

# INSPECTION REPORT



For the Property at:  
**92 JEANNE DRIVE**  
VAUGHAN, ON L4L 1X9

Prepared for: DAVE ELFASSY  
Inspection Date: Wednesday, June 12, 2024  
Prepared by: Stefano Ramacciato



Quantum Home Inspections  
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The best home inspection experience available.



June 12, 2024

Dear Dave Elfassy,

RE: Report No. 3316  
92 Jeanne Drive  
Vaughan, ON  
L4L 1X9

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

92 Jeanne Drive, Vaughan, ON June 12, 2024

Report No. 3316

[www.quantumhomeinspections.ca](http://www.quantumhomeinspections.ca)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)

Approximate age 10 years old.

Aging on the left side roof.

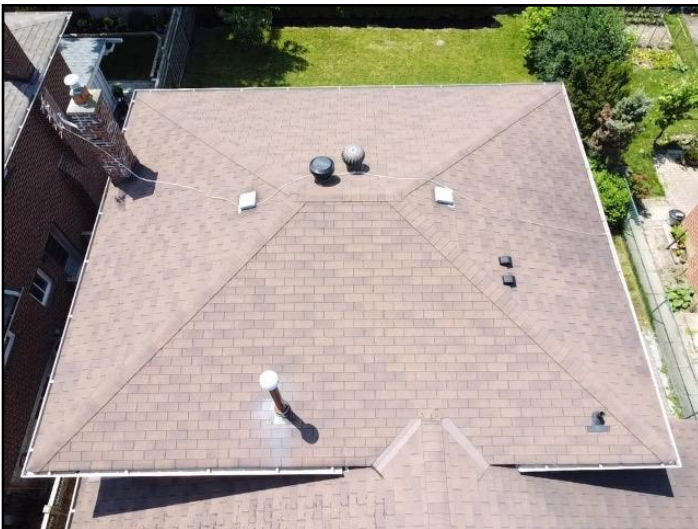
Budget for replacement in the future.



1.



2.



3.



4.

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5.



## Description

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

**Driveway:**

- Asphalt
- Cracked surface.

**Walkway:** • Interlocking brick

**Patio:** • Interlock stone pavers

**Fence:** • Wood • Chain link

**Garage vehicle doors:** • Insulated

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

- Present
- In good working condition.



6.

## Recommendations

**GARAGE \ Floor**

1. **Condition:** • Cracked

## Description

### Foundation material:

- [Masonry block](#)

Noticed some minor cracked mortar in the rear basement repair it.

Noticed some moisture on the right side basement monitor it.

### Floor construction: • [Joists](#)

Exterior wall construction: • Wood frame/ Brick

### Roof and ceiling framing:

- [Plywood sheathing](#)

No signs of water damage or structural issues.



7.

## Recommendations

### FOUNDATIONS \ General notes

2. Condition: • [Parging damaged or missing](#)

Implication(s): Chance of damage to structure | Shortened life expectancy of material

Location: Left & Right Side Exterior Wall

Task: Repair



8.

## Description

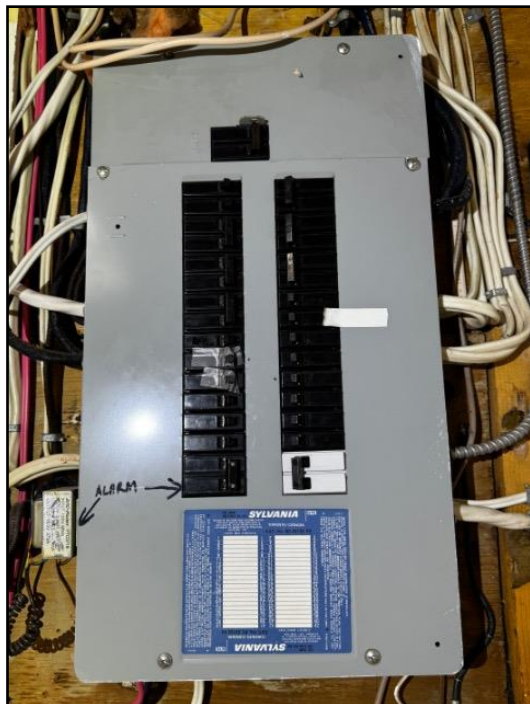
**Service size:** • [100 Amps \(240 Volts\)](#)

**Distribution panel type and location:**

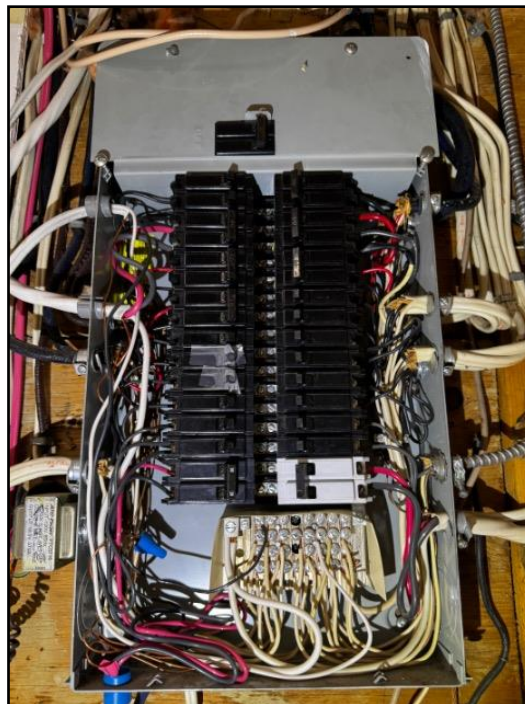
• [Breakers](#)

Arc Fault Circuit Interrupter (AFCI) needed.

Located in the basement.



9.



10.

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

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

## Recommendations

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**3. Condition:** • GFCI receptacles needed.

**Location:** Kitchen, Bathrooms, Front Exterior Porch & Rear Exterior Wall

**Task:** Correct





11.

**DISTRIBUTION SYSTEM \ Lights**

**4. Condition:** • Loose light fixture

**Location:** Rear Exterior Wall

**Task:** Repair

## Description

**General:** • Installed barbeque gas line with shut off valve located in the rear exterior wall.



12.

**General:** • Installed gas fireplace.  
In good working condition.



13.

**Main fuel shut off at:**

• Meter  
Located left side exterior wall.

Rusty gas pipe connection.

Contact Consumers Gas for service.



14. 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.



15. Trickle/cascade type



16. Filter

## Recommendations

### **FURNACE \ Life expectancy**

**5. Condition:** • Old

In good working condition

Model Year 1997

Mid efficiency furnace

100,000 BTU's

Replace filter every 3 months

Budget for replacement in the future

**Location:** Basement

**Task:** Service annually



# HEATING

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17.



18.

## Recommendations

### AIR CONDITIONING \ Life expectancy

**6. Condition:** • Old

In good working condition.

Model Year 2000

2.5 Tons Unit

Budget for replacement in the future

**Task:** Service annually



19.

## Description

### Attic/roof insulation material:

- [Cellulose](#)

- Batt Insulation

Upgrade in the future



20.

## Description

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

**Supply piping in building:** • [Copper](#) • PEX (cross-linked Polyethylene)

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

• Meter

Located by the furnace



21. Meter

**Water heater type:**

• [Induced draft](#)

• Rental

Old Unit

Call direct energy to replace.





22. Rental

**Pumps:** • None

**Backwater valve:** • None noted

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

• Present

Winterizing Hosebib

Shut off valves are located right side basement ceiling.

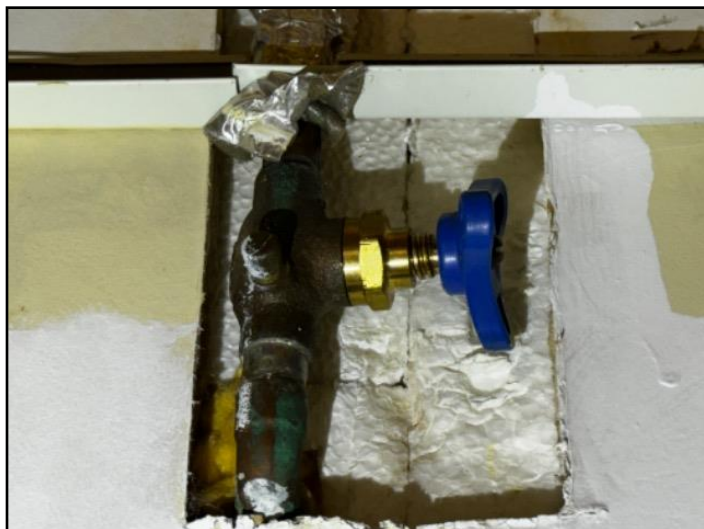
**WATER SHUTOFF**

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.

23.



24. Hosebib shut off valve



25. Hosebib shut off valve

**Recommendations**

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

**7. Condition:** • Loose vanity sink

**Location:** Primary Washroom

**Task:** Repair

**8. Condition:** • Leaking spray nozzle on the faucet.

**Location:** Kitchen

**Task:** Repair



26.

## Description

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

**Windows:** • Vinyl

**Appliances:** • Tested all appliances, all in good working condition.  
Noticed the dishwasher is loose screw in the brackets.



27.



28.



29.

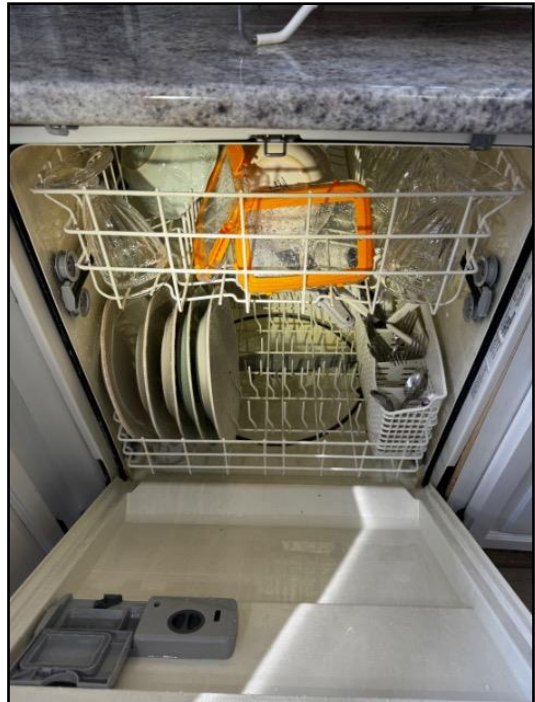


30.





31.



32.



33.



34.

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



35.

Limitations

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

Recommendations

**WINDOWS \ General notes**

9. **Condition:** • Damaged crank handle  
**Location:** Living Room  
**Task:** Replace

**DOORS \ Glass (glazing)**

10. **Condition:** • Cracked panel  
**Location:** Front Exterior  
**Task:** Replace



36.

### CARPENTRY \ Countertops

11. **Condition:** • Missing silicon caulking on back of the sink countertop.

**Location:** Second Floor Bathroom

**Task:** Repair

### EXHAUST FANS \ General notes

12. **Condition:** • Inoperative

**Implication(s):** Chance of condensation damage to finishes

**Location:** First Floor Bathroom

**Task:** Replace



37.

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## **EXHAUST FANS \ Duct**

**13. Condition:** • Damage weather hood.

**Location:** Rear Exterior Wall

**Task:** Replace

**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