

INSPECTION REPORT



For the Property at:
2466 CLAYMORE CRESCENT
MISSISSAUGA, ON L5C 3A3

Prepared for: JACK CHANG
Inspection Date: Saturday, January 2, 2021
Prepared by: Carl Chen

 无忧验房 CA51 HOMES INC
HOME INSPECTION



51 Homes Inc
65 Cassandra Cres, Suite Cassandra cres
richmond hill, ON l4b4a1
416-666-3363

www.ca51homes.ca
info@51consulting.ca

January 4, 2021

Dear Jack Chang,

RE: Report No. 3472
2466 Claymore Crescent
Mississauga, ON
L5C 3A3

Thank you very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of OAH. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include 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. You will get more information at www.oahi.com

The report has been prepared for the exclusive use of 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. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Carl Chen RHI#380
51 Homes Inc

Sincerely,

Carl Chen
on behalf of
51 Homes Inc

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cres
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AGREEMENT

2466 Claymore Crescent, Mississauga, ON January 2, 2021

Report No. 3472

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PARTIES TO THE AGREEMENT

Company

51 Homes Inc
65 Cassandra Cres, Suite
Cassandra cres
richmond hill, ON l4b4a1

Client

Jack Chang

This is an agreement between Jack Chang and 51 Homes Inc.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, **Jack Chang (Signature)**_____, **(Date)**_____, have read, understood and accepted the terms of this agreement.

SUMMARY

2466 Claymore Crescent, Mississauga, ON January 2, 2021

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

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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](#)

Exterior

WALLS \ Metal siding

Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Exterior

Task: Correct

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Too close to grade](#)

Implication(s): Chance of water entering building | Weakened structure | Rot

Location: Various Exterior

Task: Correct

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Exterior Wall Kitchen Bathroom

Task: Upgrade

Interior

FLOORS \ General notes

Condition: • Water stains

water stains found on floor where close to fireplace, keep monitoring required, fixing might needed, check chimney as needed

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

Location: First Floor Family Room

Task: Further evaluation Monitor Fix

Time: When necessary

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.

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[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Medium

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile) • Snow/ice/frost

Inspection performed: • From the ground

Recommendations

RECOMMENDATIONS \ General

1. Condition: • Regular roof maintenance required

Location: Throughout

Task: Service

Time: Regular maintenance

EXTERIOR

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Gutter & downspout material: • [Galvanized steel](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Metal siding](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Concrete

Porch: • Concrete

Limitations

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ General

2. Condition: • Clean gutters and downspouts

Location: Throughout

Task: Service

Time: Ongoing

RECOMMENDATIONS \ Overview

3. Condition: • water proofing found on three foundation walls, recommend check with seller for more information and warranty

Location: Various Basement Exterior Wall

Task: Monitor Request disclosure

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1.

ROOF DRAINAGE \ Gutters

4. Condition: • [Clogged](#)

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

Location: Various

Task: Service

Time: Ongoing

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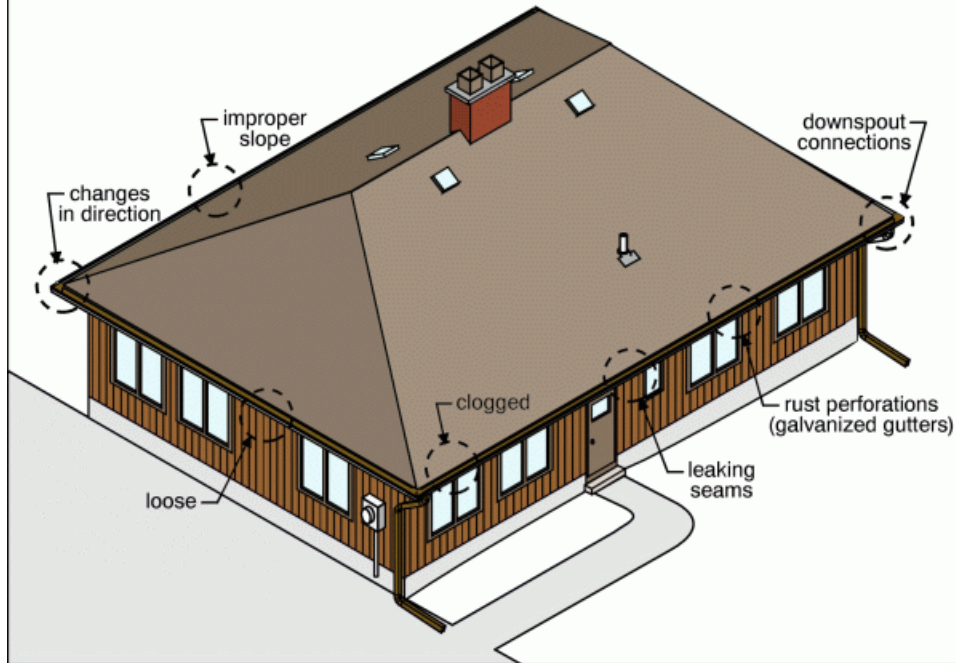
INSULATION

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Gutters - common reasons for leakage



2. Clogged



3. Clogged

WALLS \ Metal siding

5. Condition: • [Too close to grade](#)

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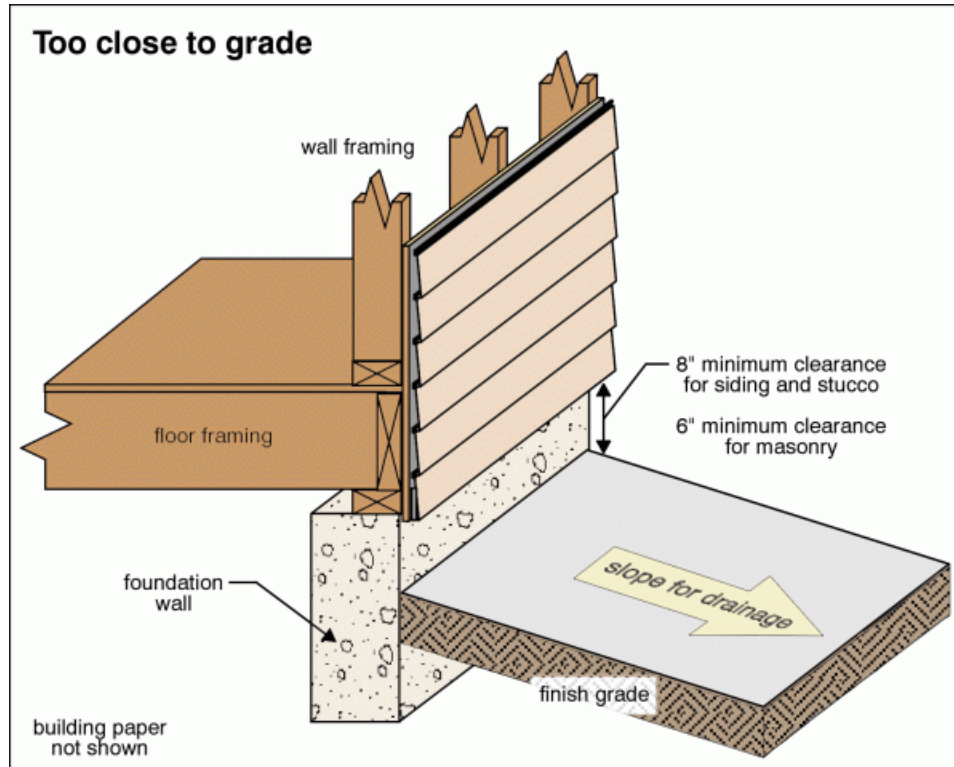
INTERIOR

REFERENCE

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Exterior

Task: Correct



4. Too close to grade

EXTERIOR

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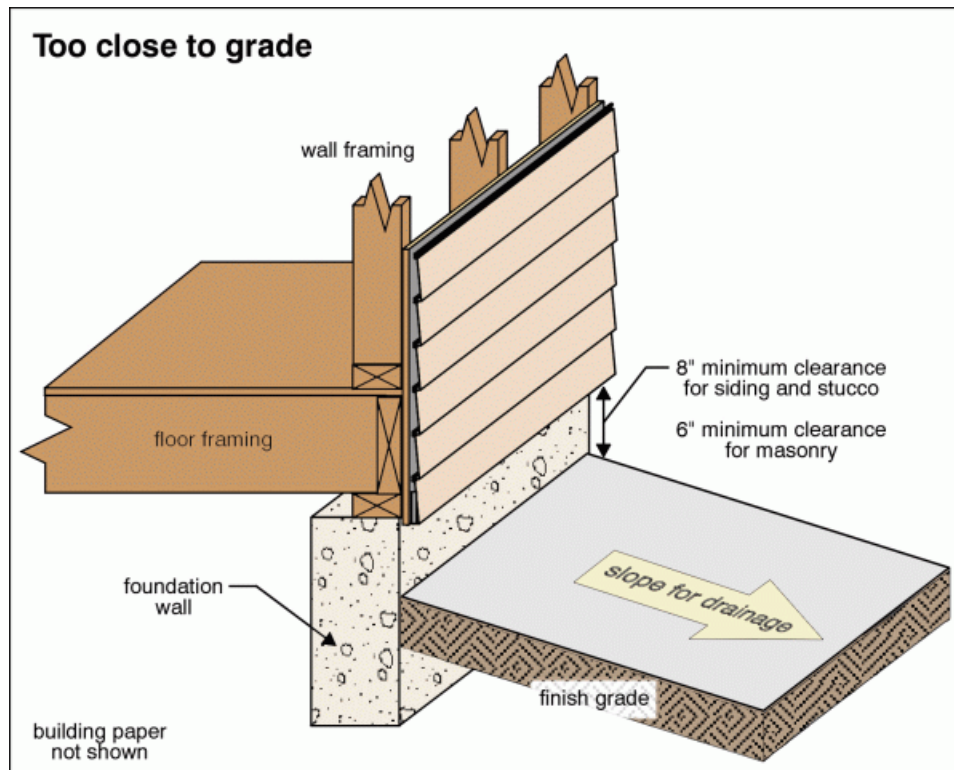
WALLS \ Masonry (brick, stone) and concrete

6. Condition: • [Too close to grade](#)

Implication(s): Chance of water entering building | Weakened structure | Rot

Location: Various Exterior

Task: Correct



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5. Too close to grade

WALLS \ Vent (fan, clothes dryer, etc.)

7. Condition: • Cover damaged

Implication(s): Increased operating costs

Location: Various Exterior Wall

Task: Replace

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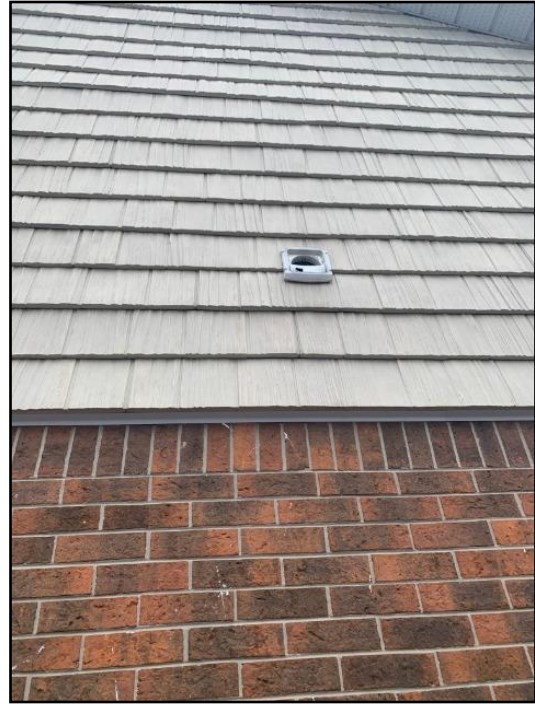
PLUMBING

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6. Cover damaged



7. Cover damaged

DOORS \ General notes

8. Condition: • Paint or stain - deteriorated / missing

Implication(s): Shortened life expectancy of material

Location: Exterior Wall

Task: Repair or replace



8. Paint or stain - deteriorated / missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

9. Condition: • [Rot](#)

EXTERIOR

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Implication(s): Weakened structure | Chance of movement

Location: Front Exterior

Task: Service

Time: Ongoing Regular maintenance



9. Rot

LANDSCAPING \ General notes

10. Condition: • tree branches or vines above roof

Location: Various Exterior

Task: Monitor Service

Time: Ongoing

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10. tree branches or vines above roof

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafters

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

WALLS \ Masonry veneer walls

11. Condition: • [Cracked](#)

Implication(s): Weakened structure

Location: Left Exterior Wall

Task: Monitor Fix

Time: When necessary



11. Cracked

ELECTRICAL

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Description

Service entrance cable and location: • [Underground copper](#)

Service size: • [125 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • [Breakers - basement](#)

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): • No GFCI

Smoke alarms (detectors): • [Present](#)

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

Limitations

System ground: • Not accessible • Continuity not verified • Quality of ground not determined

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Exterior Wall Kitchen Bathroom

Task: Upgrade

Ground fault circuit interrupter

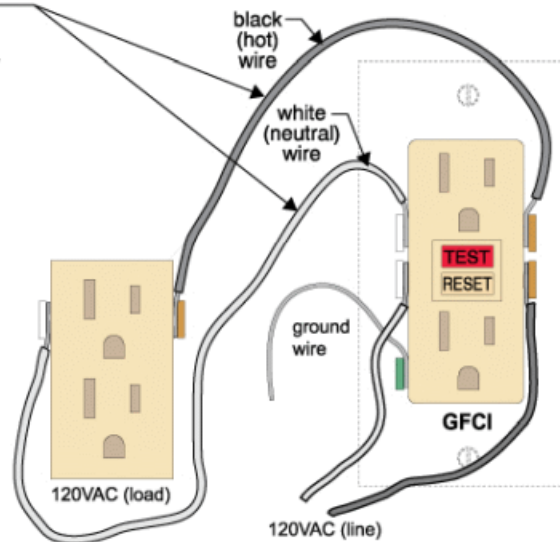
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

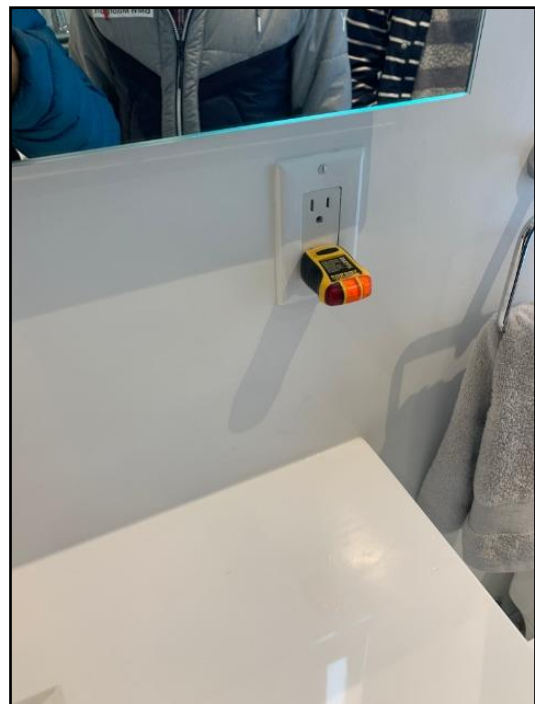
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



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



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

DISTRIBUTION SYSTEM \ Lights

13. Condition: • [Missing](#)

Implication(s): Inadequate lighting

Location: Exterior Wall

Task: Provide



14. Missing

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

14. Condition: • Service smoke alarm annually, replacing any units more than 5 yrs old

Task: Service annually

Time: Ongoing

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

15. Condition: • Test CO detector regularly needed

Task: Service annually

Time: Ongoing

HEATING

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Description

System type: • [Furnace](#) • [Fireplace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Goodman

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Approximate age: • [3 years](#)

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

Main fuel shut off at: • Basement

Failure probability: • [Low](#)

Limitations

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

Recommendations

GAS FURNACE \ Ducts, registers and grilles

16. Condition: • Missing

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Provide



15. Missing

CHIMNEY AND VENT \ Inspect/sweep chimney

17. Condition: • [Inspect \(and/sweep if needed\) before using](#)

HEATING

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Implication(s): Fire hazard

Task: Service annually

Time: Ongoing

COOLING & HEAT PUMP

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Air conditioning type: • [Air cooled](#)

Manufacturer: • Goodman

Compressor approximate age: • 3 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

INSULATION AND VENTILATION

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Attic/roof insulation material:

- [Cellulose](#)



16. Cellulose

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

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined

Foundation wall insulation material: • Not determined

Limitations

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

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Description

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

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Basement

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater approximate age: • 11 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [ABS plastic](#)

Limitations

Fixtures not tested/not in service: • Main shut-off • Hose bib

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Sump Pump • Pump

INTERIOR

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Major floor finishes: • [Carpet](#) • [Laminate](#)

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#)

Glazing: • [Double](#)

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

Recommendations

CEILINGS \ General notes

18. Condition: • Water stains

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

Location: Basement Bedroom

Task: Monitor Fix

Time: If necessary

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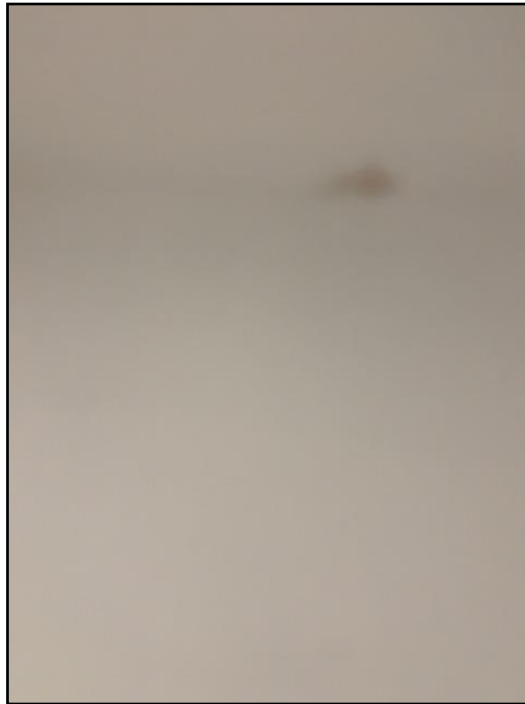
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17. Water stains

FLOORS \ General notes

19. Condition: • Water stains

water stains found on floor where close to fireplace, keep monitoring required, fixing might needed, check chimney as needed

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

Location: First Floor Family Room

Task: Further evaluation Monitor Fix

Time: When necessary

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18. Water stains



19. Water stains

EXHAUST FANS \ Kitchen range exhaust system

20. Condition: • flexible duct using, replacing with rigid duct with smooth interior needed

Location: Kitchen

Task: Replace



20. flexible duct using, replacing with rigid...

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS