

# 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 CA 51 HOMES INC  
HOME INSPECTION



51 Homes Inc  
65 Cassandra Cres, Suite Cassandra cres  
richmond hill, ON L4B 4A1  
416-666-3363

[www.ca51homes.ca](http://www.ca51homes.ca)  
info@51consulting.ca

The best home inspection experience available.

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 OAHI. 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](http://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

51 Homes Inc  
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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

Report No. 3472

[www.ca51homes.ca](http://www.ca51homes.ca)

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](#)

## 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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## Description

**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

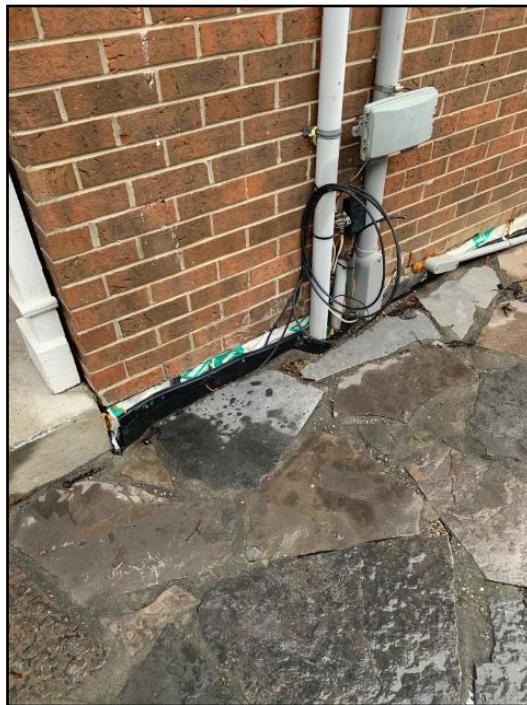
**Time:** Ongoing

### 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



1.

## ROOF DRAINAGE \ Gutters

4. Condition: • Clogged

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

Location: Various

Task: Service

Time: Ongoing

# EXTERIOR

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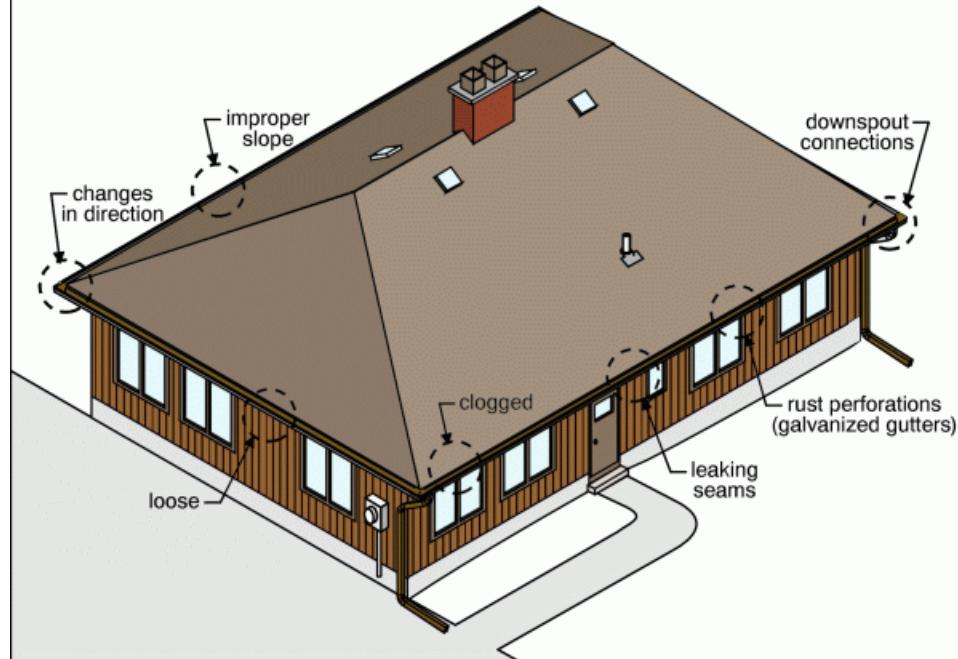
INSULATION

PLUMBING

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## Gutters - common reasons for leakage



2. Clogged



3. Clogged

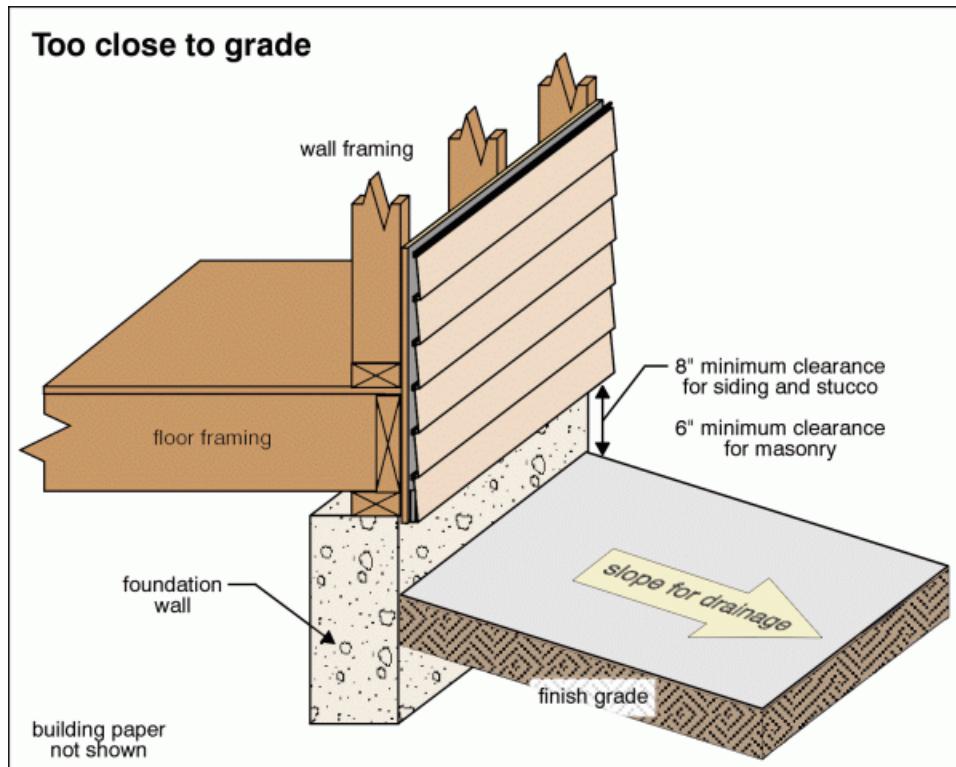
## WALLS \ Metal siding

5. Condition: • Too close to grade

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

**Location:** Left Exterior

**Task:** Correct



4. Too close to grade

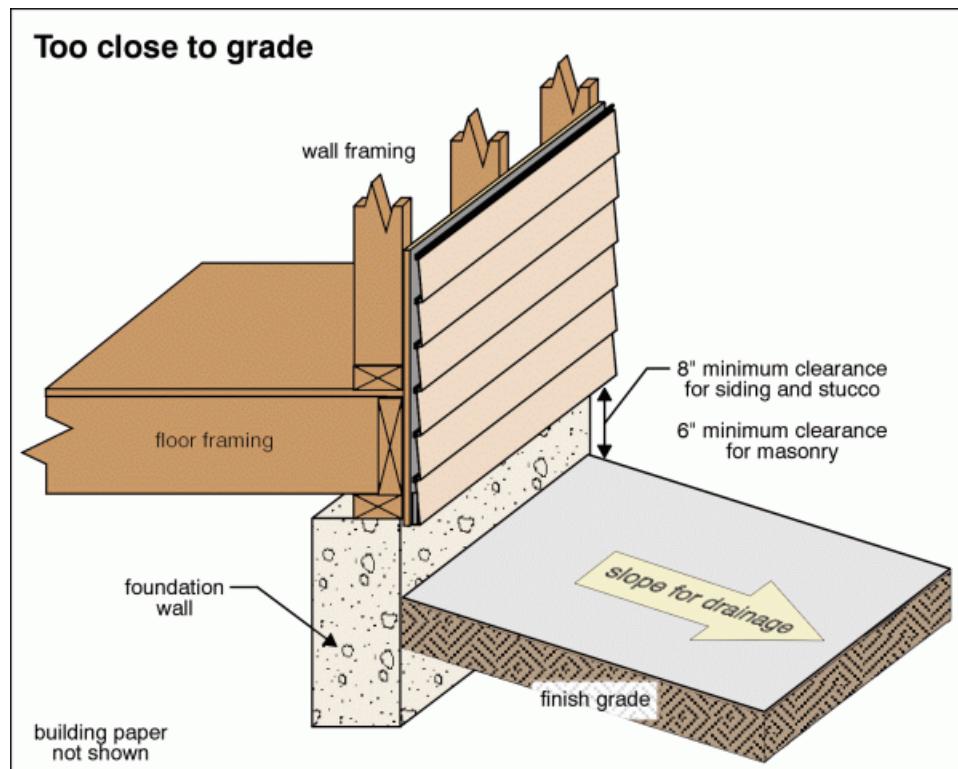
## WALLS \ Masonry (brick, stone) and concrete

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

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

**Location:** Various Exterior

**Task:** Correct





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

# EXTERIOR

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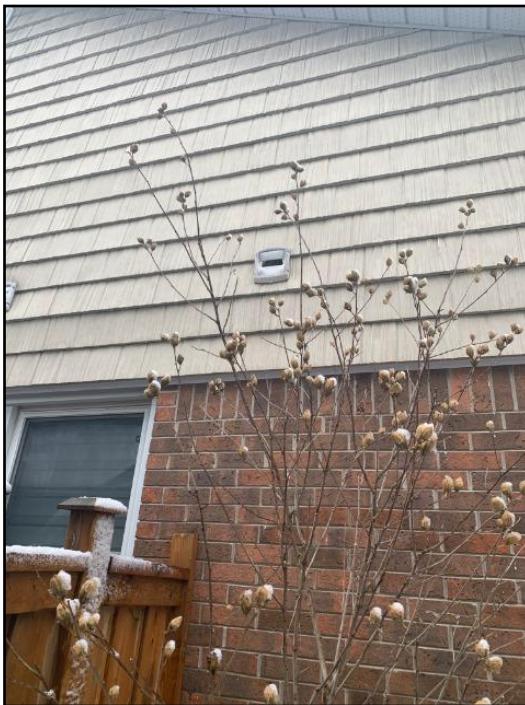
COOLING

INSULATION

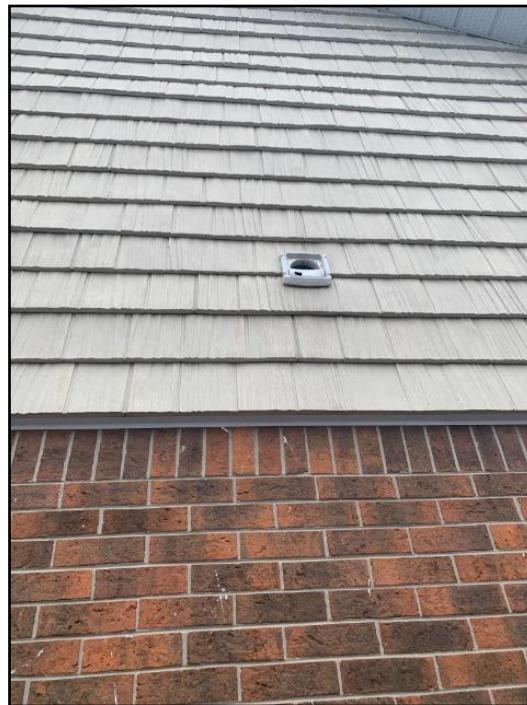
PLUMBING

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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

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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

# EXTERIOR

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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

2466 Claymore Crescent, Mississauga, ON January 2, 2021

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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

# ELECTRICAL

2466 Claymore Crescent, Mississauga, ON January 2, 2021

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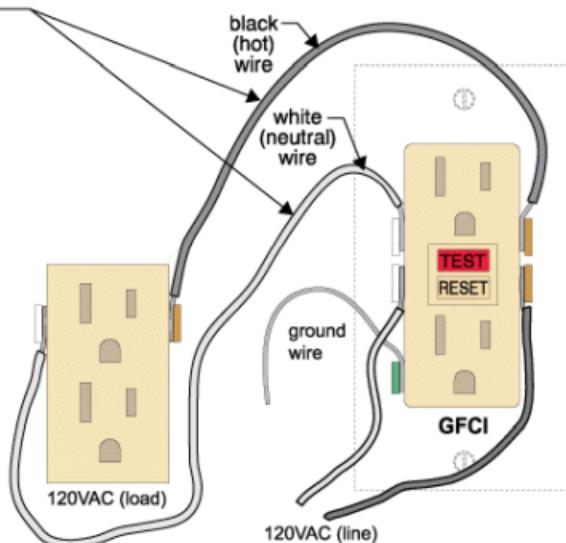
## Ground fault circuit interrupter also known as ground fault interrupter (GFI)

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

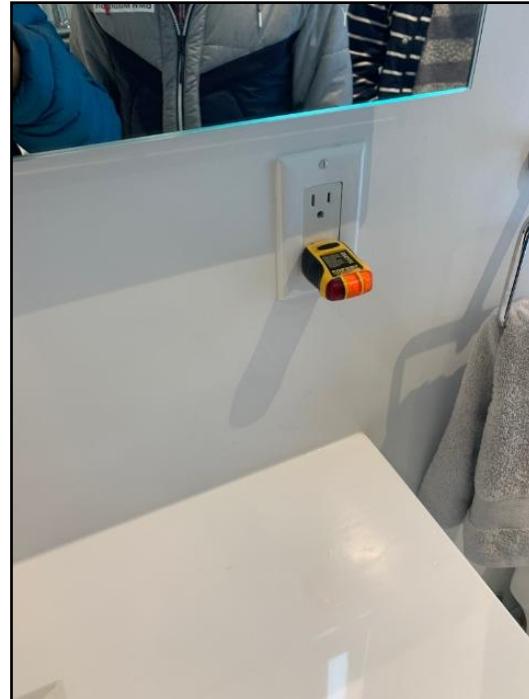
if there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

### 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

# ELECTRICAL

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**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

2466 Claymore Crescent, Mississauga, ON January 2, 2021

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## Description

**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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## Description

### 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

# PLUMBING

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## 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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## Description

**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

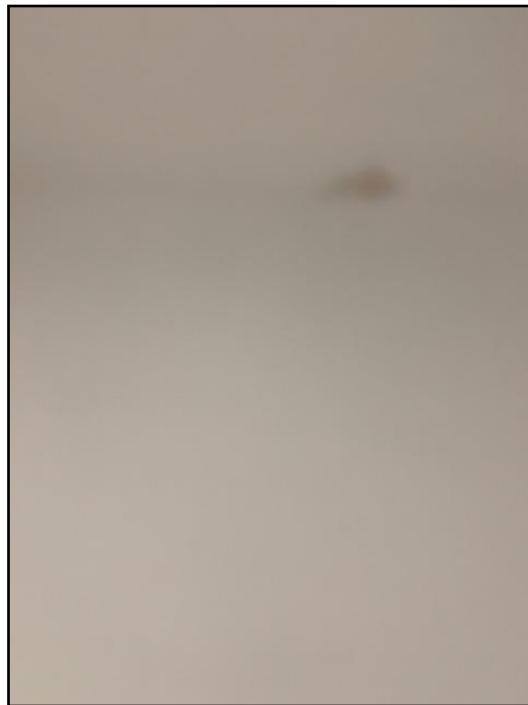
**18. Condition:** • Water stains

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

**Location:** Basement Bedroom

**Task:** Monitor Fix

**Time:** If necessary



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

# INTERIOR

2466 Claymore Crescent, Mississauga, ON January 2, 2021

Report No. 3472

[www.ca51homes.ca](http://www.ca51homes.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



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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**END OF REPORT**

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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