

# INSPECTION REPORT



For the Property at:  
**111 MORaine HILL DRIVE**  
VAUGHAN, ON L6A 0Z8

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Prepared for: DAVE ELFASSY  
Inspection Date: Tuesday, January 30, 2024  
Prepared by: Stefano Ramacciato



Quantum Home Inspections  
9235 Jane St., Suite 103  
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416 844-0747

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[info@quantumhomeinspections.ca](mailto:info@quantumhomeinspections.ca)

The best home inspection experience available.



January 30, 2024

Dear Dave Elfassy,

RE: Report No. 3168  
111 Moraine Hill Drive  
Vaughan, ON  
L6A 0Z8

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Stefano Ramacciato  
on behalf of  
Quantum Home Inspections

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# ROOFING

111 Moraine Hill Drive, Vaughan, ON January 30, 2024

Report No. 3168

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)

In great condition.

Noticed a few blown away Asphalt Shingles in the rear roof repair it.

Approximately age 14 years old.

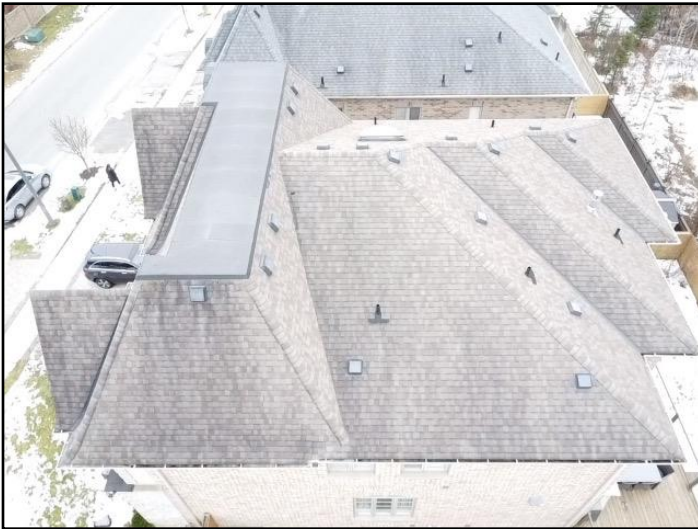
Probability of leakage is low.



1.



2.



3.



4. *Blown away Asphalt Shingles*

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5. Asphalt shingles



6. Asphalt shingles



7.



8.

## Flat roofing material:

- [Modified bitumen membrane](#)

In great condition.

Approximately age 14 years years old.

Probability of leakage is low.

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- INTERIOR
- REFERENCE



9.

Description

- Gutter & downspout material:** • [Aluminum](#)
- Driveway:** • Cobblestones
- Porch:** • Flagstone
- Balcony:** • Pressure-treated wood
- Patio:** • Stone
- Fence:** • Wood
- Irrigation/Lawn sprinklers:** • Control pad is in the garage.  
Make sure you have the water lines blown out before the winter.



10. Control valves



11.



12. Control pad

# STRUCTURE

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## Description

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Wood I-joists](#)

**Exterior wall construction:**

• [Wood frame / Brick veneer](#)

With stone front & stucco exterior.

**Roof and ceiling framing:**

• [Trusses](#)

• [Plywood sheathing](#)

No visible signs water damage or mold.



13.



## Description

**Service size:** • [200 Amps \(240 Volts\)](#)

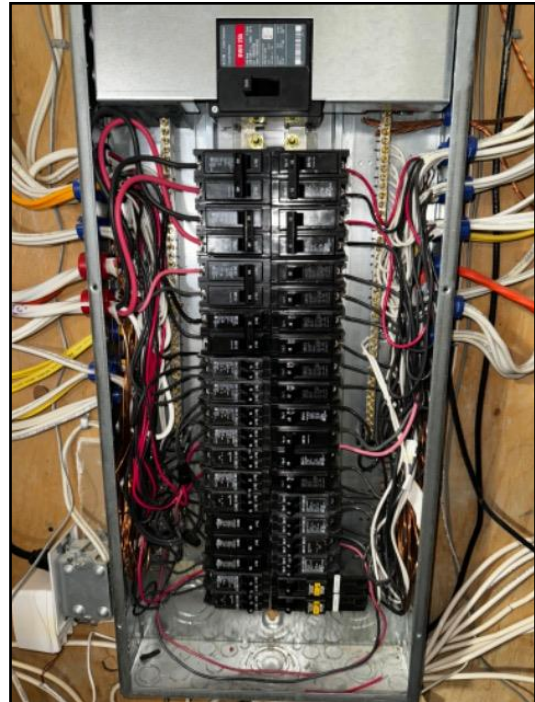
**Distribution panel type and location:**

- [Breakers](#)

Located left side basement.



14.



15.

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Smoke alarms (detectors):**

- [Present](#)

Combo unit installed Carbon Monoxide & Smoke.

Units are expiring in 2027.

Replace units every 10 years.



16.

# HEATING

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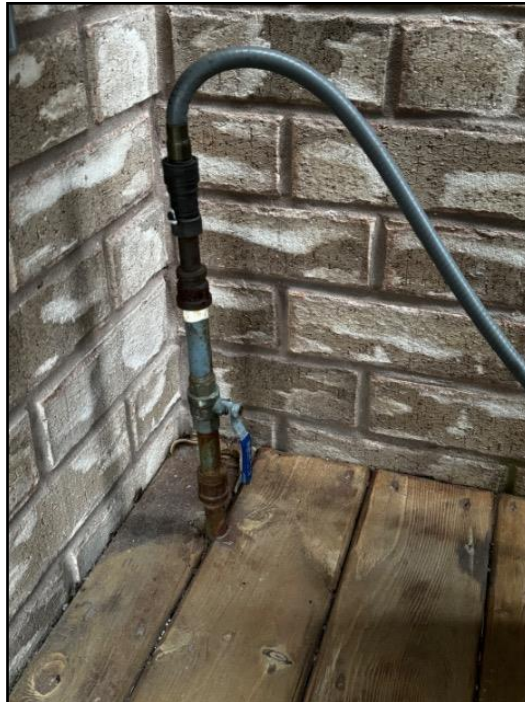
PLUMBING

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## Description

**General:** • Installed barbeque gas line with shut off valve on the rear exterior balcony.



17.

**General:** • All gas shut off valves are located in the basement furnace room.



18.

### Heating system type:

• [Furnace](#)

Brand new furnace installed.

Model Year 2024

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High Efficiency

88,000 BTU'S

Replace filter every 3 months.



19.



20.

## • [Fireplace](#)

Gas fireplaces in good working condition.



21.



22.

## Main fuel shut off at:

- Meter

Rusty gas pipe, contact Enbridge to service.

Located front right side exterior wall.

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23. Meter

## Humidifier:

- [Trickle/cascade type](#)

Replace filter every fall.

Make sure the water valve is on.

Make sure the damper flap is opened for the winter and closed for the summer.

Make sure the humidistat is set about 35%

Located in the basement furnace room.

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24. Trickle/cascade type

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Central

Model Year 2020

3.5 Tons Unit

Remove the outdoor cover before turning on the unit in the spring season.



25.



26.

## Limitations

Inspection limited/prevented by: • Low outdoor temperature

## Description

### Attic/roof insulation material:

- [Glass fiber](#)

Upgrade in the future.



27. Glass fiber



## Description

**General:** • Tested all plumbing fixtures and found no water leaks.

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

• Meter

Located in the furnace room.



28. Meter

**Water heater type:**

• Rental

Model Year 2020

284 Litres

Mixing valve not installed.



29. Rental

**Pumps:** • None

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):**

• Present

Winterizing Hosebib

Shut off valves are located in the basement furnace room.

**WATER SHUTOFF**

For  
**Exterior Hose Bib**

This shutoff must be turned off and the water drained between this point and the exterior hose bib before the outside temperature drops below freezing. Damage will occur to your plumbing if this is not performed.

Turn this valve off and unscrew the small cap on the side of the shutoff. Open hose bib outside of your house or in the garage. Once all the water has been drained out of the pipe between the small cap and the hose bib, proceed to tighten the small cap. Do not reopen this shutoff until the exterior hose bib is once again needed in the spring.

30.



31. Hosebib shut off valves

## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Ceramic](#) • Porcelain

**Major floor finishes:** • Italian marble

**Windows:** • [Skylight](#) • Vinyl

**Appliances:** • Tested all appliances, all in good working condition.



32.



33.



34.

# INTERIOR

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35.



36.



37.

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38.



39.



40.



41.

# INTERIOR

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**INTERIOR**

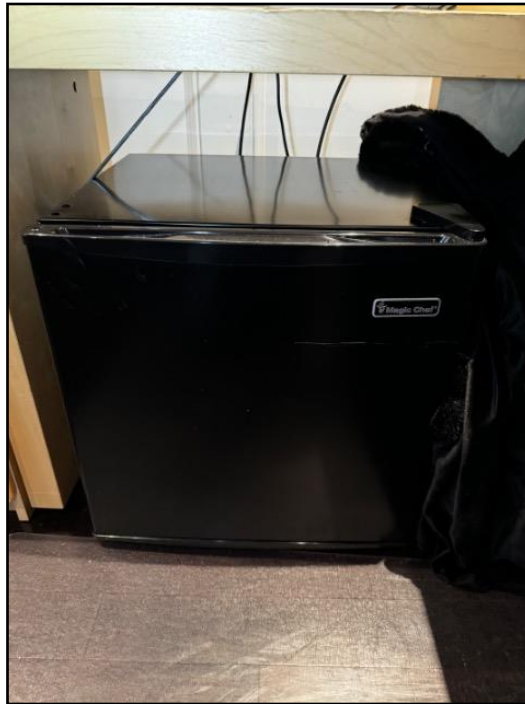
REFERENCE



42.

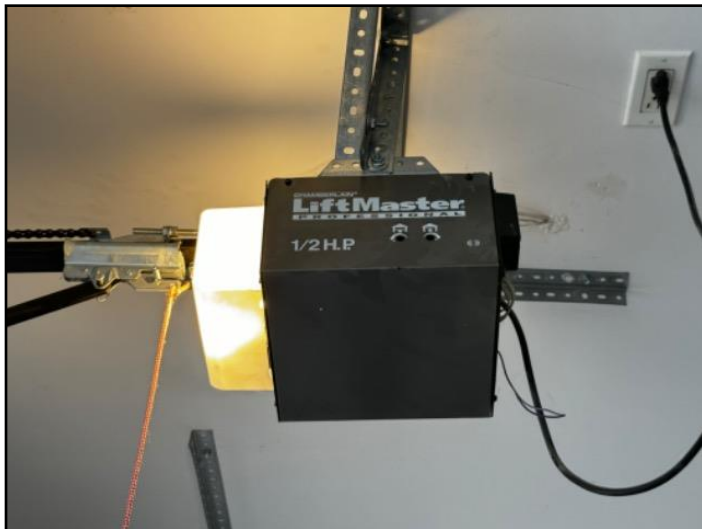


43.



44.

**Inventory Garage Door Opener:** • In good working condition.



45.

46.

**Inventory Central Vacuum:** • In good working condition.



47.



## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards

**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.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS