

INSPECTION REPORT



For the Property at:

335 DOURO THIRD LINE
DOURO-DUMMER, ON K0L 2H0

Prepared for: TEAM VANRAHAN

Inspection Date: Tuesday, July 14, 2026

Prepared by: David Sharman



County Home Inspection

Peterborough, ON
705 957 3642

www.countyhomeinspection.ca
david@countyhomeinspection.ca



July 14, 2026

Dear Team VanRahan,

RE: Report No. 5801
335 Douro Third Line
Douro-Dummer, ON
K0L 2H0

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

335 Douro Third Line, Douro-Dummer, ON July 14, 2026

Report No. 5801

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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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

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • Movement

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

Location: Side porch

Task: Repair or replace

Time: Discretionary

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Rear decking

Task: Provide

Time: Discretionary

Cost: Minor

Structure

FOUNDATIONS \ Performance opinion

Condition: • Not determined

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a home of this age safety may be improved by upgrading these receptacles

Implication(s): Electric shock

Location: Kitchen & laundry

Task: Upgrade

Time: Discretionary

Cost: Minor

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Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Safety hazard

Location: Exterior

Task: Replace

Time: As soon as is practicable

Cost: Minor

Heating

GAS FURNACE \ Mechanical air filter

Condition: • Replace - regular maintenance

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

Location: Cold air return

Task: Replace - regular maintenance

Time: Regular maintenance

Cost: Minor

FIREPLACE \ Hearth and extension

Condition: • Too small

Implication(s): Fire hazard

Location: Basement

Task: Correct

Time: Discretionary

Cost: Minor

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

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor

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Cooling & Heat Pump

RECOMMENDATIONS \ Overview

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

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Amount less than current standards

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Plumbing

RECOMMENDATIONS \ Overview

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

Interior

WALLS \ General notes

Condition: • Mold or mildew

Implication(s): Chance damage to structure, finishes and contents | Contaminants may enter building air

Location: Basement

Task: Remove

Time: As soon as is practicable

Cost: Minor

DOORS \ Doors and frames

Condition: • Loose or poor fit

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

Location: Front entry

Task: Repair

Time: Discretionary

Cost: Minor

DOORS \ Hardware

Condition: • Lock mechanism faulty/damaged/missing

Implication(s): Poor security

Location: Master bedroom

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Task: Repair or replace

Time: Discretionary

Cost: Minor

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

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Description

The home/building is considered to face: • West

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge • Telescopic video inspection equipment

Age determined by: • Visual inspection from roof surface • Visual inspection with telescopic inspection equipment

Recommendations

RECOMMENDATIONS \ Overview

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

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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 - masonry: • Stucco

Wall surfaces - wood: • Boards

Driveway: • Gravel

Walkway: • Patio stones/slabs

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

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

Exterior steps: • Wood

Garage: • Detached shop

Limitations

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

Exterior inspected from: • Ground level

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

2. Condition: • Movement

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

Location: Side porch

Task: Repair or replace

Time: Discretionary

Cost: Minor

EXTERIOR

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3. Movement

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

3. Condition: • Missing

Implication(s): Fall hazard

Location: Rear decking

Task: Provide

Time: Discretionary

Cost: Minor

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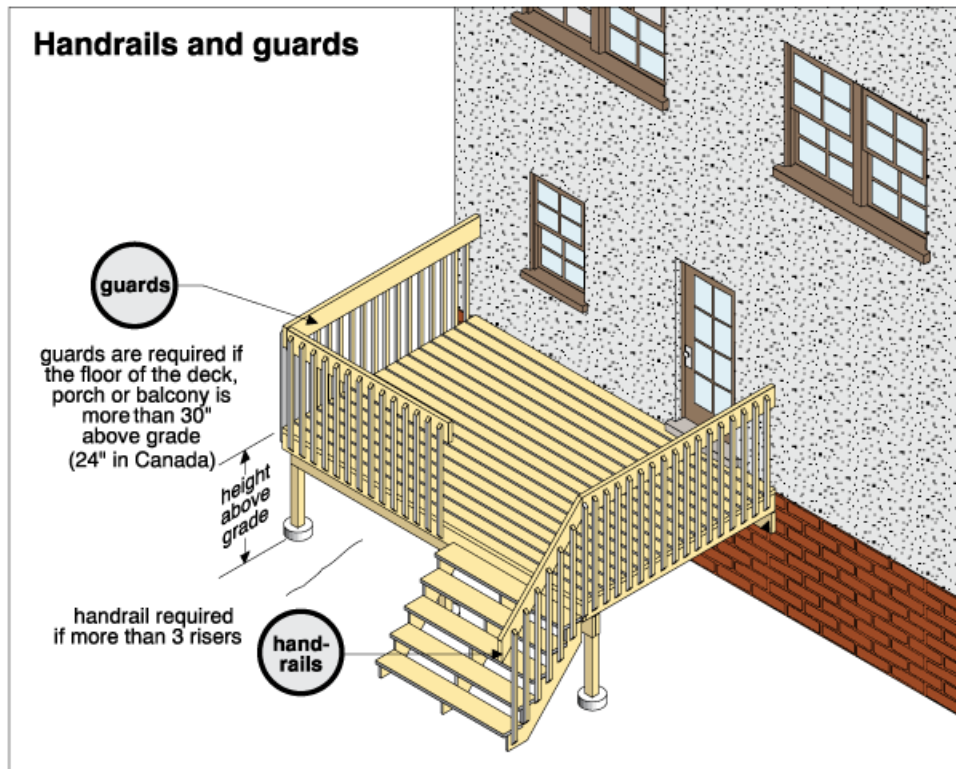
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Handrails and guards



4. Missing

STRUCTURE

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Description

Configuration: • Basement

Foundation material: • Poured concrete

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

Exterior wall construction: • Wood frame / Masonry veneer

Roof and ceiling framing: • Trusses • Plywood sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 85 %

Recommendations

FOUNDATIONS \ Performance opinion

4. Condition: • Not determined

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

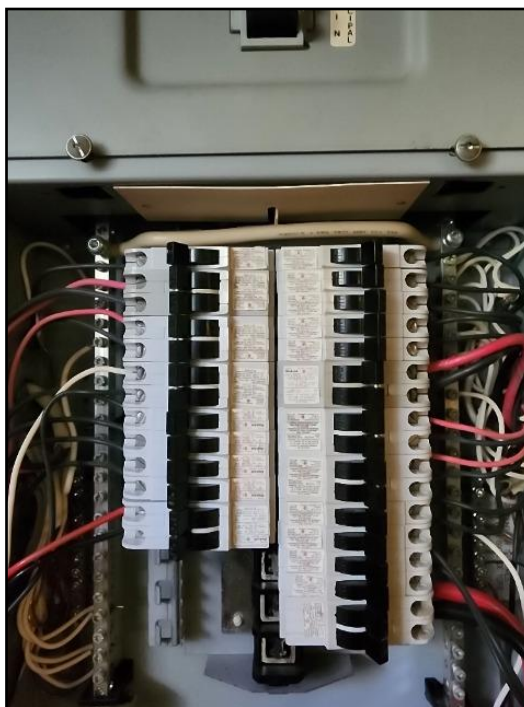


5. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - basement



6. Breakers - basement

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • FPE Stab-Lok

Number of circuits installed: • 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 • 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

DISTRIBUTION SYSTEM \ Outlets (receptacles)

5. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a home of this age safety may be improved by upgrading these receptacles

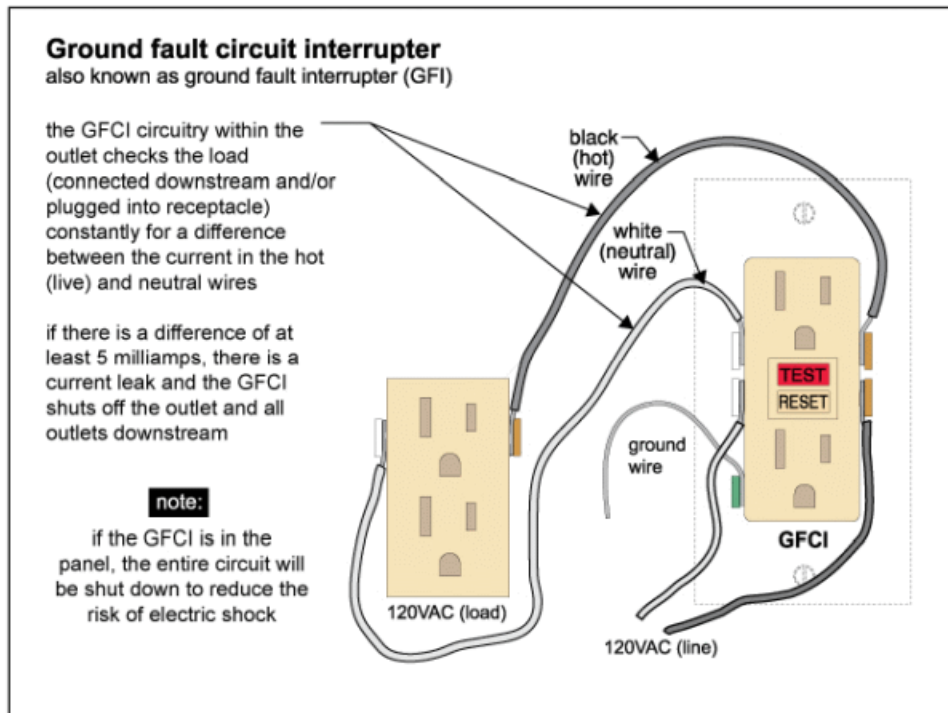
Implication(s): Electric shock

Location: Kitchen & laundry

Task: Upgrade

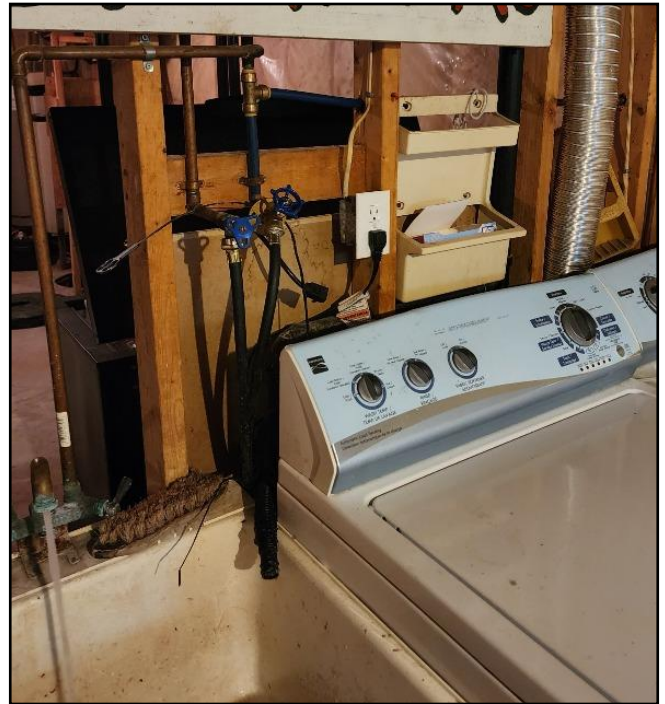
Time: Discretionary

Cost: Minor





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



8.

6. Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Implication(s): Safety hazard

Location: Exterior

Task: Replace

Time: As soon as is practicable

Cost: Minor

ELECTRICAL

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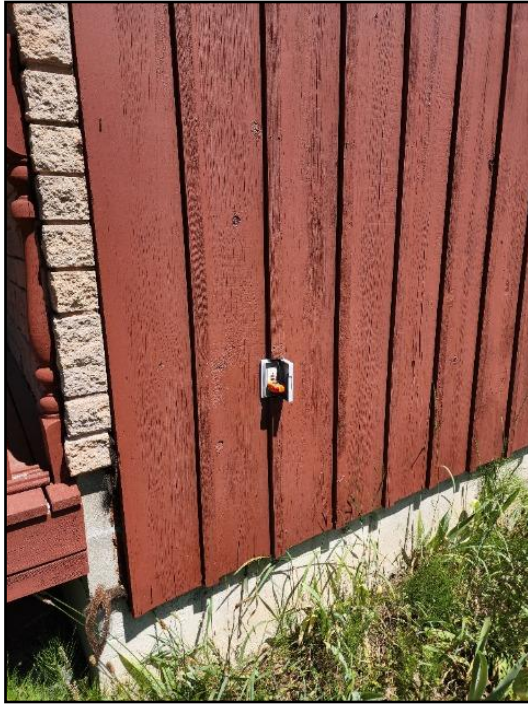
COOLING

INSULATION

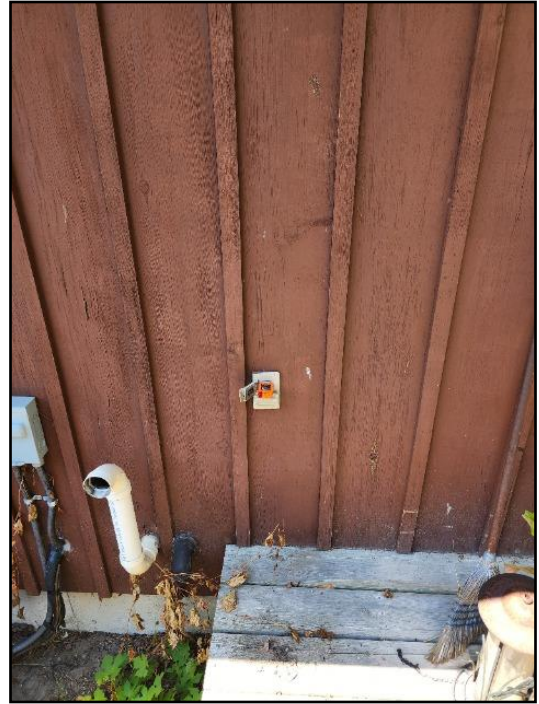
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9. Test faulty on GFCI/GFI (Ground Fault...



10.

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Description

Heating system type:

- Furnace



11. Furnace

Fuel/energy source: • Propane

Furnace:

- Coleman

Model number: TM9E060B12MP12A *Serial number:* W2L0300800

Heat distribution: • Ducts and registers

Approximate capacity: • 60,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Combustion air source: • Outside - sealed combustion

Approximate age: • 6 years

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

Main fuel shut off/electrical disconnect at:

- Basement

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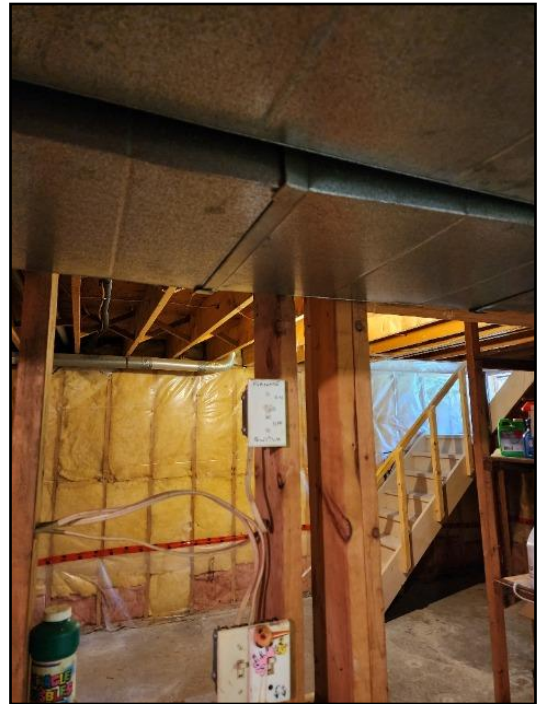
PLUMBING

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12. Main fuel shut off



13. Electrical disconnect

Failure probability: • Low

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

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented

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14. Sidewall vented

Fireplace/stove:

- Wood-burning insert



15. Wood-burning insert

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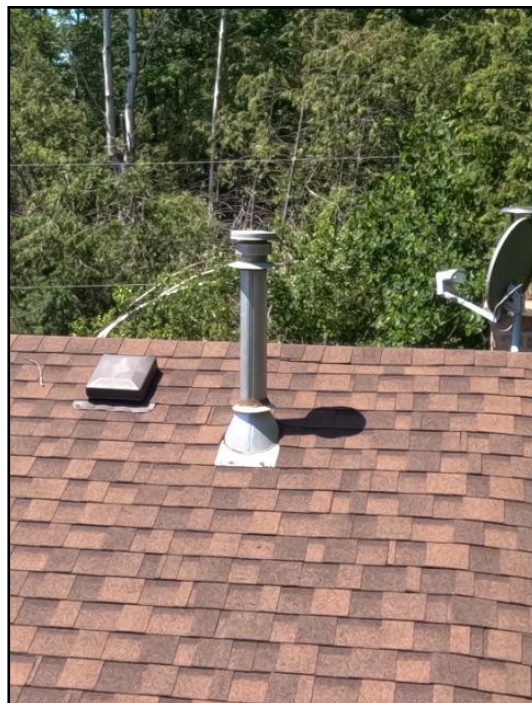
Chimney/vent:

- Masonry



16. Masonry

- Metal
- No longer in use



17. No longer in use

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Chimney liner: • Metal

Mechanical ventilation system for building:

• Heat recovery ventilator (HRV)

Lifebreath

Model number: 150MAX Serial number: MPMA39082500985



18. Heat recovery ventilator (HRV)

Condensate system: • Discharges into laundry sink

Limitations

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

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

Warm weather: • Prevented testing in heating mode

Fireplace/stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Wood-burning insert

Recommendations

GAS FURNACE \ Mechanical air filter

7. 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

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19. Replace - regular maintenance

FIREPLACE \ Hearth and extension

8. Condition: • Too small

Implication(s): Fire hazard

Location: Basement

Task: Correct

Time: Discretionary

Cost: Minor

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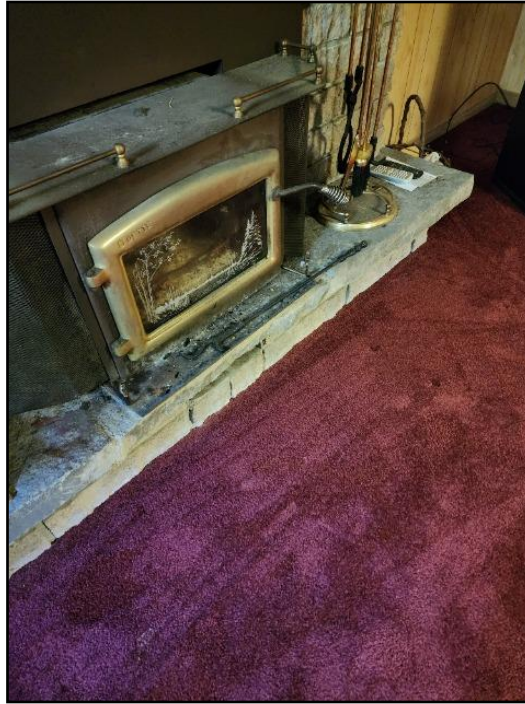
COOLING

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20. Too small

HEAT RECOVERY VENTILATOR \ Heat exchanger cores

9. Condition: • Clean core - regular maintenance

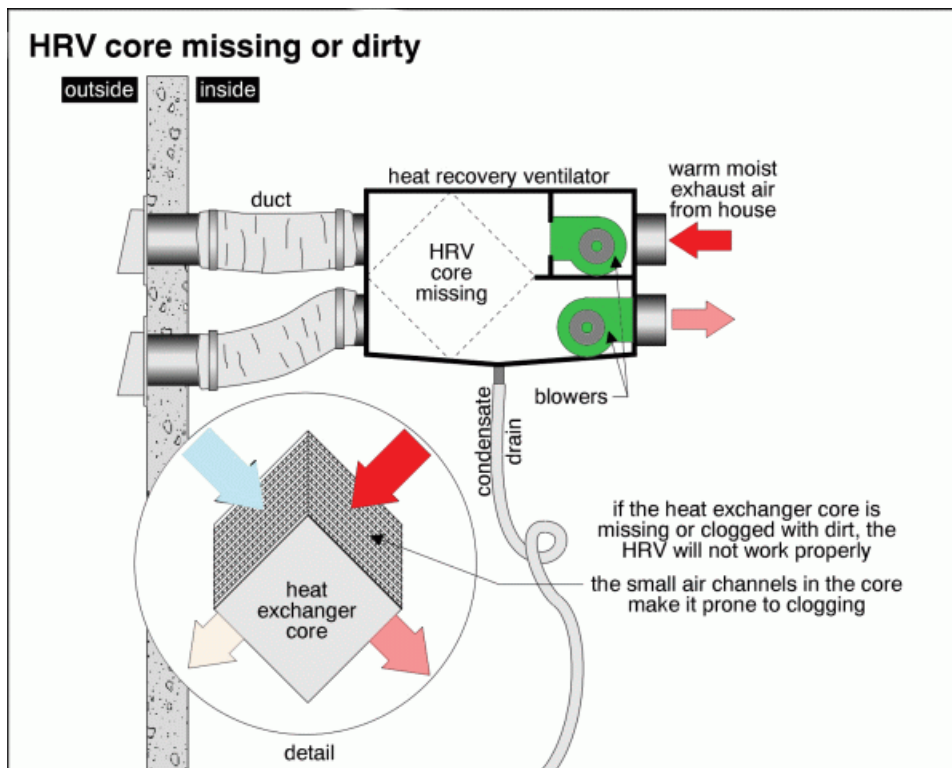
Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

Cost: Minor



21. Clean core - regular maintenance

HEAT RECOVERY VENTILATOR \ Filters

10. Condition: • Clean filters - regular maintenance

Implication(s): Reduced operability & comfort

Location: Unit interior

Task: Clean - regular maintenance

Time: Regular maintenance

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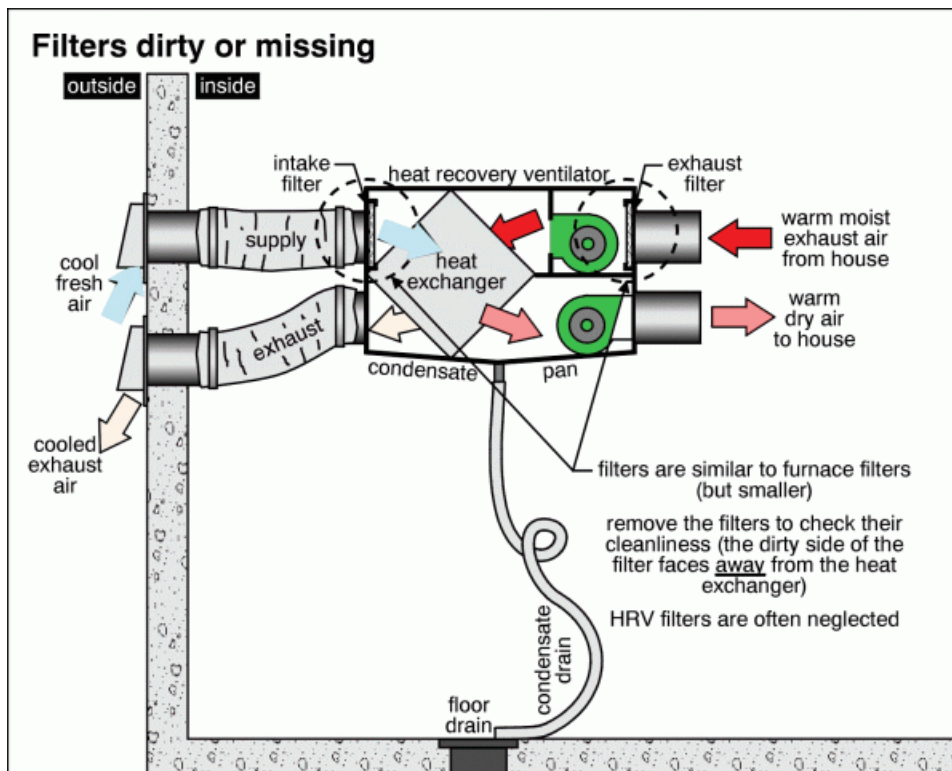
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Cost: Minor



22. Clean filters - regular maintenance

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Air cooled



23. Air cooled

Manufacturer:

- Coleman

Model number: TC3B2423SA Serial number: W2E1026228

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

Compressor type: • Electric

Compressor approximate age: • 5 years

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-410A

Condensate system: • Discharges to laundry sink

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

RECOMMENDATIONS \ Overview

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

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber



24. Glass fiber

Attic/roof insulation approximate amount/value: • R-40

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:

- Glass fiber

INSULATION AND VENTILATION

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25. Glass fiber

Foundation wall insulation amount/value: • R-12

Foundation wall air/vapor barrier: • Plastic

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

Recommendations

ATTIC/ROOF \ Insulation

12. **Condition:** • Amount less than current standards

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Upgrade

Time: Discretionary

Cost: Minor

Description

Water supply source (based on observed evidence):

- Private



26. Pressure tank

Service piping into building: • PE (polyethylene)

Supply piping in building: • Copper

Main water shut off valve at the:

- Basement

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27. Main water shut off

Water flow and pressure: • Functional

Water heater type: • Conventional • Owned

Water heater location: • Basement

Water heater fuel/energy source:

• Propane



28. Propane

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

Water heater manufacturer:

• A.O. Smith

Model number: PV40P 201 *Serial number:* 2132125671001

Water heater tank capacity: • 151 liters

Water heater approximate age: • 5 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

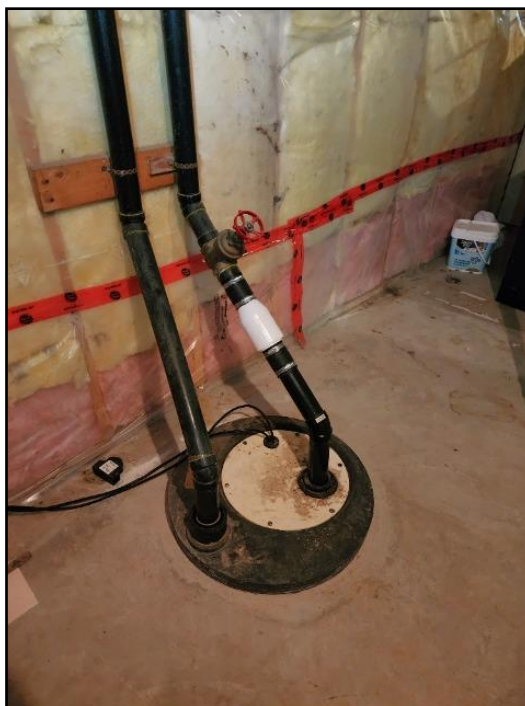
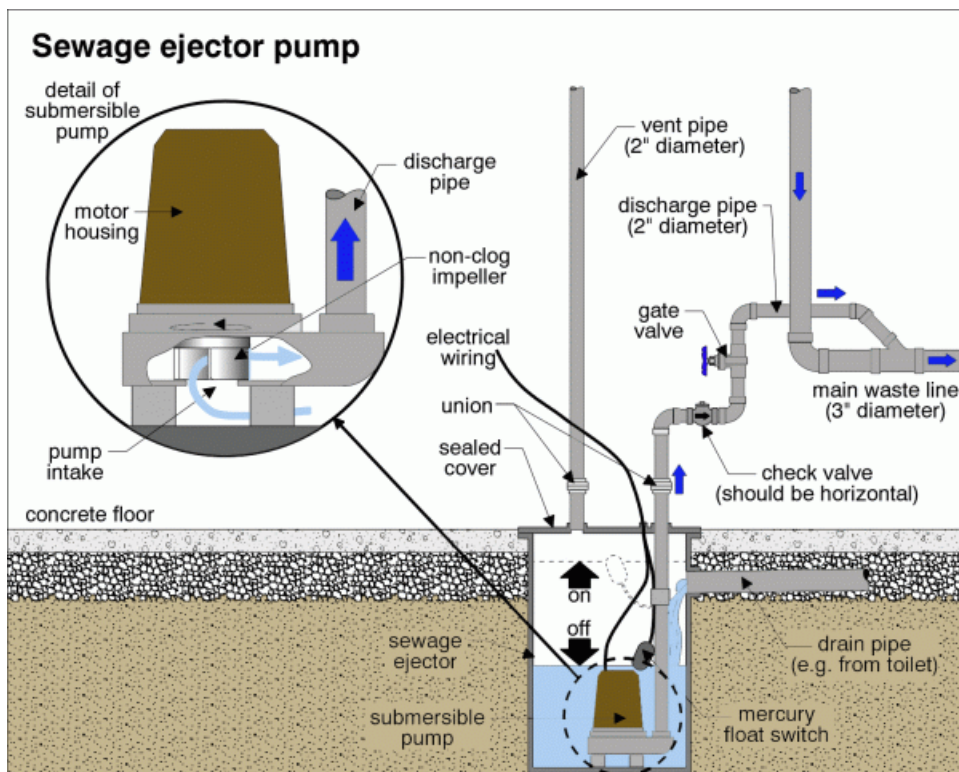
Waste disposal system:

• Septic system

Waste and vent piping in building: • ABS plastic

Pumps:

• Solid waste pump (ejector pump)



29. Solid waste pump (ejector pump)

- Sump pump

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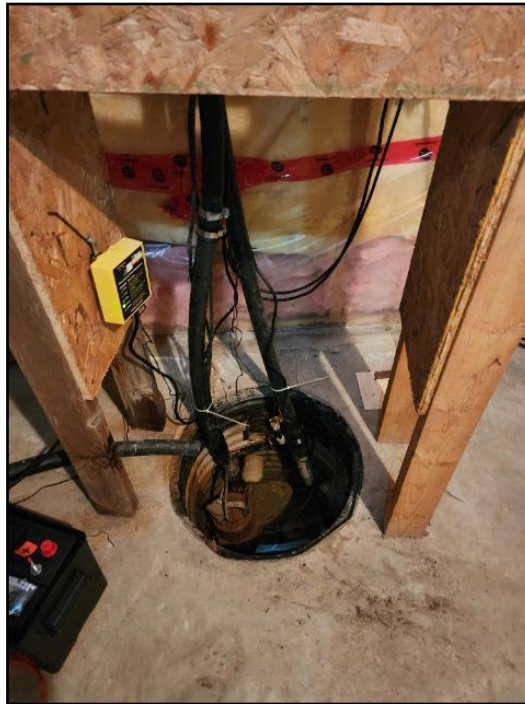
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30. Sump pump

Floor drain/soakaway location: • None found

Water treatment system:

- Water softener



31. Water softener

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Gas piping material: • Steel

Main gas shut off valve location:

• Basement



32. Main fuel shut off

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

RECOMMENDATIONS \ Overview

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

INTERIOR

Report No. 5801

335 Douro Third Line, Douro-Dummer, ON July 14, 2026

www.countyhomeinspection.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • Carpet • Hardwood • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Suspended tile

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

Glazing: • Double

Exterior doors - type/material: • Hinged • French • Metal-clad

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Central vacuum

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

Kitchen ventilation: • Range hood - recirculating type • HRV

Bathroom ventilation: • Heat Recovery Ventilator

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

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any • Central vacuum systems

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 85 %

Recommendations

WALLS \ General notes

14. Condition: • Mold or mildew

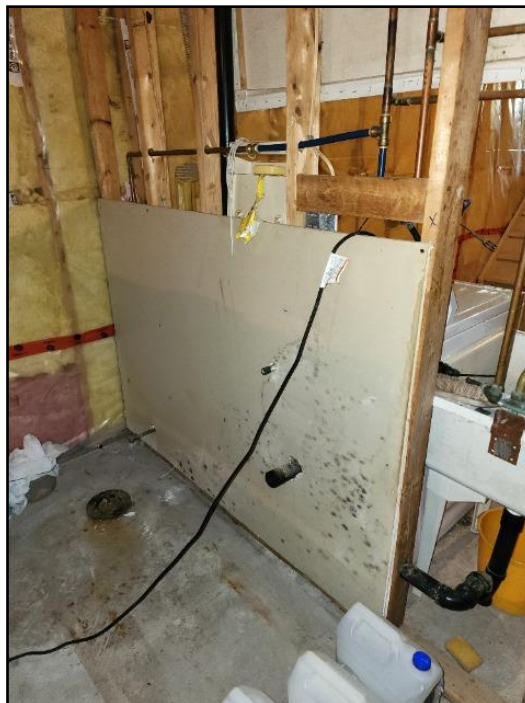
Implication(s): Chance damage to structure, finishes and contents | Contaminants may enter building air

Location: Basement

Task: Remove

Time: As soon as is practicable

Cost: Minor



33. *Mold or mildew*

DOORS \ Doors and frames

15. Condition: • Loose or poor fit

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

Location: Front entry

Task: Repair

Time: Discretionary

Cost: Minor

INTERIOR

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34. Loose

DOORS \ Hardware

16. Condition: • Lock mechanism faulty/damaged/missing

Implication(s): Poor security

Location: Master bedroom

Task: Repair or replace

Time: Discretionary

Cost: Minor

INTERIOR

335 Douro Third Line, Douro-Dummer, ON July 14, 2026

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35. *Lock mechanism faulty*

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