

INSPECTION REPORT



For the Property at:
66 PINE GROVE ROAD
SPRINGBROOK, ON K0K 3C0

Prepared for: TEAM VANRAHAN
Inspection Date: Thursday, January 23, 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.



January 23, 2025

Dear Team VanRahan,

RE: Report No. 5135
66 Pine Grove Road
Springbrook, ON
K0K 3C0

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

County Home Inspection
Peterborough, ON
705 957 3642
www.countyhomeinspection.ca
david@countyhomeinspection.ca

SUMMARY

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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

FLOORS \ Concrete slabs

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Rear elevation

Task: Repair

Time: Discretionary

Cost: Minor

Electrical

RECOMMENDATIONS \ Overview

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

Heating

HEAT RECOVERY VENTILATOR \ Heat exchanger cores

Condition: • Clean core - regular maintenance

Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

HEAT RECOVERY VENTILATOR \ Filters

Condition: • Clean filters - regular maintenance

Implication(s): Reduced operability & comfort

Location: Unit interior

SUMMARY

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Clean - regular maintenance
Time: Regular maintenance
Cost: Minor

Insulation and Ventilation

RECOMMENDATIONS \ Overview

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

Plumbing

SUPPLY PLUMBING \ Water pressure tank (Expansion tank)

Condition: • Short cycling **REMEDIED**
Implication(s): Premature equipment failure | Reduced water pressure and volume
Location: Utility room
Task: Correct
Time: Discretionary
Cost: Minor

Interior

WALLS \ General notes

Condition: • Minor cracking
Implication(s): No implications exist for this condition
Location: Second floor bedroom
Task: Repair
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](#)

ROOFING

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • West
Sloped roofing material: • Metal
Sloped roof flashing material: • Aluminum
Flat/low slope roofing material: • Single ply membrane
Flat/low slope roof flashing material: • Aluminum
Probability of leakage: • Low
Approximate age: • 6 years
Typical life expectancy: • More than 50 years
Roof Shape: • Shed

Limitations

Inspection limited/prevented by: • Snow
Inspection performed: • From the ground
Age determined by: • Reported by realtor

Recommendations

RECOMMENDATIONS \ Overview

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

EXTERIOR

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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 and trim: • Vinyl siding

Driveway: • Gravel

Walkway: • Gravel

Deck: • Ground level • Wood

Porch: • Wood

Exterior steps: • Wood

Balcony: • Wood • Aluminum railings • Waterproofing membrane • No performance issues were noted.

Limitations

Inspection limited/prevented by: • Snow / ice / frost

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

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

STRUCTURE

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Not visible

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage • Snow, frost & ice

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

Recommendations

FOUNDATIONS \ Performance opinion

3. Condition: • Not determined

FLOORS \ Concrete slabs

4. Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Rear elevation

Task: Repair

Time: Discretionary

Cost: Minor

STRUCTURE

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



1. *Typical minor cracks*

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 - utility room

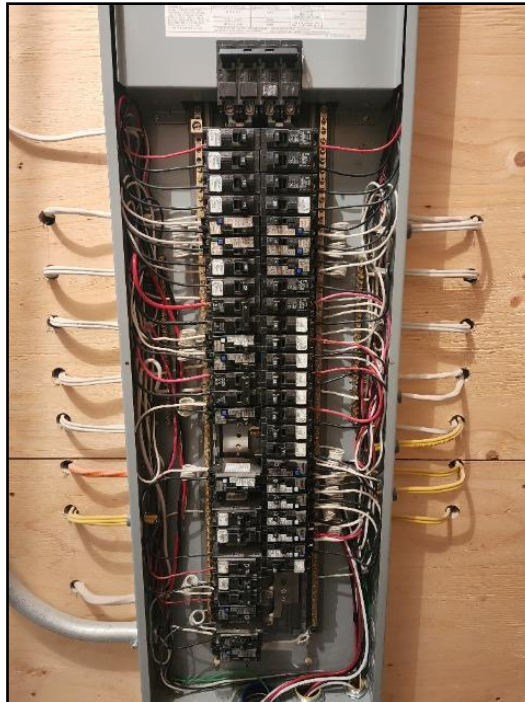


2. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - utility room



3. Breakers - utility room

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • Siemens

Number of circuits installed: • 45

Auxiliary and other:

- Generator



4. Generator

ELECTRICAL

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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 • AFCI - panel

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • Storage • AFCIs (Arc Fault Circuit Interrupters) were not tested since permission from homeowner was not obtained. These should be tested monthly by the homeowner.

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 • Security systems • Generators

Recommendations

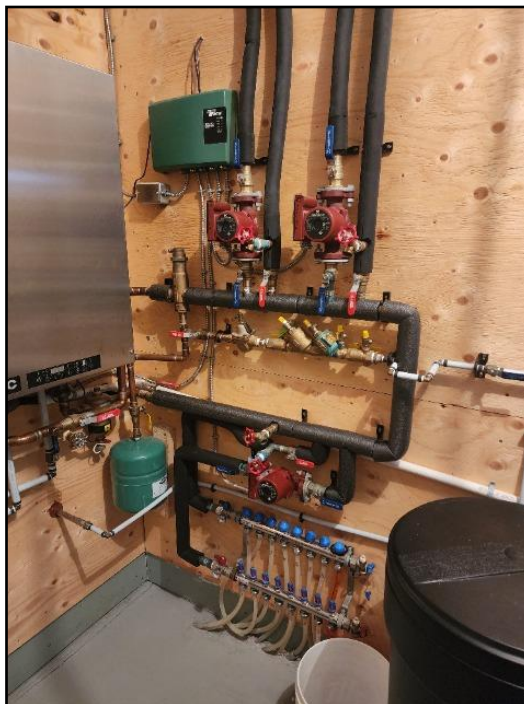
RECOMMENDATIONS \ Overview

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

Description

Heating system type:

- Boiler



5. Boiler

- Hot water in floor radiant heat
- Integrated (Combination) system

Fuel/energy source: • Propane

Boiler manufacturer:

- IBC

Model number: DC 20-125 Serial number: 051597-1803K01834

Heat distribution: • Radiators • Hot water radiant piping

Approximate capacity: • 25,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 7 years

Typical life expectancy: • Integrated (Combination) system using domestic water heater - 18 to 25 years

Main fuel shut off/electrical disconnect at:

- Utility room

HEATING

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. Main fuel shut off



7. Electrical disconnect

Failure probability: • Low

Propane tank type/age: • Above ground

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented



8. Sidewall vented

HEATING

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

- Black steel (not galvanized)
- Double wall

Auxiliary heat:

- Electric duct heater

Thermolec

Model number: FC-TER-6-1120 Serial number: 394944-001



9. Electric duct heater

Fireplace/stove:

- Wood stove

Blaze King

Model number: Chinook CK30.1 Serial number: 2990

HEATING

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. Wood stove

Chimney/vent:

- Metal



11. Metal

Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)

Summerraire

Model number: NW170 Serial number: HV2888B



12. Heat recovery ventilator (HRV)

- Kitchen exhaust fan
- Bathroom exhaust fan

Limitations

Inspection prevented/limited by: • Storage

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

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Boiler/heat pump circulating pumps: • Not tested

Fireplace/wood stove: • Fireplace was in use • Connection to chimney not inspected

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat/energy recovery systems • Radiant heating systems

Recommendations

HEAT RECOVERY VENTILATOR \ Heat exchanger cores

6. Condition: • Clean core - regular maintenance

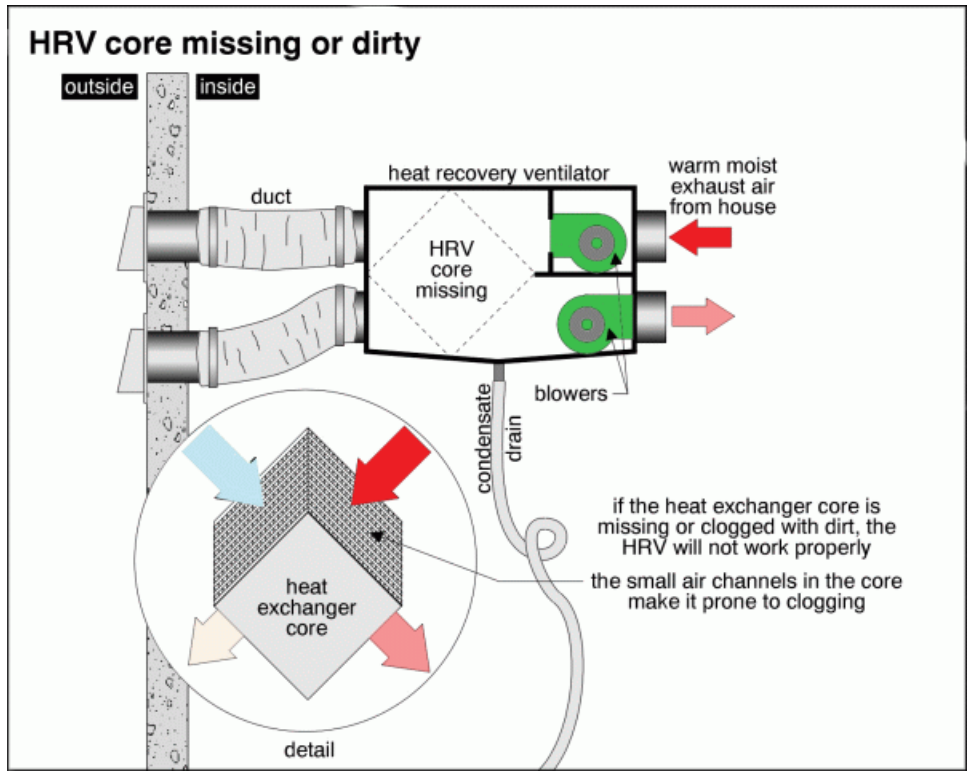
Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor



13. Clean core - regular maintenance

HEAT RECOVERY VENTILATOR \ Filters

7. Condition: • Clean filters - regular maintenance

Implication(s): Reduced operability & comfort

HEATING

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

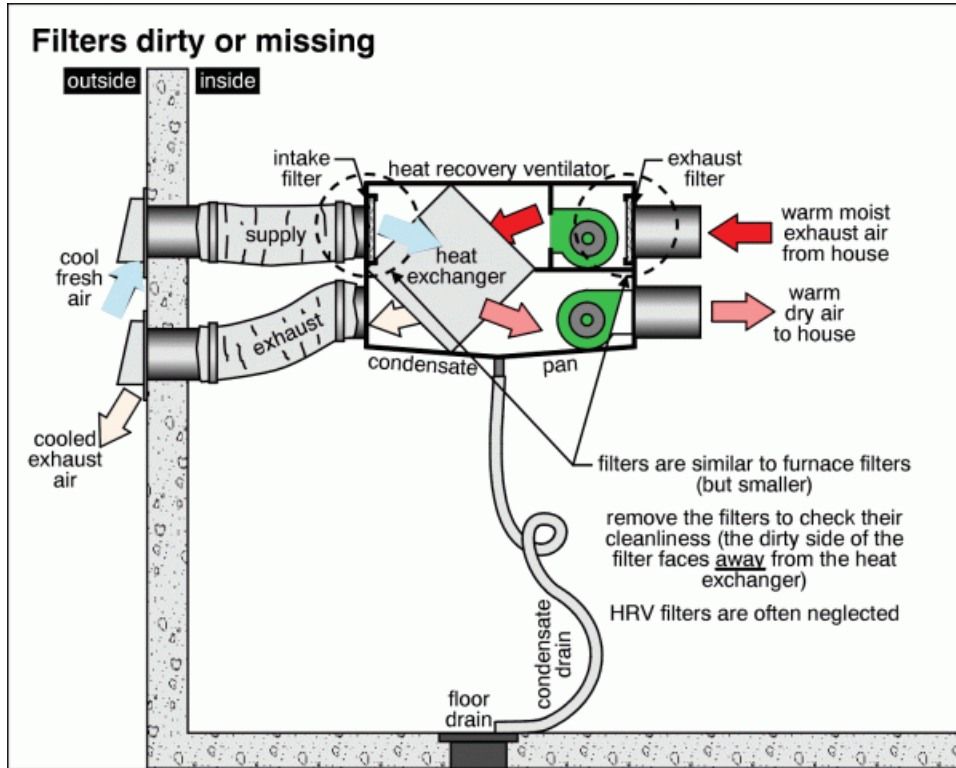
REFERENCE

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor



14. Clean filters - regular maintenance

Description

Attic/roof insulation material:

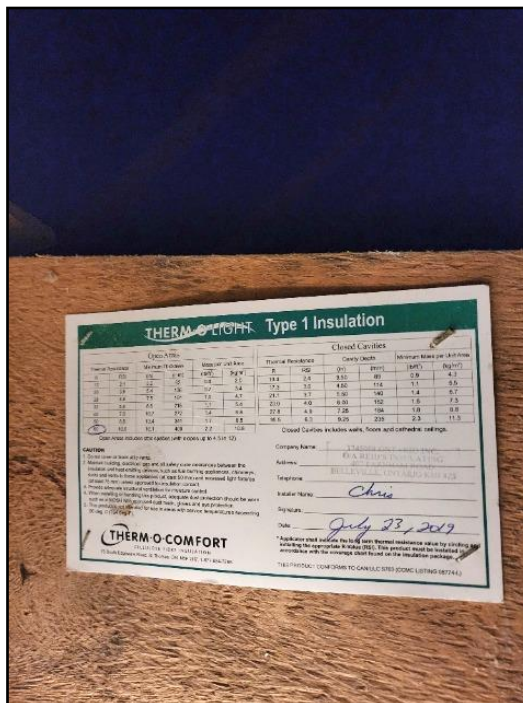
- Cellulose



15. Cellulose

Attic/roof insulation amount/value:

- R-60



16. R-60

INSULATION AND VENTILATION

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

- 16 inches



17. 16 inches

Attic/roof air/vapor barrier: • Plastic

Attic/roof ventilation: • Soffit vent

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

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

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommendations

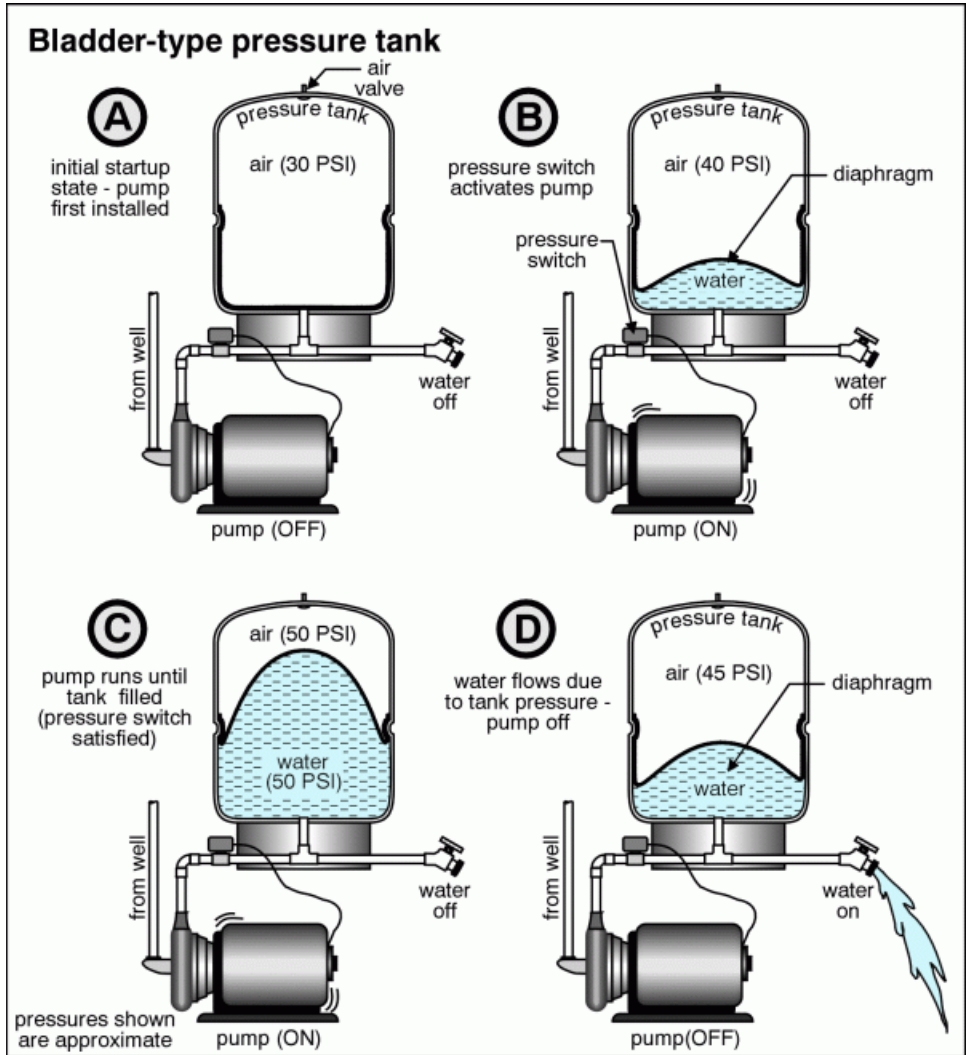
RECOMMENDATIONS \ Overview

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

Description

Water supply source (based on observed evidence):

- Private





18. Pressure tank

Service piping into building: • PE (polyethylene)

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

Main water shut off valve at the:

- Utility room



19. Main water shut off

Water flow and pressure: • Functional

Water heater type:

- Combination system
- Tankless/On demand



20. Tankless/On demand

Water heater location: • Utility room

Water heater fuel/energy source: • Propane

Water heater exhaust venting method: • Direct vent - sealed combustion

Water heater manufacturer: • IBC

Model number: DC- 20-125 Serial number: 051597-1803K01834

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 18 - 25 years

Water heater failure probability: • Low

Waste disposal system:

- Septic system

Waste and vent piping in building: • ABS plastic

Pumps: • None

Floor drain location: • None found

Water treatment system:

- Water softener



21. Water softener

- Mechanical filter
- Ultraviolet treatment



22. Ultraviolet treatment

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

Main gas shut off valve location: • Utility room

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: • Well • Water quality • Septic system • 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

SUPPLY PLUMBING \ Water pressure tank (Expansion tank)

9. Condition: • Short cycling **REMEDIED**

Implication(s): Premature equipment failure | Reduced water pressure and volume

Location: Utility room

Task: Correct

Time: Discretionary

Cost: Minor



23.

Description

Major floor finishes: • Laminate

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

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

Glazing: • Double

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

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

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 discharges to the exterior • HRV

Bathroom ventilation: • Exhaust fan • Heat Recovery Ventilator

Laundry room ventilation: • Clothes dryer vented to exterior • HRV

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: • 95 %

Recommendations

WALLS \ General notes

10. Condition: • Minor cracking

Implication(s): No implications exist for this condition

Location: Second floor bedroom

Task: Repair

Time: Discretionary

Cost: Minor

INTERIOR

66 Pine Grove Road, Springbrook, ON January 23, 2025

Report No. 5135

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



24. *Minor cracking*



25.

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

