

INSPECTION REPORT



For the Property at:
573 CHANCELLOR DRIVE
WOODBIDGE, ON L4L 5G3

Prepared for: DAVE ELFASSY
Inspection Date: Thursday, June 13, 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 13, 2024

Dear Dave Elfassy,

RE: Report No. 3320
573 Chancellor Drive
Woodbridge, ON
L4L 5G3

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

573 Chancellor Drive, Woodbridge, ON June 13, 2024

Report No. 3320

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Sloped roofing material:

- [Asphalt shingles](#)

In great condition.

Approximate age 5 years old.

Probability of leakage is low.



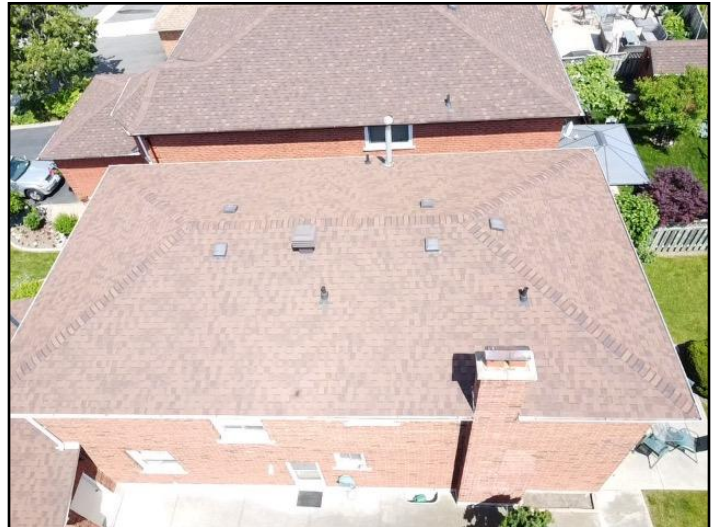
1.



2.



3.



4.

ROOFING

573 Chancellor Drive, Woodbridge, ON June 13, 2024

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



5.



6.



7.

EXTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INTERIOR

REFERENCE

Description

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

Driveway: • Asphalt

Walkway:

• Concrete

Noticed some cracked surface

• Interlocking brick

Fence:

• Wood

Wooden gate needs adjustment.

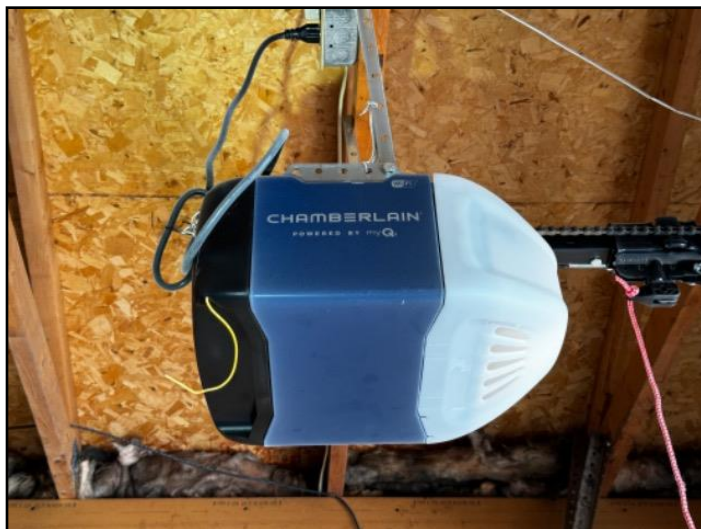
Garage vehicle doors: • Insulated doors

Garage vehicle door operator (opener):

• Present



8.



9.

Recommendations

EXTERIOR GLASS/WINDOWS \ Frames

1. **Condition:** • Rusty basement window frames.

Task: Repair

Description

Foundation material: • [Poured concrete](#)

Exterior wall construction: • Wood frame/ Brick

Roof and ceiling framing:

• [Plywood sheathing](#)

No signs of water damage, mold or structural issues.



10.

Description

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

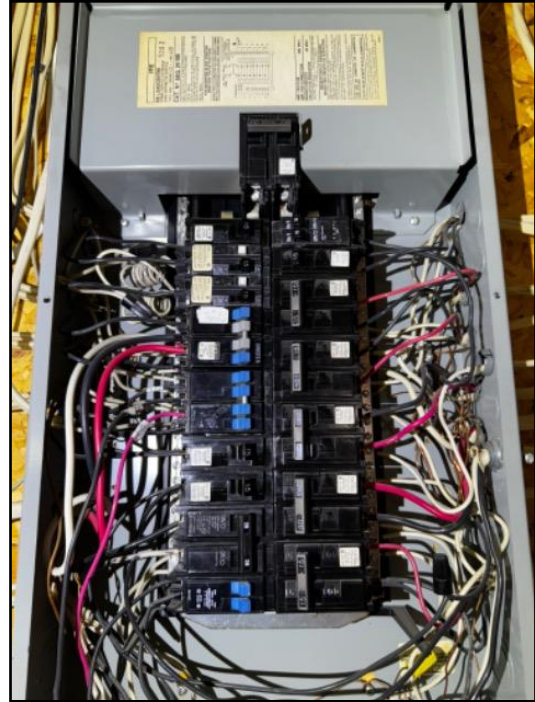
Distribution panel type and location:

- [Breakers](#)

Located front basement.



11.



12.

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

Smoke alarms (detectors):

- [Present](#)

Combo units installed, Carbon Monoxide & Smoke

Test monthly.

Replace units every 10 years.



13.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

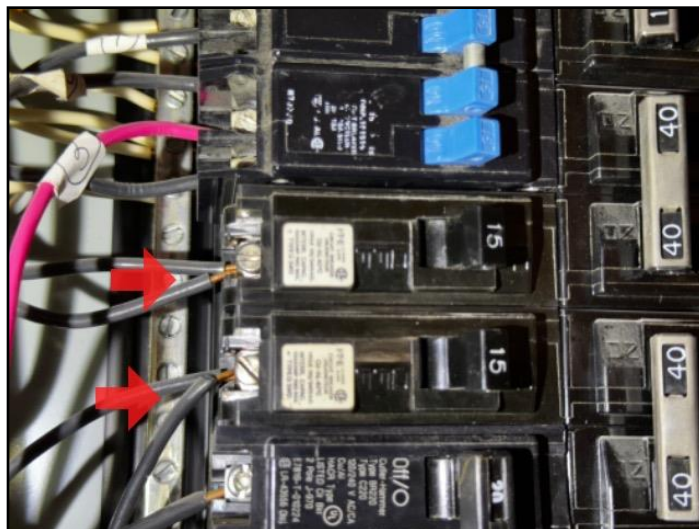
2. Condition: • Double taps

Install twin breakers

Contact a licensed electrical contractor

Task: Repair

Time: ASAP



14.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

3. Condition: • GFCI receptacles needed.

Location: Kitchens & Basement Washroom

Task: Correct

4. Condition: • Damaged outdoor cover

Location: Right Side Exterior Wall

Task: Replace

Time: ASAP



15.

5. Condition: • Receptacle is in reverse polarity.

Location: Basement Laundry Area

Task: Repair



16.

Description

Heating system type:

- [Furnace](#)

Model Year 2019

In good working condition

High Efficiency

80,000 BTU's

Replace filter every 3 months



17.



18.

- [Fireplace](#)

Wood burning fireplace.

Inspect annually.

Contact a WETT inspector to certify for home insurance.

HEATING

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ROOFING

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19.

Main fuel shut off at:

- Meter

Located left side exterior wall.

Rusty gas pipe.

Contact Consumers Gas to service.



20. Meter

Humidifier:

- [Trickle/cascade type](#)

Replace filter every fall.

HEATING

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ROOFING

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Make sure the water valve is on.

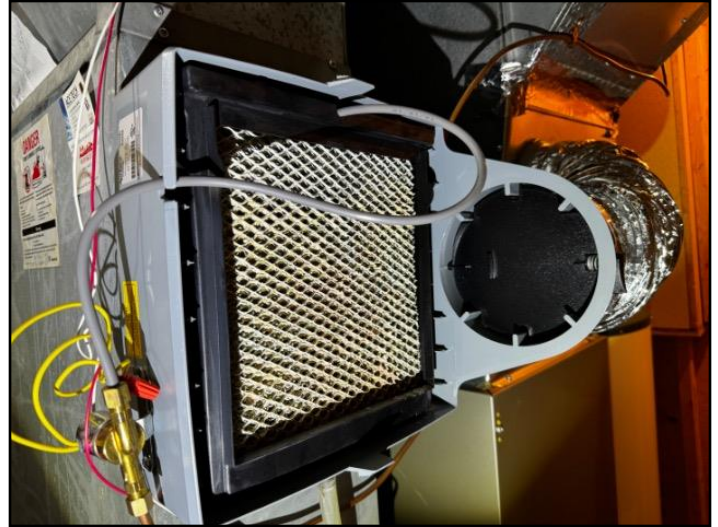
Make sure the damper flap is opened for the winter and closed for the summer.

Make sure the humidistat is set about 35%

Unit is attached to the furnace.



21. Trickle/cascade type



22. Filter

Description

Air conditioning type:

- Central

Model Year 2018

2.5 Tons Unit

In good working condition.



23.

Description

Attic/roof insulation material:

- [Cellulose](#)



24. Cellulose



25.

Description

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

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

Main water shut off valve at the:

- Meter

Locate in the basement mechanical room.



26. Meter

Water heater type: • [Induced draft](#)

Pumps: • None

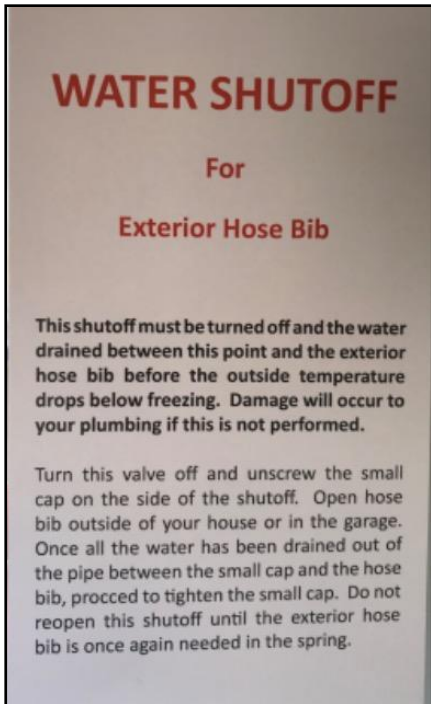
Backwater valve: • None noted

Exterior hose bibb (outdoor faucet):

- Present

Winterizing Hosebib

Shut off valves are located left & right side basement.



27.



28. Hosebib shut off valve

Recommendations

WATER HEATER \ Life expectancy

6. Condition: • [Near end of life expectancy](#)

Rental Unit

Model Year 2011

189 Litres

Implication(s): No hot water

Location: Basement Mechanical Room

Task: Upgrade



29.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

7. Condition: • Slow drain

Leaking spray nozzle

Leaking pipe connection

Contact a licensed plumber

Implication(s): Chance of water damage to contents, finishes and/or structure.

Location: Basement Kitchen

Task: Repair

Time: ASAP



30.



31.

8. Condition: • Loose faucet and seized hot water hand valve.

Location: Basement Washroom

Task: Repair



32.

FIXTURES AND FAUCETS \ Toilet

9. Condition: • Leaking toilet tank.

Contact a licensed plumber

Implication(s): Chance of water damage to contents, finishes and/or structure.

Location: Basement Washroom

Task: Repair

Time: Immediate



33.

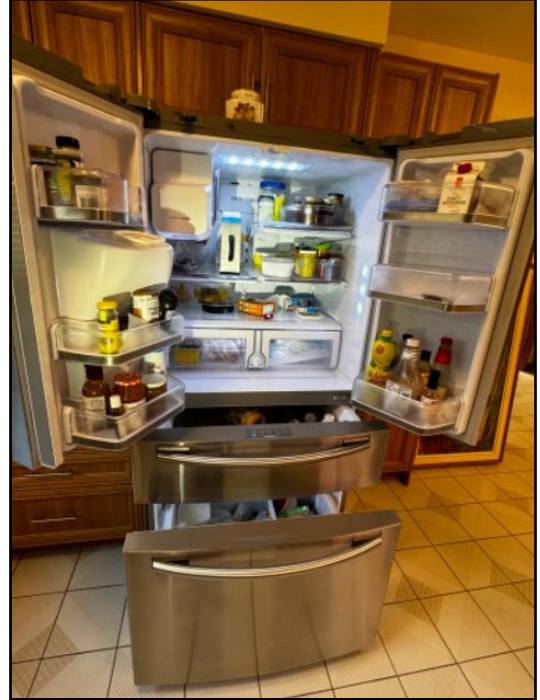
Description

Major floor finishes: • [Hardwood](#) • [Ceramic](#) • Porcelain • Parquet hardwood floors

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



34.



35.



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37.



38.



39.



40.

Inventory Central Vacuum: • In good working condition.



41.

Recommendations

CEILINGS \ General notes

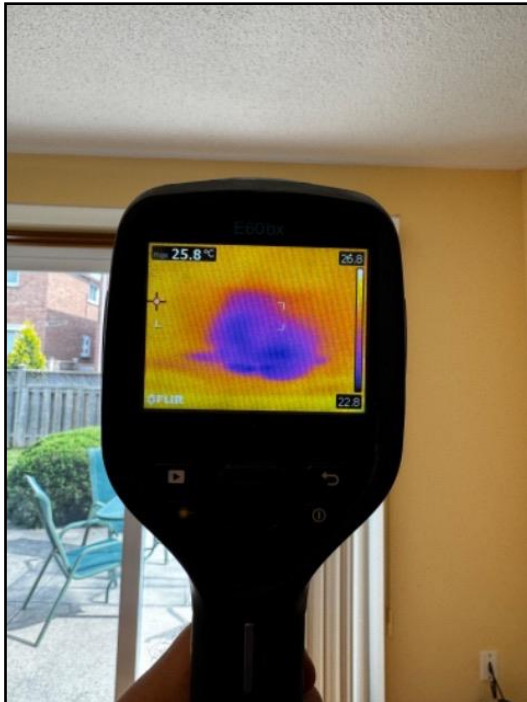
10. Condition: • Infrared thermal imaging confirming water damage on the family room ceiling coming from the primary bathroom toilet.

Contact a licensed plumber.

Implication(s): Chance of water damage to contents, finishes and/or structure.

Task: Repair

Time: Immediate



42.



43.

FLOORS \ Subflooring

11. Condition: • [Squeaks](#)

Implication(s): Noise nuisance

Location: Throughout Second Floor

DOORS \ Glass (glazing)

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

Implication(s): Shortened life expectancy of material

Location: Primary Bathroom & Main Kitchen

Task: Repair or replace



44.

EXHAUST FANS \ General notes

13. Condition: • Does not discharge to exterior
Venting into the attic.

Replace the white duct with Aluminum semi rigid insulated duct.

Implication(s): Poor ventilation can cause condensation. | Chance of condensation damage to finishes and/or structure

Task: Correct



45. Does not discharge to exterior

14. Condition: • Missing

Implication(s): Chance of condensation damage to finishes

Location: Second Floor Bathroom

Task: Correct



46.

EXHAUST FANS \ Kitchen range exhaust system (range hood)

15. Condition: • Not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First Floor Kitchen & Basement Kitchen



47. Not vented to exterior

BASEMENT \ Cold room/Root cellar

16. **Condition:** • Visible signs of moisture

Task: Further evaluation



48.

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

