

INSPECTION REPORT



For the Property at:
454 WELLER STREET
PETERBOROUGH, ON K9H 2N6

Prepared for: TOM SANGSTER
Inspection Date: Monday, June 2, 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.



June 10, 2025

Dear Tom Sangster,

RE: Report No. 5306, v.2
454 Weller Street
Peterborough, ON
K9H 2N6

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

454 Weller Street, Peterborough, ON June 2, 2025

Report No. 5306, v.2

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 \ General notes

Condition: • Basement lowered

Implication(s): Chance of structural movement

Location: Throughout

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

FLOORS \ Joists

Condition: • Prior repair/replacement

Implication(s): Possible weakend structure, Chane of structural movement

Location: Various locations

Task: Monitor

Time: Ongoing

WALLS \ Masonry walls

Condition: • Prior repairs

Implication(s): No implications exhist for this condition

Location: Left elevation

Task: Monitor

Time: Ongoing

Condition: • Typical minor cracking

Implication(s): Material deterioration

Location: Left elevation

Task: Repair

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Time: Discretionary

Cost: Minor

Electrical

RECOMMENDATIONS \ Overview

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

Heating

GAS FURNACE \ Life expectancy

Condition: • Near end of life expectancy

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

Location: Goodman

Task: Monitor

Time: Ongoing

Condition: • Past life expectancy

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

Location: Heil

Task: Monitor

Time: Ongoing

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace - regular maintenance

Time: Regular maintenance

Cost: Minor

GAS FURNACE \ Humidifier

Condition: • Inoperative

Implication(s): Reduced comfort

Location: Cold air return

Task: Repair

Time: Discretionary

Cost: Minor

Condition: • Clean pad/mesh - regular maintenance

Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

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Cost: Minor

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condensers

Task: Monitor

Time: Ongoing

Insulation and Ventilation

RECOMMENDATIONS \ Overview

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

Plumbing

WASTE PLUMBING \ Venting system

Condition: • Automatic air vents

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

Location: First floor Bathroom

Task: Monitor

Time: Ongoing

Interior

WINDOWS \ General notes

Condition: • Original lower quality units

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

Location: Various locations

Task: Upgrade

Time: Discretionary

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

The home/building is considered to face: • South

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles



2.



3.



4.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age:

- 3 years
Upper roof
- 9 years
Addition

Typical life expectancy:

- 15-20 years
Addition

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- 25-30 years

Upper roof

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 seller

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

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Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Not determined

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces - masonry: • Brick

Wall surfaces - wood: • Boards

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

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

Deck: • Raised • Wood • No performance issues were noted.

Porch: • Raised • Wood • Railings • No performance issues were noted.

Exterior steps: • Wood • Stone

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

Fence: • Wood • Metal

Garage: • Detached

Limitations

Inspection limited/prevented by: • Car/storage in garage • Vines/shrubs/trees against wall

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.

Description

Configuration: • Basement • Crawlspace

Foundation material: • Stone • Poured concrete

Floor construction: • Joists • Wood columns • Concrete columns • Subfloor - plank

Exterior wall construction: • Masonry

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

Limitations

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

Attic/roof space: • Access was limited

Crawlspace/underfloor area: • Very limited access

Percent of foundation not visible: • 75 %

Recommendations

FOUNDATIONS \ General notes

3. Condition: • Basement lowered

Implication(s): Chance of structural movement

Location: Throughout

Task: Monitor

Time: Ongoing



5. Basement lowered

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

STRUCTURE

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FLOORS \ Joists

5. Condition: • Prior repair/replacement

Implication(s): Possible weakend structure, Chane of structural movement

Location: Various locations

Task: Monitor

Time: Ongoing



6. Prior repair/replacement



7.

STRUCTURE

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8.

WALLS \ Masonry walls

6. Condition: • Prior repairs

Implication(s): No implications exist for this condition

Location: Left elevation

Task: Monitor

Time: Ongoing

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9. Prior repairs

7. Condition: • Typical minor cracking

Implication(s): Material deterioration

Location: Left elevation

Task: Repair

Time: Discretionary

Cost: Minor

STRUCTURE

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10. Typical minor cracking

Description

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

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Breakers - basement

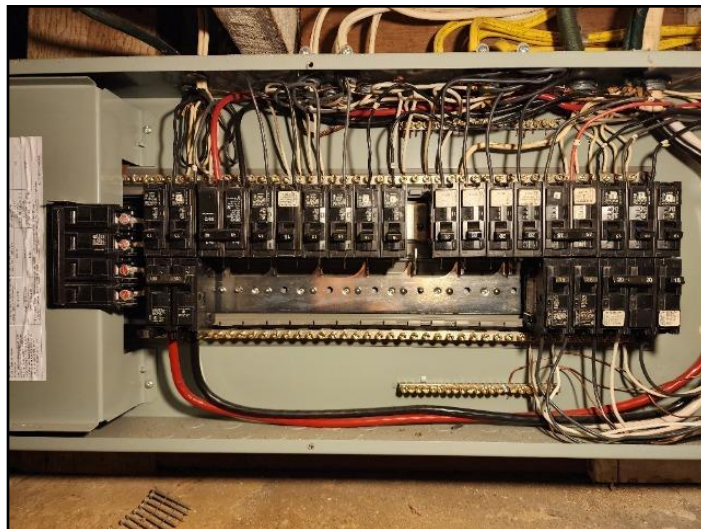


11. Main electrical disconnect

System grounding material and type: • Copper - water pipe

Distribution panel type and location:

- Breakers - basement



12. Breakers - basement

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • Siemens

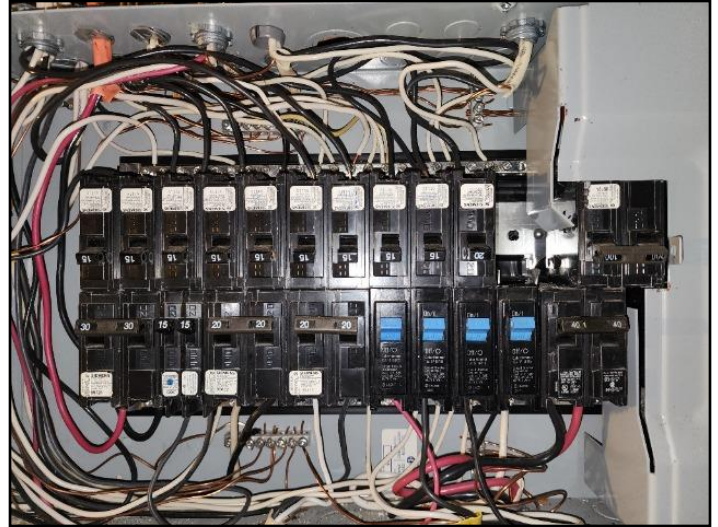
Auxiliary panel (subpanel) type and location:

- Breakers - basement



13. Auxiliary panel

- Breakers - garage



14. Breakers - basement



15. Breakers - garage

Auxiliary panel (subpanel) rating: • 100 Amps

ELECTRICAL

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Number of circuits installed:

- 20
Auxiliary panel
- 22

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): • Present

Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms

Recommendations

RECOMMENDATIONS \ Overview

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

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Description

Heating system type: • Furnace

Fuel/energy source: • Gas

Furnace:

• Goodman

Model number: GMVC950704CXAB *Serial number:* 1008310833



16. Goodman

• Heil

Model number: NTPM100HJA1 *Serial number:* L9844 14542

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17. Heil

Heat distribution: • Ducts and registers

Approximate capacity:

• 70,000 BTU/hr

Goodman

• 100,000 BTU/hr

Heil

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion • Forced draft

Combustion air source:

• Interior of building

Heil

• Outside - sealed combustion

Goodman

Approximate age:

• 15 years

Goodman

• 27 years

Heil

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

Main fuel shut off/electrical disconnect at:

• Basement

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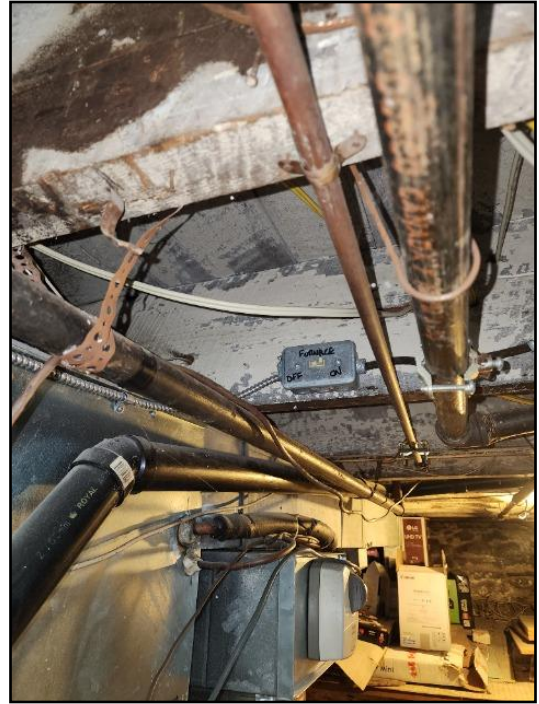
PLUMBING

INTERIOR

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18. Main fuel shut off



19. Electrical disconnect



20.



21.

Failure probability: • High

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

HEATING

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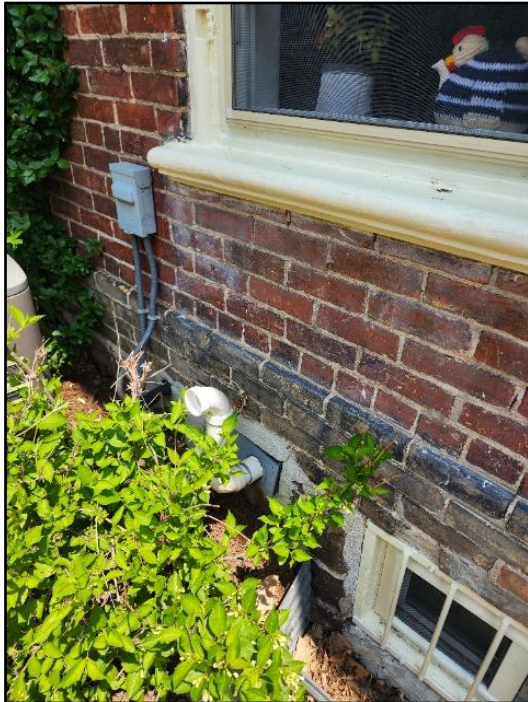
PLUMBING

INTERIOR

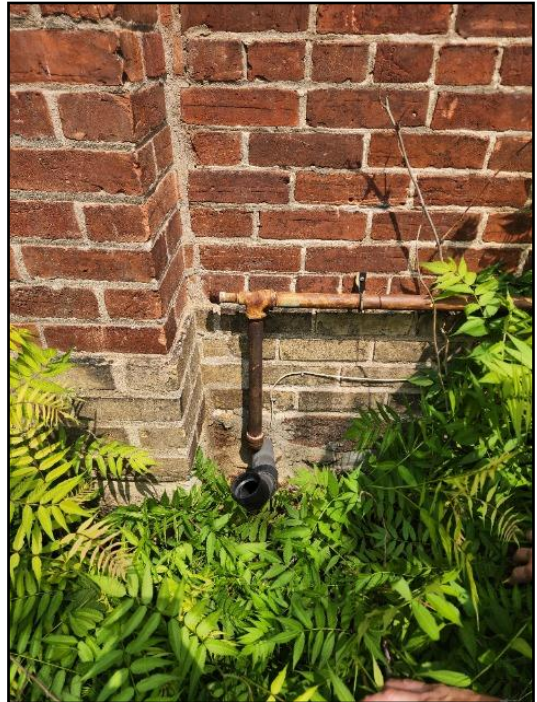
REFERENCE

Exhaust pipe (vent connector):

- PVC plastic
- Goodman
- ABS plastic
- Heil
- Sidewall vented



22. Sidewall vented



23.

Fireplace/stove:

- Gas fireplace
- Valor
- Model number: 530XAN Serial number: 530N157753

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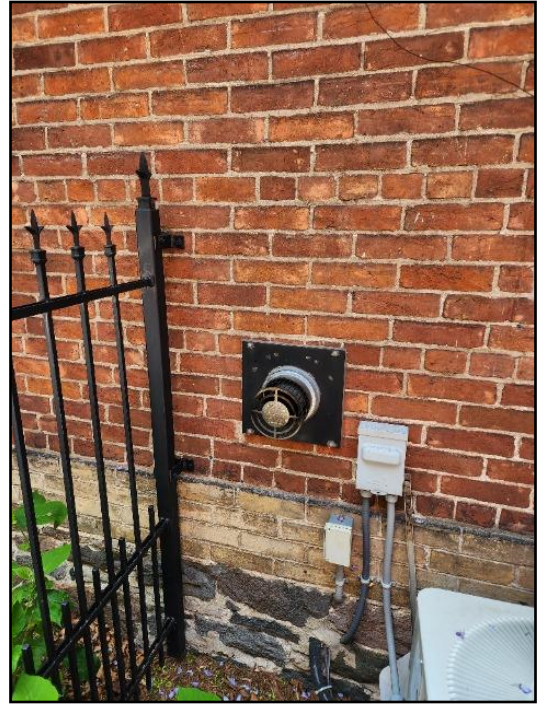
PLUMBING

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24. Gas fireplace



25. Sidewall vented

Chimney/vent:

- Masonry
- No longer in use



26. No longer in use



27.

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Chimney liner: • Clay

Humidifier:

• Trickle/cascade type humidifier



28. Trickle/cascade type humidifier

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

Condensate system: • Discharges into waste pipe

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

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Recommendations

GAS FURNACE \ Life expectancy

9. Condition: • Near end of life expectancy

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

Location: Goodman

Task: Monitor

Time: Ongoing

10. Condition: • Past life expectancy

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

Location: Heil

Task: Monitor

Time: Ongoing

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



29. Replace - regular maintenance



30.

GAS FURNACE \ Humidifier

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

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Implication(s): Equipment not operating properly

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor



31. Clean pad/mesh - regular maintenance

13. Condition: • Inoperative

Implication(s): Reduced comfort

Location: Cold air return

Task: Repair

Time: Discretionary

Cost: Minor

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

Manufacturer:

• Lennox



32. Lennox

• k

Model number: KSSE24GA2 *Serial number:* L9831 25381

COOLING & HEAT PUMP

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33. k

Cooling capacity: • 24,000 BTU/hr • 2 Tons

Compressor approximate age:

• 18 years

Lennox

• 27 years

ICP

Typical life expectancy: • 12 to 15 years

Failure probability: • High

Evaporative cooler damper location: • Right side of building • Left side of building

Refrigerant type:

• R-410A

Lennox

• R-22

ICP

Condensate system: • Discharges to waste pipe

COOLING & HEAT PUMP

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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

AIR CONDITIONING \ Life expectancy

14. Condition: • Past life expectancy

Implication(s): Equipment failure | Reduced comfort

Location: Exterior condensers

Task: Monitor

Time: Ongoing

Description

Attic/roof insulation material:

- Cellulose



34. Cellulose

Attic/roof insulation amount/value: • R-60

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

Floor above basement/crawlspace insulation material: • None found

Crawlspace ventilation: • Into basement

Crawlspace/basement floor air/vapor barrier: • None

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Roof space inspection performed: • By entering space, but access was limited

Crawlspace/underfloor area inspection performed: • From the access

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

INSULATION AND VENTILATION

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Recommendations

RECOMMENDATIONS \ Overview

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

Description

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

Service piping into building: • Copper

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

Main water shut off valve at the:

- Basement



35. Main water shut off

Water flow and pressure: • Typical for neighborhood

Water heater type: • Conventional

Water heater location: • Basement

Water heater fuel/energy source:

- Electric



36. Electric

Water heater manufacturer:

- Giant

Model number: 172STE-3S8M-E8CC Serial number: A10093952

Water heater tank capacity: • 279 liters

Water heater approximate age: • 3 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 • Cast iron

Pumps: • None found

Floor drain location: • None found

Water treatment system:

- Reverse osmosis

PLUMBING

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37. Reverse osmosis

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 • Whirlpool bath

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Performance of floor drains

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

Recommendations

WASTE PLUMBING \ Venting system

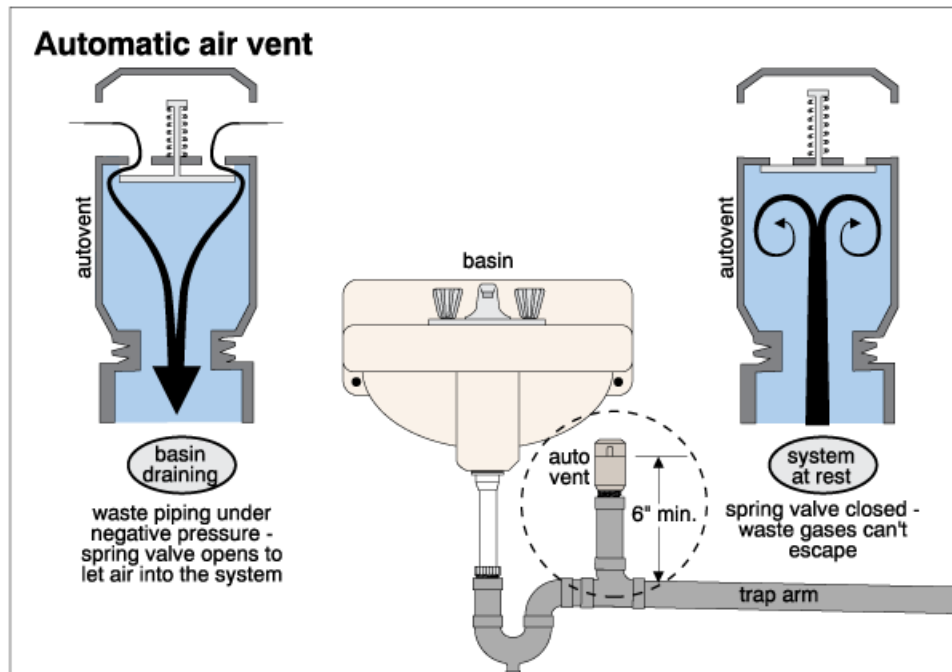
16. Condition: • Automatic air vents

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

Location: First floor Bathroom

Task: Monitor

Time: Ongoing



38. Automatic air vents

INTERIOR

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Description

Major floor finishes: • Hardwood • Laminate • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Sliders • Vinyl • Wood

Glazing: • Double • Primary plus storm

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher

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

Kitchen ventilation: • Range hood

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 • 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: • 75 %

Recommendations

WINDOWS \ General notes

17. Condition: • Original lower quality units

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

Location: Various locations

Task: Upgrade

Time: Discretionary

INTERIOR

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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