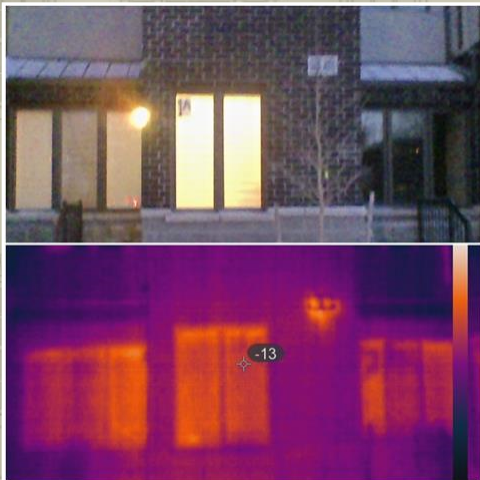




# YOUR INSPECTION REPORT

PREPARED BY:

Kersi Shastri



FOR THE PROPERTY AT:

53 Bolton Dr.  
Mississauga, ON

PREPARED FOR:

GEORGE J. SMITH

INSPECTION DATE:

Wednesday, January 17, 2024



Eagle Home Inspection Inc.  
111 Merkley Sq.  
Toronto, ON M1G 2Y5

647-886-9143

[www.eaglehomeinspection.ca](http://www.eaglehomeinspection.ca)  
[inspectoreagle@hotmail.com](mailto:inspectoreagle@hotmail.com)

# SUMMARY

1A Clintwood Gate, North York, ON January 17, 2024

Report No. 1735, v.2

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

SUMMARY

INTERIOR

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This summary outlines potentially significant issues from a safety and cost standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional prior to completing the purchase of the home. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our area of expertise.

The goal of a home inspection is to identify significant issues that would affect a person's decision to buy a re-sale home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

<http://www.inspectionlibrary.com/maintenance.html>

## CONCLUSION

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

## A Word About Water

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mould growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home. Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

The remaining of the report is indexed according to the different home systems tabs (Roofing, Exterior, structure, Electrical, Heating, Cooling, Insulation, Plumbing & Interiors) on the top selection bar.

# SUMMARY

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Each of these systems is then structured in three parts  
Description - of each of the home's systems,  
Limitation - that restricted our inspection, and  
Recommendation - for improvements of identified defects.

The suggested ball park costs (click on the link below) and 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 the specialist. The word 'Minor' describes any cost up to roughly \$500.

The purpose of a home inspection is to identify potential issues, much like a doctor during a check-up. Home inspections do not include a detailed analysis of specialized systems. Just like the family doctor, home inspectors are generalists who recommend specialists to investigate further.

The blue underlined text are hyperlink to technical articles. Please read each section carefully.

<http://www.inspectionlibrary.com/costs.html>

## Observations & Recommendations

### CEILINGS \ Plaster or drywall

**1. Condition:** • Cold Spots/areas

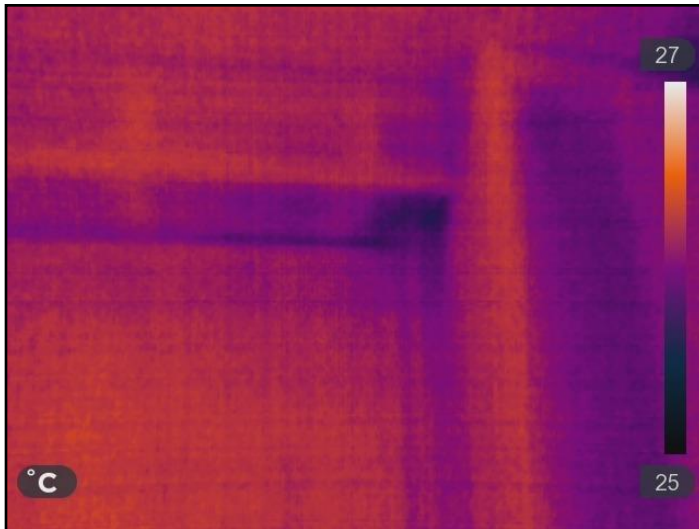
**Implication(s):** Increased heating and cooling costs, Reduced comfort

**Location:** Living Room Bedroom

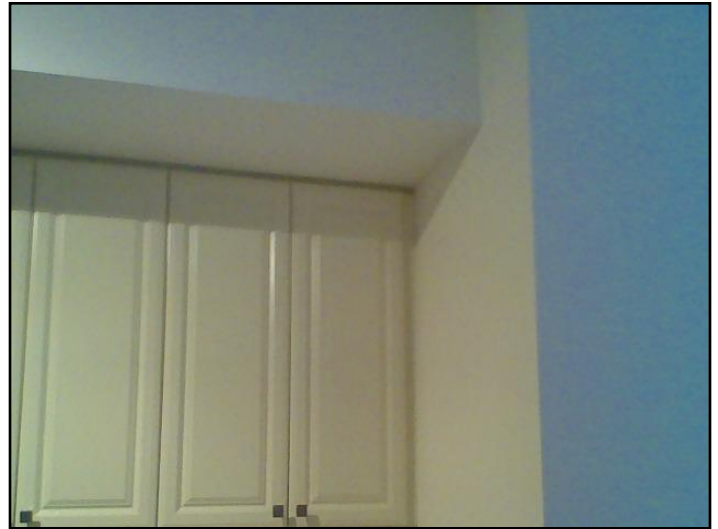
**Task:** Proper sealing / adding insulation

**Time:** Discretionary

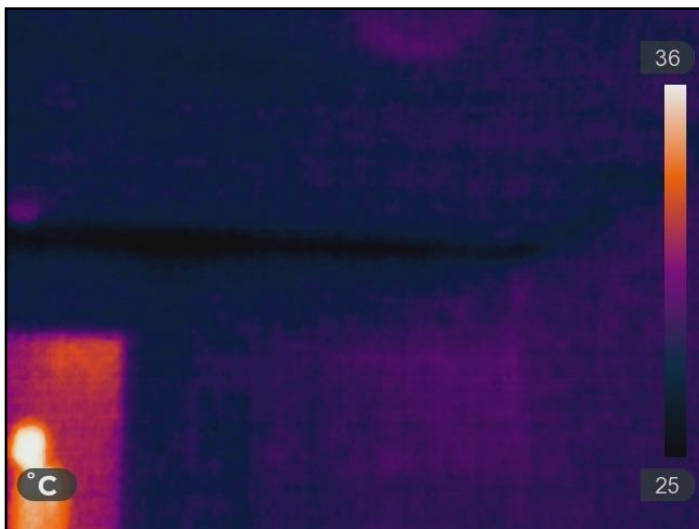
**Cost:** depends on work needed



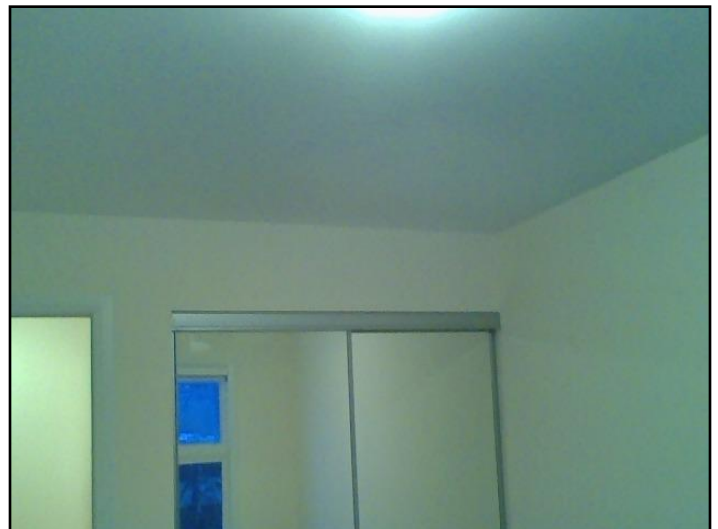
1. kitchen cabinet corner



2. kitchen cabinet corner



3. Third floor west side bedroom



4. Third floor west side bedroom

# INTERIOR

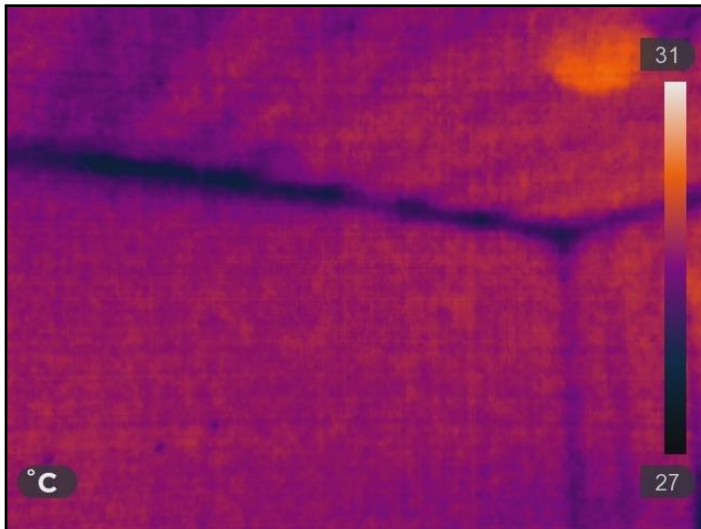
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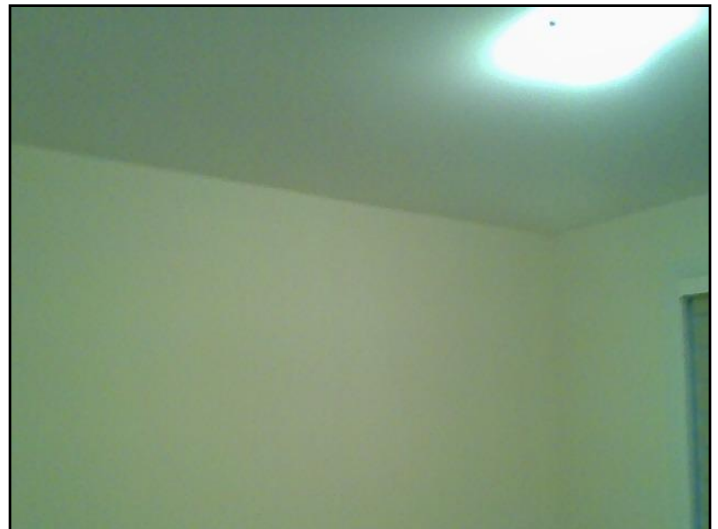
SUMMARY

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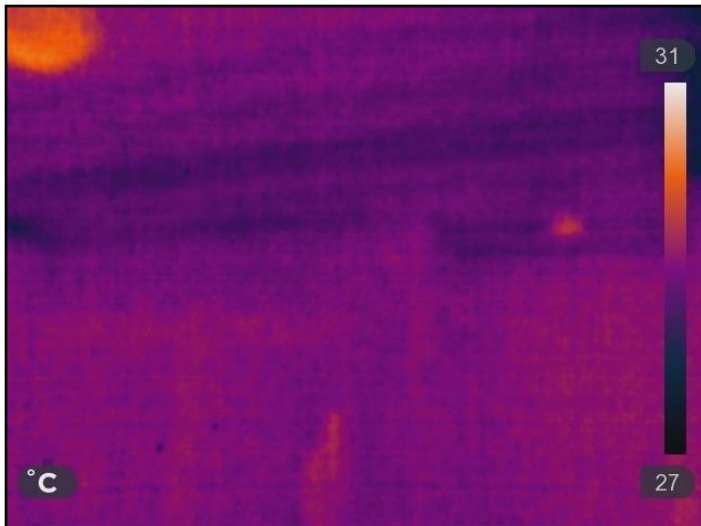
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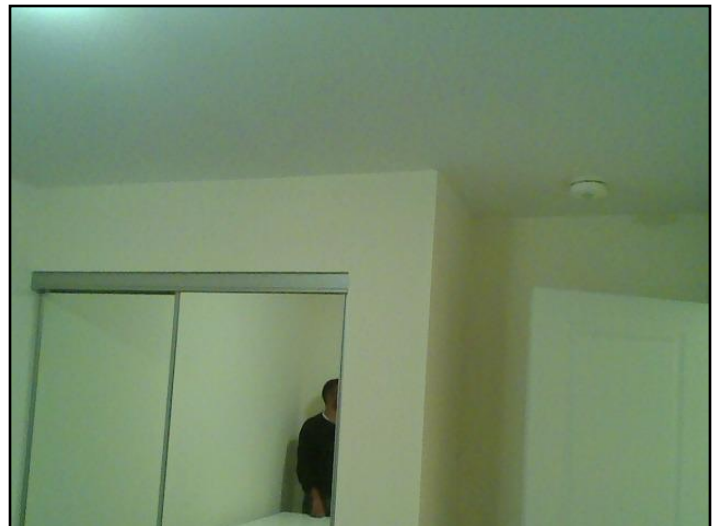
5. Third floor east side bedroom



6. Third floor east side bedroom



7. Third floor east side bedroom



8. Third floor east side bedroom

## WALLS \ Plaster or drywall

**2. Condition:** • Air infiltration

**Implication(s):** Increased heating and cooling costs, Reduced comfort

**Location:** Living Room Bathroom/Washroom

**Task:** Provide caulking/sealing and adequate insulation

**Time:** Discretionary

**Cost:** depends on work needed

# INTERIOR

53 Bolton Dr. Mississauga, ON January 17, 2024

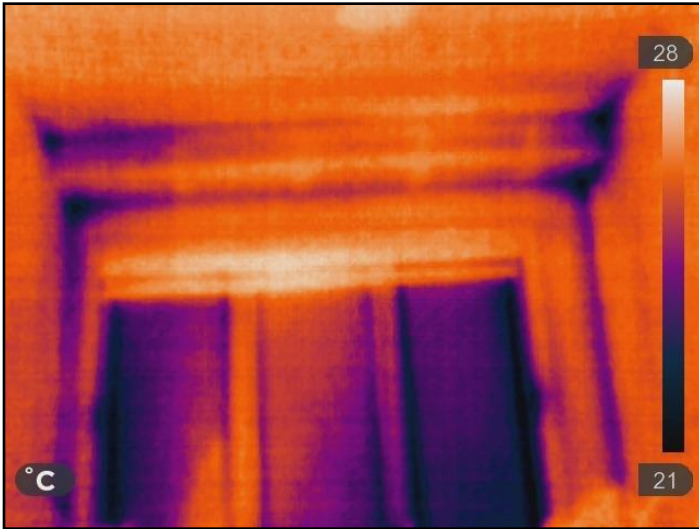
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[www.eaglehomeinspection.ca](http://www.eaglehomeinspection.ca)

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9. Living room



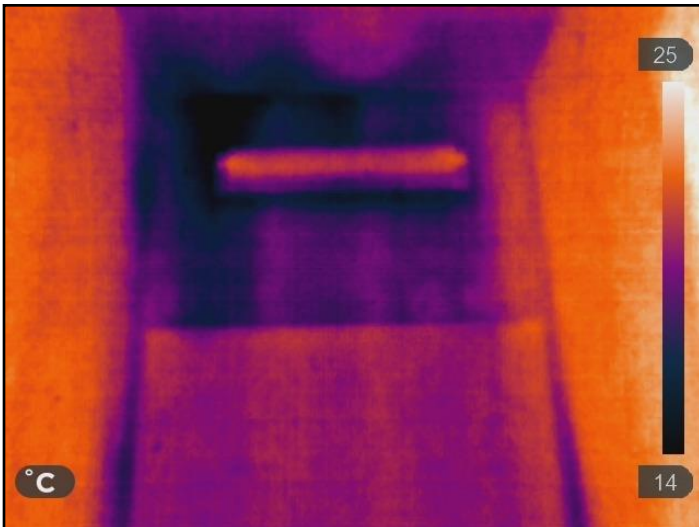
10. Living room



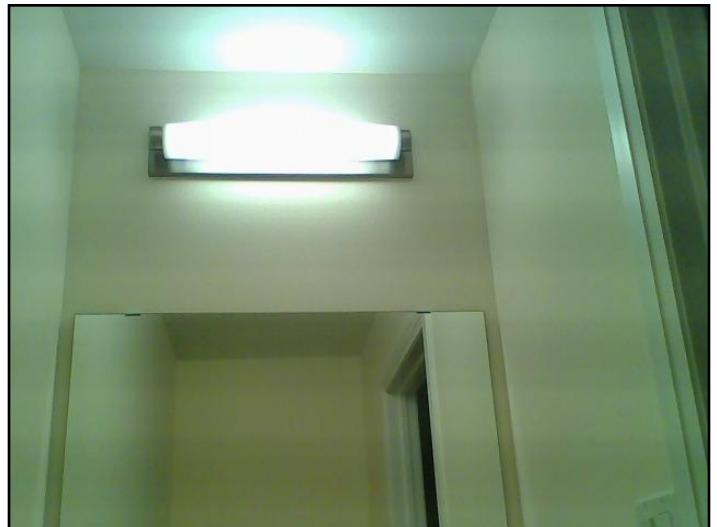
11. Above main door



12. Above main door



13. first floor washroom wall



14. first floor washroom wall

# INTERIOR

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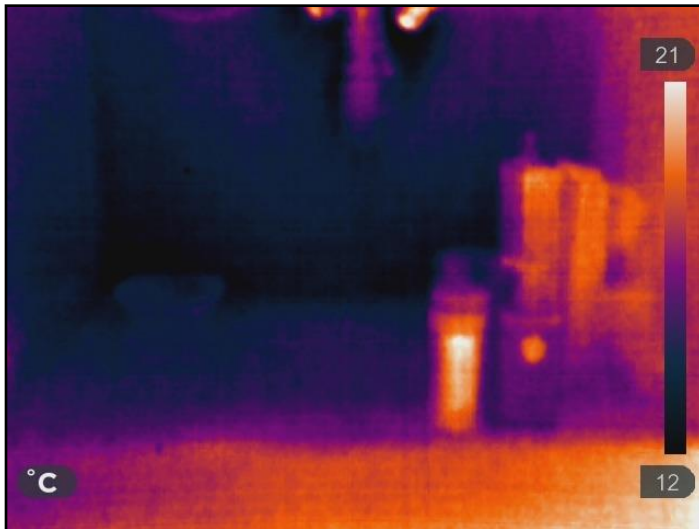
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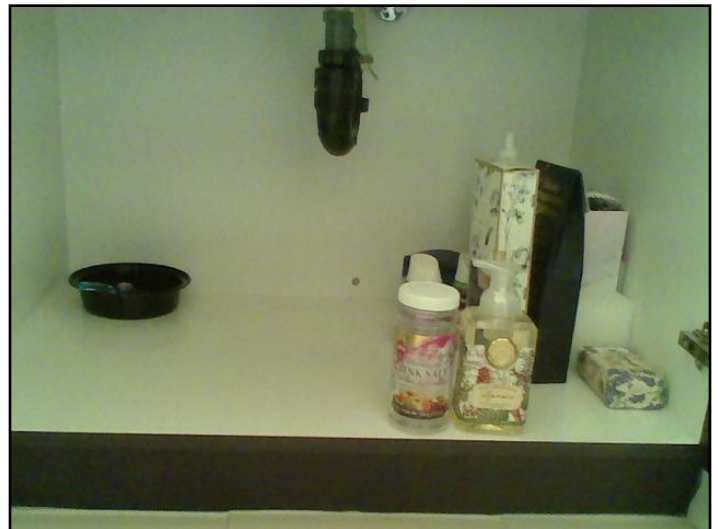
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15. Wall below washroom basin - first floor



16. Wall below washroom basin - first floor

**3. Condition:** • Thermal bridging

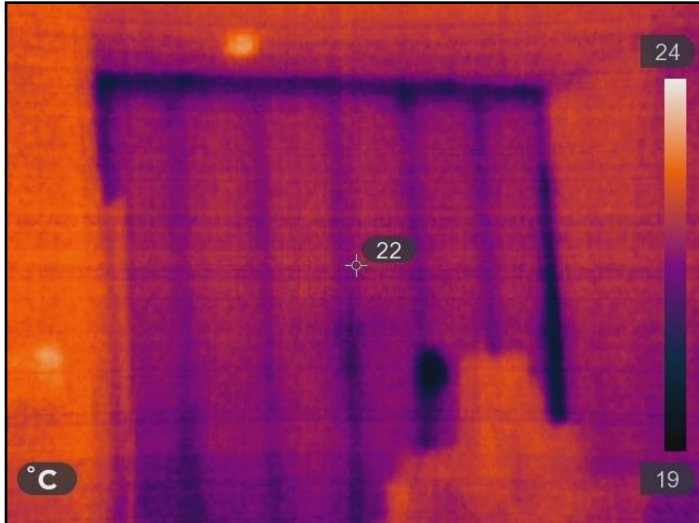
**Implication(s):** Increased heating and cooling costs, Reduced comfort

**Location:** Living Room / Staircase

**Task:** Provide caulking/sealing and adequate insulation

**Time:** Discretionary

**Cost:** depends on work needed



17. Typical thermal bridge - Kitchen south wall



18. Typical thermal bridge - Kitchen south wall

# INTERIOR

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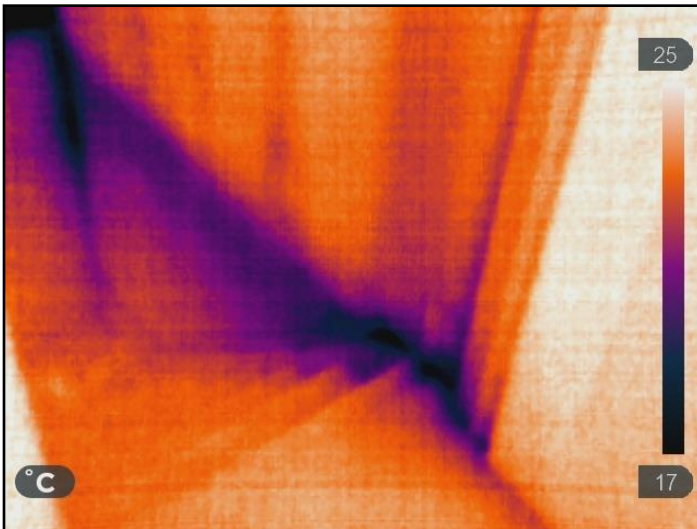
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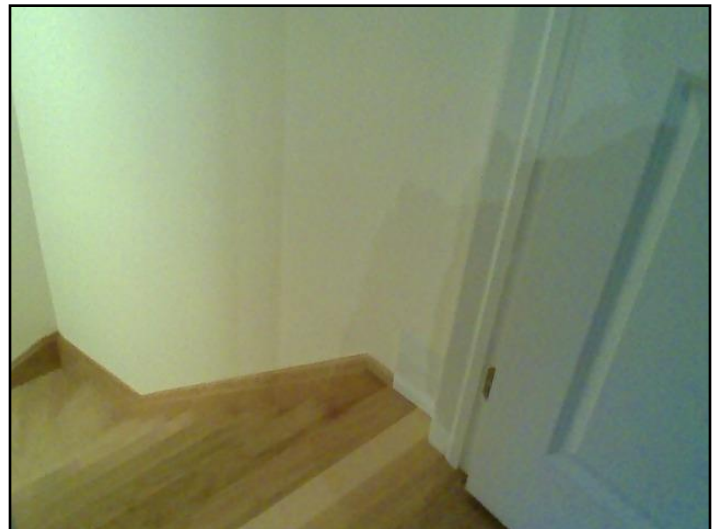
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19. Typical thermal bridge at grade level



20. stairs to basement

**4. Condition:** • Inadequate Insulation

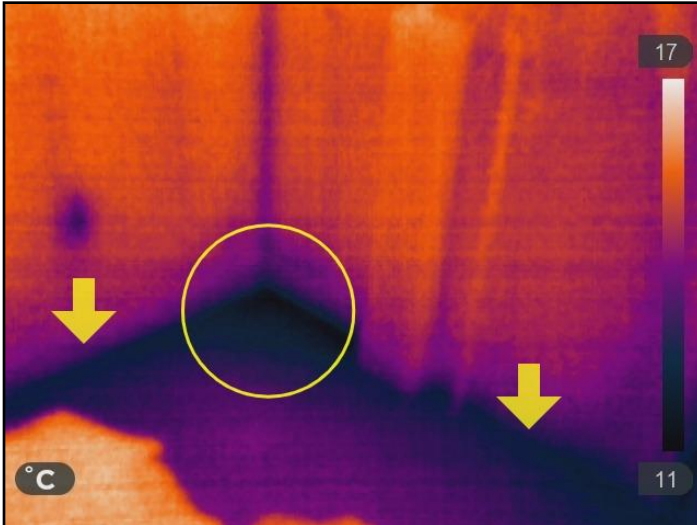
**Implication(s):** Increased heating and cooling costs, Reduced comfort

**Location:** Various Basement

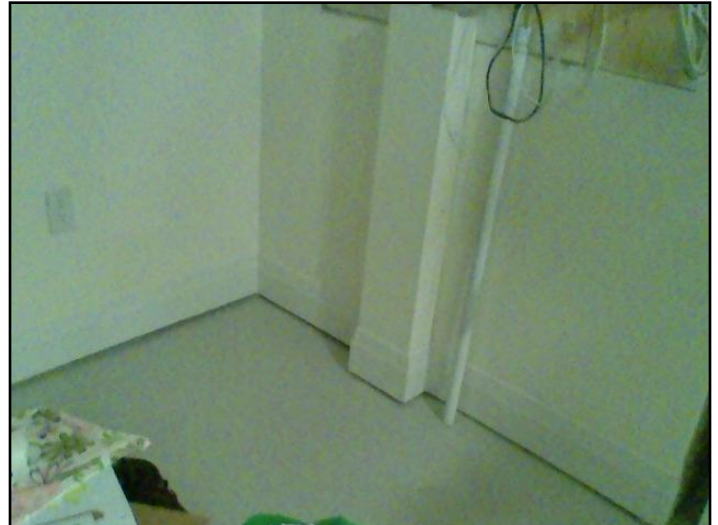
**Task:** Proper sealing / adding insulation

**Time:** Discretionary

**Cost:** Depends on work needed



21. Inadequate Insulation



22. Inadequate Insulation

# INTERIOR

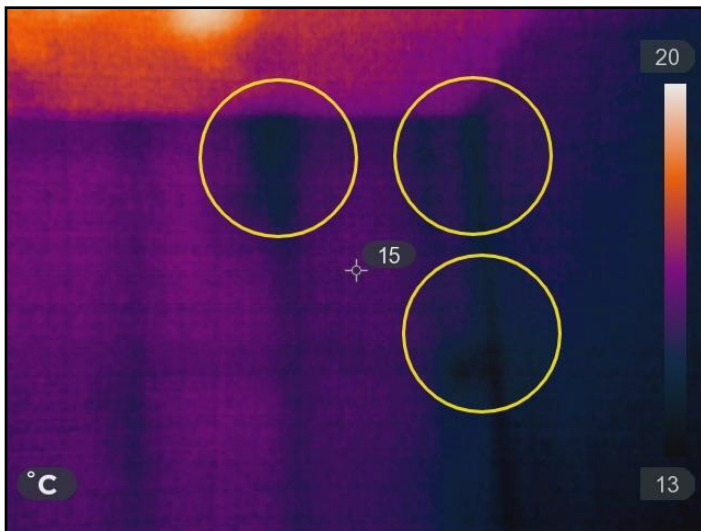
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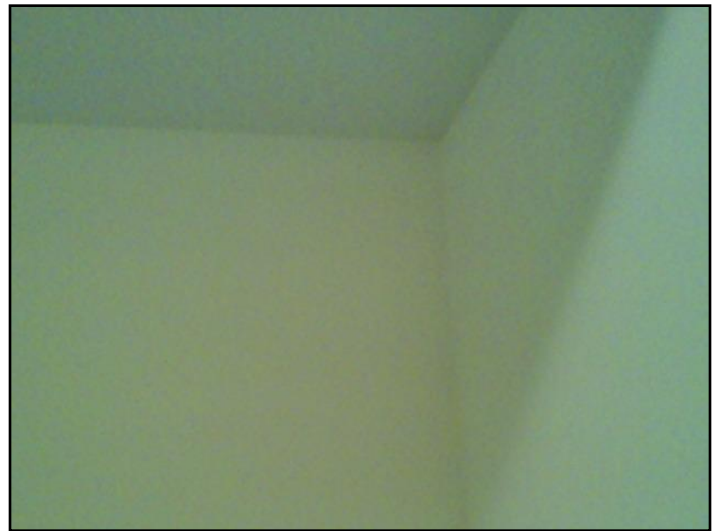
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23. Basement wall - north



24. Basement wall - north

## DOORS \ Doors and frames

**5. Condition:** • Weather stripping ineffective

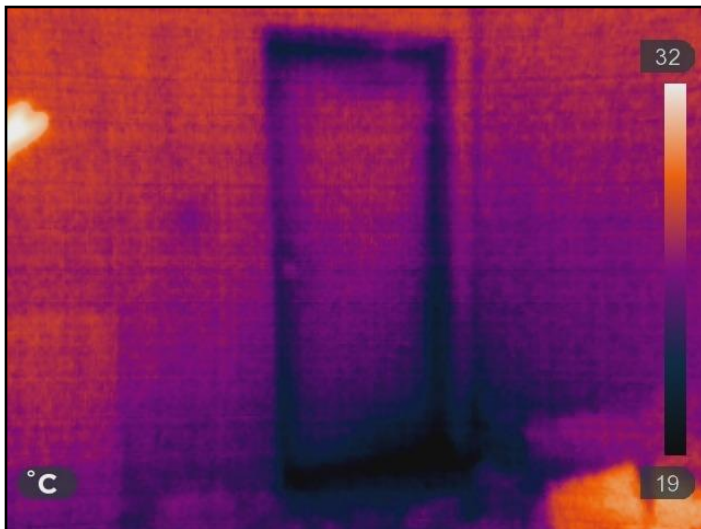
**Implication(s):** Increased heating and cooling costs, Reduced comfort.

**Location:** Basement

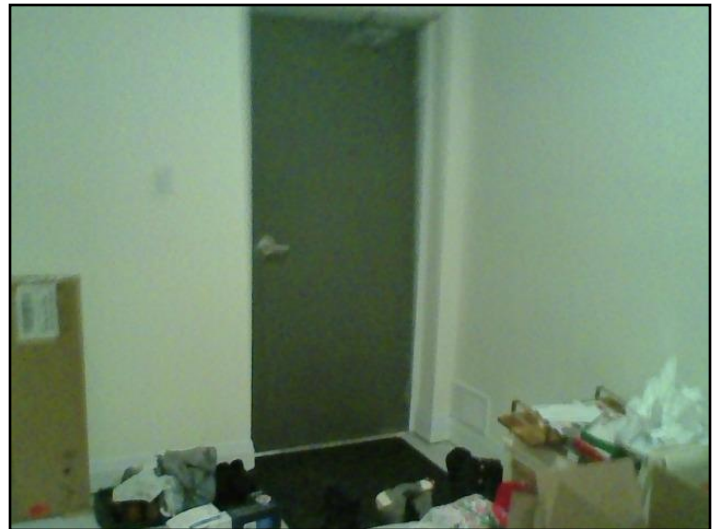
**Task:** Repair or replace weather stripping

**Time:** Discretionary

**Cost:** Depends on work needed



25. Weather stripping ineffective



26. Weather stripping ineffective

**END OF REPORT**