

INSPECTION REPORT



For the Property at:

17 PALGRAVE CRESCENT
BRAMPTON, ON L6W 1E1

Prepared for: BLAIR ZILKEY

Inspection Date: Friday, September 4, 2026

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Providing Peace of Mind

SUMMARY

17 Palgrave Crescent, Brampton, ON September 4, 2026

Report No. 2207, v.4
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 1960's.

EXTERIOR

The brick exterior walls are supported by concrete foundation which is common for a home in this area. Windows have been updated from original.

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 copper.

The Water Heater is approximately 4 years old.

HVAC

The forced air High Efficiency heating system is approximately 9 years old.

The Central Air Conditioning system is approximately 12 years old.

ROOFING

The roof shingles appear to be in relatively fair condition. The amount of insulation has been upgraded from original.

OVERALL CONDITION OF THE HOME

Overall, this home has been well maintained and incorporates some recent remodeling upgrades, such as the kitchen and bathrooms.

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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Roofing

SLOPED ROOFING \ Observations & Recommendations

Condition: • Previous roof repairs noted.

Condition: • Please note that "Builders Grade Shingles" typically see major wear as early as 10-12 years and replacement by 15 years or earlier.

Exterior

GARAGE \ Ceilings and walls

Condition: • PREVIOUS WATER DAMAGE: Water damaged/patched surfaces noted. Normal moisture readings noted at this time. Monitor for possible recurring leaks. It is not possible during this inspection to determine whether this is still an existing problem due to infrequent use of plumbing fixture(s)/component(s) that caused the staining, or if it is a prior problem that has been corrected and repaired. If it is the latter request any paperwork associated with the repair(s) to verify the work was professionally done as well as for warranty purposes.

GARAGE \ Floor

Condition: • Floor is serviceable, but has settled/cracked. Water run-off will accumulate in low areas which may cause future settlement (monitor). Replace floor if more settling occurs.

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks.

Reperge and seal all foundation cracks to reduce potential water entry and secondary water damages.

WALLS \ Masonry veneer walls

Condition: • Vertical step cracks in brickwork noted from settlement or movement in wall pane. Repairs to bricks and mortar advised.

Condition: • Holes noted in brick wall panel, seal to reduce moisture entry that could result in moisture related damages.

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Black substance noted on underside of roof sheathing. This can lead to further complications with the sheathing in the future. Advise having a specialist evaluate at time of shingle replacement.

Electrical

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

Condition: • Replace receptacles with GFCI units where receptacles are within 1.5 meters of any sink or water supply and/or outside to provide intended shock protection for safety. Consult a qualified electrician for upgrade.

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Heating

FURNACE \ General notes

Condition: • ACTIVE CONDENSATION LEAK: Active condensation leak noted, have a qualified HVAC contractor evaluate and repair as required. Condensation leaks may have caused additional hidden damages including electrical and possible damage to the heat exchanger. These damages can be expensive.

CHIMNEY AND VENT \ Masonry chimney

Condition: • Crack(s) visible on the concrete cap at the top of the fireplace chimney. Seal any cracks, gaps and joints on and around cap and flue liner to help prevent moisture intrusion and further damage.

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 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

GFCI now installed.
Damaged receptacle replaced.
Junction box cover installed.
HVAC professional sourced condensate leak; repair completed.