

# INSPECTION REPORT



For the Property at:  
**12 MILL RIVER DRIVE**  
VAUGHAN, ON L6A 0Y7

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Prepared for: DAVE ELFASSY  
Inspection Date: Friday, February 23, 2024  
Prepared by: Stefano Ramacciato



Quantum Home Inspections  
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[info@quantumhomeinspections.ca](mailto:info@quantumhomeinspections.ca)

The best home inspection experience available.



February 28, 2024

Dear Dave Elfassy,

RE: Report No. 3197, v.2  
12 Mill River Drive  
Vaughan, ON  
L6A 0Y7

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

12 Mill River Drive, Vaughan, ON February 23, 2024

Report No. 3197, v.2

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)

In great condition.

Noticed some repair work was done in the rear roof and a few blown away

Asphalt Shingle tabs.

Approximately age 15 years old.

High grade Asphalt Shingles.

Probability of leakage is low.



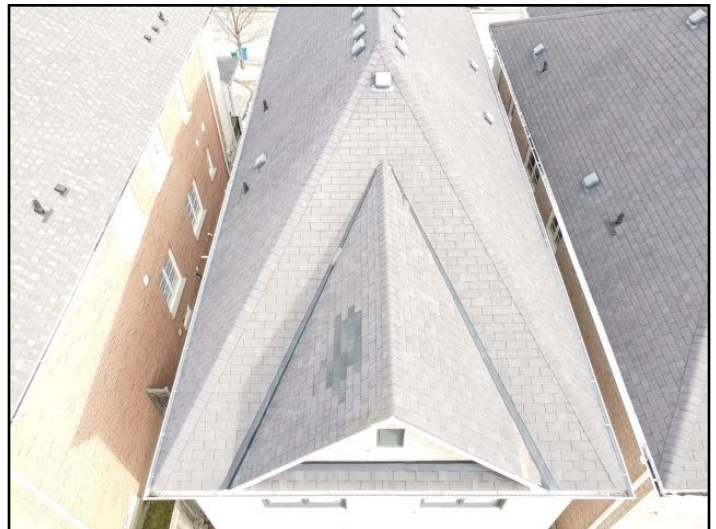
1.



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- STRUCTURE
- ELECTRICAL
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- PLUMBING
- INTERIOR
- REFERENCE



5.



6.

## Description

**Gutter & downspout material:** • [Aluminum](#)

**Driveway:** • Asphalt • Cobblestones

**Walkway:** • Cobblestones

**Porch:** • Flagstone

**Patio:** • Stone

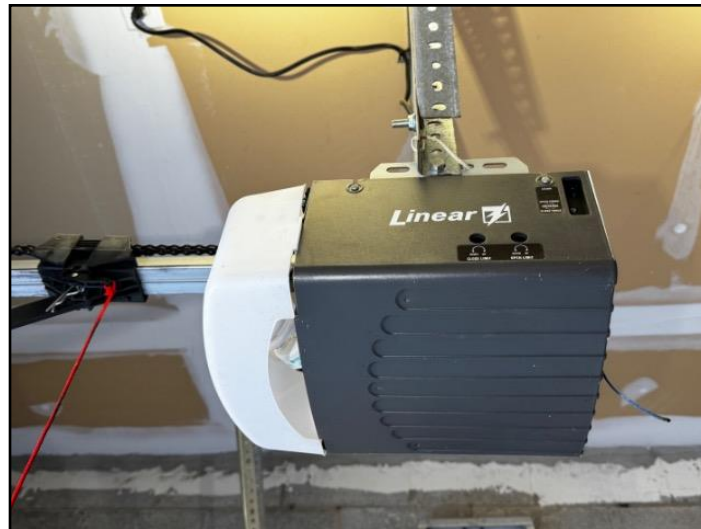
**Fence:** • Wood

**Garage vehicle doors:** • Wood

**Garage vehicle door operator (opener):**

• Present

In good working condition.



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# STRUCTURE

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## Description

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

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

**Exterior wall construction:** • Wood frame/ Brick  
With stone and stucco front exterior.

**Roof and ceiling framing:**

- [Trusses](#)
- [Plywood sheathing](#)

No visible water damage or mold.



8.

## Recommendations

### FOUNDATIONS \ General notes

**1. Condition:** • Typical minor cracks.

**Implication(s):** Chance of water damage

**Location:** Right Side Exterior Wall

**Task:** Repair with Epoxy fill

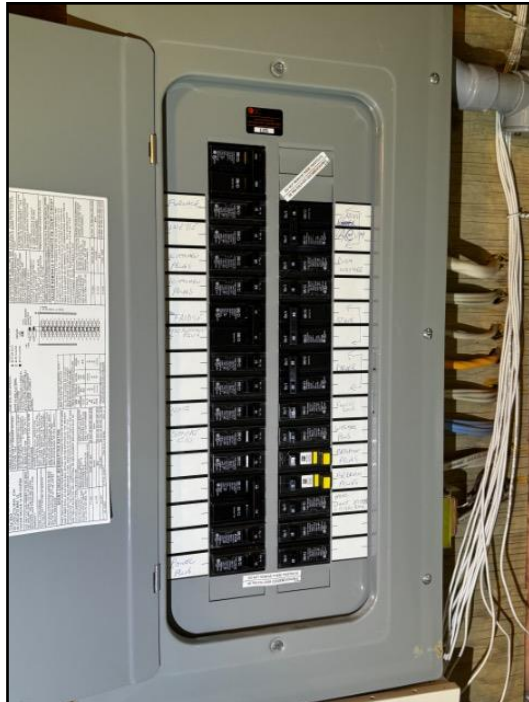
## Description

**Service size:** • [100 Amps \(240 Volts\)](#)

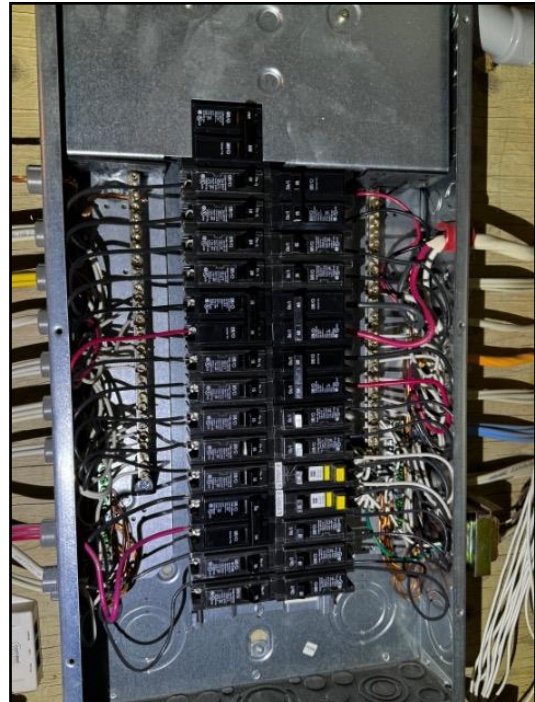
**Distribution panel type and location:**

• [Breakers](#)

Located front basement.



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

**Smoke alarms (detectors):**

• [Present](#)

Combo unit installed, Carbon Monoxide & Smoke.

Test monthly.

Replace units every 10 years.



11.



## Description

### Heating system type:

- [Furnace](#)

Model Year 2018

High Efficiency

80,000 BTU'S

Replace filter every 3 months.

In good working condition.



12.



13.

- [Fireplace](#)

Gas fireplace in good working condition.



14.

# HEATING

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## Main fuel shut off at:

- Meter

Located right side exterior wall.



15. 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 behind the furnace.

# HEATING

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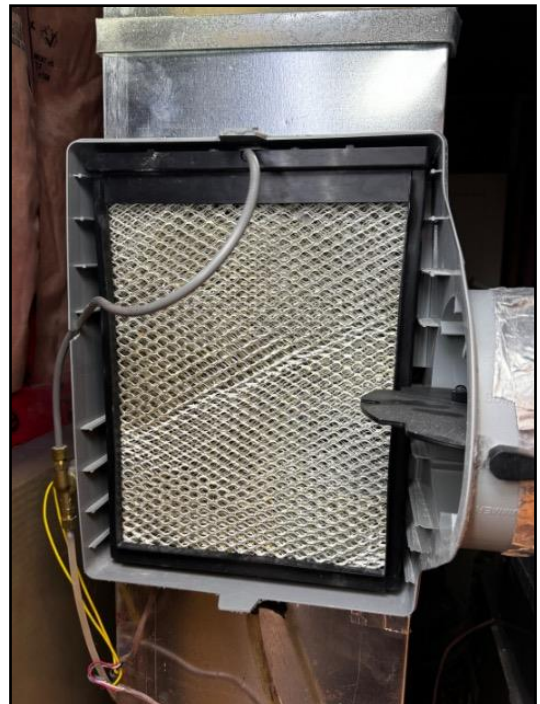
PLUMBING

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16. Trickle/cascade type



17. Filter

# COOLING & HEAT PUMP

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## Description

### Air conditioning type:

- Central
- Model Year 2018  
2.5 Tons Unit



18.

## Limitations

Inspection limited/prevented by: • Low outdoor temperature

## Description

### Attic/roof insulation material:

- [Cellulose](#)



19.



20.

## Description

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

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

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

• Meter

Located in the basement furnace room.



21. Meter

**Pumps:** • None

**Backwater valve:** • None noted

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

• Present

Winterizing Hosebib

Shut off valves are located front & rear basement.

**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.

22.



23. Hosebib shut off valve

## Recommendations

### WATER HEATER \ Life expectancy

**2. Condition:** • Past life expectancy

Rental Unit

Model Year 2009

227 Litres

**Implication(s):** Chance of water damage to structure, finishes and contents | No hot water

**Location:** Basement Furnace Room

**Task:** Upgrade

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# INTERIOR

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## Description

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

**Windows:** • Wood • Vinyl

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



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26.



27.



28.

# INTERIOR

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31.



32.

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



33.

## 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