PAUL GALVIN
Residential Home Inspections

Inspection Report

Tom Sangster

Property Address:
96 Village Cres.
Peterborough

Paul Galvin Residential Home Inspections

Paul Galvin
810 Valleyview Dr
Peterborough, ON
K9J 6R1

HomeGauge Services

Table of Contents

Date: 2025-06-10	**Time:**	**Report ID:**
Property: 96 Village Cres. Peterborough	**Customer:** Tom Sangster	**Real Estate Professional:** Tom Sangster Royal LePage

Comment Key or Definitions

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

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

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

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

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

In Attendance: Realtor	**Type of building:** Single Family (1 story)	**Style of Home:** Bungalow
Weather: Cloudy, Rain	**Ground/Soil surface condition:** Damp	**Rain in last 3 days:** Yes

1. Roofing

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

Styles & Materials

Roof Covering:
Asphalt shingles

Viewed roof covering from:
Ground

Items

1.0 ROOF COVERINGS
Comments: Inspected

The entire roof surface is asphalt shingles. The shingles appear to be in good overall condition. They are installed well with all of the necessary caps and flashings.


1.0 Picture 1


1.0 Picture 2


1.0 Picture 3

1.1 FLASHINGS
Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS
Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS
Comments: Inspected

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

2. Exterior

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

Styles & Materials

Siding Material:
Brick
Vinyl siding

Exterior Entry Doors:
Steel

Appurtenance:
Covered front entrance
Deck with steps

Soffits and Fascia:
Aluminum

Driveway:
Asphalt

Items

2.0 WALL CLADDING FLASHING AND TRIM
Comments: Inspected

The entire wall surfaces are brick with some vinyl siding. These wall surfaces are in good overall condition for the age and installed well. There were no signs of any unusual damage or wear.

2.1 Exterior Foundation
Comments: Inspected

2.2 DOORS (Exterior)
Comments: Inspected

2.3 WINDOWS
Comments: Inspected

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

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

2.6 EAVES, SOFFITS AND FASCIAS
Comments: Inspected

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

3. Structural Components

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

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
Engineered floor joists

Wall Structure:
Wood Frame

Columns or Piers:
Support Posts

Roof Structure:
Engineered wood trusses

Roof-Type:
Gable

Method used to observe attic:
From entry

Roof Sheathing:
Plywood

Items

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

(1) Structurally the house appears to be in good overall condition. All visible framing members appear to be adequately sized and free from damage or wear. There were no signs of any unusual settlement or shifting.

(2) There were no signs of any moisture entry into the basement. I would not anticipate any real concerns under normal conditions but I cannot offer any guarantee of a dry basement. Attention must always be paid to grading, downspouts and the exterior flow of water.

3.1 WALLS (Structural)
Comments: Inspected

3.2 COLUMNS OR PIERS
Comments: Inspected

3.3 FLOORS (Structural)
Comments: Inspected

3.4 CEILINGS (structural)
Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC
Comments: Inspected

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

4. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:
Loose Fill Fiberglass

Ventilation:
Roof Pot Vents
Soffit Vents

Exhaust Fans:
Dryer

Dryer Power Source:
220 Electric

Dryer Vent:
Metal

Items

4.0 INSULATION IN ATTIC
Comments: Inspected

The attic contains blown in fiberglass insulation. This insulation appears to be well placed and installed in adequate amounts.


4.0 Picture 1


4.0 Picture 2

4.1 VAPOR RETARDERS
Comments: Inspected

4.2 VENTILATION OF ATTIC
Comments: Inspected

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

4.3 Wall insulation main and upper levels
Comments: Inspected

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

4.4 Insulation basement exterior walls
Comments: Inspected

The insulation in the exterior basement walls is fiberglass batt.

4.5 VENTING SYSTEMS (Kitchens, baths and laundry)
Comments: Inspected

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

5. Electrical System

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

Styles & Materials

Electrical Service Conductors:
Underground

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SQUARE D

Branch wire 15 and 20 AMP:
Copper

Items

5.0 SERVICE ENTRANCE
Comments: Inspected

5.1 Service Box
Comments: Inspected

The main electrical service is 100 amp.

5.2 Service Panel
Comments: Inspected

The main electrical panel was inspected and found to be installed properly and wired correctly. All of the proper sized breakers were present.

5.2 Picture 1

5.3 Branch Circuit Wiring
Comments: Inspected

The wiring in the basement exterior walls to the receptacles are loose in the walls. These should be stapled to the studs.

5.3 Picture 1

5.4 Junction boxes
Comments: Inspected

5.5 Receptacles
Comments: Inspected

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

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Comments: Inspected

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

(2) The receptacle outside at the front of the house is protected by the GFCI receptacle in the basement beside the main panel.

5.6 Picture 1

5.7 Switches
Comments: Inspected

5.8 Lights
Comments: Inspected

5.9 Cover plates
Comments: Inspected

5.10 Wires
Comments: Inspected

5.11 LOCATION OF MAIN PANEL
Comments: Inspected

Basement

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

6. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type: Forced Air	**Energy Source:** High Efficient Gas	**Age of Furnace:** 2009
Size of Furnace: 50000 BTU	**Filter Size:** 16x25	**Filter Type:** Disposable
Heat System Brand: Keeprite	**Number of Heat Systems (excluding wood):** One	**Ductwork:** Non-Insulated
Cooling Equipment Type: Central air conditioner	**Cooling Equipment Energy Source:** Electricity	**Central Air Manufacturer:** Keeprite
Number of AC Only Units: One	**Age of AC unit:** 2010	

Items

6.0 HEATING EQUIPMENT
Comments: Inspected

(1) The furnace was tested and inspected and found to be installed properly and working well. All the necessary safety features were present.

(2) The furnace filter should be changed on a regular basis.

6.0 Picture 1

6.1 Heating Failure Probability
Comments: Inspected

Medium/High (based on typical life expectancy)

6.2 NORMAL OPERATING CONTROLS
Comments: Inspected

6.3 AUTOMATIC SAFETY CONTROLS
Comments: Inspected

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

The cold air return in the basement is installed at the ceiling level. If / when finishing the basement, this should be installed at the floor level.

6.4 Picture 1

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Comments: Inspected

6.6 CHIMNEYS AND VENTS (for fireplaces, gas water heaters or heat systems)
Comments: Inspected

6.7 COOLING AND AIR HANDLER EQUIPMENT
Comments: Inspected

The AC was tested and found to be working well.

6.8 Failure Probability
Comments: Inspected

Medium/High (based on typical life expectancy)

6.9 NORMAL OPERATING CONTROLS
Comments: Inspected

6.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM
Comments: Inspected

6.11 Heat Recovery Ventilator
Comments: Inspected

(1) The heat recovery ventilator located in the basement is a mechanical device that exchanges stale indoor air with fresh outdoor air. Heat is transferred from the outgoing air to incoming air by passing the two air streams through a heat exchange core. Stale air is removed from the bathrooms and kitchen and then fresh air from outside is delivered to the cold air return which then circulates through the house. This device controls air quality and condensation levels in a well sealed house. This is controlled by a humidistat located beside the thermostat.

(2) There are timer buttons in the bathrooms and the kitchen which will turn on the HRV for typically 20 minutes to help clear the air.

6.11 Picture 1

(3) The heat recovery ventilator filters including the outside fresh air intake screen will require cleaning on a regular basis (see manufacturers recommendations).

6.11 Picture 2

6.11 Picture 3

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

7. Plumbing System

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

Styles & Materials

Water Source:	**Plumbing Water Supply (into home):**	**Plumbing Water Distribution (inside home):**
Public	Copper	Pex plastic
Plumbing Waste:	**Water Heater Power Source:**	**Water Heater Capacity:**
ABS plastic	Gas	50 Gallon
Water Heater Location:	**Water Heater Age:**	
Basement	2010	

Items

7.0 General Plumbing
Comments: Inspected

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

7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS
Comments: Inspected

7.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
Comments: Inspected

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
Comments: Inspected

7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)
Comments: Inspected

Front wall of basement.

7.4 Picture 1

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

7.6 Bathtubs
Comments: Inspected

7.7 Sinks
Comments: Inspected

7.8 Faucets
Comments: Inspected

7.9 Toilet
Comments: Inspected

7.10 Laundry tub
Comments: Inspected

7.11 Outside Taps
Comments: Inspected

The outside taps should be shut off and drained before winter.

7.11 Picture 1

7.12 SUMP PUMP
Comments: Inspected

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

7.12 Picture 1

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

8. Interiors

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

Styles & Materials

Ceiling Materials:	Wall Material:	Window types:
Drywall	Drywall	Sliders Fixed

Items

8.0 General Interior
Comments: Inspected

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

8.1 CEILINGS
Comments: Inspected

8.2 WALLS
Comments: Inspected

8.3 FLOORS
Comments: Inspected

8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments: Inspected

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
Comments: Inspected

8.6 DOORS (REPRESENTATIVE NUMBER)
Comments: Inspected

8.7 WINDOWS (REPRESENTATIVE NUMBER)
Comments: Inspected

8.8 Handrails and Guards
Comments: Inspected

8.9 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS
Comments: Inspected

The smoke detectors and carbon monoxide detectors should be tested on a regular basis.

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

9. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener manufacturer:
One automatic	Metal	Lift Master

Items

9.0 General Garage
Comments: Inspected

9.1 GARAGE CEILINGS
Comments: Inspected

9.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
Comments: Inspected

9.3 GARAGE FLOOR
Comments: Inspected

9.4 GARAGE DOOR (S)
Comments: Inspected

9.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
Comments: Inspected

9.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)
Comments: Inspected

The sensors are in place for the garage door and will reverse the door.

9.7 Garage Wiring
Comments: Inspected

9.8 Garage Roof
Comments: Inspected

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INVOICE

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

Inspection Date: 2025-06-10
Report ID:

Customer Info:	**Inspection Property:**
Tom Sangster **Customer's Real Estate Professional:** Tom Sangster Royal LePage	96 Village Cres. Peterborough

Inspection Fee:

Service	Price	Amount	Sub-Total
Single family dwelling	350.00	1	350.00

Tax $45.50
Total Price $395.50

Payment Method:
Payment Status:
Note: