Your Inspection Report

391 Delaware Avenue
Toronto, ON M6H 2T7

PREPARED FOR:
ALANA CAPLAN
RACHEL LEVY

INSPECTION DATE:
Tuesday, March 3, 2026

PREPARED BY:
Josh Natovitch, RHI

CARSONDUNLOP

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
www.carsondunlop.com
inspection@carsondunlop.com

March 3, 2026

Dear Alana Caplan and Rachel Levy,

RE: Report No. 96047
391 Delaware Avenue
Toronto, ON
M6H 2T7

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

The enclosed report includes an Overview tab which summarizes key findings, and the report body. The Good Advice tab provides helpful tips for looking after your home; and the Appendix tab includes valuable added benefits. You can navigate by clicking the tabs at the top of each page.

TO THE PROSPECTIVE BUYER: Our obligation and liability are limited to the seller.

Thanks again for choosing Carson Dunlop

Sincerely,

Josh Natovitch, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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This Overview lists some of the significant report items if any were identified. Please read the entire report before making any decisions about the home; do not rely solely on the Overview.

FOR THE BUYER

There are two elements to a home inspection - the inspection itself and the report. This report is helpful, but the inspection is equally important. You need both elements to make an informed decision.

When you move into the home you may find some issues not identified in the report. That is to be expected for a few reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly 1% of the value of the home annually for maintenance and repair.

Our obligation and liability are limited to the seller.

Roofing

RECOMMENDATIONS \ General

Condition: • The roof was partially covered with snow, and could not be fully inspected.
The age and condition of the roof covering were not determined.
Task: Further evaluation by a specialist when weather permits.
Time: As soon as practical

Structure

RECOMMENDATIONS \ General

Condition: • NO ACCESS to the attic area.
Location: Attic
Task: Provide access and inspect to verify there are no issues with the structure, insulation, etc.
Time: As soon as practical.

Condition: • No access was gained to the crawlspace.
An exterior hatch is present but could not be accessed at time of inspection (due to snow).
Task: Provide access and inspect to verify there are no issues with the structure, heating, plumbing, electrical, insulation, ventilation or moisture problems.
Time: As soon as practical

Electrical

DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)

Condition: • Active knob and tube was noted in the home. The extent of the knob and tube could not be determined at the inspection. Click here to see the Ontario Electrical Safety Authority's position on this wiring system.
Task: Replace when remodeling. In the short term, ground fault circuit interrupters (GFCIs) are an inexpensive way to help protect against electric shocks. Further evaluation.

Cost: Typically $1,000 to $2,000 per room to replace. Note: Additional costs may be incurred for other electrical improvements and cosmetic repairs. In the short term, GFCI protection typically costs $100-$200 per circuit.

Cooling & Heat Pump

RECOMMENDATIONS \ General
Condition: • Due to weather conditions and temperature (below 16 C) - the unit could not be tested.
Task: Verify functionality with the seller and/or check in the spring.
Time: Spring
Cost: Minor

Plumbing

WASTE PLUMBING \ Floor drain
Condition: • None noted
May be concealed.
**Note - there is a visible drain near the laundry equipment but it has more of the appearance of an abandoned sink drain and the diameter may be inadequate for a floor drain.
Task: Locate, or provide if missing
Time: As soon as practical
Cost: $1,000 and up

Here are a few thoughts to help you stay warm, safe and dry in your home.

All homes require regular maintenance and periodic updates. Maintenance programs help keep homes safe, comfortable and efficient. Roofs, furnaces and air conditioners for example, wear out and have to be replaced. Good maintenance extends the life of these house systems. Refer to Our Advice tab for more details regarding maintenance of your home.

Water is the biggest enemy of homes, whether from leaks through the roof, walls or foundation, or from plumbing inside the home. Preventative maintenance and quick response to water problems are important to minimize damage, costs and help prevent mould.

Environmental consultants can help with issues like mould, indoor air quality and asbestos. If you need help in these areas, we can connect you with professionals.

All recommendations in the report should be addressed by qualified specialists. Our ballpark costs and time frames are provided as a courtesy and should be confirmed with quotes from specialists. Minor costs in the report are typically under $1,000.

END OF OVERVIEW

Description

Sloped roofing material: • Asphalt shingles

Flat roofing material: • Single ply membrane

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • The roof was partially covered with snow, and could not be fully inspected.
The age and condition of the roof covering were not determined.
Task: Further evaluation by a specialist when weather permits.
Time: As soon as practical

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep) • Lack of access (Environmental - wind/rain/snow/ice)

Inspection performed: • With camera on extension pole • From the ground

Description

Wall surfaces and trim: • Brick • Hardboard, plywood or OSB (Oriented Strand Board) • Metal siding

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Leak

Additionally, loose metal trim in the vicinity.

Location: Rear Addition

Task: Improve / Repair

Time: As necessary

Leak

ROOF DRAINAGE \ Downspouts

Condition: • Downspout discharge point could not be observed due to snow. Ensure they are discharging above grade and 4-6 feet away from the home.

Location: Throughout

Task: Verify

Time: In the spring

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Exposed wood

Location: Rear Addition

Task: Improve / Protect

Time: As necessary

Exposed wood

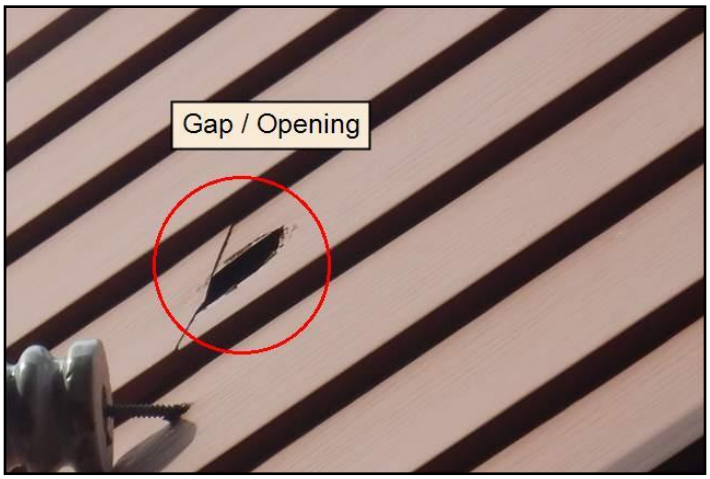
WALLS \ Metal siding

Condition: • Damage

Location: Right Side Exterior Wall

Task: Improve / Repair

Time: As necessary



Example

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing

Stairs with more than three steps or greater than 44 inches wide should have handrails.

Location: Front Porch

Task: Provide

Time: As required

LANDSCAPING \ Lot grading

Condition: • Grade could not be determined due to snow

Ensure grading around the home is sloped away from the foundations.
Location: Various Exterior
Task: Verify
Time: In spring

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access - Environmental (snow/ice) • Gutters and downspouts may be obstructed by ice or snow, limited evaluation of performance and draining at time of the inspection.

Exterior inspected from: • Ground level

Description

Configuration: • Basement • Crawlspace

Foundation material: • Poured concrete • Not visible in areas

Floor construction: • Joists • Wood beams (girders) • Subfloor - plank • Not visible in some areas

Exterior wall construction: • Wood frame • Wood frame / Brick veneer • Masonry

Roof and ceiling framing: • Not visible

Party wall: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Most foundation walls and masonry walls have small cracks due to minor shrinkage, settlement or shifting. These will not be individually noted, unless leakage or building movement is noted.

Condition: • No access was gained to the crawlspace.
An exterior hatch is present but could not be accessed at time of inspection (due to snow).
Task: Provide access and inspect to verify there are no issues with the structure, heating, plumbing, electrical, insulation, ventilation or moisture problems.
Time: As soon as practical

Condition: • NO ACCESS to the attic area.
Location: Attic
Task: Provide access and inspect to verify there are no issues with the structure, insulation, etc.
Time: As soon as practical.

FOUNDATIONS \ General notes

Condition: • Basement lowered

WALLS \ Solid masonry walls

Condition: • Mortar deteriorating
While currently minor and isolated to small areas, repointing the bricks may be necessary if/when the condition worsens.
Location: Various
Task: Improve
Time: When necessary

Example

Inspection Methods and Limitations

Attic/roof space: • No access

Description

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

Distribution panel type and location: • Breakers - basement

Auxiliary panel (subpanel) type and location: • Breakers - garage

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • No AFCI

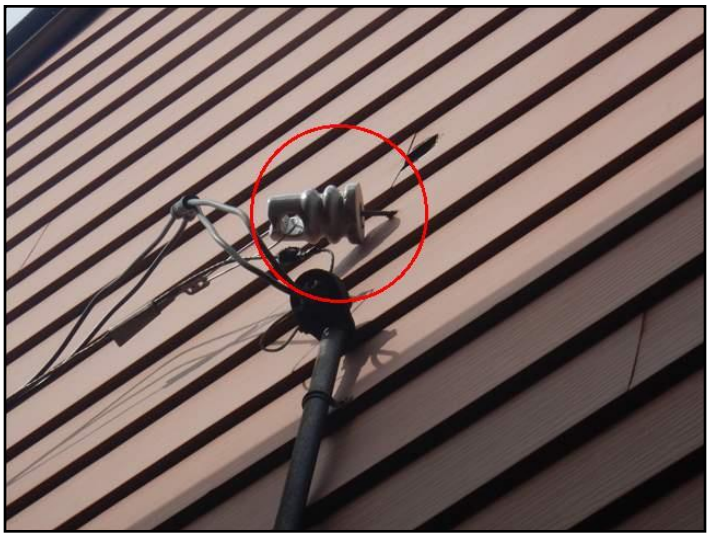
Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

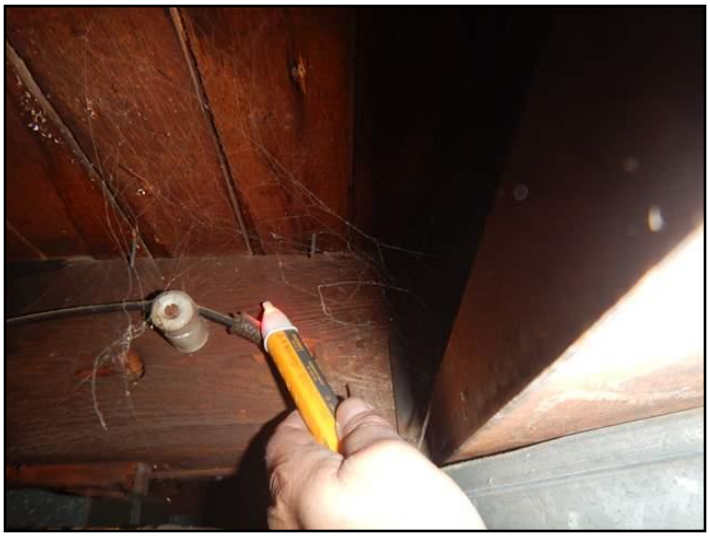
SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • Strain relief/support bracket is not well secured.
Location: Right Side Exterior Wall
Task: Improve
Time: As soon as possible



DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)

Condition: • Active knob and tube was noted in the home. The extent of the knob and tube could not be determined at the inspection. Click here to see the Ontario Electrical Safety Authority's position on this wiring system.
Task: Replace when remodeling. In the short term, ground fault circuit interrupters (GFCIs) are an inexpensive way to help protect against electric shocks. Further evaluation.
Cost: Typically $1,000 to $2,000 per room to replace. Note: Additional costs may be incurred for other electrical improvements and cosmetic repairs. In the short term, GFCI protection typically costs $100-$200 per circuit.



Knob and tube - Active

DISTRIBUTION SYSTEM \ Wiring - installation, damaged or exposed

Condition: • Abandoned wire

Location: Rear Addition - Exterior

Task: Remove / Protect

Time: As required

Abandoned wire

Condition: • Exposed on walls or ceilings

Surface mounted wiring.

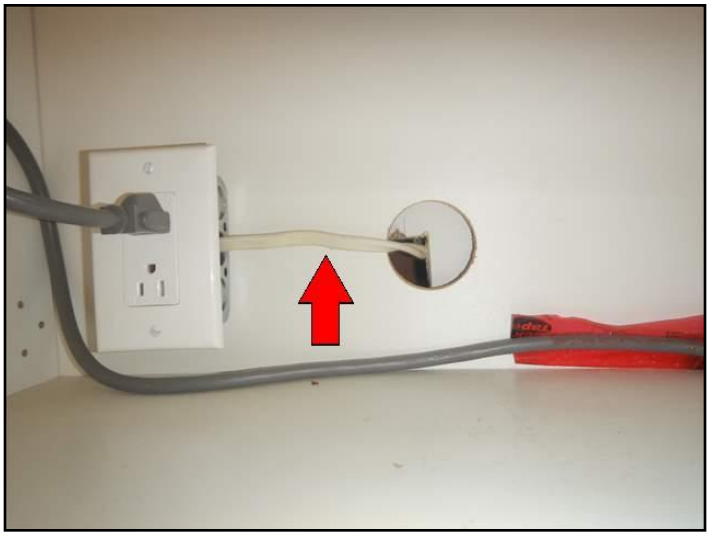
Susceptible to mechanical damage.

Route wiring inside the wall/ceiling space or protect with rigid conduit.

Location: Second Floor Kitchen

Task: Improve / Protect

Time: As required



Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Loose

Unsecured electrical box noted.

Box and wiring should be secured.

Location: Rear First Floor

Task: Improve

Time: As required

Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Several ungrounded outlets (with 3 holes) noted.

Re-wiring may be necessary to improve/correct condition.
Alternately, provide GFI protection or fill ground slot with caulking at all ungrounded three prong outlets as a shorter term, economical measure.
Location: Various
Task: Improve
Time: As required

DISTRIBUTION SYSTEM \ Switches
Condition: • Location poor (for Boiler or Furnace)
The furnace power switch may be difficult to access during an emergency.
Consider relocating it to a more practical location.
Location: Basement Utility Area
Task: Relocate
Time: Discretionary

DISTRIBUTION SYSTEM \ Lights
Condition: • Poor stairway lighting
No lighting control switch at bottom of stairs.
3-way switches at the top and bottom of the stairs are recommended.
Location: Basement
Task: Improve / Provide
Time: As required

Inspection Methods and Limitations

Inspection limited/prevented by: • Main disconnect cover not removed - unsafe to do so.

Description

General: • The high-efficiency furnace should have several years of life remaining.

Heating system type: • Furnace

Fuel/energy source: • Gas

Approximate capacity: • 60,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 8 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Exhaust/Chimney/vent: • High temperature plastic • Sidewall venting

Humidifier: • Not present

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • It is common to feel the airflow stronger at some registers, depending on the length of the ductwork and the number of turns required to get there. Different preferences and seasons often necessitate different setups (balancing). A service agreement that covers parts and labour (for heating and cooling equipment) is typically advised.
Location: Throughout
Task: Monitor / improve

FURNACE \ Ducts, registers and grilles

Condition: • Poor location for return grille
The function of the air return may be affected when the door is closed.
Location: First Floor
Task: Further evaluation / Improve
Time: If/as necessary

Poor location for return grille

Inspection Methods and Limitations

General: • The inspection does not include gas leak detection, carbon monoxide testing, combustion analysis, or evaluation of internal furnace components.

Description

Air conditioning type: • Air cooled

Cooling capacity: • 24,000 BTU/hr

Compressor approximate age: • 7 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Due to weather conditions and temperature (below 16 C) - the unit could not be tested.
Task: Verify functionality with the seller and/or check in the spring.
Time: Spring
Cost: Minor

AIR CONDITIONING \ Compressor

Condition: • Vent from hot water heater should be 6 feet from unit.
Location: Right Side Exterior
Task: Relocate
Time: If/as necessary

Vent from hot water heater shoul

Inspection Methods and Limitations

Inspection limited by: • Low outdoor temperature

Description

Attic/roof insulation material: • Not determined due to lack of access.

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • We recommend that access be provided into the attic so the area can be inspected. Access may provide information about insulation and ventilation, structure, and concealed problems.

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Roof space

Inspection limited/prevented by lack of access to: • Wall space - access not gained

Roof ventilation system performance: • Not evaluated

Description

Service piping into building: • Copper

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

Main water shut off valve at the: • Front of the basement

Water heater type: • Induced draft

Water heater fuel/energy source: • Gas

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • ABS plastic • Copper • Not visible in some areas.

Pumps: • Sump pump

Floor drain location: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

WATER HEATER \ Hot/cold piping

Condition: • Plastic pipe within 18 inches of water heater

Ideally, PEX piping should not be connected close to the water heater.

Typically, 12"-18" lengths of copper pipe are installed between the water heater and the PEX piping.

Verify with a plumbing specialist and, if necessary, replace the PEX piping with copper (for the first 12"-18").

Location: Basement Utility Area

Task: Improve / Provide

Time: As required

Plastic pipe within 18 inches of water heater

WASTE PLUMBING \ Drain piping - installation

Condition: • Nonstandard materials and patches

Location: First Floor Kitchen

Task: Improve / Replace

Time: As necessary

Nonstandard materials and patches

WASTE PLUMBING \ Drain piping - performance

Condition: • The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically reduces the risk of expensive and unhealthy sewer back-ups.

Task: Provide after possession of the home.

Cost: $300 and up

Condition: • Dishwasher drain connections

The installation of the dishwasher drain hose is not ideal.

The hose dips/loops, creating its own trap.

No adverse symptoms noted at time of inspection.

Location: Second Floor Kitchen

Task: Improve

Time: As required

Dishwasher drain connections

WASTE PLUMBING \ Traps - performance

Condition: • Leak
Evidence of prior leakage.
Dry at time of inspection.
Monitor closely.
Location: Basement Laundry Area
Task: Improve / Repair
Time: As necessary

Leak

Condition: • S-trap
Unable to determine venting arrangement/presence (but suspect there is none).
No adverse symptoms noted at time of inspection.

If necessary, install an Air Admittance Valve or connect to the existing venting system, which is the preferred method.
Location: Various
Task: Improve
Time: As required


Example - First Floor Bathroom


Example - Second Floor Bathroom

WASTE PLUMBING \ Floor drain
Condition: • None noted
May be concealed.
**Note - there is a visible drain near the laundry equipment but it has more of the appearance of an abandoned sink drain and the diameter may be inadequate for a floor drain.
Task: Locate, or provide if missing
Time: As soon as practical
Cost: $1,000 and up

Abandoned drain

WASTE PLUMBING \ Sump pump

Condition: • The sump pump was working normally at the time of inspection.

Dependable operation is important and the pump should be checked regularly.

Short term improvements would be to clean out any debris from the pit and adjust the float so that the water level stays below the weeping tile.

Other options include backup pumps and/or batteries and high-water alerts.

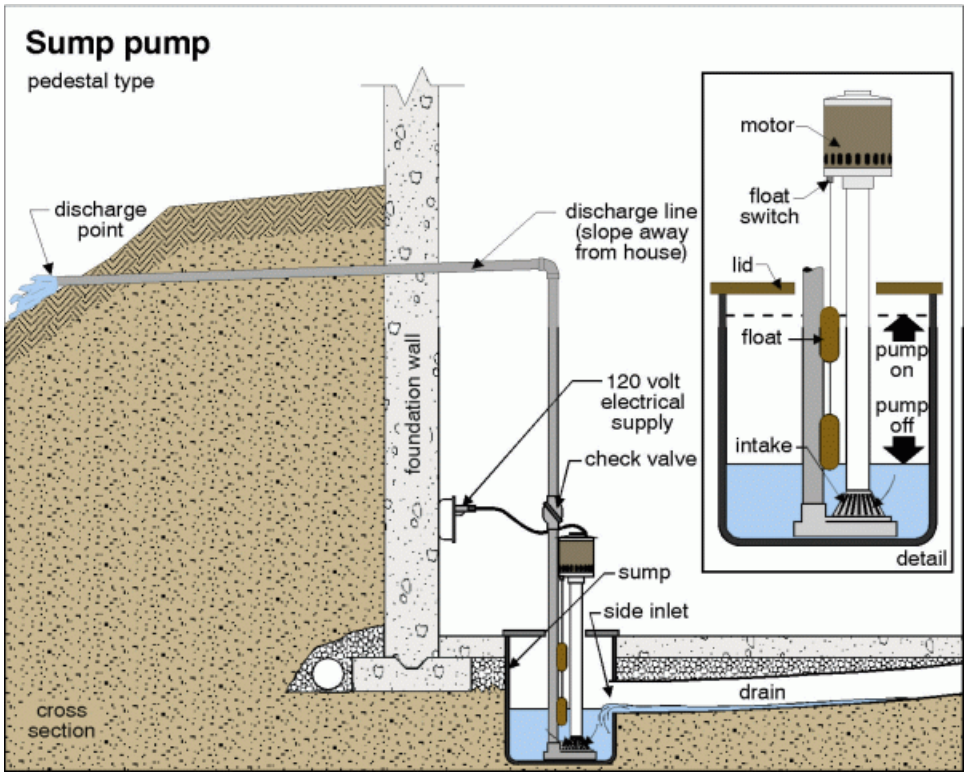
The extent of the improvements will depend on your comfort level with the system as-is and the level of activity in the sump (i.e. how often does the pump go on). Depending on the geography and water table, some sumps run year-round and others are more seasonal.

The final discharge point should also be identified.

Location: Front Basement

Task: Service annually

Time: Regular maintenance



FIXTURES AND FAUCETS \ Faucet

Condition: • Stiff or inoperative

Sink (HOT handle/valve).

Stiffer to operate than typical

Location: Second Floor Bathroom

Task: Improve

Time: As necessary

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Loose

The vanity cabinet is not well secured to the wall and the sink/countertop should be better secured (to the cabinet).

Location: First Floor Bathroom

Task: Improve

Time: As necessary

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

Location: Second Floor Bathroom

Task: Improve

Time: As required

Inspection Methods and Limitations

Inspection limited by: • Outdoor faucet (hose bibs/bibbs) not tested due to low outdoor temperature. Ensure water is shut off for the winter, or that frost-free bibs are installed.

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Tub/sink overflows

Description

General: • Interior finishes are in good repair overall. • Interior finishes are high quality for the most part. • The newer windows help improve comfort and energy efficiency.

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

FLOORS \ General notes

Condition: • Trip hazard

Poorly configured area.

Location: Second Floor Hall

Task: Improve

Time: If/As necessary

Trip hazard

STAIRS \ Treads

Condition: • Rise or run not uniform

Bottom step rise is noticeably shorter than the rest.

This presents a trip hazard.

Location: Basement

Task: Improve

Time: As required

Condition: • Rise or run not uniform

Lowest step rise is noticeably shorter than the rest and the uppermost step rise is higher than the rest.

Both of these present a trip hazard.

Location: Second Floor

Task: Improve
Time: As required

STAIRS \ Handrails and guards
Condition: • Incomplete or not continuous railing
Does not extend fully to the top of the stairs.
Location: Basement
Task: Improve
Time: As required

Condition: • Missing
Location: Second Floor
Task: Provide
Time: As required

EXHAUST FANS \ General notes
Condition: • Noisy
Location: Second Floor Bathroom
Task: Repair / Replace
Time: As necessary

Condition: • The clearance from the cooktop to the exhaust fan (underside of the microwave) is inadequate.
Location: Second Floor Kitchen
Task: Improve
Time: As required

BASEMENT \ Leakage
Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during ourconsultation, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action. You can find this in the Reference tab

at the end of the report.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is $300 to $600 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Inspection Methods and Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), smoke detectors, security systems, central vacuum, window coatings and seals between panes of glass.

Percent of interior foundation not visible: • 75 %

Description

OUR ADVICE FOR LOOKING AFTER YOUR HOME: • Home maintenance is an important responsibility. It protects your investment, extends life expectancy and helps avoid significant expenses. This document is an integral part of the report, and will help you avoid many common problems and reduce costs.

Priority Maintenance and Home Set-Up: • The Home Set-Up and Maintenance chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities.

Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the REFERENCE tab in this report.

Basement/Crawlspace Leakage: • Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important.

For more details, please refer to Section 10 of the Interior chapter of the Home Reference Book, which is in the REFERENCE tab in this report.

Roof - Annual Maintenance: • It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.

Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

Also, in a mature neighborhood with mature trees, gutters and downspouts can readily become clogged with leaves and debris. Seasonal maintenance and cleaning can help promote adequate drainage from the roof structure and help keep water away from the home and foundation.

Exterior - Annual Maintenance: • Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry.

Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect.

Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

The water supply for all hose bibbs should be shut off from the interior shut-off valve(s) provided and the line(s) drained each season before winter; to help prevent potential freezing of the water supply pipe(s) and subsequent possible flooding issues.

Garage Door Operators: • The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

Electrical System - Label the Panel: • Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labeling.

Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters: • These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System - Annual Maintenance: • Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon as possible after taking possession.

Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Bathtub and Shower Maintenance: • Caulking and grout in bathtubs and showers should be checked every 6 months, and improved as necessary to prevent leakage and water damage behind walls and below floors.

Water Heaters: • All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Clothes Dryer Vents: • We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.

Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also be a duct fan controlled by a wall switch. The fan should
be ON whenever the dryer is used.

Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

Smoke and Carbon Monoxide (CO) Detectors/Alarms: • Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas.

These devices are not tested during a home inspection. Detectors should be tested every 6 months, and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.

Backwater Valve: • A backwater valve protects your home from a backup of the municipal sewer system. The valve may be equipped with an alarm to notify you of a backup. Please note: if the valve is closed due to a municipal sewer backup, you cannot use the plumbing fixtures in the home. The waste water is unable to leave the building and will back up through floor drains and the lowest plumbing fixtures. • The valve should be inspected and cleaned as necessary at least twice a year.

Sump Pump: • A sump pump collects storm water below the basement floor and discharges it safely to the exterior to prevent flooding. The discharge point should be at least 6 feet (2 m) away from the home. Best installations include backup power for the sump pump, so it will work in the event of a power outage. A high water alarm in the sump pump will notify you if the pump fails. Some installations include a backup pump.

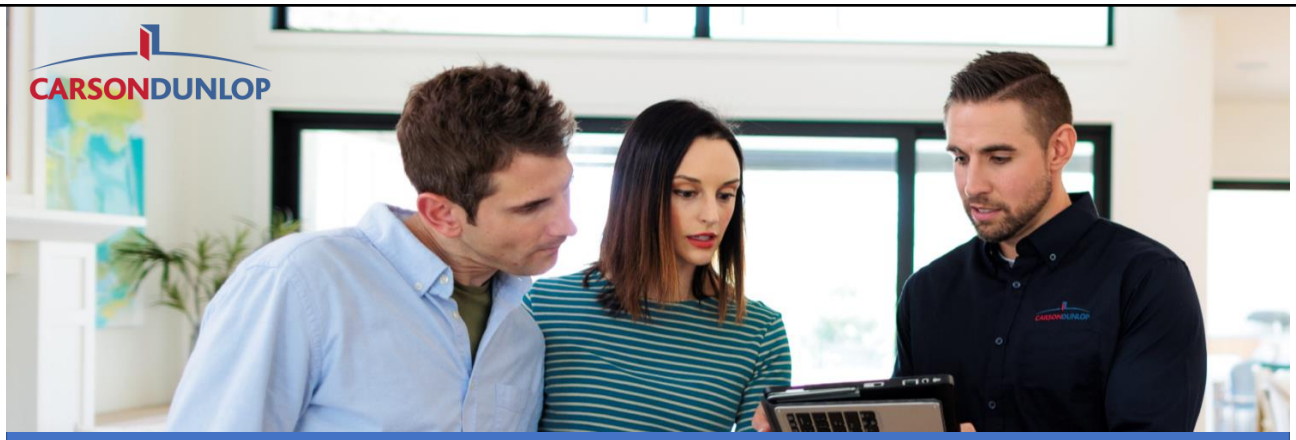
The sump and pump should be inspected and tested four times a year.

For condominium owners: • Condominium owners - Maintenance and Repairs: There are two types of repairs that may be performed in a condo - repairs to an individual condo unit and repairs to common elements. Common elements are set out in the Condominium Declaration and will differ from one building to another. If repairs must be made inside your unit, you are responsible for making the repairs at your own expense. You are also responsible for the ongoing maintenance of your unit. The condominium corporation's board of directors is responsible for maintenance and repair of the common elements. Exclusive-use common elements, such as parking spaces or balconies are generally maintained by the condominium board.

Be Ready for Emergencies: Be sure you know where to shut off the water. Some condos have more than one shut off, and others need a special tool (key) to turn off water. Label each circuit on the electrical panel, and make sure you should know how to turn off the power. Keep a fire extinguisher suitable for grease fires near the kitchen.

Property Manager and Concierge/Security: Keep the contact information for these folks handy (perhaps on your phone) wherever you are. • Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

END OF REPORT



As a Carson Dunlop client, you are entitled to many useful discounts and perks from some of our home service partners.

Woodbridge GTA ClimateCare ($160 value)

•Get a **FREE** safety inspection and tune-up on your home's heating or cooling systems (your choice)

•Claim your $160 value tune-up by calling 905-851-7007 or emailing info@gtaclimatecare.com

$70 gift card from 1-800-GOT-JUNK?

Carson Dunlop clients receive a $70 gift card for junk removal services.

HOME FLOOD PROTECTION PROGRAM

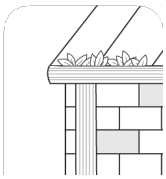
THREE STEPS TO COST-EFFECTIVE
HOME FLOOD PROTECTION

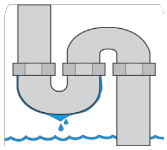
Complete these 3 steps to reduce your risk of flooding and lower the cost of cleanup if flooding occurs. For items listed under step 3 check with your municipality about any permit requirements and the availability of flood protection subsidies. **Applicable only in homes with basements*

Step 1: Maintain What You've Got at Least Twice per Year

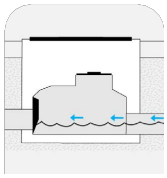
Do-It-Yourself for $0


Remove debris from nearest storm drain or ditch & culvert


Clean out eaves troughs

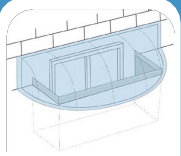

Check for leaks in plumbing, fixtures and appliances

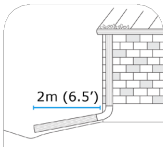

Test your sump pump*


Clean out your backwater valve

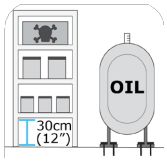
Step 2: Complete Simple Upgrades

Do-It-Yourself for Under $250

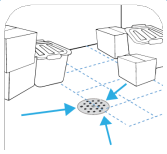

Install window well covers (where fire escape requirements permit)*

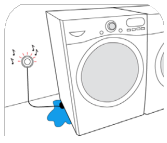


Extend downspouts and sump discharge pipes at least 2m from foundation



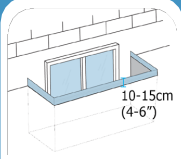
Store valuables and hazardous materials in watertight containers & secure fuel tanks


Remove obstructions to floor drain

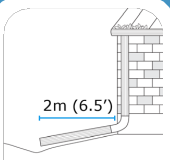

Install and maintain flood alarms

Step 3: Complete More Complex Upgrades

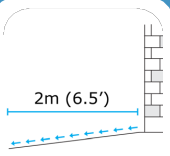
Work with a Contractor for Over $250



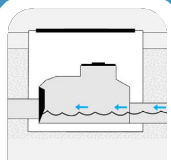
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows*

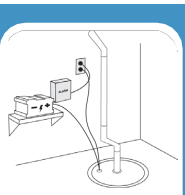


Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



Correct grading to direct water at least 2m away from foundation


Install backwater valve


Install backup sump pump and battery*

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of flooding.

INTACT CENTRE ON CLIMATE ADAPTATION

For Additional Resources Visit:
www.HomeFloodProtect.ca

UNIVERSITY OF WATERLOO

Basement Flood Protection Checklist

Take these steps to reduce your risk of basement flooding and reduce the cost of cleaning up after a flood. Remember to check with your municipality about the availability of basement flood protection subsidies. Check with your insurer about discounts for taking action to reduce flood risk.

1. Maintain Your Home's Flood Protection Features at Least Twice Per Year

SPRING	FALL	
☐	☐	Remove debris from nearest storm drain
☐	☐	Clean out eaves troughs
☐	☐	Test sump pump(s) and backup power source
☐	☐	Clean out backwater valve
☐	☐	Maintain plumbing, appliances and fixtures
☐	☐	Test flood alarms

2. Keep Water Out of Your Basement

- ☐ Correct grading to direct water at least 2m away from your foundation
- ☐ Extend downspouts and sump discharge pipes to direct water at least 2m away from your foundation or to the nearest drainage swale
- ☐ Install window well covers
- ☐ Install window wells that are 10-15cm above the ground and are sealed at the foundation
- ☐ Install water-resistant basement windows
- ☐ Install a backwater valve (work with a plumber and get required permits)

3. Prepare to Remove Any Water from Your Basement as Quickly as Possible

- ☐ Remove obstructions to the basement floor drain
- ☐ Install a back-up sump pump and power source

4. Protect Personal Belongings in Your Basement

- ☐ Store valuables in watertight containers or remove
- ☐ Store hazardous materials (paints, chemicals) in watertight containers or remove
- ☐ Raise electronics off the floor
- ☐ Select removable area rugs and furnishings that have wooden or metal legs

Note: Not all actions will be applicable to each home. Completing these steps does not guarantee the prevention of basement flooding.

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