



YOUR INSPECTION REPORT

1297 Canterbury Road
Mississauga, ON L5G 4A8

JAMEL ZAKO

Friday, February 7, 2025

Jamal Shehab



LIGHTHOUSE
INSPECTIONS

O/A Lighthouse Inspections

Toronto, ON

1-800-217-2450

www.lighthouseinspections.com

March 22, 2025

Dear Jamel Zako,

RE: Report No. 2216
1297 Canterbury Road
Mississauga, ON
L5G 4A8

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,

Jamal Shehab
on behalf of
O/A Lighthouse Inspections

O/A Lighthouse Inspections
Toronto, ON
1-800-217-2450
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INSPECTION SUMMARY

1297 Canterbury Road, Mississauga, ON February 7, 2025

Report No. 2216

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INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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In general, the house is structurally sound, well maintained and in very good condition with no major deficiencies to report. It is considered above average as it requires a low level of current repair considerations compared with the average house of similar style and age. We recommend that the items outlined in the report to be provided/ repaired/replaced as needed.

Please note that this Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer reads the complete report.

[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](#)

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Descriptions

The home is considered to face: • South/West

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles

Sloped roof flashing material: • Metal

Approximate age: • Newer

Typical life expectancy: • 15-20 years

Roof Shape: • Hip

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Inspection Methods & Limitations

Inspection limited/prevented by: • Lack of access (too high/steep) • Approx. 50% or more not visible

Inspection performed: • With binoculars from the ground

Age determined by: • Age of building

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish • Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces

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

Gutter & downspout type: • [Eave mounted](#) • Sufficient number of downspouts noted.

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

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

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

Retaining wall: • Poured Concrete

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Wood • Raised • Railings

Porch: • Concrete • No performance issues were noted. • Aluminum railing

Exterior steps: • Concrete • No performance issues were noted. • Aluminum railing

Balcony: • None

Patio: • Concrete

Fence: • Wood • No performance issues were noted.

Garage:

- Attached
- Two cars
- Side by side
- Living space above
- Concrete
- Masonry
- Wood-framed
- Overhead
- Two door
- Into house
- Operator functioning
- Right side

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage in garage • Poor access under steps, deck, porch • Snow / ice / frost • Snow covered exterior: deck, patio, driveway, walkway, porch, grounds, etc...

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 • Geological and soil conditions • Outbuildings other than garages and carports • Erosion control, earth stabilization measures • Irrigation or sprinkler

EXTERIOR

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INSPECTION	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

systems

STRUCTURE

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#) • Subfloor - plywood

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

Roof and ceiling framing:

• [Trusses](#)



4. Roof structure



5. Roof structure



6. Roof structure

• [Plywood sheathing](#)

STRUCTURE

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Inspection Methods & Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Parged foundations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 100 %

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 • Attic load bearing components concealed by insulation cannot be traversed

Descriptions

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

Service size: • [200 Amps \(240 Volts\)](#)

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

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

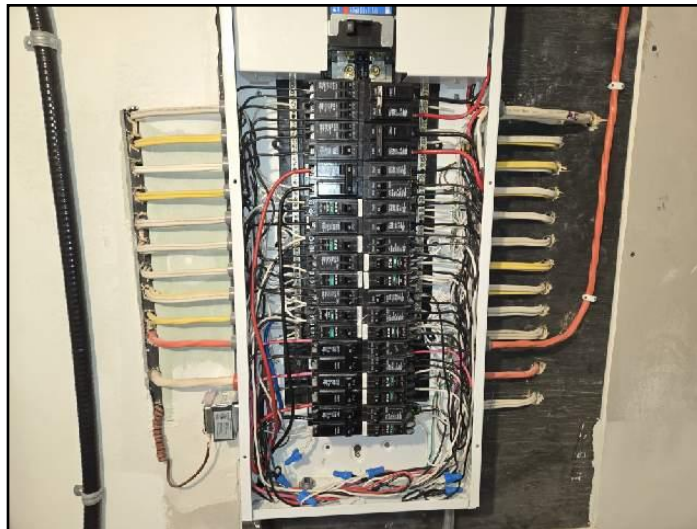
System grounding material and type: • [Copper - water pipe](#)

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

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

Electrical panel manufacturers:

- Eaton/Cutler-Hammer



7. Distribution panel

Number of circuits installed:

- 44
- 31 x 15 Amps
- 6 x 20 Amps
- 1 x 2p x 15 Amps
- 1 x 2p x 20 Amps
- 2 x 2p x 30 Amps
- 2 x 2p x 40 Amps
- 1 x 2p x 50 Amps

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 - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#) • [GFCI - powder room](#) • [AFCI - panel](#)

ELECTRICAL

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Smoke alarms (detectors): • [Present](#) • Combination type (photoelectric and ionization)

Carbon monoxide (CO) alarms (detectors): • Present • Combination smoke/CO alarm(s) noted

Fire Extinguishers: • None

Observations & Recommendations

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

1. Condition: • Smoke Alarms were not evaluated or tested as part of this inspection. Ensure that the home is properly equipped with working smoke alarms before sleeping in the home. Test your smoke alarm monthly and replace the battery twice yearly or as recommended by the manufacturer.

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

2. Condition: • Carbon Monoxide Alarms were not evaluated or tested as part of this inspection. Ensure that the home is properly equipped with working Carbon Monoxide alarms before sleeping in the home. Test your alarms monthly and replace the battery twice yearly or as recommended by the manufacturer.

Inspection Methods & Limitations

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 • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

HEATING

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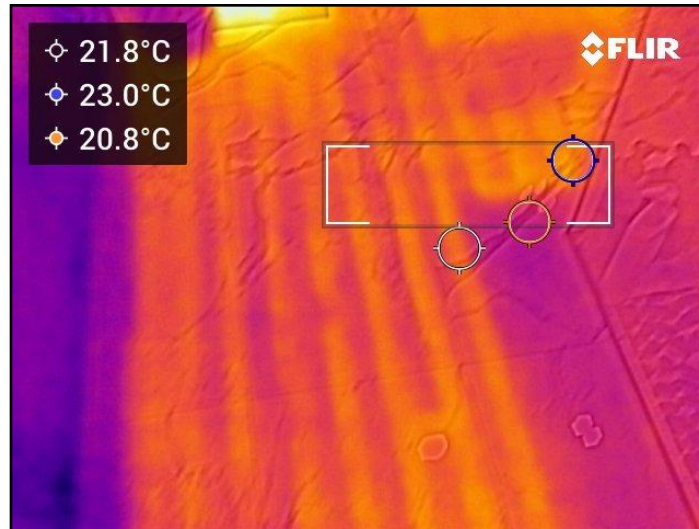
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Descriptions

Heating system type:

- [Furnace](#)
 - In-Floor Heating System
- Basement and 2nd floor primary bathroom



8. In-Floor Heating - primary bathroom

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Amana



9. Amana (Goodman) furnace

Heat distribution: • [Ducts and registers](#) • [Hot water radiant piping](#)

Efficiency: • [High-efficiency](#)

HEATING

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

Combustion air source: • Outside - sealed combustion

Approximate age: • [6 years](#)

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

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter: • Disposable • 16" x 25" • 4" thick

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat:

• [Gas fireplace](#)



10. Gas fireplace - 1st floor



11. Gas fireplace - 2nd floor

Humidifier: • None N/A

Mechanical ventilation system for building:

• Heat recovery ventilator (HRV)

HEATING

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12. Heat recovery ventilator (HRV)

Location of the thermostat for the heating system: • Hallway • First Floor

Ancillary components: • Programmable thermostat

Condensate system: • Discharges into floor drain

Observations & Recommendations

RECOMMENDATIONS \ Overview

3. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Inspection Methods & Limitations

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Electronic air cleaners • Fireplace screens and doors • Fireplace seals and gaskets • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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Descriptions

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

Manufacturer:

• International Comfort Products



13. International Comfort Products A/C

Compressor type: • Electric

Compressor approximate age: • 6 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Location of the thermostat for the cooling system: • Hallway • First Floor

Condensate system: • Discharges into floor drain

Inspection Methods & Limitations

Inspection limited/prevented by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

INSULATION AND VENTILATION

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Descriptions

Attic/roof insulation material:

- [Glass fiber](#)



14. Glass fiber insulation

Attic/roof insulation amount/value: • R-60

Attic/roof air/vapor barrier: • [Plastic](#)

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

Wall insulation material: • Not determined • Not visible

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

Inspection Methods & Limitations

Attic inspection performed: • From access hatch • Very limited view of attic due to: location of hatch, storage and general restricted visibility due to low head room and nature of framing

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

PLUMBING

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Descriptions

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

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

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

Main water shut off valve at the:

• Basement



15. Water meter and shut off valve

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

Water heater type: • Tankless/On demand

Water heater location: • Basement

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

Water heater exhaust venting method: • Direct vent - sealed combustion

Water heater manufacturer: • NTI

PLUMBING

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16. NTI water heater

Water heater tank capacity: • 4.6 GPM

Water heater approximate age: • 5 years

Water heater typical life expectancy: • 10 to 15 years

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

Hot water circulating system: • None

Waste disposal system: • [Public](#)

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

Sewer cleanout location: • Basement

Pumps:

• [Sump pump](#)



17. Sump pump

PLUMBING

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Floor drain location: • Near heating system

Gas meter location: • Exterior rear

Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main gas shut off valve location: • Gas meter

Backwater valve: • Present

Exterior hose bibb (outdoor faucet): • Present

Observations & Recommendations

WASTE PLUMBING \ Sump pump

4. Condition: • Recommend adding battery backup system for the sump pump

Time: Discretionary

5. Condition: • Sump pump could not be evaluated - sealed lid

Location: Basement

Task: Further evaluation

Time: As soon as possible

Inspection Methods & Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys • Water conditioning systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Light or ignite pilot flames

INTERIOR

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

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

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

Windows: • [Casement](#) • [Skylight](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Plastic/fiberglass](#)

Doors: • Inspected

Oven fuel: • Electricity

Cooktop fuel: • Gas

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan • Window

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Wall Oven: • Jenn-Air

Inventory Cooktop: • Jenn-Air

Inventory Dishwasher: • Bosch

Inventory Refrigerator: • Jenn-Air

Inventory Microwave or Microwave/Rangehood: • Jenn-Air

Inventory Washing Machine: • Whirlpool

Inventory Dryer: • Whirlpool

Observations & Recommendations

WINDOWS \ Storms and screens

6. Condition: • [Missing](#)

Location: Basement, bedroom

Task: Install screen

Time: As soon as possible



18. Missing screen

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 and intercoms • Central vacuum systems • Cosmetic issues • Appliances • Decorative items • Aesthetics or quality of finishes • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass • Microwave ovens (if any) • To determine if any secondary units (basement apartments or other) built into homes meet legal status with municipality • Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. • Smoke alarms (detectors)

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Weather: • Partly sunny • Ground was frozen • There was snow on the ground. • There was snow on the roof. • Moderate winds

Approximate temperature: • -2°

Attendees: • Seller

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 4:00 p.m.

Approximate inspection End time: • The inspection ended at 6:30 p.m.

Approximate age of home: • 5 year

Approximate size of home: • 3500 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • Two

Number of bedrooms: • Five

Number of bathrooms: • Five

Number of kitchens: • One

Below grade area: • Basement

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

Area: • City

Street type: • Residential

Street surface: • Paved

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