Your Inspection Report

582 Runnymede Rd
Toronto, ON M6S 2Z7

PREPARED FOR:
GEORGINA BLANCHARD

INSPECTION DATE:
Wednesday, March 25, 2026

PREPARED BY:
Jonathan Dube, RHI

CARSONDUNLOP

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inspection@carsondunlop.com

March 25, 2026

Dear Georgina Blanchard,

RE: Report No. 96627
582 Runnymede Rd
Toronto, ON
M6S 2Z7

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.

Please contact us with any questions about the report or the home itself anytime, for as long as you own your home. Our telephone and e-mail consulting services are available at no cost to you. Please watch for your follow-up e-mail. We hope you will complete our short client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Jonathan Dube, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of issues.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of 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.

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.

Location: Ceiling above electrical panel

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.

Heating

FURNACE \ Life expectancy

Condition: • Near end of life expectancy

Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.

Location: Furnace room

Task: Replace

Time: When necessary

Cost: $3,500-$7,000

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Be prepared to replace at any time.

Task: Replace

Time: Soon

Cost: $1,000 - $3,000

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:

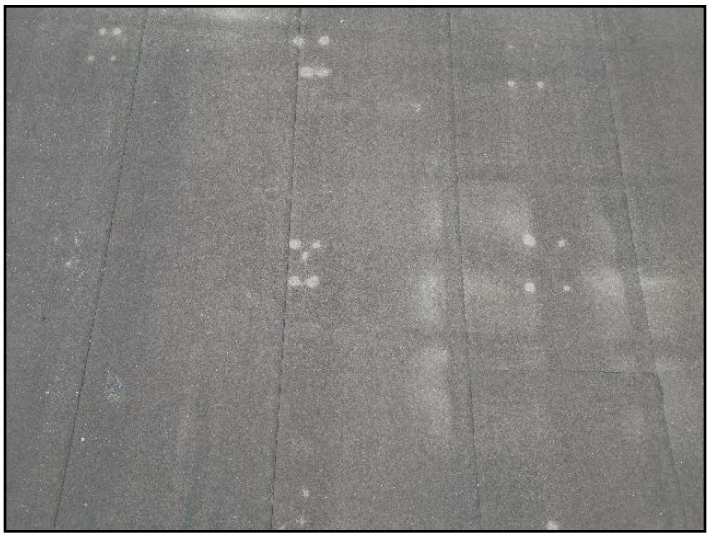
• Asphalt shingles

Asphalt shingles

Asphalt shingles

Flat roofing material:

• Modified bitumen membrane



Modified bitumen membrane

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • The roof shingles are in good overall condition.
Annual inspections are recommended (on any roof) to take care of any roof damage and/or regular maintenance items (flashings/caulking).

Inspection Methods and Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With a drone

Age determined by: • Visual inspection

Description

General: • The exterior has been well maintained and is in good condition.

Wall surfaces and trim: • Brick • Metal siding • Wood siding

Observations and Recommendations

WALLS \ Trim

Condition: • Paint or stain needed

Garage doors and soffit and some of the wood trimmed windows, have peeling paint.

Location: Various

Task: Clean and re-paint

Time: Periodic maintenance

Loose paint - Rear addition

Paint or stain needed

WALLS \ Masonry (brick, stone) and concrete

Condition: • Spalling

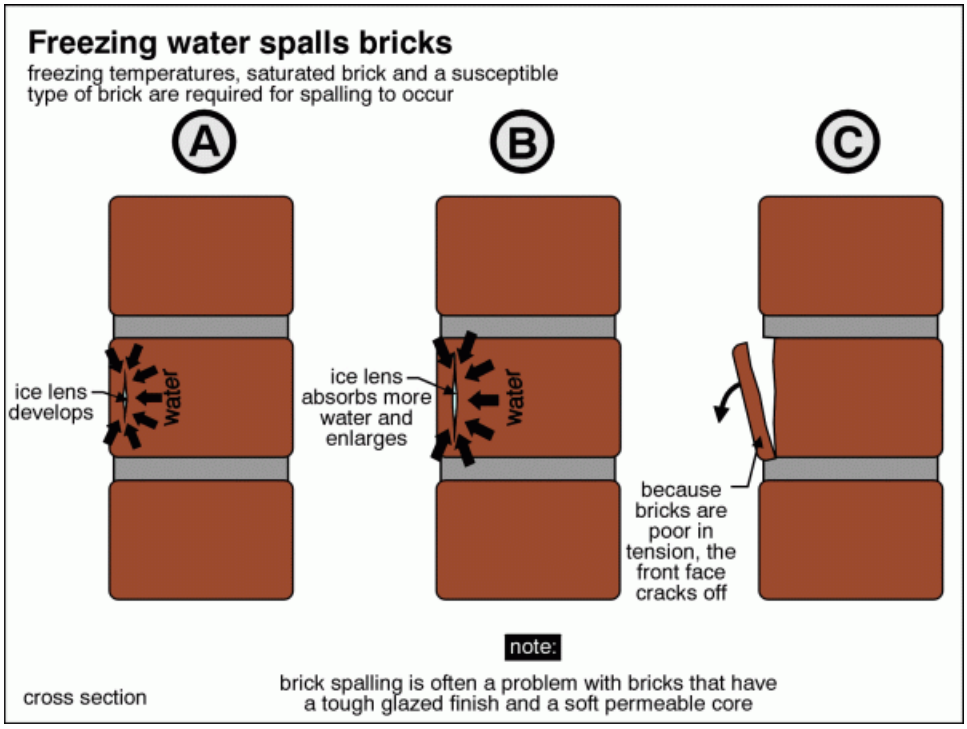
Spalling and mortar deterioration was noted in localized areas, this is typical of older brick homes. Overall the brick has been very well maintained.

Location: Right side

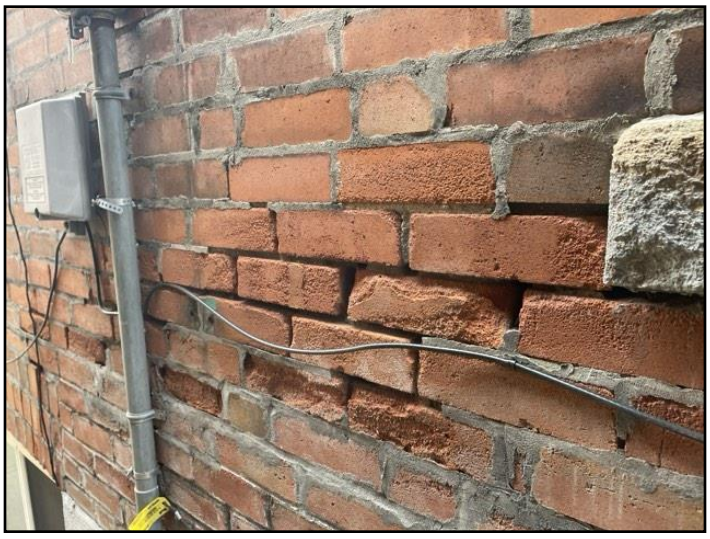
Task: Re-point/repair

Time: as needed

Cost: $500-$1,000 and up



Spalling



Spalling

WINDOWS AND DOORS \ General notes

Condition: • Caulking deteriorated

Location: Left side

Task: Re-caulk

Time: As soon as practical/regular maintenance

Cost: $250-$500 to recaulk all windows

Caulking deteriorated

LANDSCAPING \ Walkway

Condition: • Unsealed gap at building

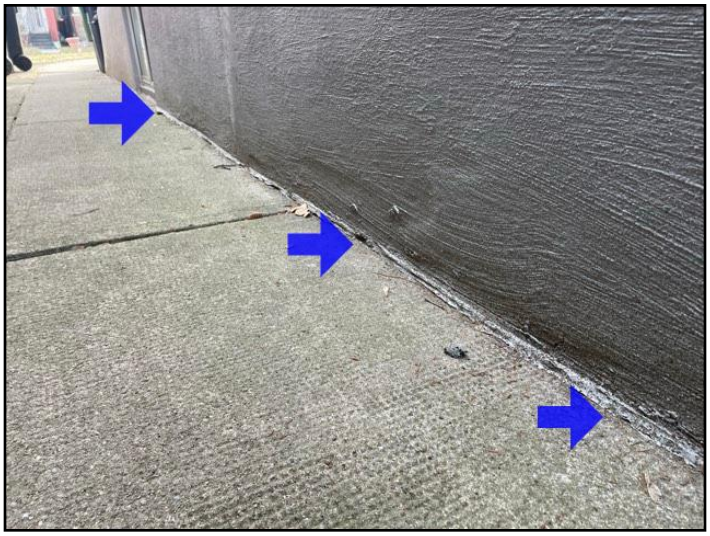
Seal between house and walkway is deteriorating and needs replacement.

Location: Right side

Task: Re-seal

Time: As soon as practical (every 5-10 years)

Cost: Minor



Unsealed gap at building

Inspection Methods and Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Inspection limited/prevented by: • No access to garage

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Fences and boundary walls

Description

General: • The structure has performed well, with no evidence of significant movement.

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Subfloor - plank • Not visible in some areas

Exterior wall construction: • Wood frame • Masonry

Roof and ceiling framing: • Not visible

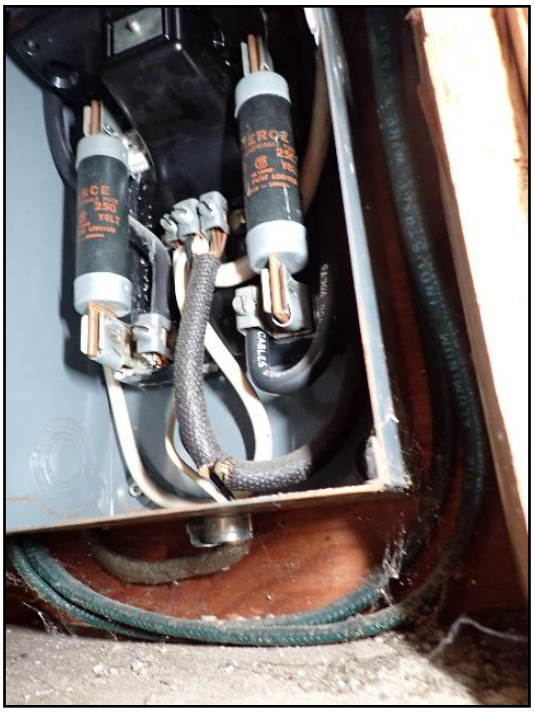
Party wall: • Not visible

Description

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location:

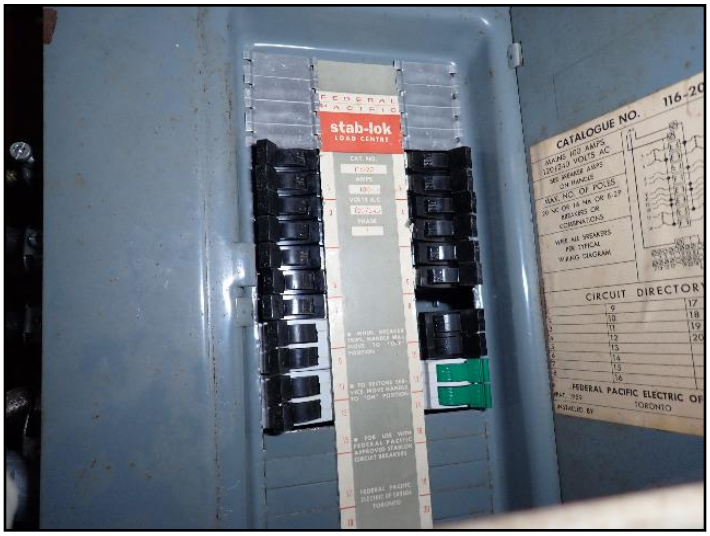
• Fuses - basement



Fuses - basement

Distribution panel type and location:

• Breakers - basement



Breakers - basement

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

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.

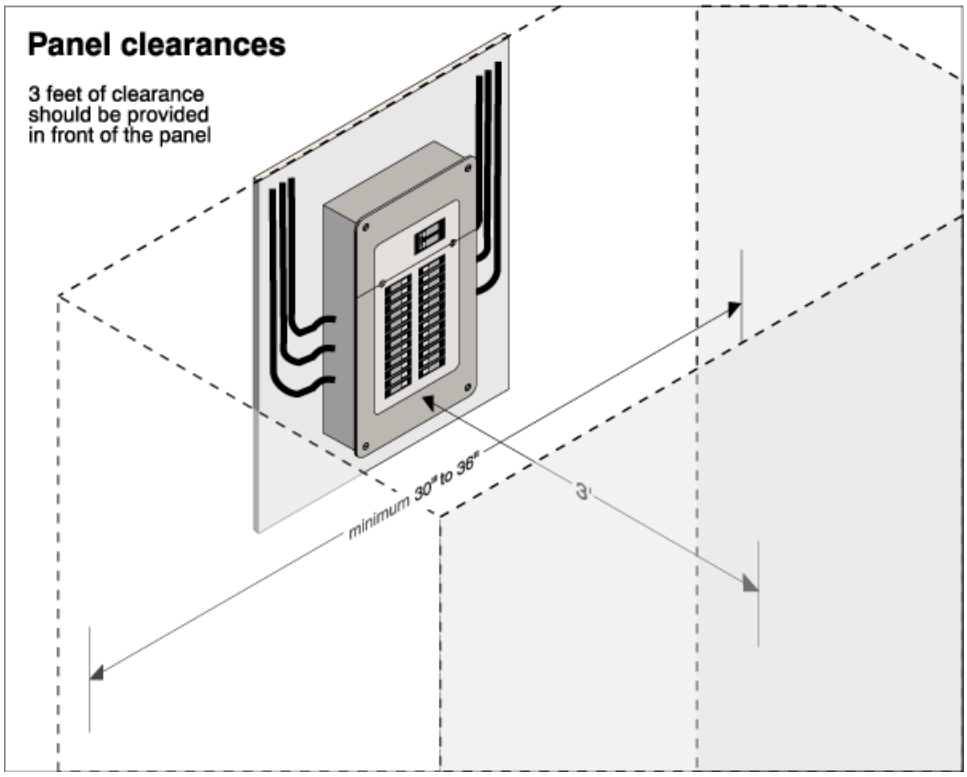
SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Box location poor

Task: Improve

Time: As needed

Cost: Depends on approach



Box location poor

Condition: • Older panel.
Consider upgrading the panel. An upgraded panel will feature modern safety devices such as AFCI and will be a good opportunity to move the panel into a more accessible position
Task: Upgrade
Time: If desired / When renovating

DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)
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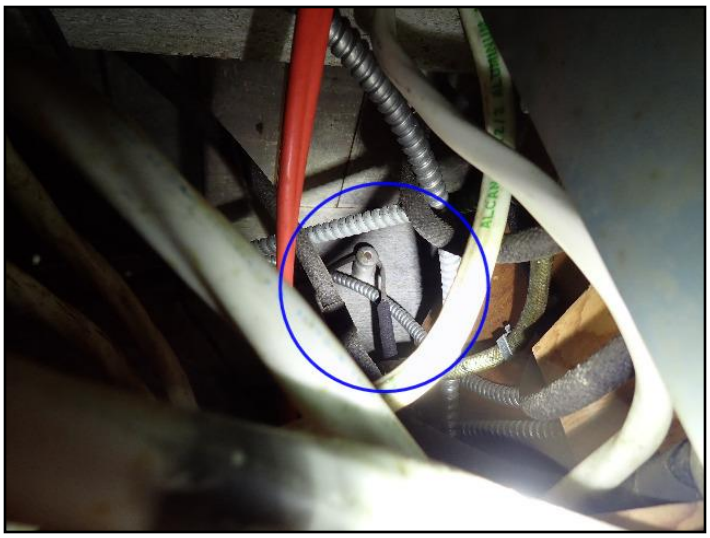
Location: Ceiling above electrical panel
Task: Replace when remodeling. In the short term, ground fault circuit interrupters (GFCIs) are an inexpensive way to help protect against electric shocks. Further evaluation.
Cost: Typically $1,000 to $2,000 per room to replace. Note: Additional costs may be incurred for other electrical improvements and cosmetic repairs. In the short term, GFCI protection typically costs $100-$200 per circuit.



Active knob and tube was noted in the home

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Adding ARC Fault Circuit Interrupters (AFCIs) is a cost-effective safety improvement to existing homes. AFCI's are a circuit breaker in the electrical panel> When installed they provide enhanced protection by detecting an electric arc in the circuit and will "trip or shut off" the circuit to prevent electrical fires. (cost of roughly $100 each). They could be installed in all the bedroom circuits (as an improvement only).

Location: Panel

Task: Provide as an improvement only

Time: When renovating

Inspection Methods and Limitations

Inspection limited/prevented by: • Restricted access to panel

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

Fuse block: • Not pulled

Description

Heating system type:

• Furnace

Furnace

Furnace

Fuel/energy source: • Gas

Approximate capacity: • 75,000 BTU/hr

Efficiency: • Mid-efficiency

Approximate age: • 19 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Auxiliary heat: • Electric heater

Exhaust/Chimney/vent: • Masonry

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 \ Life expectancy

Condition: • Near end of life expectancy

Although the furnace is close to the end of its life, continue to use and maintain the unit until it fails. Be prepared to replace the furnace at any time.

Location: Furnace room

Task: Replace

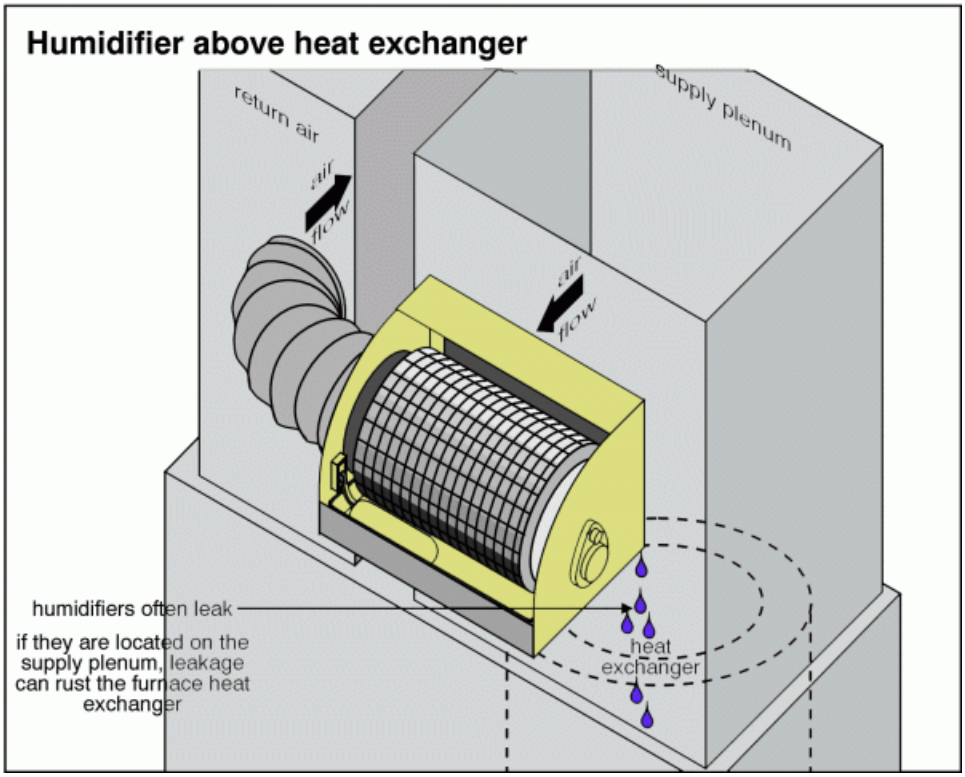
Time: When necessary
Cost: $3,500-$7,000

FURNACE \ Humidifier

Condition: • Leak

Mineral buildup was noted below the humidifier, this may be due to a leak, unable to determine if leak is still active, no signs of wetness.
Dry at time of inspection.

Location: Furnace
Task: Remove/Replace
Time: When replacing furnace



Mineral stains and rust

Old unit

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

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • Not visible

Attic/roof air/vapor barrier: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • For the most part, insulation details are not visible/accessible

In older houses, insulation levels (and ventilation) are usually below modern standards and, in many cases, it is not practical (or cost effective) to improve it unless the opportunity presents itself (e.g. during renovations).

Any upgrade would be considered a discretionary improvement (as opposed to a repair).

Improvements may lead to lower heating/air conditioning costs and improved comfort.

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

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

Water heater type:

• Conventional

Conventional

Water heater fuel/energy source: • Gas

Water heater approximate age: • 27 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic • Copper • Lead • Not visible in some areas.

Floor drain location: • Near laundry area • Utility room

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 \ Life expectancy

Condition: • Past life expectancy

Be prepared to replace at any time.

Task: Replace
Time: Soon
Cost: $1,000 - $3,000

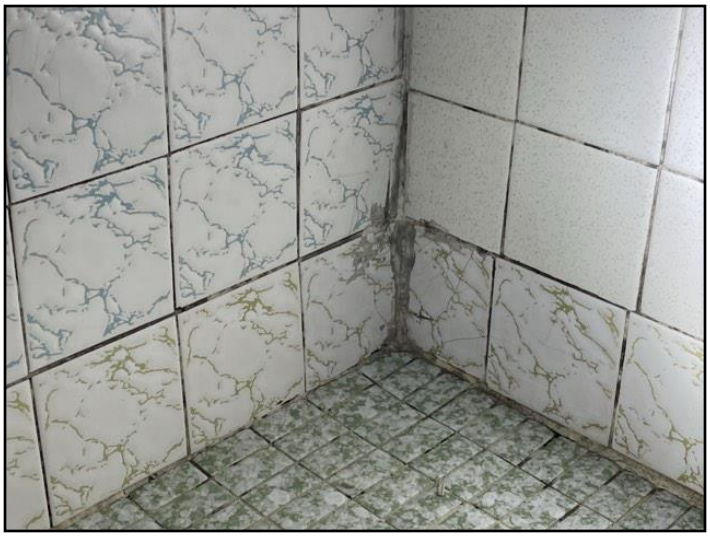
WASTE PLUMBING \ Drain piping - performance
Condition: • The main sewer line to the street cannot be inspected during a home inspection. A video scan dramatically reduces the risk of expensive and unhealthy sewer back-ups.
Task: Provide after possession of the home.
Cost: $300 and up

Condition: • Piping (Lead) - near end of lifespan / old
Location: Laundry area
Task: Replace
Time: As soon as practical
Cost: $250-$500


Piping (Lead) - old -


Laundry sink

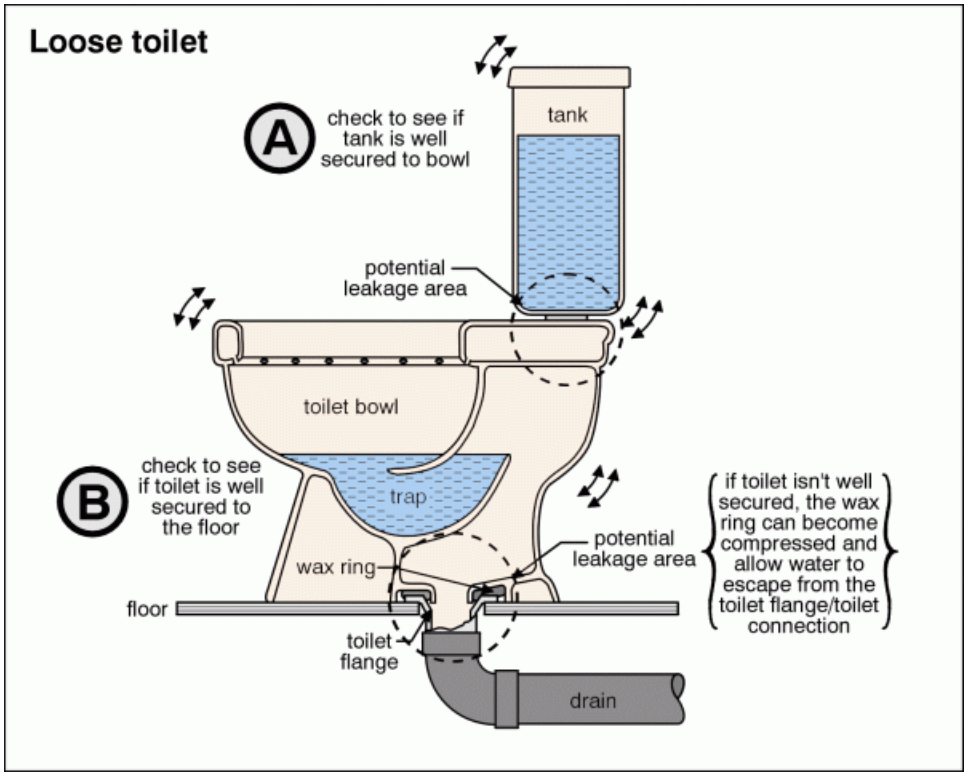
FIXTURES AND FAUCETS \ Shower stall
Condition: • Tiles, loose, cracked or broken
Location: Basement shower
Task: Repair, caulk, or replace shower
Time: As needed/desired
Cost: Not determined



Tiles, loose, cracked or broken

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose
Location: Second floor toilet
Task: Secure
Time: As soon as practical
Cost: Minor



Inspection Methods and Limitations

Fixtures not tested/not in service: • Laundry tub

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

Observations and Recommendations

CEILINGS AND WALLS \ General notes
Condition: • Typical minor flaws

FLOORS \ General notes
Condition: • Typical flaws
These cosmetic issues reflect normal wear and tear.
Location: Throughout

Condition: • Cracks
Location: Rear addition floor
Task: Replace tile
Time: When renovating
Cost: Depends on approach, choice of material and installer price

Cracks

WINDOWS \ General notes
Condition: • Some windows are old but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are roughly $50 to $100/sq. ft. for moderate quality units, installed. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

STAIRS \ Handrails and guards
Condition: • Missing
Location: Throughout
Task: Provide
Time: If/as desired

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)

BASEMENT \ Cold room/Root cellar
Condition: • Combustible insulation exposed
Location: Cold-Room
Task: Remove
Time: As needed
Cost: Minor

Combustible insulation exposed

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • Appliances inspections are limited scope, and some issues may not be identified.

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: • 99 %

Description

Furnace:

• Keeprite

Keeprite

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.

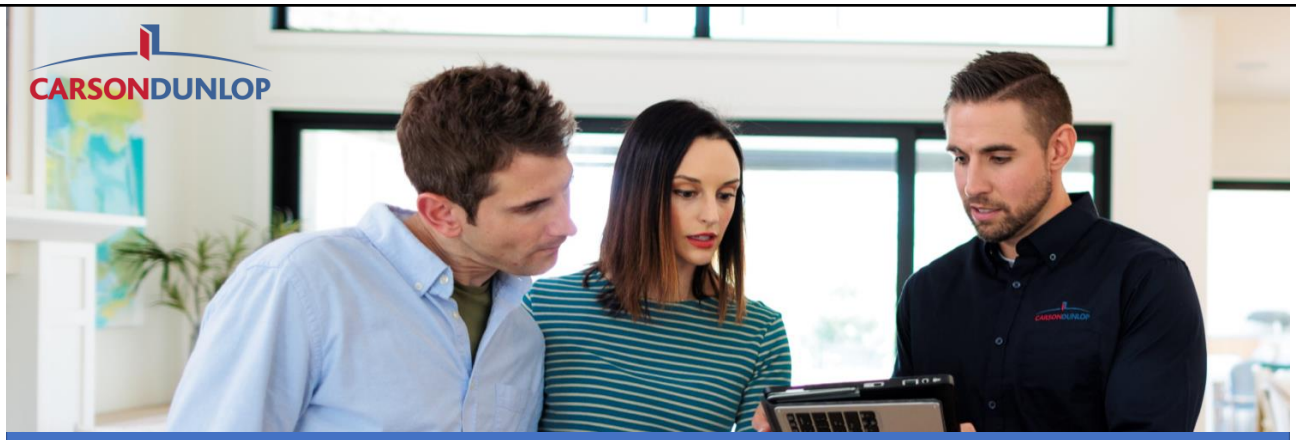
The sump and pump should be inspected and tested four times a year.

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

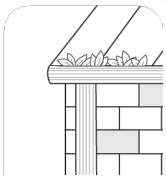
THREE STEPS TO COST-EFFECTIVE HOME FLOOD PROTECTION

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*

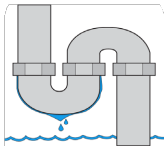
Step 1: Maintain What You've Got at Least Twice per Year

Do-It-Yourself for $0

Remove debris from nearest storm drain or ditch & culvert

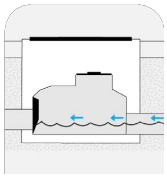


Clean out eaves troughs



Check for leaks in plumbing, fixtures and appliances

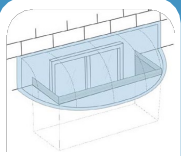
Test your sump pump*



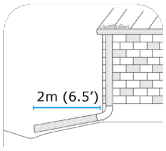
Clean out your backwater valve

Step 2: Complete Simple Upgrades

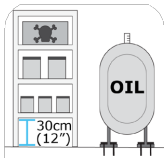
Do-It-Yourself for Under $250



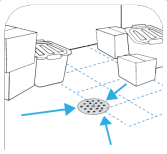
Install window well covers (where fire escape requirements permit)*



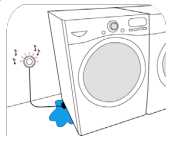
Extend downspouts and sump discharge pipes at least 2m from foundation



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



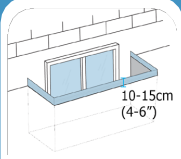
Remove obstructions to floor drain



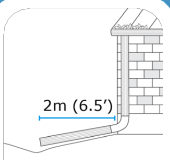
Install and maintain flood alarms

Step 3: Complete More Complex Upgrades

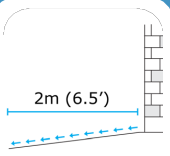
Work with a Contractor for Over $250



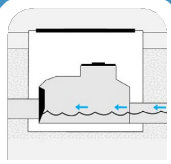
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows*



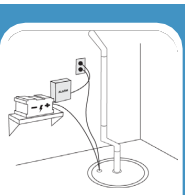
Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



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

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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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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.