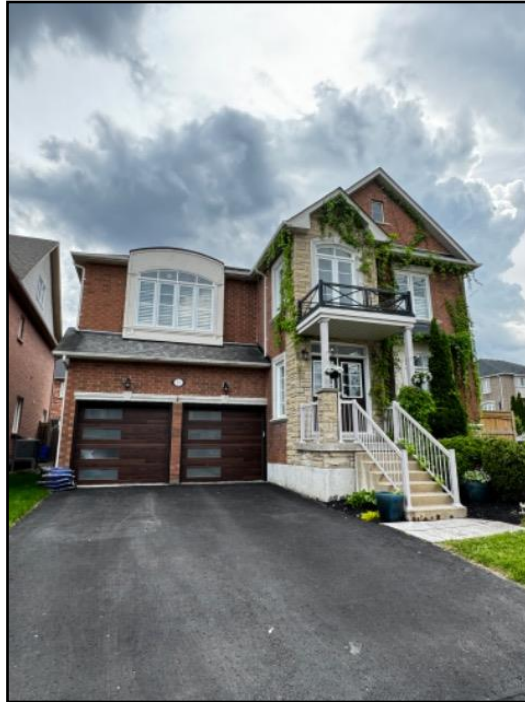


# INSPECTION REPORT



For the Property at:  
**53 MINTWOOD ROAD**  
THORNHILL, ON L4J 9C3

---

Prepared for: DAVE ELFASSY  
Inspection Date: Wednesday, May 22, 2024  
Prepared by: Stefano Ramacciato



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

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The best home inspection experience available.



May 22, 2024

Dear Dave Elfassy,

RE: Report No. 3288  
53 Mintwood Road  
Thornhill, ON  
L4J 9C3

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

53 Mintwood Road, Thornhill, ON May 22, 2024

Report No. 3288

[www.quantumhomeinspections.ca](http://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 years old.

Probability of leakage is low.



1.



2.



3.



4.

# ROOFING

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- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- REFERENCE



5.



6.

# EXTERIOR

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ROOFING

**EXTERIOR**

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## Description

**General:** • Installed hot tub.  
In good working condition.



7.



8.

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

**Driveway:** • Asphalt

**Deck:**

• Wood

Noticed rotten boards.

**Patio:** • Patio stones

**Fence:** • Wood

**Garage vehicle doors:** • Insulated

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

• Present

# EXTERIOR

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ROOFING

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9.



10.

## Recommendations

### WALLS \ Trim

1. **Condition:** • Needs repainting

**Task:** Repair

### WALLS \ Masonry (brick, stone) and concrete

2. **Condition:** • Cracked mortar

**Location:** Rear Exterior Wall

**Task:** Repair



11.

# EXTERIOR

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ROOFING

**EXTERIOR**

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## EXTERIOR GLASS/WINDOWS \ Storms and screens

**3. Condition:** • Torn bug screen

**Location:** Rear Exterior Wall

**Task:** Repair



12.

## Description

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

**Exterior wall construction:** • Wood frame/ Brick

**Roof and ceiling framing:**

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

No signs of water damage or structural issues.



13.



## Description

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

**Distribution panel type and location:**

• [Breakers](#)

Located rear basement.



14.



15.

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

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**4. Condition:** • GFCI receptacle needed

**Location:** Basement Washroom

**Task:** Correct



16.

**5. Condition:** • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

**Location:** Front Exterior Porch

**Task:** Replace



17. Test faulty on GFCI/GFI (Ground Fault...

**DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**6. Condition:** • Old

Install combo units, Carbon Monoxide & Smoke

**Implication(s):** Life safety hazard

**Location:** First Floor & Basement

**Task:** Replace

**Time:** ASAP



18. *Old*

# HEATING

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## Description

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



19.

### Heating system type:

• [Furnace](#)

Model Year 2022

High Efficiency

80,000 BTU's

Replace filter every 3 months

In good working condition.

# HEATING

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20.



21.

## • [Fireplace](#)

Gas fireplaces in good working condition.



22.

## Main fuel shut off at:

- Meter

Located left side exterior wall.



23. Meter

## Recommendations

### GAS FURNACE \ Gas piping

**7. Condition:** • Loose gas pipe.

**Location:** Left Side Exterior Wall

**Task:** Repair support brackets

**Time:** ASAP



24.

## GAS FURNACE \ Humidifier

**8. Condition:** • Not connected to a water line.

**Location:** Basement Furnace Room

**Task:** Repair



25. Trickle/cascade type



26. Filter

## Recommendations

### AIR CONDITIONING \ Life expectancy

**9. Condition:** • Old Unit

In good working condition.

Budget for replacement in the future

**Location:** Rear Exterior Wall

**Task:** Service annually



27.



## Description

### Attic/roof insulation material:

- [Glass fiber](#)



28. Glass fiber



29.

## Description

**General:** • Installed Jacuzzi tub in good working condition.



30.

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

**Supply piping in building:** • [Copper](#)

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

• Meter

Located in the basement furnace room.



31. Meter

**Water heater type:**

• Tankless/On demand

Owned Unit

Model Year 2021

Located in the basement furnace room.



32. Tankless/On demand

**Waste and vent piping in building:** • [ABS plastic](#)

**Pumps:** • None

**Backwater valve:** • None noted

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

• Present

Winterizing Hosebib

Shut off valves are located in the 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.

33.

**Recommendations**

**FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**10. Condition:** • Loose faucet

**Location:** Jack & Jill Bathroom

**Task:** Repair



34.

**11. Condition:** • Leaking faucet hand valve.

**Location:** Laundry Room Tub

**Task:** Repair



35.

**FIXTURES AND FAUCETS \ Bathtub**

**12. Condition:** • Leaking shower head

**Location:** Jack & Jill Bathroom

**Task:** Replace



36.

**13. Condition:** • Leaking spout due to sediment buildup.

**Location:** Front Second Floor Bathroom

**Task:** Replace



37.

**FIXTURES AND FAUCETS \ Shower stall enclosure**

**14. Condition:** • Seized pulled pin on the spout.

Visible cracked tile repaired with silicone caulking.

**Location:** Ensuite Bathroom

# PLUMBING

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INTERIOR

REFERENCE



38.



39.

Description

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

Windows: • Vinyl

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



40.



41.



42.



43.





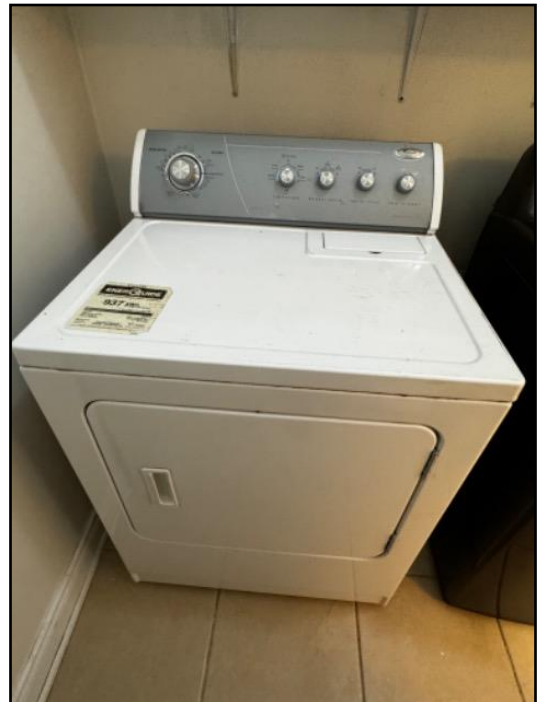
44.



45.



46.



47.

Inventory Central Vacuum: • Unable to test unit was unplugged.



48.

## Limitations

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

## Recommendations

### **WINDOWS \ Glass (glazing)**

**15. Condition:** • [Lost seal on double or triple glazing](#)

**Implication(s):** Shortened life expectancy of material

**Location:** Front Second Floor Bedroom

**Task:** Repair



49.

### DOORS \ General notes

**16. Condition:** • Closet door needs adjustment

**Location:** Right Side Second Floor Bedroom

**Task:** Repair



50.

**17. Condition:** • Locking latch need adjustment.

**Location:** Second Floor Bathrooms

**Task:** Repair



51.



52.

**EXHAUST FANS \ Duct**

**18. Condition:** • Disconnected

**Location:** Attic

**Task:** Repair



53.

**GARAGE \ Vehicle door operators (openers)**

**19. Condition:** • Sensors need adjustment

**Task:** Repair



54.

**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