

INSPECTION REPORT



For the Property at:
1332 HEATHFIELD CRESCENT
OAKVILLE, ON L6M 1S8

Prepared for: BLAIR ZILKEY
Inspection Date: Monday, September 12, 2022
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Providing Peace of Mind

SUMMARY

1332 Heathfield Crescent, Oakville, ON September 12, 2022

Report No. 1112, v.7
privateeyehomeinspections.ca

SUMMARY

PRE-LISTING INSPECTION SUMMARY

The summary is NOT the complete report. The full report may be available for review as a PDF file.

This property is a well maintained two-story detached home that is typical for this neighborhood. Homes in this neighborhood were built largely in the mid 1980's.

EXTERIOR

The brick exterior walls are supported by concrete foundation which is common for a home of this age. Windows are in good condition.

ELECTRICAL

The home has a 100 amp electrical service and a circuit breaker panel. The electrical distribution wiring is copper romex-type / plastic-sheathed cable.

PLUMBING

The visible water service entrance from the municipal water main is copper pipe.

Water distribution plumbing throughout the home is copper pipe.

The drainage waste / vent plumbing is ABS.

The Water Heater is approximately 20 years old.

HVAC

The forced air High Efficiency heating system is approximately 3 years old.

The Central Air Conditioning system is approximately 3 years old.

ROOFING

The roof shingles are in fair condition. The attic insulation in this home as been upgraded.

OVERALL CONDITION OF THE HOME

Overall, this home has been well maintained and incorporates some remodeling upgrades.

This report was completed for the owner or listing real estate agent in order to help prepare the property for sale. A home inspection is a two part system, the verbal portion and the written report. Purchasers should read the entire report carefully in order to avoid any misinterpretation.

READ THE COMPLETE REPORT: Please review the report prior to waiving the inspection condition. This includes the Summary, Main Report and related Photographs. Items indicated in the report as requiring repair, further investigation, evaluation or assessment by a qualified contractor, frequently have costs associated with them that should bear consideration.

If there are any discrepancies with what was discussed during the on-site inspection process, or the report is unclear in any way, it is recommended the inspector be contacted immediately for clarification .

[Priority Maintenance Items](#)

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Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Railings are too low. Immediately provide new railing for safety.

LANDSCAPING \ Walkway

Condition: • Caution is advised. Walkway poses a trip hazard due to installation, age, material and/or design. Repairs or replacement required for safety.

LANDSCAPING \ Driveway

Condition: • Level driveway to garage slab to create smooth entry for vehicles and promote safe walking area for patrons.

GARAGE \ Ceilings and walls

Condition: • Vertical step cracks in brickwork noted from settlement or movement in wall pane. Repairs to bricks and mortar advised for safety and to maintain structural integrity. If further movement is noted advise further evaluation by a specialist.

GARAGE \ Floor

Condition: • Cracks noted in floor. Advise sealing with thinset cement or epoxy paint/sealer to reduce moisture migration below slab from water run-off.

Electrical

MAIN DISCONNECT \ Service box

Condition: • Electrical panel noted in a bathroom which is a high moisture area. Long term affects can result in corrosion within the electrical box. This is not standard practice. Continue to monitor on a regular basis and if need be have it evaluated by a qualified electrician. Also noted there is a one meter clearance required for an electrical panel. Seller had an electrician evaluate the panel and a few breaker issues within the home, please see the attached report from the electrician.

Location: Basement

DISTRIBUTION SYSTEM \ Wiring (wires) - installation and fuses

Condition: • DOUBLE TAPPING: Double tapping of single pole breakers has been noted. Advise expansion to provide space for these branch wires, consult a qualified electrician.

Condition: • Over fusing present. Replace with correct fuses to reduce possibility of overheating and fire.

Circuit Sizing - The Inspector is required to address the compatibility of conductors and over-current devices. In some instances, general trade procedures include over-sizing over-current devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

DISTRIBUTION SYSTEM \ Outlets (receptacles), junction boxes, switches

Condition: • Add cover plates where missing to all switches, outlets and junction boxes for safety.

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Heating

FIREPLACE \ General notes

Condition: • This is not a W.E.T.T. certified inspection. Some insurance carriers request they be done when purchasing the home. Advise full inspection and getting the chimney swept before use for safety.

FIREPLACE \ Gas fireplace or gas logs

Condition: • All Gas fireplaces/appliances should be serviced yearly by a qualified contractor.

We strongly recommend that you have a carbon monoxide detector installed in any room that has a gas log set / gas insert.

Plumbing

WASTE PLUMBING \ Venting system

Condition: • Cheater valve noted, meaning that it is not tied to a main plumbing stack. This is not typical practice and you may get sewage smells because of this. To correct you would have to contact a qualified plumber, but anticipate a large expense depending on where the closest stack is located.

Location: Kitchen Basement Common Bathroom

Interior

STAIRS \ Handrails and guards

Condition: • Railing is loose. Secure for safety.

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Range hoods should be a minimum of 18 inches. Advise checking the stove and range hood specifications for safety to verify it is installed as per the manufacturers specifications. If not adjust accordingly.

BASEMENT \ Cold Room

Condition: • If you are going to finish a cold room to living space, seal the 4" vent and totally insulate the area and introduce heat otherwise you run the risk of creating an area conducive to mould such as it is now. Otherwise remove all coverings on walls and ceilings back to the concrete, open the air vent and use a designed for a cold room. Expect condensation damage when removing current coverings.

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections

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typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

END OF REPORT