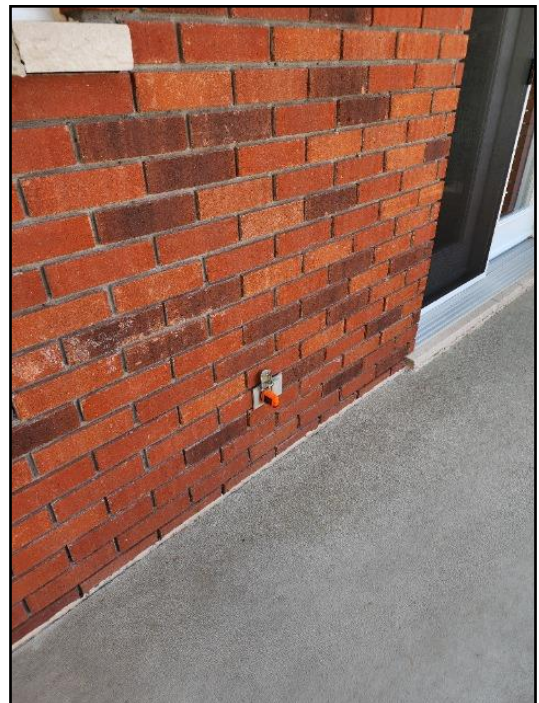
8. No GFCI/GFI (Ground Fault Circuit...



9.



10.



11.

## DISTRIBUTION SYSTEM \ Switches

7. Condition: • Loose

Implication(s): Electric shock

# ELECTRICAL

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**Location:** Crawlspace

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor



Realtor Note: A switch plate has been installed and switch has been secured

12. Loose

# HEATING

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## 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

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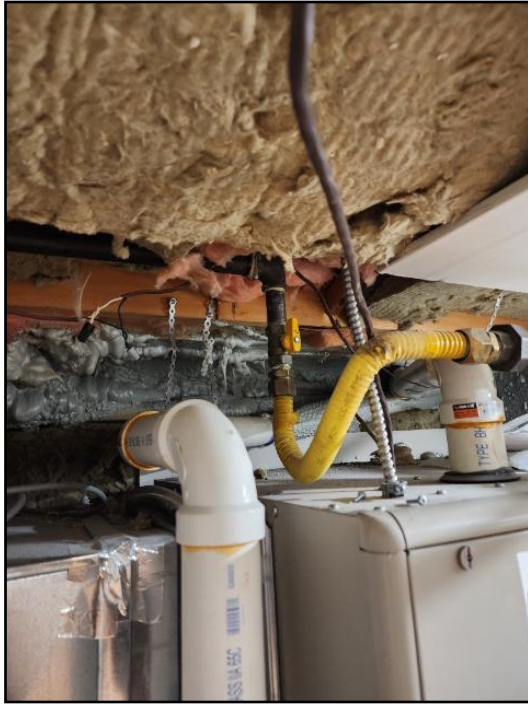
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14. Main fuel shut off



15. Electrical disconnect

**Failure probability:** • Low

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

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented

**Realtor Note:** Furnace switch has been upgraded to high visibility red switch plate

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16. Sidewall vented

## Fireplace/stove:

- Gas fireplace

Napoleon

Model number: GDI-30N Serial number: 020099



17. Gas fireplace

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## Chimney/vent:

- Masonry



18. Masonry

Chimney liner: • Metal

## Humidifier:

- Trickle/cascade type humidifier

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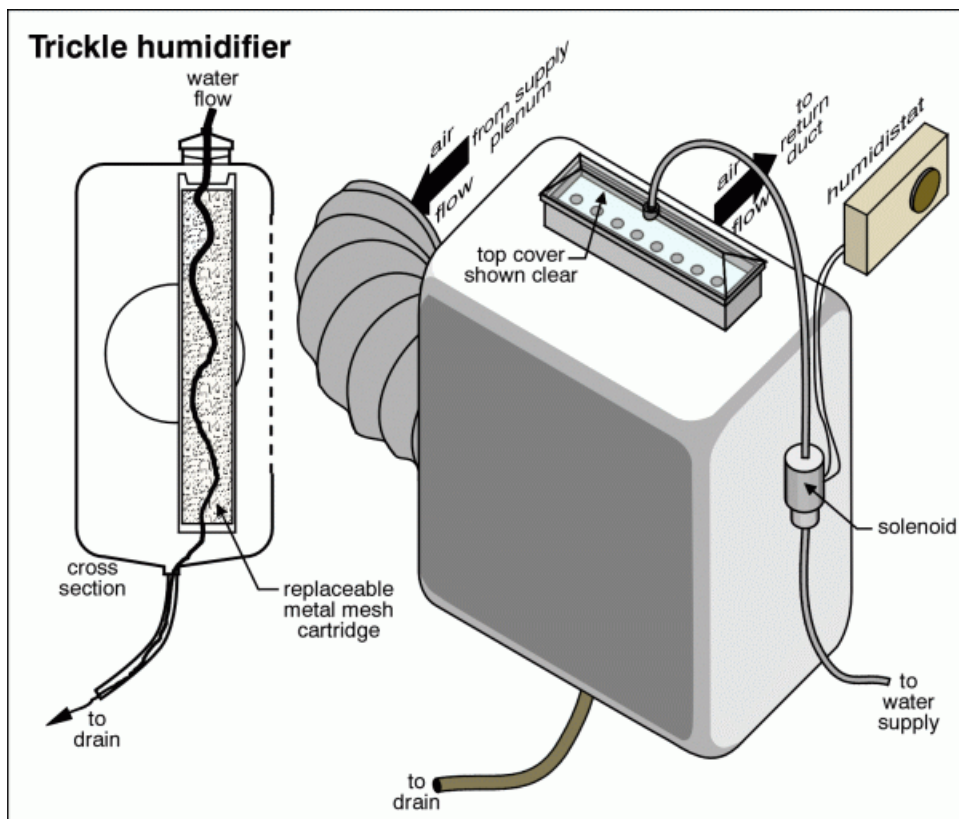
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Realtor Note: New mesh installed

19. Trickle/cascade type humidifier

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**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



Realtor Note: Furnace filter has been replaced.

20. Replace - regular maintenance

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## 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

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## 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

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## 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

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**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

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## Description

### Attic/roof insulation material:

- Glass fiber



26. Lower attic



27. Upper attic

### Attic/roof insulation amount/value:

- R-50
- 15 inches

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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

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

SUMMARY

ROOFING

EXTERIOR

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## 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

Realtor Note: Main water shutoff signs will be installed for easy identification.

**Water flow and pressure:** • Typical for neighborhood

**Water heater type:** • Conventional • Owned

**Water heater location:** • Basement

**Water heater fuel/energy source:**

• Gas



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

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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

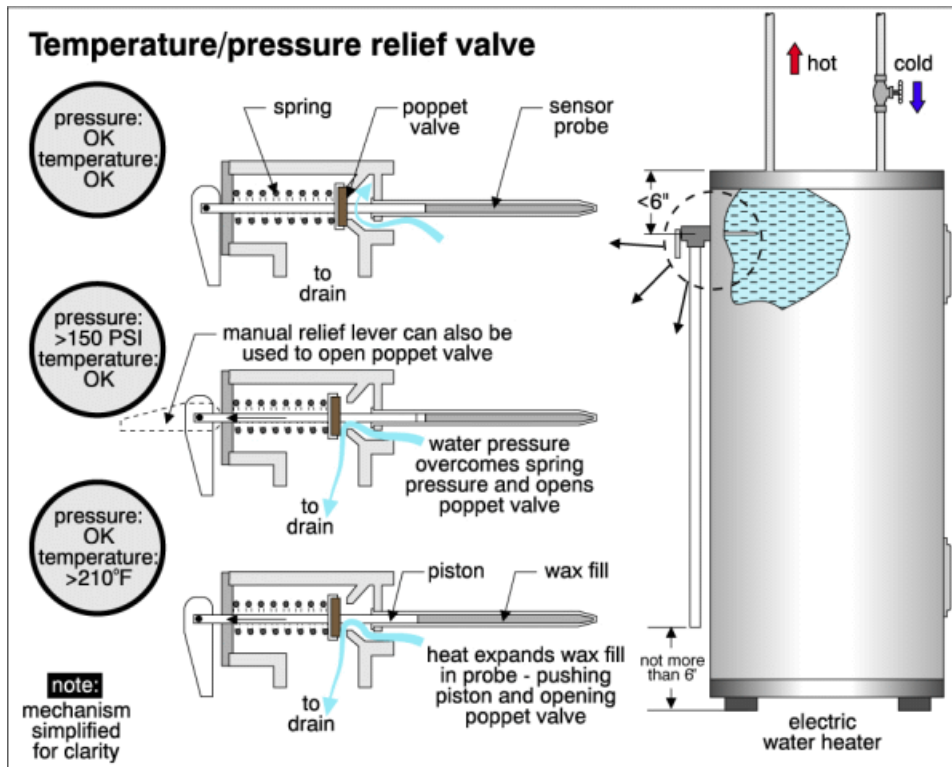
**Implication(s):** Scalding. Possible water damage to finishes, storage and structure

**Location:** Basement

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor



32. Discharge tube missing

## WASTE PLUMBING \ Venting system

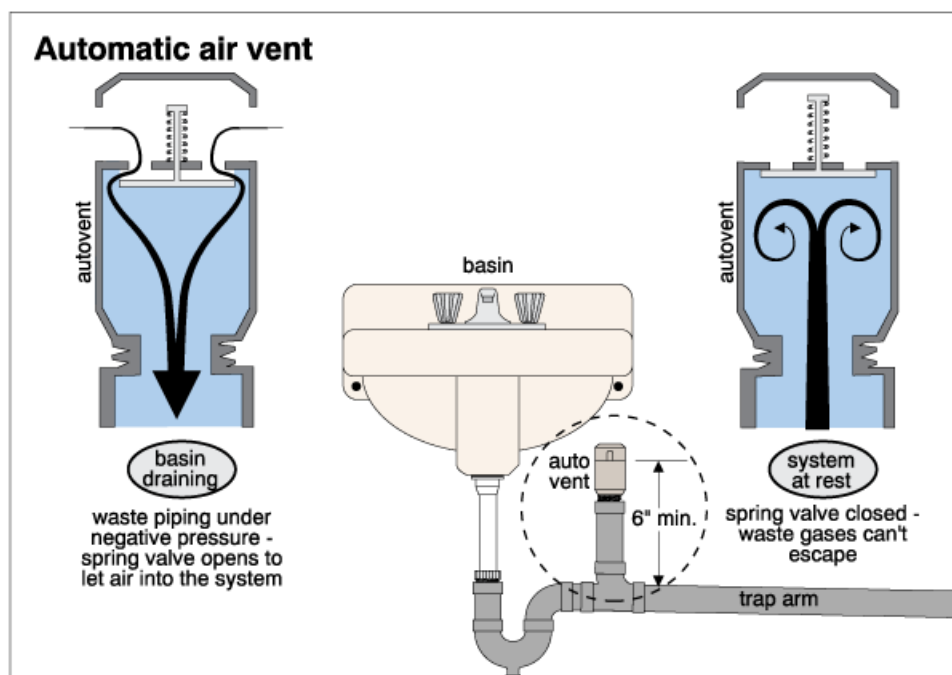
13. Condition: • Automatic air vents

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

**Location:** Crawlspace

**Task:** Monitor

**Time:** Ongoing



33. Automatic air vents

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## 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

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## 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

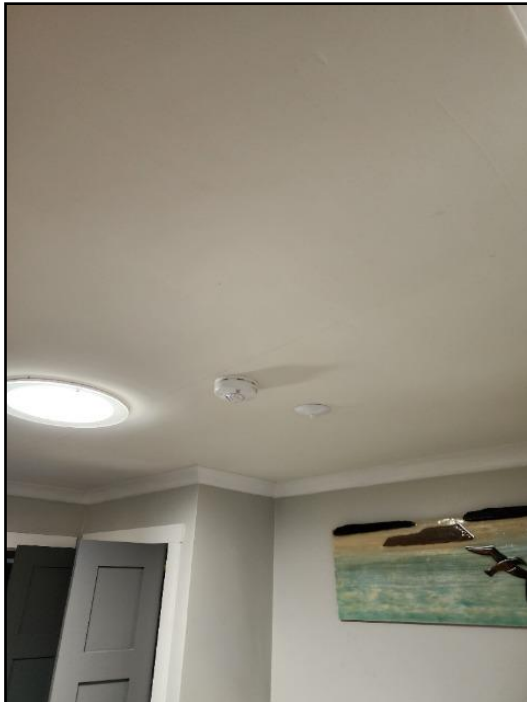
**Implication(s):** Material deterioration

**Location:** Various locations

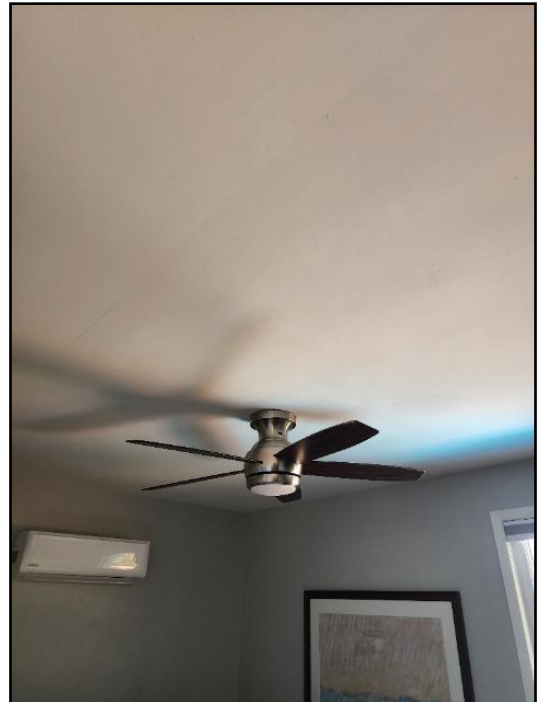
**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



35. Minor cracking



36.

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## 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

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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

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39. Self closer missing, damaged or disconnected

END OF REPORT

# REFERENCE LIBRARY

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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