

INSPECTION REPORT



For the Property at:
5756 GREENSBORO DRIVE
MISSISSAUGA, ON L5M 5T8

Prepared for: ANDREW NICHOLSON HEATHER SHAW
Inspection Date: Tuesday, June 4, 2024
Prepared by: Michael Tita



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Experience Matters
Michael Tita, Inspecting the GTA since 2003

SUMMARY

5756 Greensboro Drive, Mississauga, ON June 4, 2024

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
PARKING ST	SITE INFO	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](#)

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

5756 Greensboro Drive, Mississauga, ON June 4, 2024

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

The home is considered to face: • North • East

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles

Sloped roof flashing material: • Rubberized membrane • Aluminum

Probability of leakage: • Low • Medium

Approximate age: • 10 to 15 years

Typical life expectancy: • 20 to 25 years

ROOFING

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Inspection Methods & Limitations

Inspection performed:

- With binoculars from the ground
- From roof edge
(Within reach of a 13.5' telescopic ladder and when safe to do so)
- From a window
- From the attic

Not included as part of a building inspection:

- Antennas
Or satellite dishes (If any)

EXTERIOR

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Descriptions

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout discharge:** • [Above grade](#)
- Lot slope:** • [Away from building](#)
- Soffit & fascia (underside and front of eaves):** • [Aluminum](#)
- Wall surfaces and trim:** • [Brick](#)
- Retaining wall:** • None N/A, or decorative
- Driveway:** • Asphalt
- Walkway:** • Interlocking brick
- Deck:** • None N/A
- Porch:** • Concrete
- Exterior steps:** • Concrete
- Balcony:** • None N/A
- Patio:** • Pavers
- Fence:** • Wood

Observations & Recommendations

WALLS \ General notes

- 1. Condition:** • Vent covers missing, loose or damaged
- Task:** Replace, repair
- Time:** Unpredictable - Immediate
- Cost:** Very Minor



4. Vent covers missing, loose or damaged

EXTERIOR

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DOORS \ General notes

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

Location: Rear sliding door

Task: Reseal

Time: Less than 1 year

Cost: Minor Regular maintenance item - Preventative recommendation



5. *Paint or stain - deteriorated / missing*

LANDSCAPING \ Driveway

3. Condition: • Driveway dropped/ settled at garage entry (trip hazard)

Also more difficult too drive vehicles into garage

Location: Garage entry area

Task: Repair - Adjust/ Correct

Time: Discretionary

Cost: Depends on approach

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6. Driveway dropped/ settled at garage entry...

Inspection Methods & Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures • Fenced areas that are not accessible via a gate.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

Configuration: • [Basement](#) • Cold room noted.

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel beams • Subfloor - OSB (Oriented Strand Board)

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

Roof and ceiling framing:

- [Trusses](#)



7. Trusses

- [Plywood sheathing](#)
- [Oriented Strand Board \(OSB\) sheathing](#)



8. Trusses

Observations & Recommendations

FOUNDATIONS \ General notes

4. Condition: • Typical minor cracks

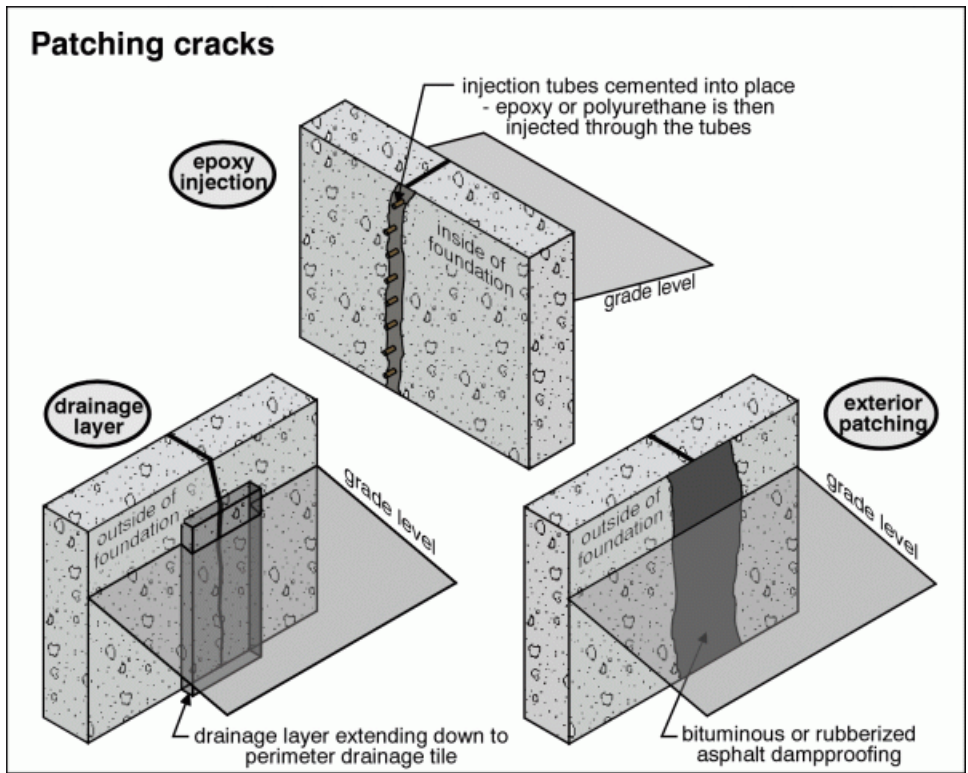
Location: Various

Task: Monitor

Time: Ongoing

Cost: Depends on work needed

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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9. Typical minor cracks



10. Typical minor cracks

5. Condition: • Typical minor settlement
Location: Various

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Task: Monitor
Time: Ongoing

6. Condition: • [Spalling, crumbling or broken material](#)

The spalling concrete doesn't seem to be affecting the overall structural integrity of the home
(Comment above is based on just what is visible and no invasive or structural testing is part of the scope of this inspection)

Location: Rear wall
Task: Monitor
Time: Ongoing
Cost: Depends on work needed



11. Spalling, crumbling or broken material

Inspection Methods & Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 95 %

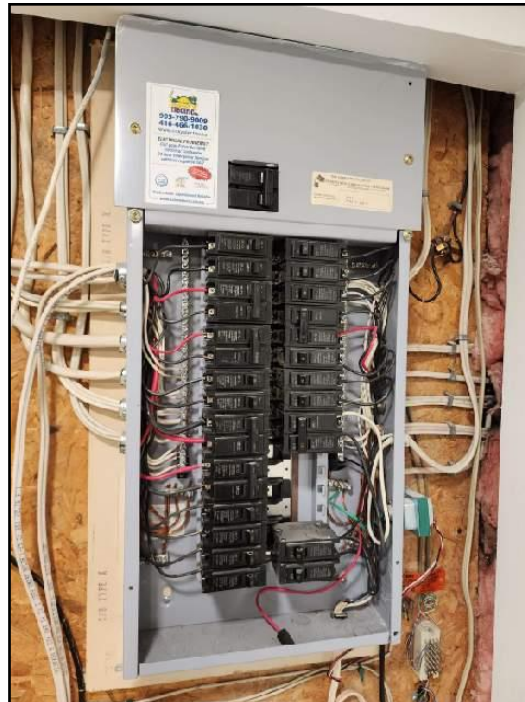
Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

Descriptions

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size:

- [100 Amps \(240 Volts\)](#)



12. 100 Amps (240 Volts)

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

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

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

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

Distribution panel rating: • [125 Amps](#)

Auxiliary panel (subpanel) type and location: • None/ not found

Number of circuits installed:

- 25
- Listed below are the circuitry numbers/ break down

Stated by amperage first then number totals:

15a- 22

40a- 1

30a- 2

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 - washroom • [GFCI - exterior](#)

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

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

Observations & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

7. Condition: • [Double taps](#)

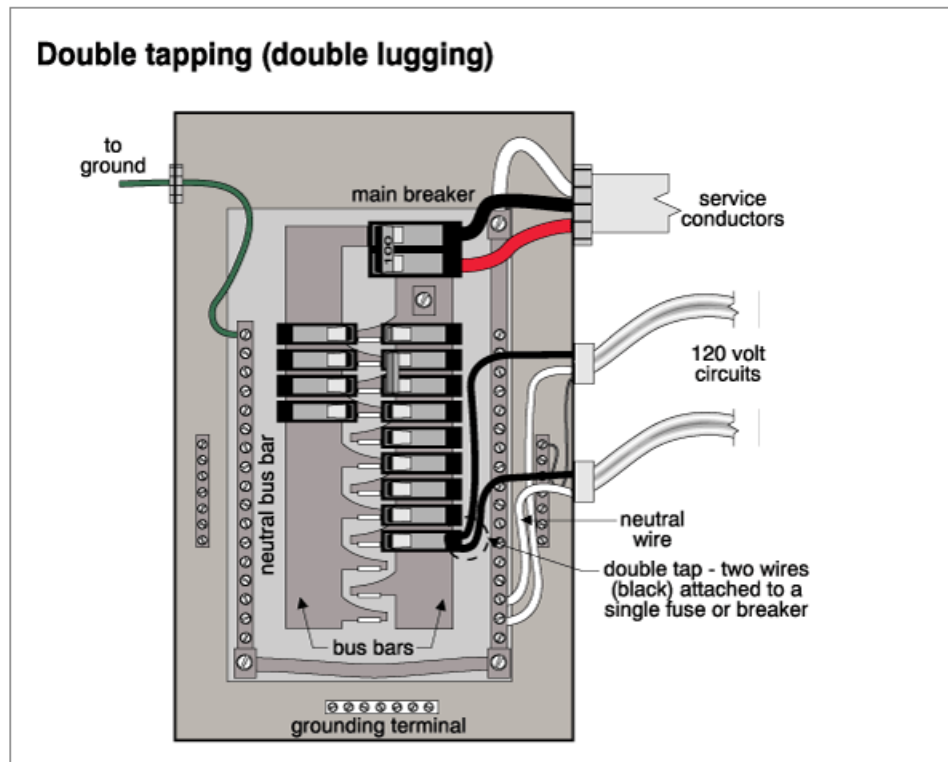
1 circuit(s) noted with this issue (panel plug)

Location: Inside the panel

Task: Repair

Time: Discretionary

Cost: Minor



8. Condition: • Abandoned wires

Location: Basement, inside the panel

Task: Further evaluation

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

9. Condition: • Extension cord for garage door operator (opener)

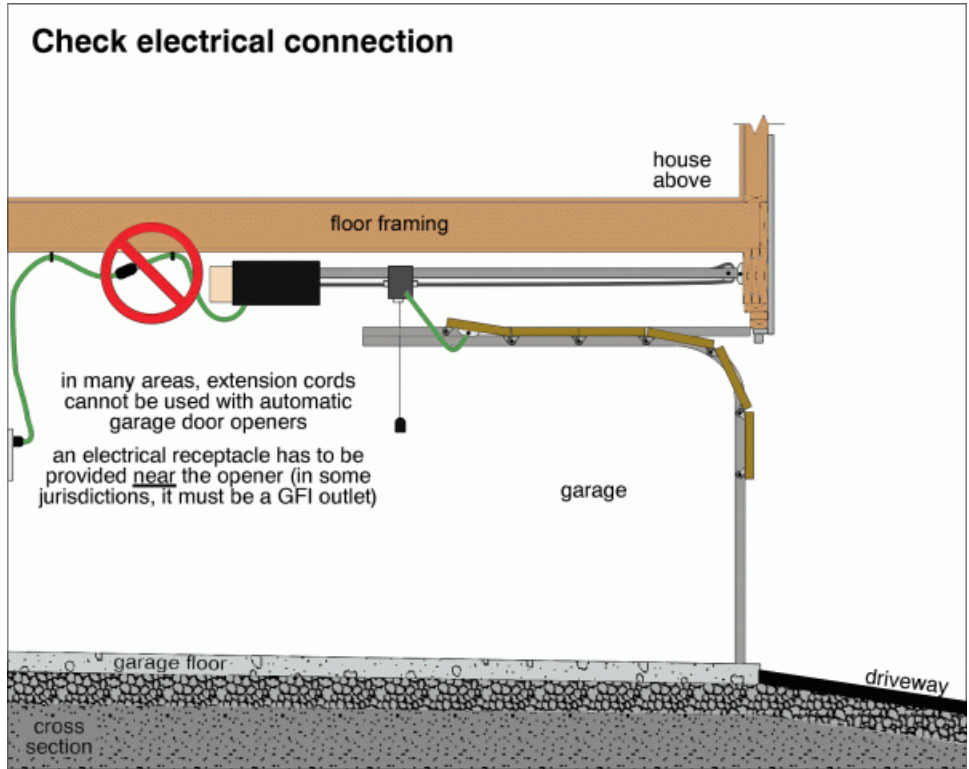
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Location: Garage

Task: Install / Add New (as needed)

Time: Immediate

Cost: Minor - Preventative recommendation



13. Extension cord for garage door operator...

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

10. Condition: • Missing/ More recommended

Safety recommendation

C/O detectors should be on all sleeping levels/ areas

Location: Add to all sleeping levels -

Task: Install / Add New (as needed)

Time: Immediate

Cost: Very Minor - Preventative recommendation

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage • Insulation • Furniture • Concealed electrical.

System ground: • Continuity not verified • 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: • Remote control devices • Low voltage wiring systems and components

Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms • Back up power systems/ generators

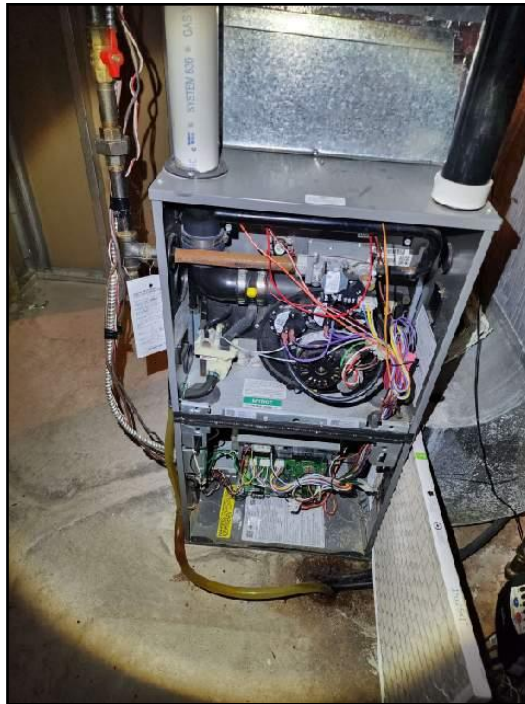
Descriptions

Heating system type: • [Furnace](#)

Fuel/ energy/ heat source: • [Gas](#)

Furnace manufacturer:

- Smart Air



14. *Smart Air*

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

Efficiency: • [High-efficiency](#)

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

Combustion air source: • Outside

Approximate age: • [10 years](#)

Failure probability: • [Medium](#)

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

Exhaust pipe (vent connector): • 636 High temp. plastic pipe (white)

Fireplace/stove:

- [Gas fireplace](#)

HEATING

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15. Gas fireplace

Chimney/vent: • High temperature plastic

Humidifier: • [Trickle/cascade type](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Washroom exhaust fan

Ancillary components: • Centralized humidifier

Observations & Recommendations

HEATING SYSTEM - FURNACE/ AIR HANDLER \ Cabinet

11. Condition: • Service needed

Service recommended yearly by a qualified HVAC technician

Location: Furnace

Task: Service by an HVAC technician

Time: Before closing

Cost: Regular maintenance item

HEATING SYSTEM - FURNACE/ AIR HANDLER \ Humidifier

12. Condition: • Humidifier running constantly

Humidifier should only run when furnace is running

Controls need to be wired in conjunction to the furnace

Location: Basement

Task: Adjust

Time: Unpredictable

Cost: Minor

HEATING

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Inspection Methods & Limitations

Inspection prevented/limited by: • Humidifier could not be tested • Vent connectors, chimney interiors and flues are not inspected • Top of chimney too high to see well

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

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Whole house mechanical ventilation systems • Fireplace screens and doors • Mantles and fireplace surrounds • Heat effectiveness or efficiency could not be verified at all heat registers or radiator locations • In floor heating. Typically not tested due to the length of time required for the system to show heat being produced.

Not included as part of a building inspection: • Ultraviolet light, or specialty air filtering systems.

COOLING & HEAT PUMP

Report No. 4019, v.2

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Descriptions

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

Manufacturer:

- Carrier



16. Carrier

Compressor type: • Electric

Compressor approximate age:

- 3 years

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17.3 years

Failure probability: • [Low](#)

Evaporative cooler damper location: • [Rear of building](#)

Inspection Methods & Limitations

Heat gain calculations: • Not done as part of a building inspection

Whole house fan: • House fan not tested

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

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window/ portable/ independent cooling systems • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Descriptions

Attic/roof insulation material:

- [Glass fiber](#)



18. Glass fiber

Attic/roof insulation estimated amount/ rating: • [R-32](#)

Attic/roof air/vapor barrier: • Polyethylene • [Not visible](#)

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

Wall insulation material: • Not visible • [Glass fiber](#)

Wall air/vapor barrier: • Not visible • Polyethylene/ Plastic

Mechanical ventilation system for building: • Any mechanical ventilation notes typically will be found under "Heating & Interior" tabs.

Regarding heating and ventilation systems.

Inspection Methods & Limitations

Inspection limited/prevented by lack of access to: • Insulation covered by finished walls, ceilings etc. can not be determined. (For either type or quantity)

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

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Descriptions

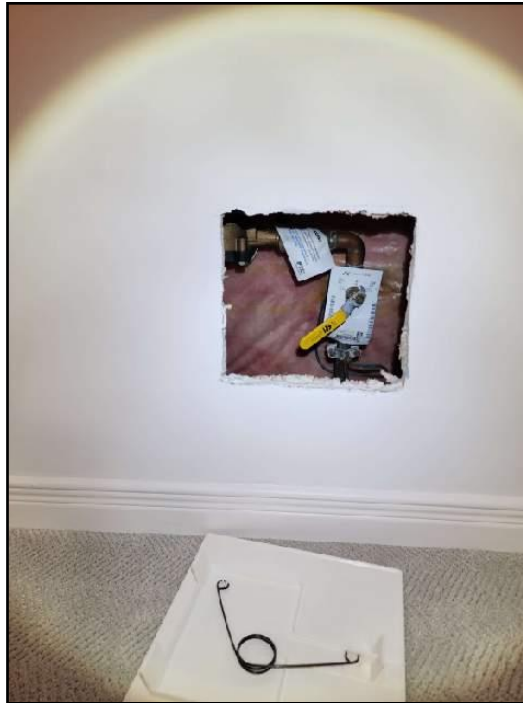
Water supply source (based on observed evidence): • Public

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Front of the basement



19. Front of the basement

Water flow and pressure: • [Functional](#)

Water heater type: • High efficiency

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

Water heater exhaust venting method: • Direct vent

Water heater manufacturer: • Giant

Water heater tank capacity: • 189 liters

Water heater approximate age: • 8 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

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

Pumps: • None

Floor drain: • Near heating system

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Gas piping material: • Steel • Gas line bonding visible
Main gas shut off valve location: • Exterior • Gas meter
Backwater valve: • None noted
Exterior hose taps (outdoor faucet):
• Exterior hose tap(s) noted/ visible
2 exterior water taps noted, both interior winter shut off valves located

Observations & Recommendations

FIXTURES AND FAUCETS \ Faucet

13. Condition: • [Drip, leak](#)

Poor connection of showerhead and leaks only when in use

Location: Basement washroom showerhead

Task: Repair or replace

Time: Unpredictable

Cost: Very minor



20. *Drip, leak*

14. Condition: • [Shower diverter inoperative or defective](#)

Diverter lever ceased, lubricate & work free to adjust it again

Location: 2nd floor primary washroom shower spout

Task: Repair/ lubricate

Time: Unpredictable

Cost: Very minor

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21. Shower diverter inoperative or defective

Inspection Methods & Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system • Garburators/ Waste disposal systems • Fire Suppression Systems • Toilet mounted accessory bidet units

Items excluded from a building inspection: • Whirlpool tub • Hot tub • Sauna

Not included as part of a building inspection: • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems

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Descriptions

Major floor finishes: • Engineered wood • [Ceramic](#) • [Carpet](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

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

Glazing: • [Double](#)

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

Doors: • Inspected

Laundry facilities: • Washer • Dryer

Kitchen ventilation: • Exhaust fan

Washroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Range:

- Amana



22. Amana

Inventory Dishwasher:

- Frigidaire

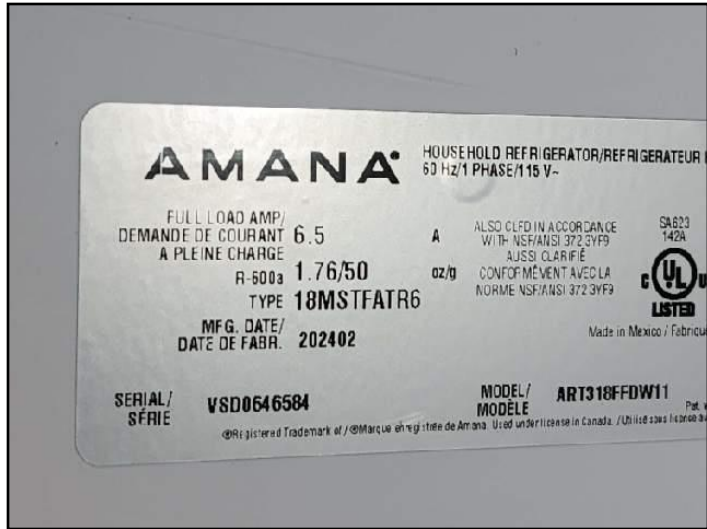
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23. Frigidaire

Inventory Refrigerator:

- Amana



24. Amana

Inventory Washing Machine:

- Kenmore

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25. Kenmore

Inventory Dryer:

- Kenmore



26. Kenmore

Observations & Recommendations

DOORS \ Doors and frames

- 15. Condition:** • Binds
- Location:** Laundry room& bedroom door
- Task:** Adjust / Correct
- Time:** Discretionary
- Cost:** Very Minor

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DOORS \ Hardware

16. Condition: • Does not latch properly

Location: Various

Task: Adjust/ correct

Time: Discretionary

Cost: Very minor

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Security systems and intercoms • Cosmetic issues • 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 • Window treatments • Window coatings and seals between panes of glass • To determine if any secondary units (basement apartments or other) built into homes meet legal status with municipality • Elevators, chair lifts, dumb waiters etc... any lift mechanisms are not inspected or tested.

Not included as part of a building inspection: • Waste disposal systems (Garburator) if any • Microwave ovens (if any)

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

Basement: • Storage in basement limited inspection • Finished basement walls and floors hinders visibility and the ability to determine

prior or existing ongoing leak issues. • Foundation walls covered by insulation • Inspector can not predict the possibility, frequency, or severity of any basement/ crawlspace leaks

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

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Descriptions

- Parking Structure Type:** • Garage - attached
- General size/ Number of cars:** • 2
- Interior:** • Appears functional
- Floor and floor type:** • Concrete slab • Appears functional
- Firewall (interior walls):** • Appears functional
- Fire Door (to interior):** • Functional door & self closer • Hollow core • Metal
- Garage Doors:** • Functional
- Automatic openers:** • Appears functional
- Exterior person door:** • Functional • Hollow core • Metal

Observations & Recommendations

GARAGE DOORS \ General

- 17. Condition:** • Deterioration, rot or rust
- Location:** Only visible from inside the garage
- Task:** Repair
- Time:** Unpredictable
- Cost:** Regular maintenance item - Depends on approach



27. Deterioration, rot or rust

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Descriptions

Weather:

- Sunny
- Hazy
- Ground was damp
- Light winds
- Recent weather conditions in the past 24 to 48 hours
Foggy, misty, cloudy, partly sunny

Approximate temperature:

- 22°
- Temperature ranges in the past 24 to 48 hours
Low 14... high 22

Attendees: • None

Occupancy: • The home was "staged" during the inspection. (Not occupied/ lived in but furnished)

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 3:30 p.m.

Approximate age of home: • 29 years

Building type: • Detached house

Number of stories: • 2

Number of washrooms: • 4

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Attached two-car garage

Inspection Methods & Limitations

General: • Repair costs will always vary depending on: contractor, the repair process, quality of materials or equipment installed, workmanship etc...

For that reason any references to cost within the report will be limited to very rough generalization if any. Some repairs need to be assessed

further to determine extent of work needed which would affect the repair costs.

Cost references you may see in the report see below:

"Very Minor" repairs under \$100.

"Minor" any one item under \$1000.

"Major" any one item over \$1000.

* . *

Note, not all defects will have pictures and quality of pictures taken will depend on site conditions. Some pictures are taken to help better identify the issue and its location or to show limitations. Any defect pictures in the report do not always represent the full extent of the issue. There may be more examples of the same issue with no pictures.

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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