



Your Inspection Report

2972 Oslo Crescent
Mississauga, ON L5N 1Z9

PREPARED FOR:

KIM KEHOE
LISTING AGENT

INSPECTION DATE:

Thursday, October 30, 2025

PREPARED BY:

Scott Aitken

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2

4164074663
scottaitken@live.ca

November 10, 2025

Dear Kim Kehoe and Listing Agent,

RE: Report No. 4390, v.2
2972 Oslo Crescent
Mississauga, ON
L5N 1Z9

Thanks 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 our national Association. 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.

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.

Sincerely,

Scott Aitken
on behalf of
Aitken Home Inspections

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2
4164074663

scottaitken@live.ca

AGREEMENT

Report No. 4390, v.2

2972 Oslo Crescent, Mississauga, ON October 30, 2025

PARTIES TO THE AGREEMENT

Company

Aitken Home Inspections
49 Riverdale Ave
TORONTO, ON M4K 1C2

Client

Kim Kehoe

Client

Listing Agent

This is an agreement between Kim Kehoe, Listing Agent and Aitken Home Inspections.

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.

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.

AGREEMENT

2972 Oslo Crescent, Mississauga, ON October 30, 2025

Report No. 4390, v.2

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, Kim Kehoe (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

I, Listing Agent (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

Report No. 4390, v.2

2972 Oslo Crescent, Mississauga, ON October 30, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Interior

RECOMMENDATIONS \ General

Condition: • This inspection does not cover legal use as multiple unit home or fire code compliance.

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](#)

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • East

Sloped roofing material:

- Composition shingles



1.



2.

Flat roofing material:

- [Modified bitumen membrane](#)



3.

Approximate age: • 5-10 years

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Limitations

Inspection performed: • By walking on roof

Recommendations

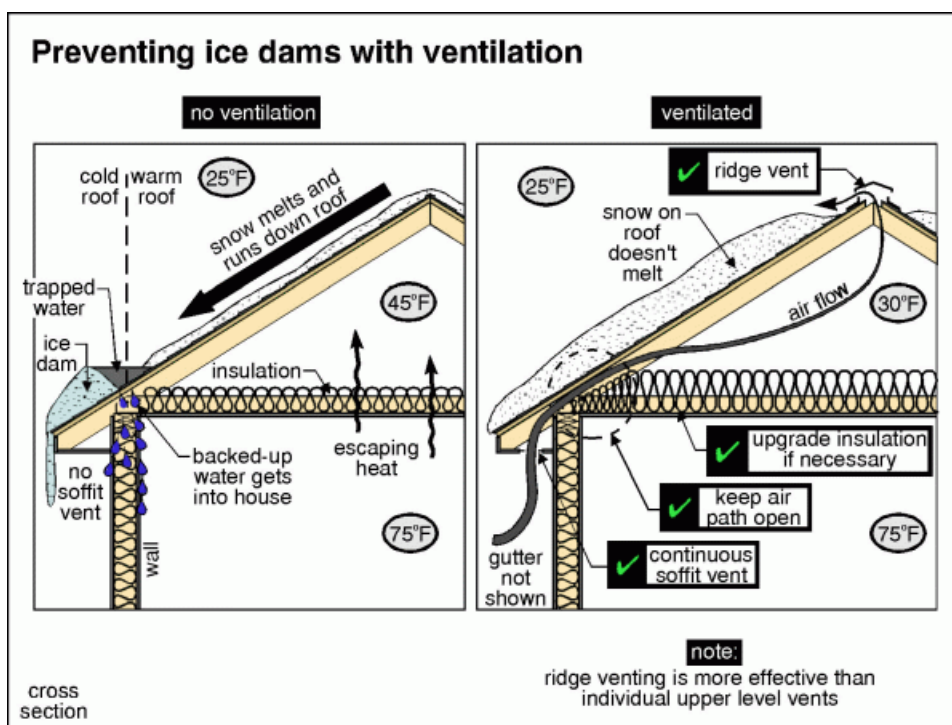
SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Vulnerable to ice damming](#)

Turn on heating cables at east eaves during winter to protect roof from ice damming.

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

Location: East Exterior



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Report No. 4390, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4.

EXTERIOR

Report No. 4390, v.2

2972 Oslo Crescent, Mississauga, ON October 30, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Below grade](#) • [Above grade](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • [Brick](#)

Retaining wall: • [Concrete](#)

Driveway: • Asphalt

Walkway: • Interlocking brick

Patio: • Interlocking brick

Garage: • Attached

Limitations

General: • Pool not included in inspection.

Inspection limited/prevented by:

- Storage in garage
- Garage very full.

Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure

2. Condition: • Poorly built.

Patio roof does not drain well, edge of sheathing is exposed and vulnerable to rot.

Location: West Exterior

Task: Improve

Time: Unpredictable

Cost: Consult Contractor For Cost



5. Ponding

EXTERIOR

Report No. 4390, v.2

2972 Oslo Crescent, Mississauga, ON October 30, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. No drip egde

LANDSCAPING \ Lot grading

3. Condition: • [Improper slope or drainage](#)

Create drainage slope away from foundation.

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

Location: North Exterior

Task: Improve

Time: Unpredictable

Cost: Minor

EXTERIOR

2972 Oslo Crescent, Mississauga, ON October 30, 2025

Report No. 4390, v.2

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Recommended grading slopes



7.

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Subfloor - plywood

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

Roof and ceiling framing: • Rafters • [Plywood sheathing](#)

Party wall: • [Wood frame](#)

Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 90 %

Recommendations

ROOF FRAMING \ Sheathing (roof/attic)

4. Condition: • Some stains on underside of attic sheathing are typical post professional mould removal Attics mould free as of November 6th.

Description

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

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 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 panel rating: • [100 Amps](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI • Gfci's in some areas only.

Limitations

Not included as part of a building inspection: • Concealed Wiring

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service size

5. Condition: • [Marginal service size](#)

Ideally a home with 2 units would have a 200 amp service.

Implication(s): Interruption of electrical service

Task: Improve

Time: If necessary

Cost: \$4,000 - \$5,000

DISTRIBUTION SYSTEM \ Aluminum wiring (wires)

6. Condition: • Confirm that devices on aluminum wiring are aluminum compatible.

Protect all aluminum wiring and devices including panel.

Location: Throughout

Task: Protect

Time: Immediate

Cost: \$1000 -2,000

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

7. Condition: • [Extension cord used as permanent wiring](#)

Replace extension cord with outlet in kitchen above. This may require a designated circuit.

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Replace

Time: Immediate

ELECTRICAL

2972 Oslo Crescent, Mississauga, ON October 30, 2025

Report No. 4390, v.2

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Cost: \$500



8.

DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

8. Condition: • Conduit damaged at exterior wall.

Location: Northeast Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: Minor



9.

DISTRIBUTION SYSTEM \ Outlets (receptacles)**9. Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Recommend gfcı protection at all wet locations.

Implication(s): Electric shock**Location:** Various**Task:** Replace**Time:** Immediate**Cost:** Minor

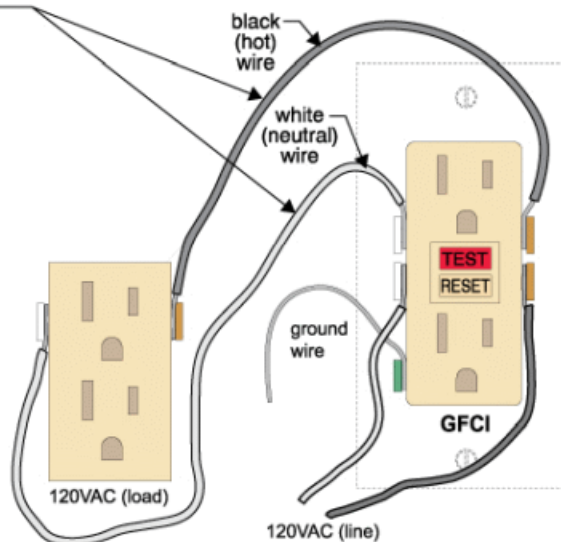
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

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

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

note:

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



10.

HEATING

Report No. 4390, v.2

2972 Oslo Crescent, Mississauga, ON October 30, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Combustion air source: • Outside

Approximate age: • [3 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable

Fireplace/stove:

• Non-functional



11. Do not use

Chimney/vent:

• [Masonry](#)

For fireplace only.

HEATING

Report No. 4390, v.2

2972 Oslo Crescent, Mississauga, ON October 30, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



12.

- [Abandoned](#)



13. *Not in use*

- High temperature plastic
For furnace only.

- Sidewall venting

For furnace only.

Chimney liner: • [Metal](#)

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

Condensate system: • Discharges into floor drain

Limitations

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

Recommendations

FIREPLACE \ Gas fireplace or gas logs

10. Condition: • [Inoperative](#)

Gas fireplace off, top of liner damaged. Have inspected and repaired by qualified gas technician before use.

Implication(s): No heat for building

Location: First Floor Living Room

Task: Further Evaluate/Repair

Time: Before use

Cost: Depends on work needed



14.

COOLING & HEAT PUMP

Report No. 4390, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 4 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by:

- Low outdoor temperature
- System sound checked only.

Recommendations

AIR CONDITIONING \ Air cooled condenser coil

11. Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

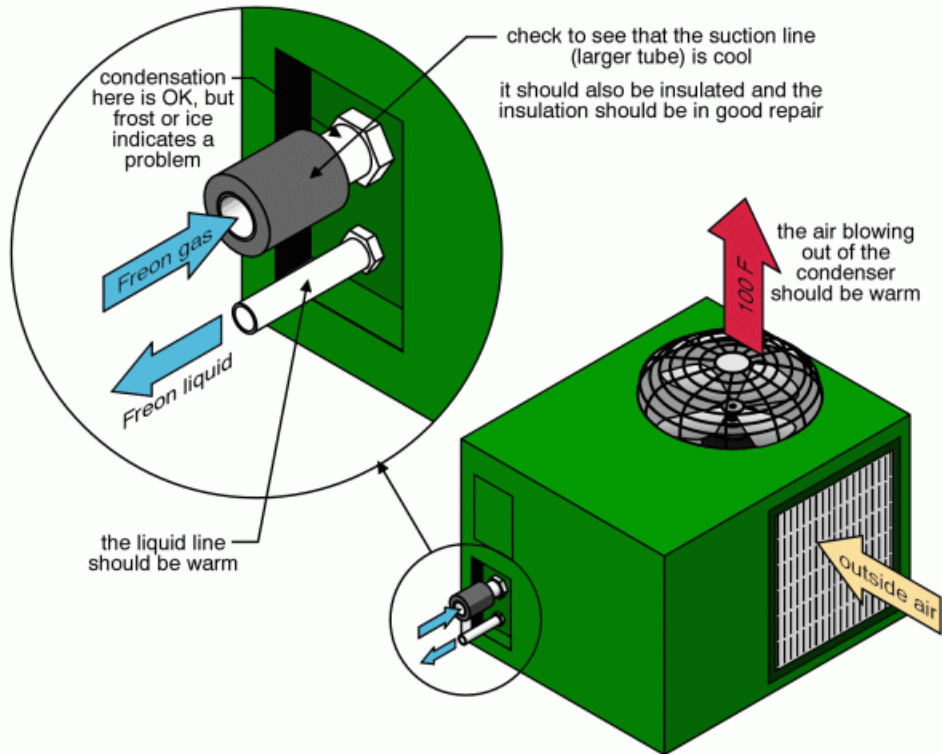
Location: Exterior

Task: Clean

Time: Regular maintenance

Cost: Minor

Inspecting the condenser unit



15.

INSULATION AND VENTILATION

Report No. 4390, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Attic/roof insulation amount/value: • [R-24](#)

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

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#) • Spot checked only

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • 0-12

Limitations

Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Hatch/Door

12. Condition: • [Not insulated and not weatherstripped](#)

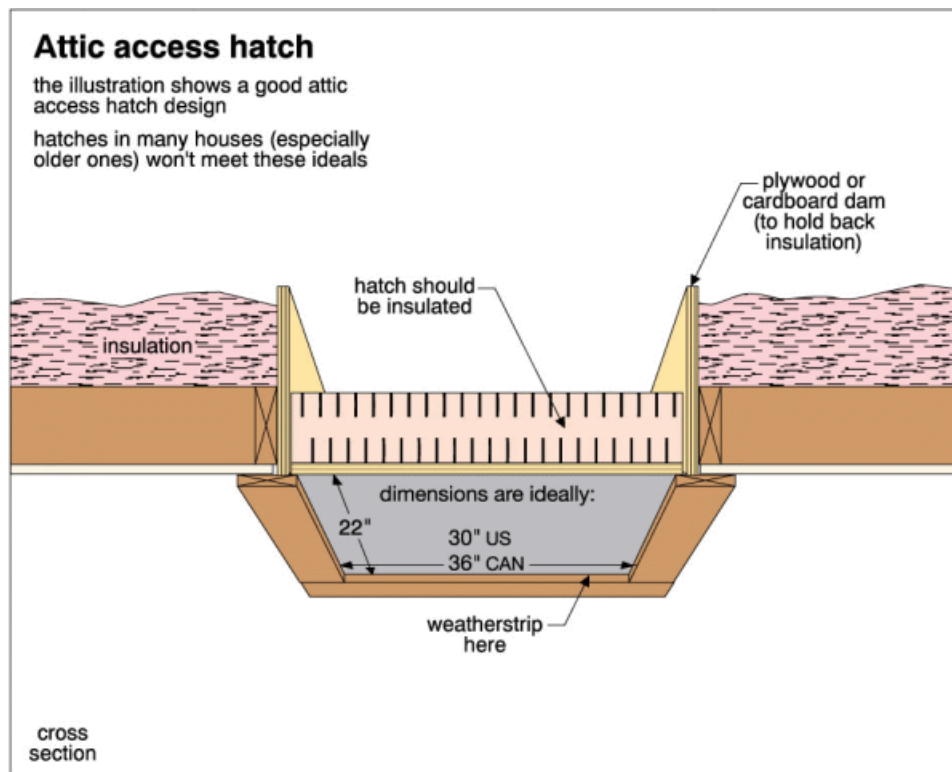
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Lower Attic

Task: Improve

Time: Discretionary

Cost: Minor



ATTIC/ROOF \ Roof vents

13. Condition: • [Inadequate](#)

Poor ventilation can contribute to mould growth in attic. Recommend insulation and ventilation improvements.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic x2

Task: Improve

Time: Unpredictable

Cost: Consult Contractor For Cost

INSULATION AND VENTILATION

2972 Oslo Crescent, Mississauga, ON October 30, 2025

Report No. 4390, v.2

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

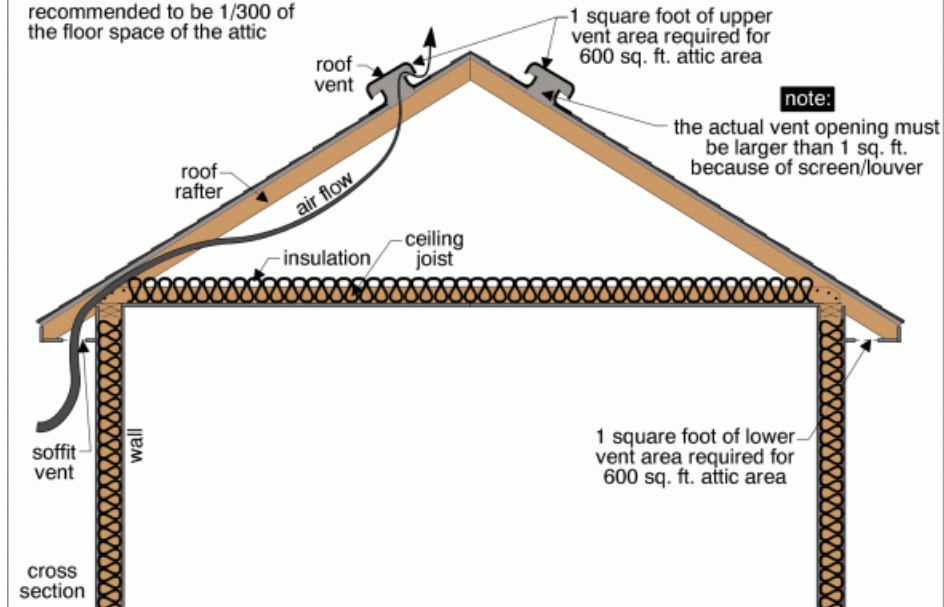
PLUMBING

INTERIOR

REFERENCE

Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



FOUNDATION \ Interior insulation

14. Condition: • [Exposed combustible insulation](#)

Cover or remove exposed styrofoam.

Implication(s): Fire hazard

Location: Garage

Task: Protect

Time: Immediate

Cost: Minor

INSULATION AND VENTILATION

Report No. 4390, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



16.

Description

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

Service piping into building:

• [Copper](#)

3/4 inch

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

Main water shut off valve at the:

• Furnace room



17.

Water flow and pressure: • Good

Water heater type: • [Conventional](#) • Tank

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

Water heater tank capacity: • 270 litres

Water heater approximate age: • 4 years

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

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

Pumps: • No sump present

Floor drain location: • Near heating system

Backwater valve: • Not present

Limitations

Items excluded from a building inspection: • Concealed plumbing • Pool

Recommendations

FIXTURES AND FAUCETS \ Toilet

15. Condition: • [Running continuously](#)

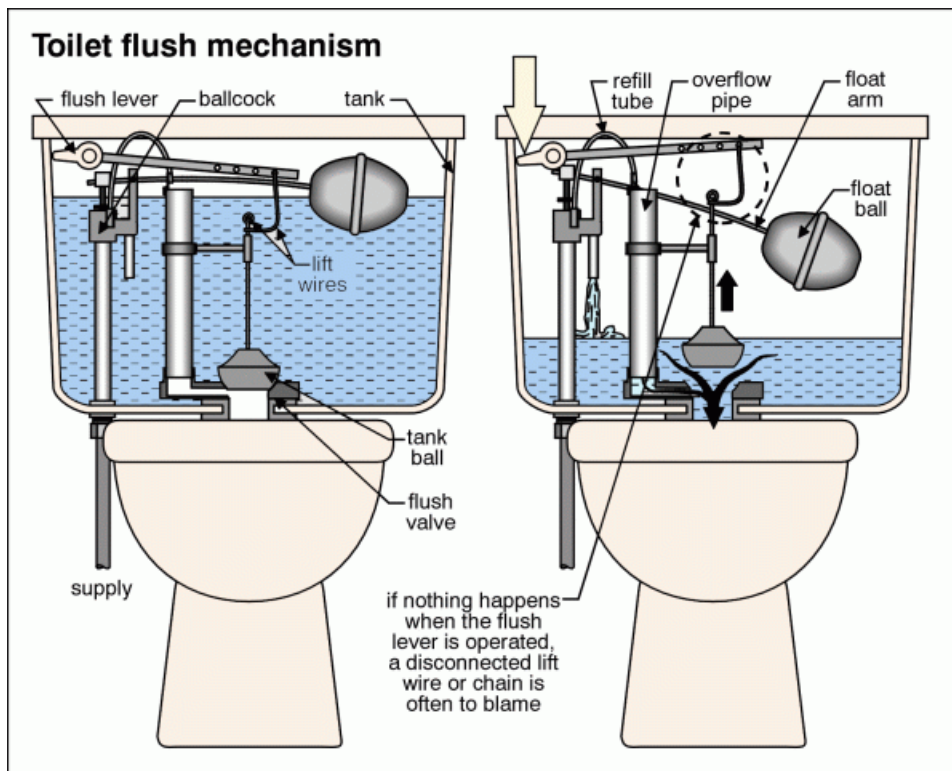
Implication(s): Chance of condensation damage to finishes and/or structure | Increased water consumption

Location: Basement Bathroom

Task: Repair

Time: Immediate

Cost: Minor



Description

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

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

Windows: • [Fixed](#) • [Casement](#) • [Awning](#) • [Skylight](#)

Glazing: • [Double](#)

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

Party wall: • [Wood frame](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint

No access to:

• Bedroom

S/W basement bedroom locked and not inspected.

Not included as part of a building inspection: • Appliances

Percent of foundation not visible: • 90 %

Recommendations

RECOMMENDATIONS \ General

16. Condition: • This inspection does not cover legal use as multiple unit home or fire code compliance.

RECOMMENDATIONS \ Overview

17. Condition: • Typical minor cosmetic flaws present.

STAIRS \ General notes

18. Condition: • Basement and main floor are not connected by interior stairs.

EXHAUST FANS \ General notes

19. Condition: • Basement bath fan and ducting likely need cleaning. Some minor paint damage present.

Location: Basement Bathroom

Task: Improve

Time: Regular maintenance

Cost: Minor

INTERIOR

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2972 Oslo Crescent, Mississauga, ON October 30, 2025

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



18.

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