

INSPECTION REPORT



For the Property at:
40 GRAND TRUNK AVENUE
VAUGHAN, ON L6A 0X9

Prepared for: DAVE ELFASSY
Inspection Date: Monday, June 10, 2024
Prepared by: Stefano Ramacciato



Quantum Home Inspections
9235 Jane St., Suite 103
Maple, ON L6A0J8
416 844-0747

www.quantumhomeinspections.ca
info@quantumhomeinspections.ca

The best home inspection experience available.



June 10, 2024

Dear Dave Elfassy,

RE: Report No. 3311
40 Grand Trunk Avenue
Vaughan, ON
L6A 0X9

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

40 Grand Trunk Avenue, Vaughan, ON June 10, 2024

Report No. 3311

www.quantumhomeinspections.ca

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)

In great condition.

Approximately age 10 year old.

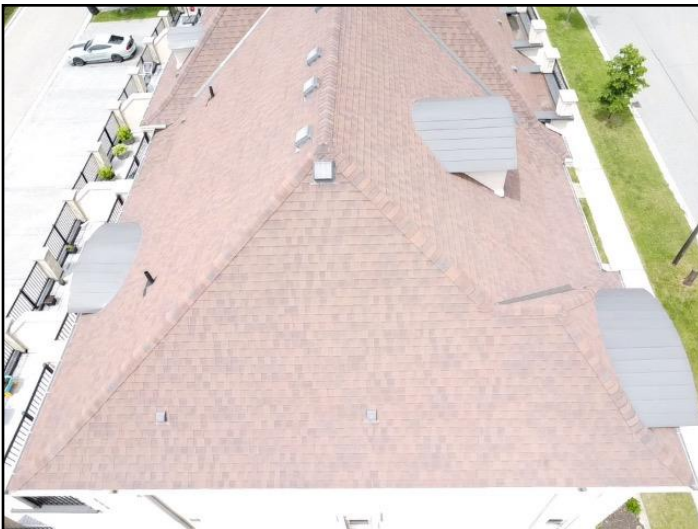
Probability of leakage is low.



1.



2.



3.



4.

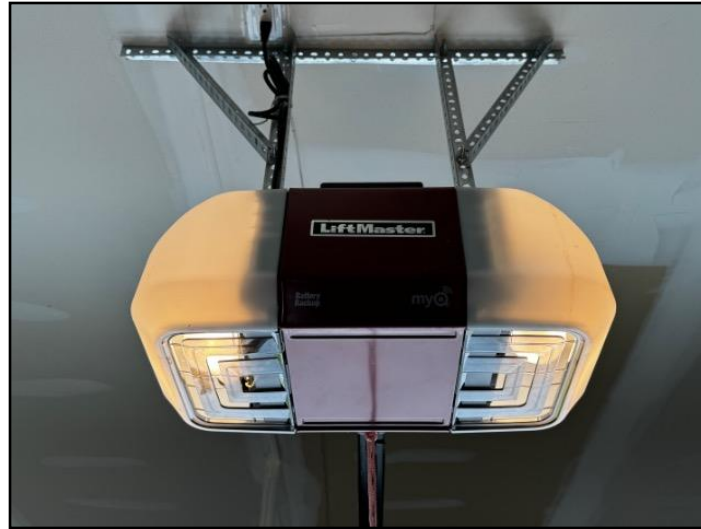
Description

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

Driveway: • Asphalt

Garage vehicle door operator (opener):

• Present



5.

Recommendations

DOORS \ Glass

1. **Condition:** • [Lost seal](#)

Implication(s): Shortened life expectancy of material | Nuisance

Location: Rear Third Floor Balcony

Task: Repair

EXTERIOR

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6. *Lost seal*

Description

Foundation material: • [Poured concrete](#)

Exterior wall construction: • Wood frame with stone, stucco and cast stone.

Roof and ceiling framing:

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

No signs of water damage, mold or structural issues.



7.

Description

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

Distribution panel type and location:

• [Breakers](#)

Located in the mechanical room.



8.

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

Smoke alarms (detectors):

• [Present](#)

Combo unit installed, Carbon Monoxide & Smoke on the third floor.

Test monthly.

Replace units every 10 years.

ROOFING

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9.

Recommendations

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

2. Condition: • None observed

Implication(s): Health hazard

Location: First Floor

Task: Replace

Time: Immediate

Description

Heating system type:

- [Furnace](#)

Model Year 2014

High Efficiency

60,000 BTU's

Replace filter every 3 month

In good working condition



10.



11.

Main fuel shut off at:

- Meter



12. Meter

Humidifier:

- [Trickle/cascade type](#)

Replace filter every fall.

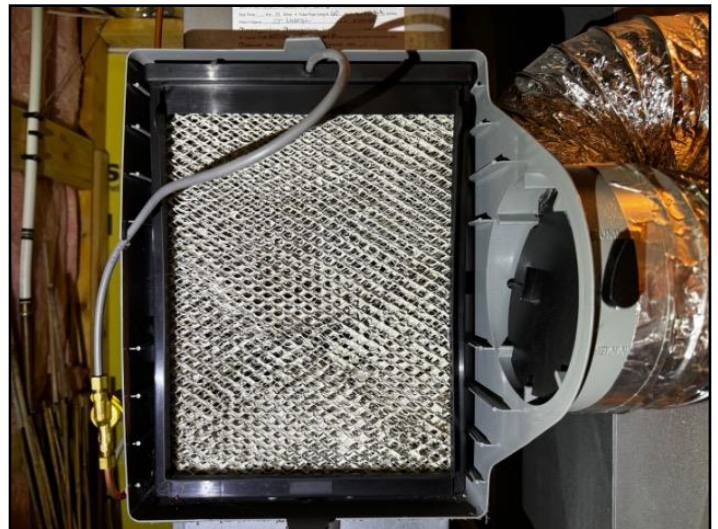
Make sure the water valve is on.

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

Make sure the humidistat is set about 35%



13. Trickle/cascade type



14. Filter

Mechanical ventilation system for building:

- Heat recovery ventilator (HRV)
- Located in the mechanical room.
Dirty Filters
Wash filters every 3 to 6 months.
Control pad is beside the thermostat.



15. Heat recovery ventilator (HRV)



16. (HRV) Filters

Description

Air conditioning type:

- Central

Model Year 2019

2 Tons Unit

In good working condition.



17.

Description

Attic/roof insulation material:

- [Glass fiber](#)



18. Glass fiber



19.

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 mechanical room



20. Meter

Water heater type:

• [Conventional](#)

• Rental

Model Year 2014

227 Litres



21. Rental

Pumps: • None

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet):

• Present

Winterizing Hosebib

Shut off valves are located in the mechanical 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.

22.



23. Hosebib shut off valve



24. Hosebib shut off valve

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

3. Condition: • Water leak on the pipe connection.

Location: First Floor Laundry Tub

Task: Repair

Time: Immediate



25.

FIXTURES AND FAUCETS \ Shower stall enclosure

4. Condition: • Leaking shower head

Location: Ensuite Bathroom

Task: Replace

Time: ASAP



26.

Description

General: • Installed barbeque gas line with shut off valve located rear balcony.
Rusty pipe needs repainting.



27.

Major floor finishes:

- [Hardwood](#)
- [Ceramic](#)
- Porcelain

Cracked grout in the kitchen

- Engineered wood

Windows: • Vinyl

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

INTERIOR

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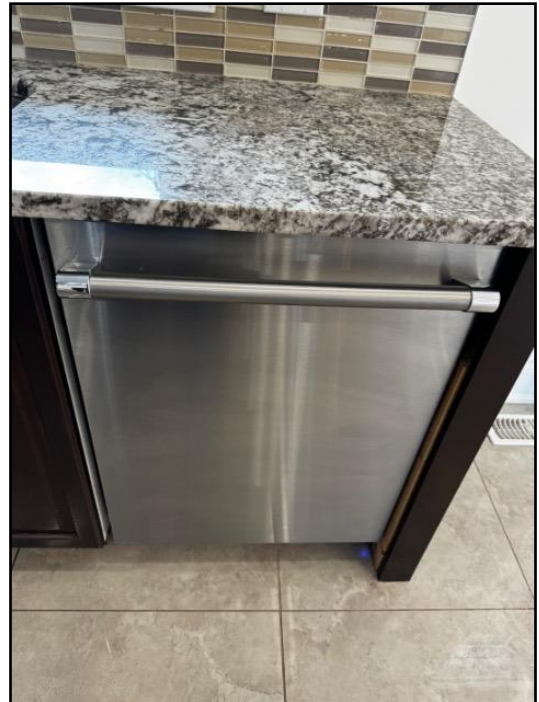
PLUMBING

INTERIOR

REFERENCE



32.



33.



34.



35.



36.

Recommendations

WINDOWS \ General notes

5. Condition: • Difficult to open

Location: Front Third Floor Right Bedroom

Task: Repair



37.

DOORS \ General notes

6. **Condition:** • Needs adjustment

Location: Front Third Floor Left Bedroom Closet

Task: Repair



38.

EXHAUST FANS \ Kitchen range exhaust system (range hood)

7. Condition: • Noisy

Task: Repair



39.

GARAGE \ Door between garage and living space

8. Condition: • No self closer

Task: Correct



40.

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