

INSPECTION REPORT



For the Property at:

1662 BRAMSEY DRIVE
MISSISSAUGA, ON L5J 2H6

Prepared for: BLAIR ZILKEY
Inspection Date: Monday, November 11, 2024
Prepared by: Gary Bostock



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Providing Peace of Mind

SUMMARY

1662 Bramsey Drive, Mississauga, ON November 11, 2024

Report No. 1713, v.3
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 block foundation which is common for a home of this age. Most windows have been updated, but a few are older, budget for eventual replacement.

ELECTRICAL

The home has an upgraded 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 and ABS.

The Water Heater is approximately 5 years old.

HVAC

The forced air High Efficiency heating system is approximately 6 years old.

The Central Air Conditioning system is approximately 6 years old.

ROOFING

The roof shingles appear to be in good condition. The rear flat roof is aging in areas. The amount of insulation is good for a home of this age.

OVERALL CONDITION OF THE HOME

Overall, this home has been well maintained throughout.

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

FLAT ROOFING \ General notes

Condition: • Flat roof is stable but some areas showing signs of aging. Ceilings under the flat roof were checked with the infrared camera and no anomalies were noted.

Exterior

WINDOWS \ General notes

Condition: • A few aging wood windows noted, budget to replace in the future. Also re-attach the loose trim on the front window.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Railings pose a safety issue due to design. Advise repairs for safety.

GARAGE \ General notes

Condition: • Advise securing header above the rear garage window for safety.

GARAGE \ Floor

Condition: • Minor pitting noted, advise sealing to reduce further pitting.

GARAGE \ Vehicle doors

Condition: • Provide hardwired receptacle for garage door opener and remove existing extension cord for safety. Extension cords are not designed for permanent power use.

Electrical

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

Condition: • Some non-grounded outlets noted in the bedrooms, this is typical for a home of this era. Not all outlets were checked but the majority tested were grounded.

Heating

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.

Interior

DOORS \ General notes

Condition: • Door opens onto an open stairwell, this is a safety issue. Caution advised.

APPLIANCES \ Dryer

Condition: • Incorrect tape used for venting pipe. Replace with correct tape.

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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