

SUMMARY

881 Fletcher Valley Crescent, Mississauga, ON July 29, 2021

Report No. 8392

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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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.

This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Ventilation, Plumbing, Roofing, Exterior, and Interior.

This report provides recommendations and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist performed a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

A Building Code and Fire Code violation inquiry was not undertaken. Fire and life safety systems were not reviewed.

Where "Various Locations" is used in the Location category in any recommendation this indicates that there is more than one location with the same defect. We do not do a count of the number of locations and we will provide a couple of sample pictures.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • The roofing system is designed to protect the interior structural components while diverting water and exterior weather towards the gutters, downspouts and away from the home. The roofing components such as shingles, flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights, are highly vulnerable and require regular monitoring and maintenance by a roofing professional once a year to extend the life expectancy and help prevent unwanted leaks. The general condition of the roofing system was reported, but we can not foresee or guarantee the water tightness performance of the roof.

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Implication(s): No implications exist for this item.

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

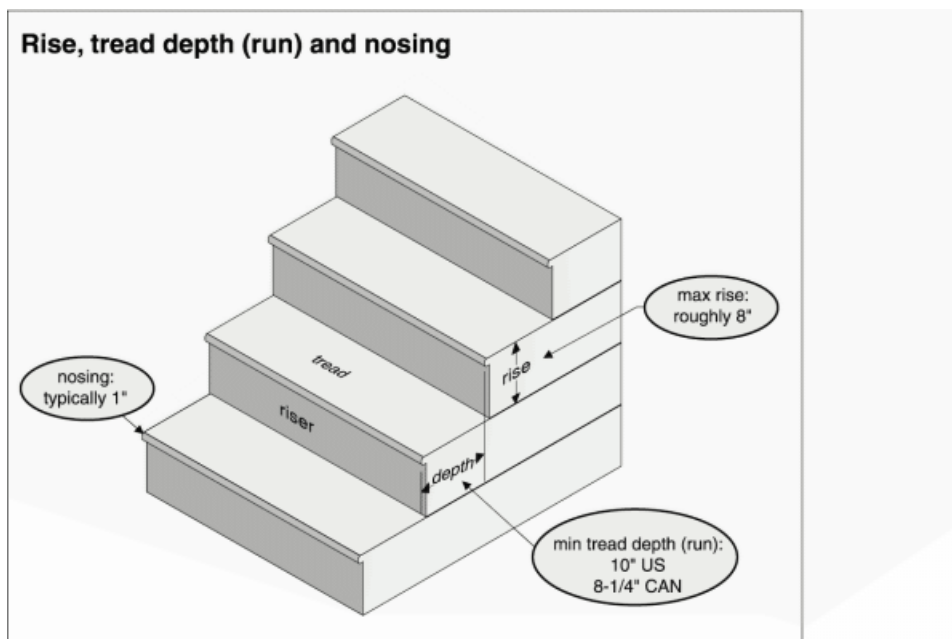
Condition: • [Stair rise too big or not uniform](#)

Implication(s): Trip or fall hazard

Location: Exterior

Task: Improve

Time: Immediate



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1.

GARAGE \ Door into garage / Man-door

Condition: • [No self-closer](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: First Floor Garage

Task: Provide

Time: Immediate

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2.

Electrical

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Replace

Time: Immediate

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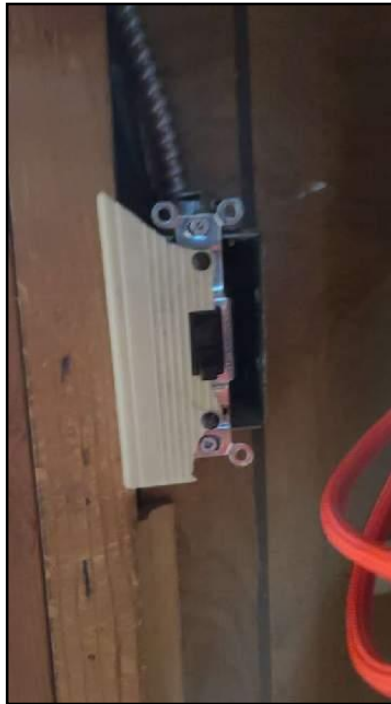
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3.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Install with new Immediately

Location: Throughout

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

Condition: • Install with new Immediately

Location: Throughout

Plumbing

SUPPLY PLUMBING \ Water shut off valve

Condition: • [Damaged handle](#)

Implication(s): Physical injury | Difficult to service

Location: Basement Bathroom

Task: Provide

Time: Regular maintenance

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4.

COMMENTS \ Additional

Condition: • Ongoing regular maintenance is needed for grout, caulking in showers, sinks and bath tub areas. It is strongly recommended that the grout and caulking materials be inspected once a year for deterioration and to be repaired or replaced as needed.

Location: Various Throughout

Task: Repair/seal

Time: Ongoing - Regular maintenance

Interior

RECOMMENDATIONS \ General

Condition: • Investigate - It is best practice for all home buyers to exercise their due diligence to research with the local municipal and or city building department for existing permits taken out for work on this property. Permits should be all closed and have passed inspections. Permits that are still open or work completed without permits will become your (the purchasers). responsibility. Consult with your sales representative and the seller for disclosure of this information prior to closing. This includes any and all changes to the home that require a permit, past and or ongoing.

Task: Investigate

Time: Before waiving the conditions of the inspection

STAIRS \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: First Floor

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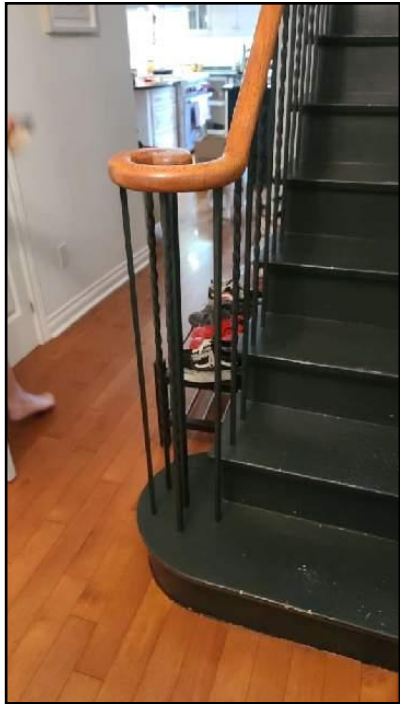
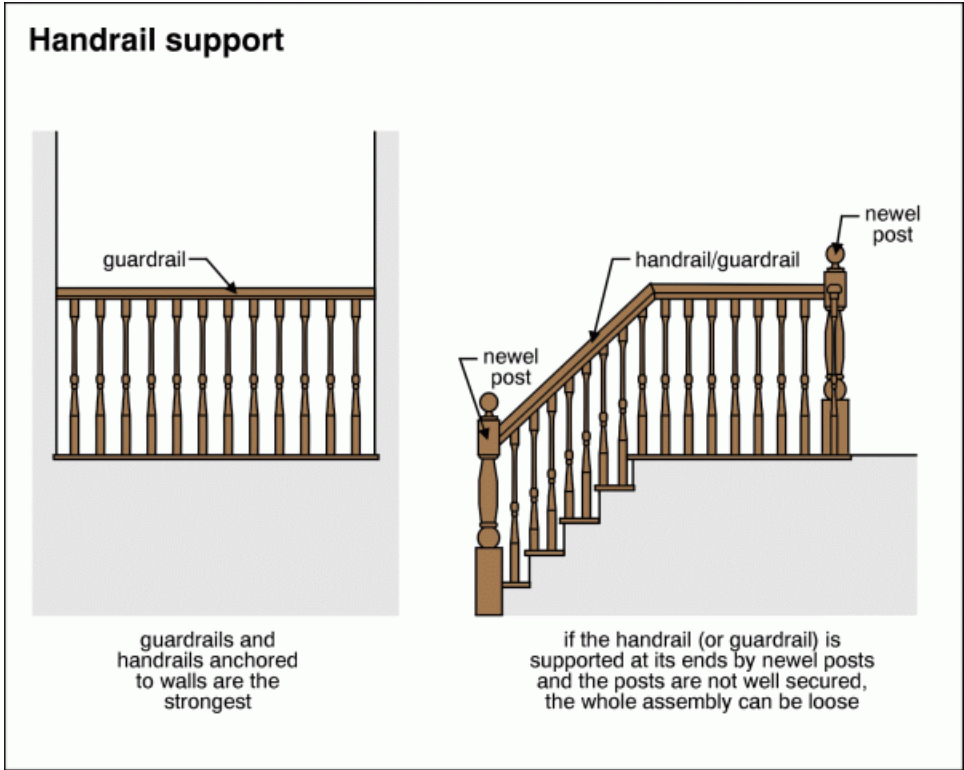
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Task: Improve
Time: Regular maintenance



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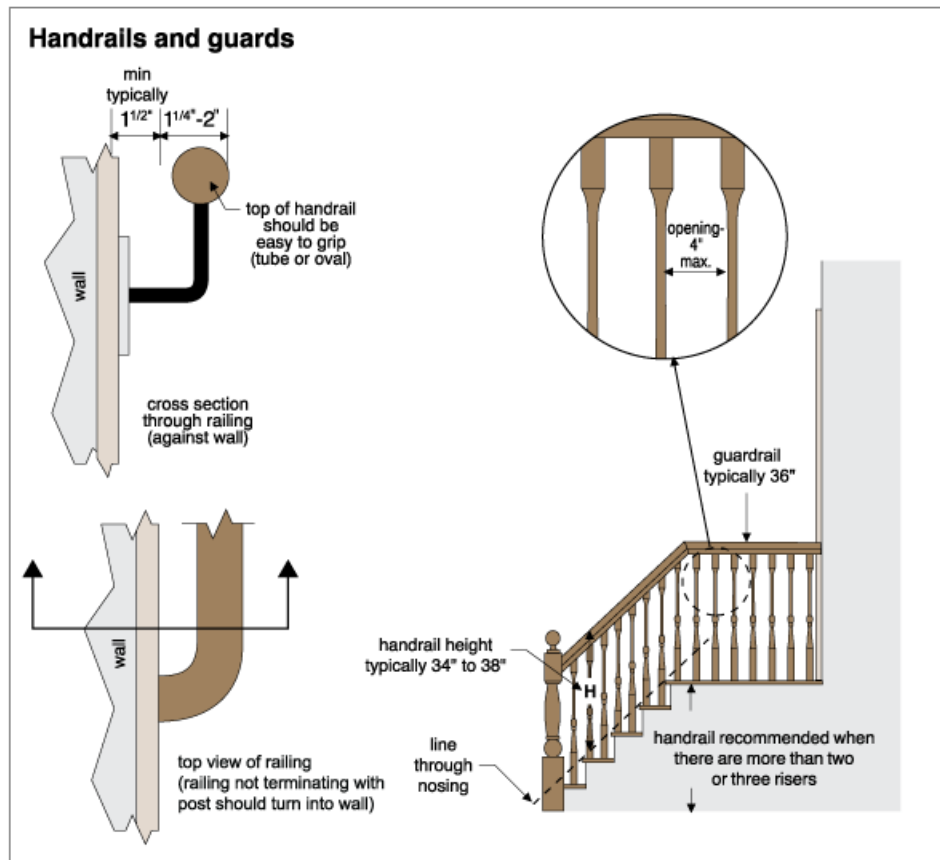
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Condition: • [Missing](#)
Implication(s): Fall hazard
Location: Basement Staircase
Task: Provide
Time: Immediate



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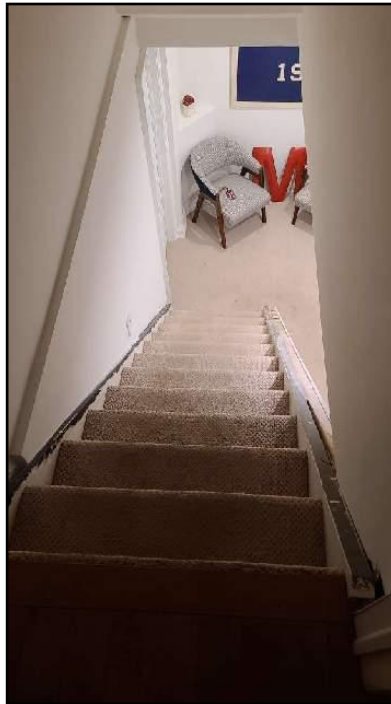
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6.

COMMENTS \ Additional

Condition: • Dryer vents must be cleaned annually by a professional both interior and exterior to help prevent lint build up. Dryer fires are the primary results from blocked air flow from dryer vents, including increased energy costs.

Implication(s): Fire hazard; limited dryer performance

Task: Clean / Service

Time: Ongoing / regular maintenance

Condition: • Water leaks or moisture issue can result in unwanted mold growth, and most of the time not visible. Mold can grow very quickly with a food source, not be present one day, and becomes visible overnight when moisture levels increase. Even though water damaged areas in the home may be discovered where moisture readings are normal, the damage can be a result of previous leaks that have once been repaired. Ongoing occasional issues subject to the seasonal weather patterns, plumbing fixtures and appliance deficiencies. Mold remediation can be expensive if required, a further evaluation is recommended by a qualified environmental specialist for any mold concerns from evidence of water intrusion or water damaged building components.

Implication(s): Poor Indoor Air Quality; premature material deterioration.

Task: Further evaluation & correct as required

Time: Earliest opportunity

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.

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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

Sloped roofing material:

- [Asphalt shingles](#)



7.



8.



9.

Probability of leakage: • Low

Limitations

General: • Occupational Health and Safety Act ONTARIO REGULATION 297/13

Roofs over 3 meters are not permitted to be walked on without a (Regulation 213/91) harness and a tether. To do so an anchor must be affixed to the roof as per the Ministry of Labour. Our Standards of Practice (2.2 section III - F) states we can not do anything that may damage the property.

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Various areas not visible.

Inspection performed: • From the ground

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

RECOMMENDATIONS \ Overview

Condition: • The roofing system is designed to protect the interior structural components while diverting water and exterior weather towards the gutters, downspouts and away from the home. The roofing components such as shingles, flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights, are highly vulnerable and require regular monitoring and maintenance by a roofing professional once a year to extend the life expectancy and help prevent unwanted leaks. The general condition of the roofing system was reported, but we can not foresee or guarantee the water tightness performance of the roof.

Implication(s): No implications exist for this item.

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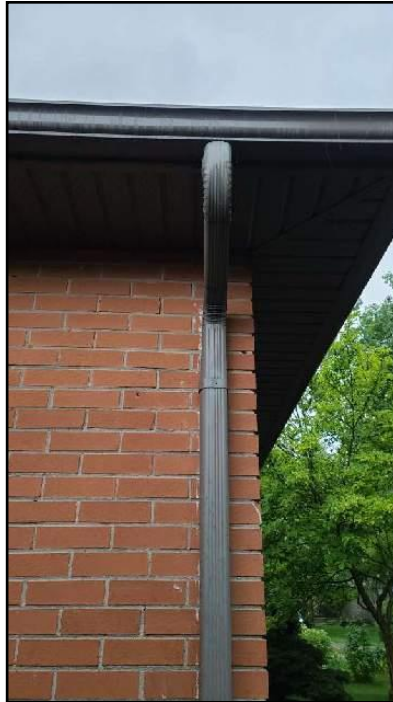
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Description

Gutter & downspout material:

- [Aluminum](#)



10.

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

- [Above grade](#)



11.

Wall surfaces and trim:

- [Vinyl siding](#)

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Wall surfaces - masonry:

- [Brick](#)



13.

Driveway:

- Asphalt

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14.

Walkway:

- Flagstone



15.

Patio:

- Pavers

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16.

Garage:

- Attached



17.



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19.

Limitations

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

Not included as part of a building inspection: • Heated driveways are not tested nor are the heating components inspected. • Outdoor cooking appliances (e.g., Gas Barbecues)

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Stair rise too big or not uniform](#)

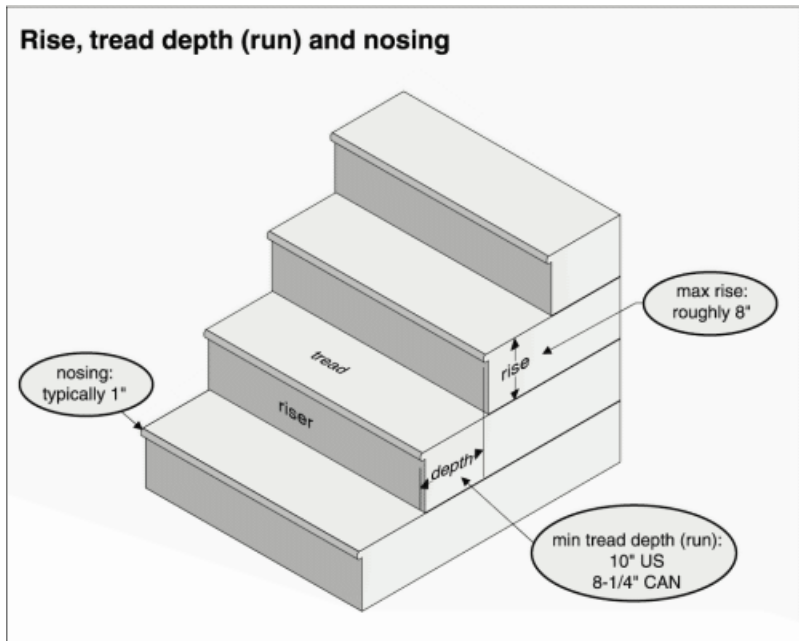
Implication(s): Trip or fall hazard

Location: Exterior

Task: Improve

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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20.

GARAGE \ Door into garage / Man-door

Condition: • [No self-closer](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: First Floor Garage

Task: Provide

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Time: Immediate



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STRUCTURE

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Description

Configuration:

- [Basement](#)



22.



23.



24.



25.

Foundation material:

- [Poured concrete](#)

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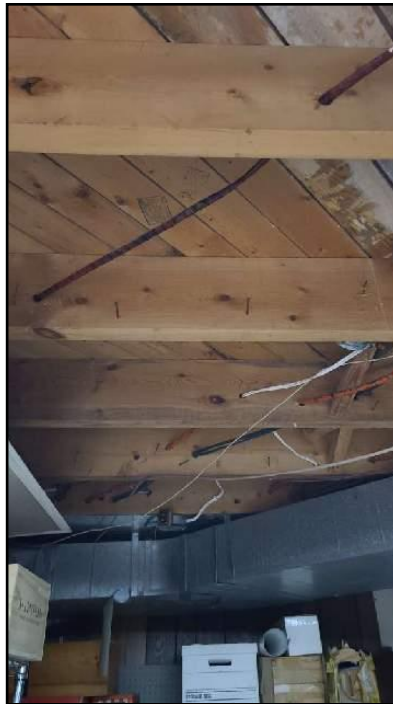
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26.

Floor construction:

- [Joists](#)



27.

- [Concrete](#)

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28.

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

Roof and ceiling framing:

• Rafters/ceiling joists



29.



30.

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31.

Limitations

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

Percent of foundation not visible: • 95 %

Description

Service entrance cable and location:

- [Underground - cable material not visible](#)



32.

Service size:

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

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33.

Main disconnect/service box rating: • [200 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](#)



34.



35.

Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers: • Schneider

Number of circuits installed: • 21

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Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Limitations

General: • No comments will be provided on concealed items within building assemblies that make up the electrical components such as conduits, chases, junction boxes etc.

Ground-Fault Circuit-Interrupters also known as GFCI's can be tested but are limited to there built in test mechanisms. High voltage loads, system requirements, designs or adequacies, wiring distribution, or accuracy of circuit labeling. Low-voltage wiring, networks and communications, security and safety systems, home entertainment and site lighting no assessment can be made and are beyond the scope of a standard home inspection.

Inspection limited/prevented by:

- Restricted access
- There is always a safe working distance which limits our inspection of any electrical panel.
- Various outlets not accessible.

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

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Cover plates

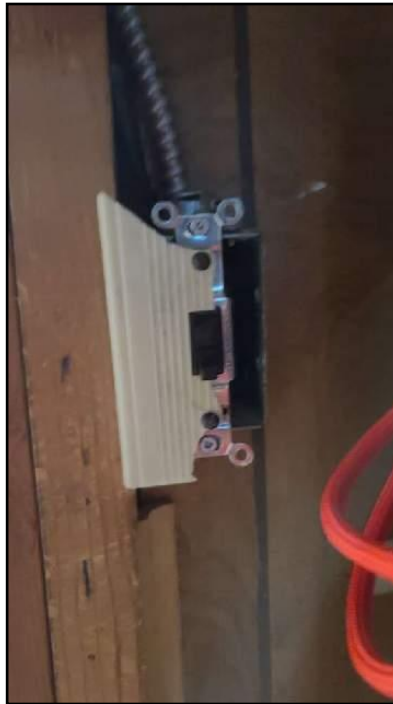
Condition: • [Damaged](#)

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Replace

Time: Immediate



36.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Install with new Immediately

Location: Throughout

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

Condition: • Install with new Immediately

Location: Throughout

Description

System type:

- [Furnace](#)



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38.

Fuel/energy source:

- [Gas](#)

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39.

Furnace manufacturer: • Carrier

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Outside

Approximate age:

• [5 years](#)

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40.

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

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove:

• [Wood-burning fireplace](#)

WETT certify before use

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43.



44.



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46.

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

Limitations

General: • Venting effectiveness of the furnace/boiler or any other gas or propane fired heating system, including fireplace, is not tested in the process of a home inspection • No comments will be provided on concealed items within building assemblies that make up the heating system such within cabinets, floors, walls and ceiling chases. etc. Ducts and other components hidden behind finished walls and ceilings and or storage are not visible and, therefore, not inspected.

Inspection prevented/limited by: • Buried oil tanks are not within the scope of a home inspection.

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

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

Fireplace/wood stove: • Any existing wood burning fireplace/stove must be WETT certified prior to use. Failure to do so can cause a house fire and or nullify home insurance. • Quality and or effectiveness of gas fireplace venting system is not tested as part of a home inspection.

Heat exchanger: • Not visible • Not accessible

Heat exchanger: • Not inspected

Electronic air cleaner: • Outside the scope of a building inspection

Environmental issues are outside the scope of a home inspection:

• This includes issues such as asbestos.

Environmental materials should be assessed by a licensed and or certified professional.

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)



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Manufacturer: • Carrier

Cooling capacity: • [2.5 Tons](#)

Compressor type: • Electric

Compressor approximate age:

- 5 years

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Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Refrigerant type: • R-410A

Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Whole house fan: • House fan not tested

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

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 part of a home inspection: • Window AC units are not inspected as part of a home inspection

Description

General: • Contrary to popular belief, thermal imaging is not an X-Ray machine, therefore does not see behind finished walls. Because this technology is extremely sensitive typically within less than 1 degree, temperature variation on the surfaces that are being scanned can reveal various anomalies where our trained thermographer's can analyze and provide feedback if problems are identified.

Typically the thermal images if provided, the lighter the colour the warmer the temperature, the darker the colour the cooler the temperature. The inspector will provide comment indicating air movement, water, heat gain or heat loss, electrical problems and insulation gaps or voids, just to name a few.

Please note: we only include IR images in the report if a problem is found with it.

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#) • [R-40](#)

Attic/roof air/vapor barrier: • Not determined

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

Limitations

General: • The industry standard (ASTM articles E1186 and and C1060) typically allows for a 10F (Fahrenheit) temperature differential for best results. Unfortunately in the real world controlled conditions are not always possible for residential inspections, but because the cameras we use are extremely sensitive, results will be obtained in most cases, however the images may not be sharp or clear.

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

Inspection limited/prevented by lack of access to: • Although thermal camera's are used as part of our home inspection, the condition and overall depth of insulation behind finished walls and ceilings cannot be determined.

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.

Description

Water supply source (based on observed evidence):

- Public



49.

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

Supply piping in building:

- [Copper](#)
- [Plastic](#)

No kitec markings visible and no metal detected

Main water shut off valve at the: • Basement • Meter

Water heater type:

- Tankless/On demand

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOLS AND	REFERENCE								



50.

Water heater location: • Basement • Furnace room

Water heater fuel/energy source:

- [Gas](#)



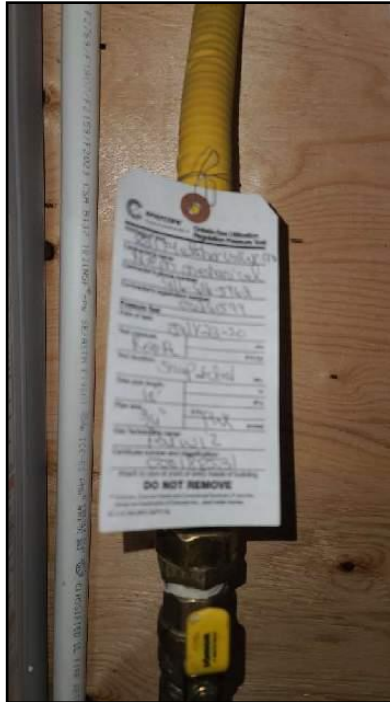
51.

Water heater exhaust venting method: • Induced draft

Water heater manufacturer: • Rheem

Water heater approximate age:

• 1 year



52.

Water heater typical life expectancy: • 10 to 15 years

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

Waste disposal system: • [Public](#)

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

Main fuel shut off valve at the: • Gas meter

Backwater valve: • None Found

Limitations

General: • No comments will be provided on concealed items within building assemblies that make up the plumbing system such as within floors, wall, and ceiling chases as well as the capacity of hot water heaters for the home.

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 • Water features • Landscape irrigation system

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING**
- INTERIOR
- POOLS AND
- REFERENCE

Recommendations

SUPPLY PLUMBING \ Water shut off valve

Condition: • [Damaged handle](#)

Implication(s): Physical injury | Difficult to service

Location: Basement Bathroom

Task: Provide

Time: Regular maintenance



53.

COMMENTS \ Additional

Condition: • Ongoing regular maintenance is needed for grout, caulking in showers, sinks and bath tub areas. It is strongly recommended that the grout and caulking materials be inspected once a year for deterioration and to be repaired or replaced as needed.

Location: Various Throughout

Task: Repair/seal

Time: Ongoing - Regular maintenance

Description

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

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

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

Kitchen ventilation: • Range hood

Limitations

General: • Every municipality is different as to their requirements for basement apartments or additional dwellings. As such, we do not comment on the legitimacy or legal status of any dwellings other than the main living space of the home.

Inspection limited/prevented by: • Various windows not tested

Not tested/not in service: • Waste disposal • Trash compactor • Accessibility equipment

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

Not included as part of a building inspection: • Components behind finished walls and ceilings and or storage.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Gas shut off • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Basement leakage:

• Cannot predict how often or how badly basement will leak

At the time of the inspection we made every effort to identify the presence of moisture intrusion, we can not warrant or guarantee against the possibility of future water infiltration based on past water infiltration due to limitations.

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Recommendations

RECOMMENDATIONS \ General

Condition: • Investigate - It is best practice for all home buyers to exercise their due diligence to research with the local municipal and or city building department for existing permits taken out for work on this property. Permits should be all closed and have passed inspections. Permits that are still open or work completed without permits will become your (the purchasers). responsibility. Consult with your sales representative and the seller for disclosure of this information prior to closing. This includes any and all changes to the home that require a permit, past and or ongoing.

Task: Investigate

Time: Before waiving the conditions of the inspection

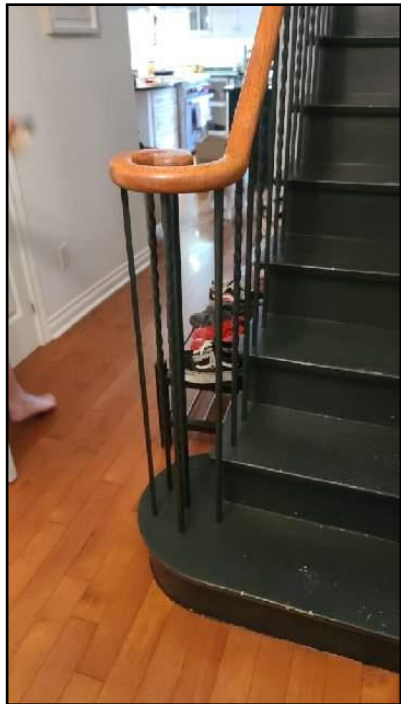
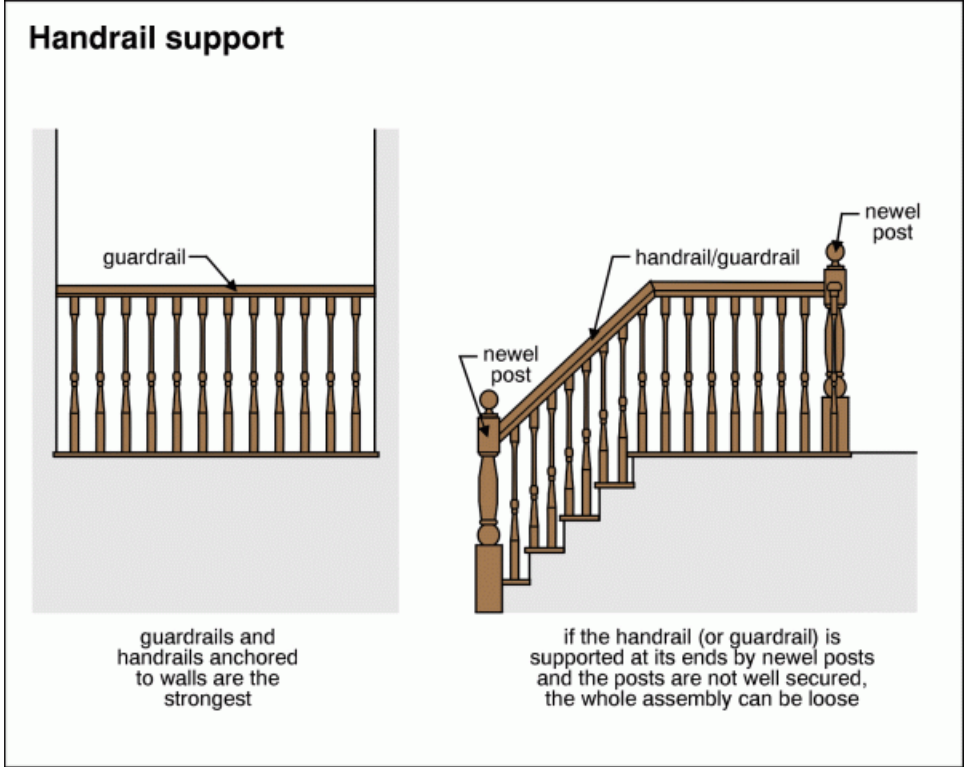
STAIRS \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOLS AND	REFERENCE								

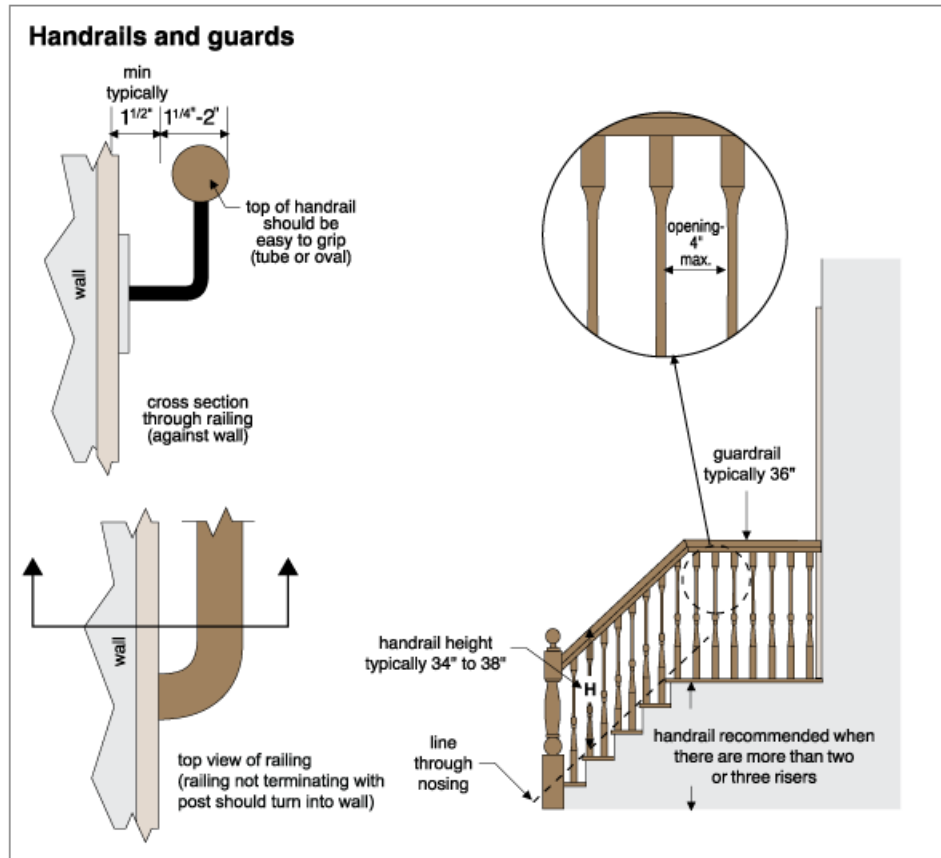
Location: First Floor
Task: Improve
Time: Regular maintenance

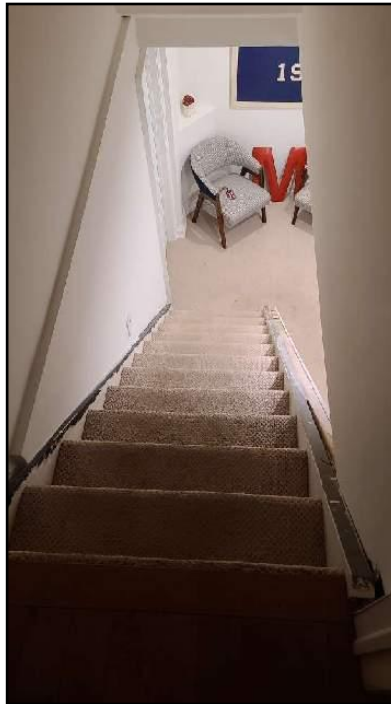


54.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOLS AND	REFERENCE								

Condition: • [Missing](#)
Implication(s): Fall hazard
Location: Basement Staircase
Task: Provide
Time: Immediate





55.

COMMENTS \ Additional

Condition: • Dryer vents must be cleaned annually by a professional both interior and exterior to help prevent lint build up. Dryer fires are the primary results from blocked air flow from dryer vents, including increased energy costs.

Implication(s): Fire hazard; limited dryer performance

Task: Clean / Service

Time: Ongoing / regular maintenance

Condition: • Water leaks or moisture issue can result in unwanted mold growth, and most of the time not visible. Mold can grow very quickly with a food source, not be present one day, and becomes visible overnight when moisture levels increase. Even though water damaged areas in the home may be discovered where moisture readings are normal, the damage can be a result of previous leaks that have once been repaired. Ongoing occasional issues subject to the seasonal weather patterns, plumbing fixtures and appliance deficiencies. Mold remediation can be expensive if required, a further evaluation is recommended by a qualified environmental specialist for any mold concerns from evidence of water intrusion or water damaged building components.

Implication(s): Poor Indoor Air Quality; premature material deterioration.

Task: Further evaluation & correct as required

Time: Earliest opportunity

Description

Pool / Spa type:

- Below ground



56.

Heater:

- Gas



57.

Water filter:

- Sand filter



58.

Pumps:

- Circulation



59.

POOLS AND SPAS

881 Fletcher Valley Crescent, Mississauga, ON July 29, 2021

Report No. 8392

www.4sightinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOLS AND

REFERENCE

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