

YOUR Inspection Report



Welcome Home!

FOR THE PROPERTY AT:

3304 Stalybridge Drive
Oakville, ON L6M 0K8

PREPARED FOR:

BELINDA MULFORD

INSPECTION DATE:

Wednesday, September 17, 2025

PREPARED BY:

Tom Woolley, RHI



thehome  **check**



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report

The Home Check
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HST#140534322RT0001

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OVERVIEW

3304 Stalybridge Drive, Oakville, ON September 17, 2025

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IMPORTANT NOTE

The goal of a home inspection is to identify significant issues that would affect a person's decision to buy a re-sale home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of issues.

FOR THE BUYER This inspection report is very helpful, but a more thorough home inspection includes both an onsite review of the property with the home inspector and the inspection report. To book your Onsite Review, call us at 905-916-6888. Without an Onsite Review, our obligation and liability are limited to the seller.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly .5 % of the value of the home annually for maintenance and repair.

CONCLUSION

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

A WORD ABOUT WATER

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mould growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home. Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

ASBESTOS, MOULD and other ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues. If you need help, call us at 905-916-6888.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material: • [Asphalt shingles \(1.1\)](#)

Limitations

Roof inspection method: • Drone

Recommendations

RECOMMENDATIONS \ General

Condition: • View of roof from above:



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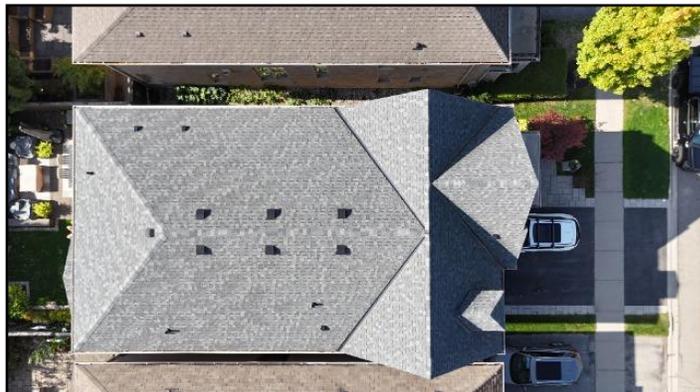
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SLOPED ROOF(S) \ 1.0

Condition: • The roof is less than 1 year old. There may be installation record and warranty information available.

FLAT ROOF(S) \ 1.0

Condition: • Age of flat roof

The installed flat roof covering (porch) is 15 years old. This type of flat roof has a typical total life expectancy of 15 to 20 years. Monitor over time and maintain as necessary.

VULNERABLE AREAS \ 1.13, 1.14 & 1.15

Condition: • Flashings are vulnerable areas

Task: Monitor/maintain as necessary

ROOF LEAKS (4.0), ANNUAL MAINTENANCE AND ICE DAMS (1.14) \ Good advice for all homeowners

Condition: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 for more detail and solutions.

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Gutters and Downspouts (1.0): • [Aluminum \(1.1\)](#)

Gutter and Downspout Discharge (1.2): • [Discharge above grade \(1.2\)](#)

Wall Surfaces (4.0): • [Brick \(4.1\)](#) • [Stone \(4.2\)](#) • [Stucco/EIFS \[Exterior Insulation and Finish System\] \(4.4\)](#)

Limitations

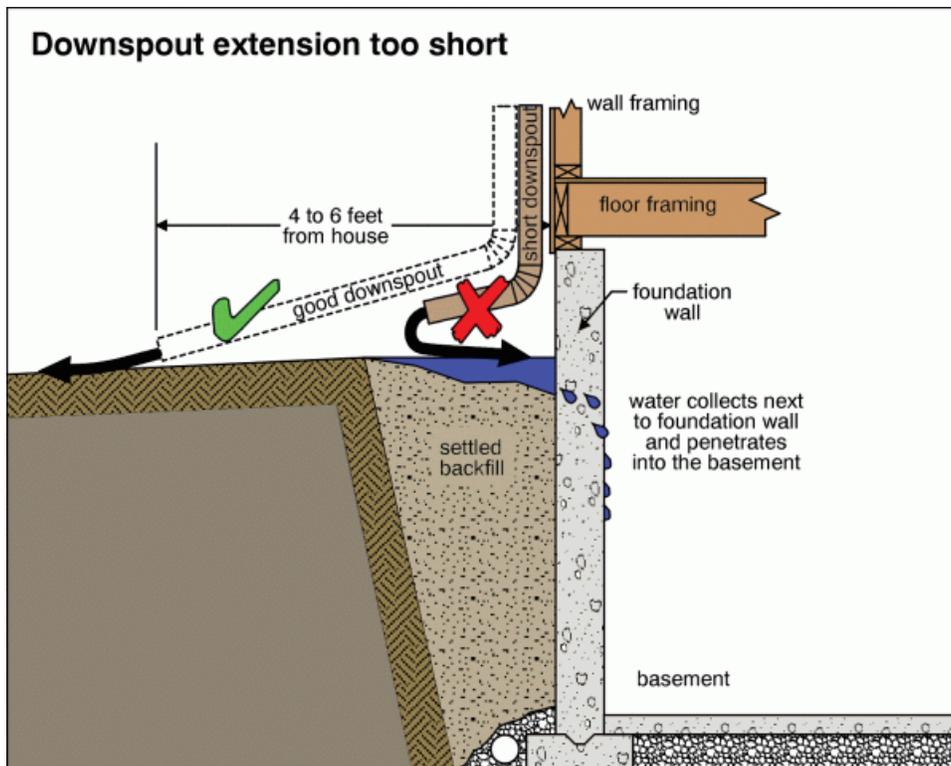
Exterior inspection method: • The exterior was inspected from ground level.

Limitations: • Deck/porch/steps - restricted/no access under • Garage - storage restricted the inspection • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

Recommendations

DOWNSPOUTS \ 1.0

Condition: • [Downspout ends too close to home. It should direct water at least 6 feet from building.](#)



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Extend downspouts away from foundation

LOT GRADING \ (2.0 & 6.0)

Condition: • Low areas

To reduce the likelihood of water penetration to the basement, always maintain a positive slope away from the foundation wall.



Condition: • Care should be taken with lawn sprinkler systems (irrigation systems). These can wet and damage exterior walls and cause leakage problems into basements and crawlspaces. Water should not be directed against or adjacent to the building.



Reconsider irrigation against foundation

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LANDSCAPING \ (2.0 & 6.0)

Condition: • [Shrubs/trees too close to building](#)



Keep shrubs trimmed back

GARAGE \ 8.0

Condition: • The photo eye for the garage door opener is high. There appears to be no option to install it lower. Be careful if toddlers are present.

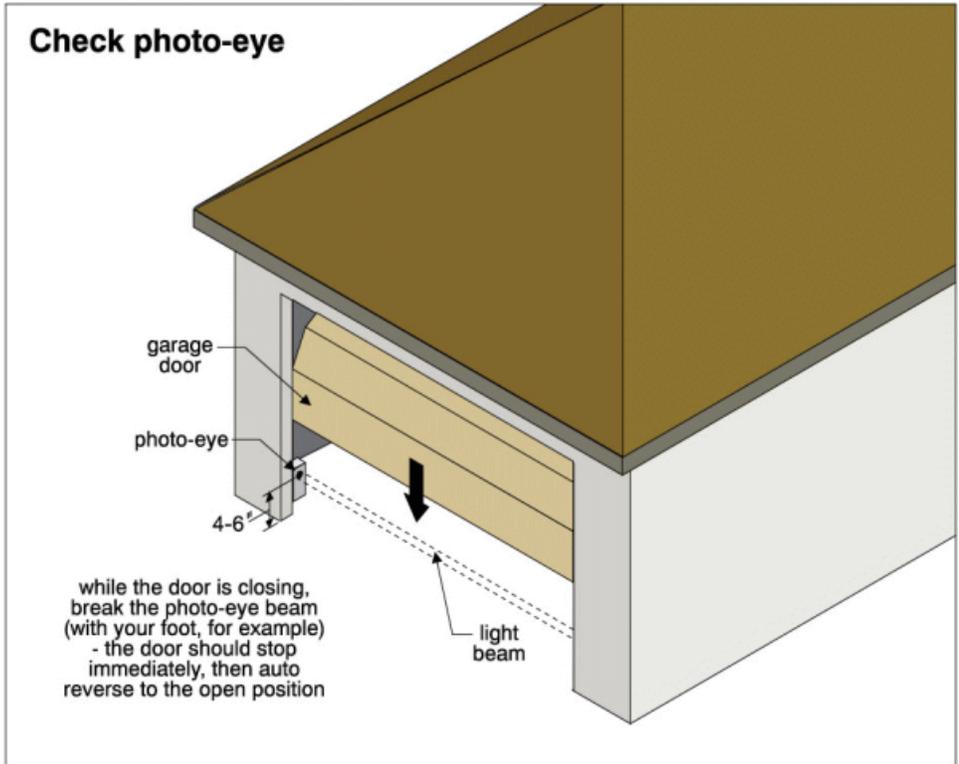


Photo eye

STRUCTURE

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Foundations (3.0): • [Poured concrete](#)

Configuration (4.0): • [Basement](#)

Floor Construction (5.0): • [Joists - wood](#)

Exterior Wall Construction (6.0): • [Wood frame](#) • [Wood frame, masonry veneer](#) • Wood frame, stone veneer

Roof and Ceiling Framing (7.0): • [Trusses \(7.4\)](#)

Limitations

Structure inspection method: • Attic inspected from access hatch

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • It is not possible to determine the presence or extent of ongoing movement based on a one-time visit.

Recommendations

FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1

Condition: • Most foundation walls and masonry walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

Description

Service Entrance Cable (2.1/2/3): • [Underground - The wire material was not determined](#)

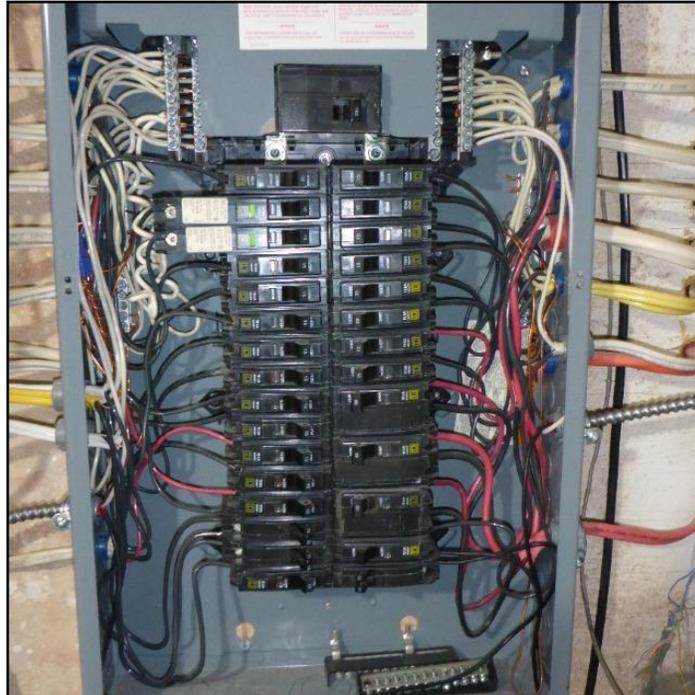
Service Size (2.4/5): • [100 amps \(240 Volts\)](#)

System Grounding (2.7): • [Water pipe - copper](#)

Distribution Panel Rating (3.0): • [125 amps](#)

Distribution Panel Type & Location:

• [Breakers - basement](#)



Electrical protected by breakers

Distribution Wire (4.0): • [Copper - non-metallic sheathed](#)

Outlet Type & Number (5.2): • [Grounded - typical number](#)

Ground Fault Circuit Interrupters (5.3): • [Bathrooms](#) • [Exterior](#) • [Kitchen](#)

Arc Fault Circuit Interrupters (5.3): • Panel

Limitations

Limitations: • Main disconnect cover not removed • Concealed electrical components are not inspected. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc. • The continuity and quality of the system ground are not verified as part of a home inspection. • Post lamp(s) function not tested

ELECTRICAL

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Recommendations

RECOMMENDATIONS \ General

Condition: • No ELECTRICAL Recommendations are offered as a result of this inspection.

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Description

Main Heating System - Fuel/Energy Source: • Natural gas

Main Fuel Shut-off at: • Meter

Main Heating System - Type: • [Furnace \(3.0\)](#)

Efficiency (8.0): • [High efficiency](#)

Approximate Input Capacity (9.0): • 84,000 BTU/hr.

Approximate Age: • [3 years](#)

Typical Life Expectancy: • [Furnace \(high efficiency\) - 15 to 20 years](#)

Limitations

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected. • Air conditioning or heat pump operating (16.3) • The performance of radiant floor heating cannot be evaluated during a home inspection. • Performing airflow analysis at each supply register is not part of a home inspection

Recommendations

SUPPLY/RETURN DUCTWORK, GRILLES AND REGISTERS \ 15.1 & 15.2

Condition: • Dramatic house designs bring with them a heating and cooling challenge. As hot air rises within the wide open spaces, this can create comfort issues in both the summer and winter months. The location of supply registers is important and the provision for enough return air flow is critical. Ultimately, this is a lifestyle decision and the true evaluation will be over the course of an entire year. Consultation with a heating contractor is recommended if required.



Open concept

HEATING

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REGULAR MAINTENANCE \ Good advice for all homeowners

Condition: • An annual maintenance agreement with a reputable heating contractor is recommended.

COOLING

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Air Conditioning (1.0): • [Central air conditioning - air cooled \(1.1\)](#)

Cooling Capacity (3.0): • [42,000 BTU/hr.](#)

Approximate Compressor Age (5.0): • [5 years](#)

Typical Life Expectancy: • 10 to 15 years

Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection. • Performing airflow analysis at each supply register is not part of a home inspection

Recommendations

RECOMMENDATIONS \ General

Condition: • No COOLING Recommendations are offered as a result of this inspection.

INSULATION

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Attic insulation value (1.0/2.0) & material (A): • Averaging • R-28 • [Fiberglass \(3.0\)](#)

Basement wall insulation value (1.0/2.0) & material (I/J): • Not determined in some areas • R-12 • [Fiberglass \(3.0\)](#)

Air/vapour barrier (13.0): • [Not determined](#)

Roof ventilation (15.0): • [Roof vents](#) • [Soffit vents](#)

Limitations

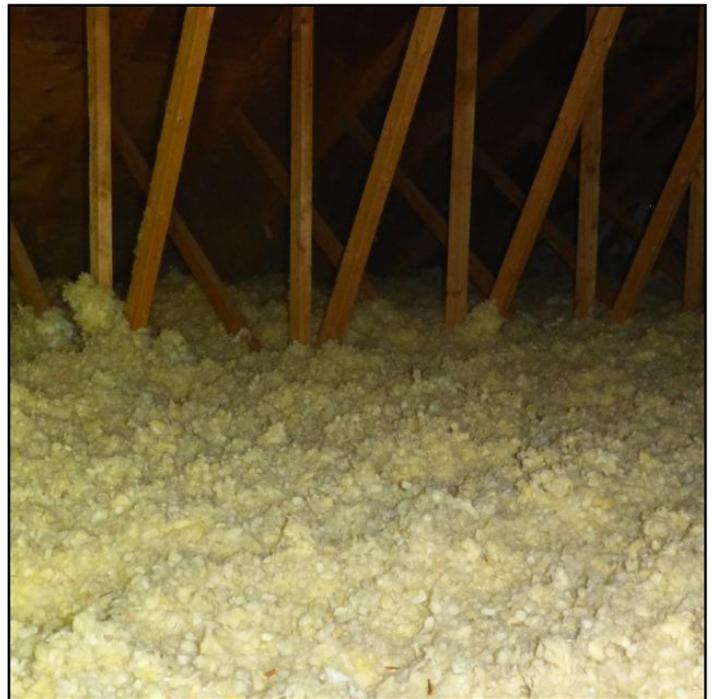
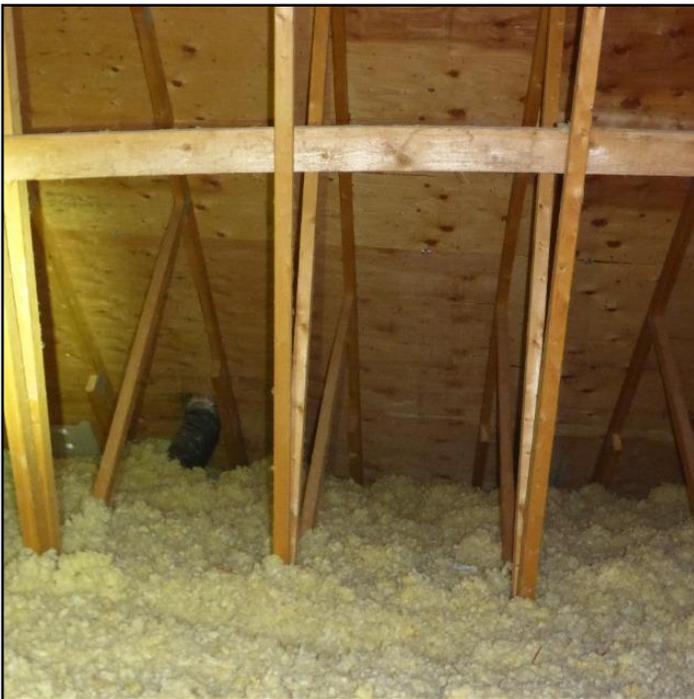
Insulation inspection method: • See Structure Limitations • Attic inspected from access hatch

Limitations: • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

Recommendations

RECOMMENDATIONS \ General

Condition: • View of attic:



ATTIC \ Insulation (A & 1.0 to 19.0)

Condition: • The insulation levels are less than current standards. Adding insulation would be considered an improvement and would fall under the 'discretionary' category in terms of timing.

Condition: • Some evidence of mice activity was noted in the attic. This is common and no action is required. If activity is detected, a pest control company can be contacted for assistance.

INSULATION

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FLOOR ABOVE UNHEATED AREA \ L

Condition: • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

Description

Water Piping to the Building: • [Copper](#)

Supply Piping in the Building: • [Copper](#)

Main Shut-off Valve Location: • Basement

Water Flow (Pressure) (1.4.1): • [Functional](#)

Water Heater Type and Energy Source (1.6): • [Gas](#) • [Induced draft](#)

Waste Piping Material: • Plastic

Floor Drain Location: • [Furnace area](#)

Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem. • Water treatment equipment is not included as part of a home inspection. • Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection. • Storage under sinks prevented a complete view of the supply and waste lines • Appliances are not checked as part of a home inspection

Not tested/not in service: • Front bedroom ensuite (no access)

Recommendations

RECOMMENDATIONS \ General

Condition: • Be mindful of the fact that all houses will go through an adjustment period with the new homeowners as it relates to plumbing use. As the home is brought up to full activity status, watch for leakage/performance issues that were not picked up at the time of inspection.

SUPPLY PIPING IN HOUSE \ 1.4

Condition: • Like all homes built today, this home features plastic supply piping (pex) in some/all areas. This type of pipe has not been in service as long as copper and some manufacturers have had issues with this type of pipe and its connections. Monitor this system along with all of the other mechanical systems within a home.

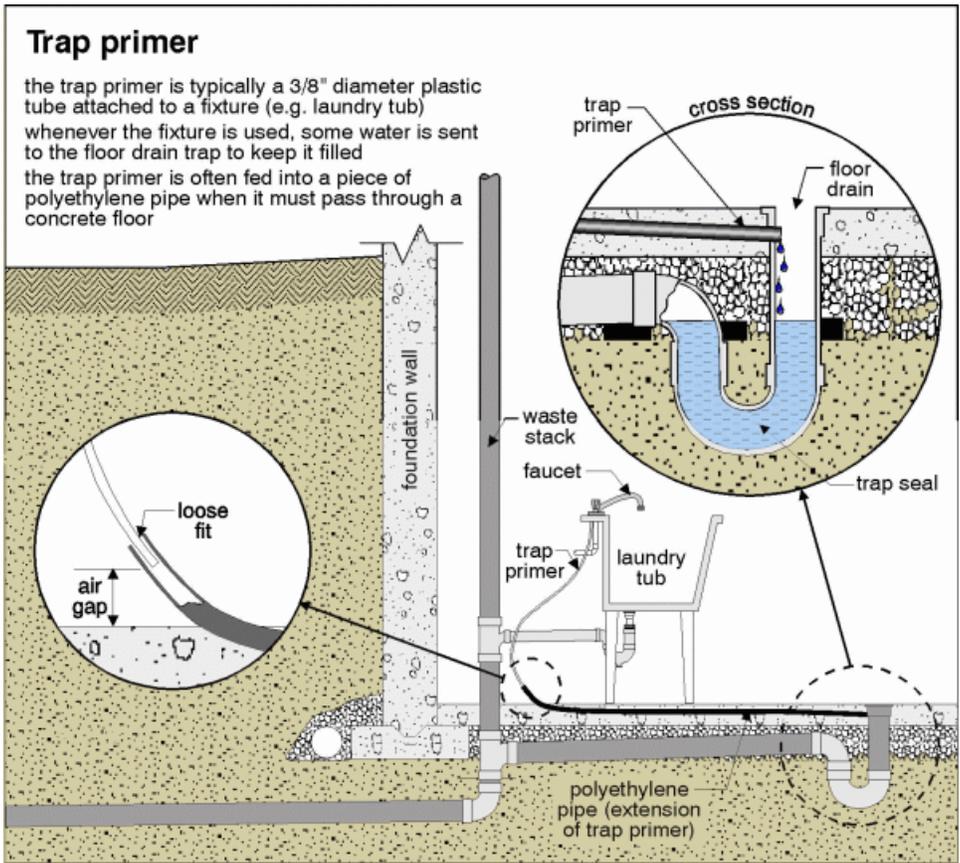
WASTE PIPING \ 2.3

Condition: • [Slope improper \(2.3.2\)](#)

There is a slight upward slope to the waste line below the right primary ensuite bathroom sink. No performance issues noted. No immediate action is required. Improve/repair only as necessary.

Condition: • Trap primer missing/disconnected

This is not likely to cause problems. There is water running into the floor drain 365 days of the year (assuming air conditioning is used). No action is required.



Disconnected trap primer

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Major Floor Finishes (1.0): • [Carpet \(1.4/1.5\)](#) • [Ceramic/Quarry Tile \(1.7\)](#) • Hardwood/laminate/vinyl plank

Major Wall Finishes (2.0): • [Drywall \(2.1\)](#)

Major Ceiling Finishes (3.0): • [Drywall \(3.1\)](#)

Windows (6.0): • [Casement \(6.1.2\)](#) • [Fixed \(6.1.5\)](#) • [Sliders \(6.1.3\)](#)

Glazing (6.2): • [Double \(6.2.2\)](#)

Exterior Doors (7.0): • [Conventional - hinged](#) • [Garage](#)

Fireplaces and Stoves (8.0): • [Fireplace – gas - factory built](#)

Limitations

Limitations: • Storage/furnishings in some areas limited inspection • No comment is made on cosmetic finishes during a home inspection. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection. • Appliances are not checked as part of a home inspection

Limitations: • Front bedroom not inspected

% of interior foundation wall not visible: • 99

Recommendations

RECOMMENDATIONS \ General

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

CEILINGS \ 3.0

Condition: • Patched - Dry when tested at inspection



Patched in basement

WINDOWS \ 6.0

Condition: • [Seal lost on double or triple glazing](#)

Debris between panes visible in the family room. No evidence of condensation. No action is required.

Condition: • Installing a dedicated egress window in the basement is recommended.

FIREPLACE OR WOOD STOVE \ 8.0

Condition: • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0

Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the text before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are

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disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$500 to \$1,000 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS \ Good advice for homeowners

Condition: • Safety is the number one priority of any homeowner. We recommend installing new smoke and carbon monoxide detectors in accordance with the current fire code.

END OF REPORT

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.

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» 03. STRUCTURE

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» 06. COOLING/HEAT PUMPS

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Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

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