



Building a Better Halton

January 24, 2022

Trafalgar Road Improvements Phase 1

Leighland Ave to North of Hays Blvd



Widening to 6 lanes



Bike lanes



Road resurfacing

Notice of Post Construction Condition Survey– PR-2079B

January 2022

About This Project

The Regional Municipality of Halton has substantially completed our improvement project for Trafalgar Road (Regional Road 3) Phase 1 from Leighland Avenue to north of Hays Boulevard, Wards 5 & 6 in the Town of Oakville.

Your household participated in a voluntary pre-construction condition survey of your property in 2020. As construction is now complete, we would like to conduct a post-construction survey to identify and document any change in the condition of your property.

This post-construction condition survey will only inspect the areas that were surveyed during the pre-construction survey. The inspection typically takes about an hour to complete and requires someone to be at home **if** the pre-construction survey included the interior of your home. **This survey will be scheduled once current Modified Step 2 Provincial COVID-19 restrictions are lifted.**

dBA Services will be conducting the post-construction condition survey on behalf of Halton Region and its contractor, Four Season's Site Development, in the coming weeks. All dBA inspectors carry photo identification.

Your cooperation in helping us complete the survey work as soon as possible is greatly appreciated. **To arrange an appointment, please call 1-833-212-4858 or send an email to: pcs@dbaseservices.ca. Please reference 19-1260. If you decide NOT to participate, please contact dBA Services directly and advise of your decision.**



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COVID-19 Update: Regional staff and contractors will be following health and safety guidelines set out by the Province and Public Health to help stop the spread of COVID-19. For more information, please visit halton.ca.

FREQUENTLY ASKED QUESTIONS

Q. *How much will this cost?*

- There is NO cost to you (property owner/tenant etc.) for this service.

Q. *What do you mean post-condition survey?*

- This is a photographic inspection of all buildings and structures in the vicinity of the construction activities that have previously received a pre-construction condition survey. We photographically document any cosmetic deficiencies perceived by the human eye.

Q. *What will your inspectors look for?*

- Our inspectors look for anything that may be aggravated by construction activities such as cracks in plaster or drywall, ceramic tile, nail popping, molding separation, broken windows, etc.
- We look at the basement and ground floor only on the interior and the entire exterior, unless we indicate otherwise.
- Should there be a room or area you do not want our inspectors to document, please let them know.

Q. *What if I have any concerns?*

- When our inspectors arrive for the inspection, notify them about your concerns that may include; pool, hot tub, in ground sprinkler system, well, septic tank, cistern etc.
- Should you have a pool, please ensure to inform the inspector (if you know) of the age of the pool, liner, pump, any upgrades or repairs.
- Should you have a sprinkler system it is ideal to notify the inspector where the lines and heads are located.
- Should you have a well, we will require to know the area it is located, if it is dug or drilled and if it is used for drinking or general purposes, etc.
- Should you have a septic tank/cistern inform the inspector of the age and any repairs/upgrades.

Q. *How long will the inspection take?*

- Depending on the size of the building an average inspection can take approximately up to 45 minutes to complete. Note that property owners do not have to be present for exterior inspections and our inspectors do not conduct interior inspections unless an adult is present.



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Q. Do I really need to have this survey?

- Although it is extremely rare to have damage occur from construction activities, and participation is voluntary, we **highly** recommend participating. This survey protects you, as well as the contract owner, and contractor. If you choose not to participate, we urge you contact the provided number, so we do not make further attempts to contact you.

Q. What will happen if I don't want the inspection?

- Should you decline participating in the inspection and you feel your building has sustained damage, it would be up to the property owner to prove any perceived damage was caused by construction activities.
- Should you notice a condition that may not have been there prior to construction we direct you to contact the construction company. **Note that dBA Services does not have any association with construction activities outside of our inspection services.**

Q. Will anyone get to see the photos of my inspection?

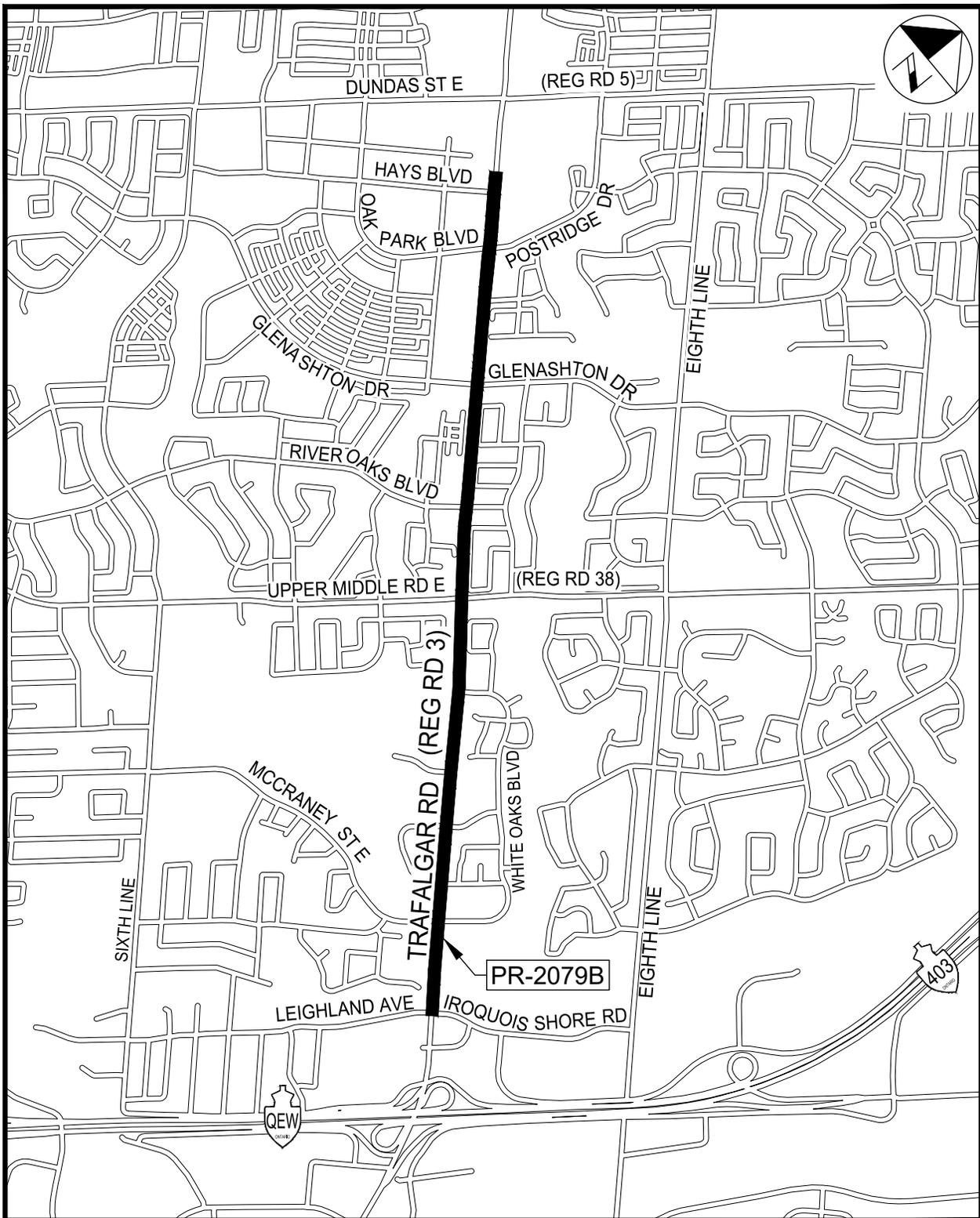
- At the completion of our inspections, dBA staff complete a comprehensive report. That report is then sent to the contractor with a copy of all photographs and any information collected onsite. The contractor may then be required to send a copy to the owner of the contract such as the Region/Municipality or private builder etc.

MORE INFORMATION

Building a Better Halton is about more than construction. It is about investments in infrastructure, service delivery improvements and building complete communities that maintain the high quality of life that residents expect and enjoy.

For more information about Regional improvement projects:

- Visit halton.ca
- Sign up to receive email notices and updates
- Email accesshalton@halton.ca or call 311.



TRAFALGAR ROAD (REG. RD. 3) IMPROVEMENTS
 LEIGHLAND AVENUE TO NORTH OF HAYS BOULEVARD
 WARDS 5 & 6, IN THE TOWN OF OAKVILLE
 PR-2079B

PUBLIC WORKS

JANUARY 2022