

# Your Inspection Report



30 Woodside Ave  
Toronto, ON M6P 1L7



**PREPARED FOR:**  
GEORGINA BLANCHARD

**INSPECTION DATE:**  
Sunday, April 26, 2026

**PREPARED BY:**  
Jonathan Dube, RHI



Carson, Dunlop & Associates Ltd.  
120 Carlton Street, Suite 407  
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416-964-9415  
[www.carsondunlop.com](http://www.carsondunlop.com)  
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Excellence in home inspection



April 26, 2026

Dear Georgina Blanchard,

RE: Report No. 97098  
30 Woodside Ave  
Toronto, ON  
M6P 1L7

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,

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

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# OVERVIEW

30 Woodside Ave, Toronto, ON April 26, 2026

Report No. 97098

[www.carsondunlop.com](http://www.carsondunlop.com)

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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.

## Heating

### **BOILER \ Life expectancy**

**Condition:** • Near end of life expectancy.

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

**Location:** Boiler room

**Task:** Replace

**Time:** When necessary

**Cost:** \$6,000 - \$12,000

## Interior

### **BASEMENT \ Wet basement - evidence**

**Condition:** • Evidence of moisture noted

The finished basement room has an elevated wood floor and wood-paneled walls. Wood materials in contact with or close to the ground are prone to absorbing and retaining moisture. Elevated moisture levels were noted at time of inspection.

**Location:** Finished room in basement

**Task:** Monitor the area for ongoing moisture conditions. Consider removal of the elevated floor and wall panelling to limit moisture retention. Refer to exterior recommendations regarding gutters, downspouts, and lot grading.

**Time:** Immediate and ongoing

**Cost:** Not determined

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

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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

# ROOFING

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## Description

### Sloped roofing material:

- Asphalt shingles



Asphalt shingles



Asphalt shingles

## 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

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## Description

Wall surfaces and trim: • [Asphalt shingles](#) • [Brick](#)

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

Downspout discharges in an area that slopes towards the foundation, smooth walled metal extensions are preferred over accordion style plastic extensions.

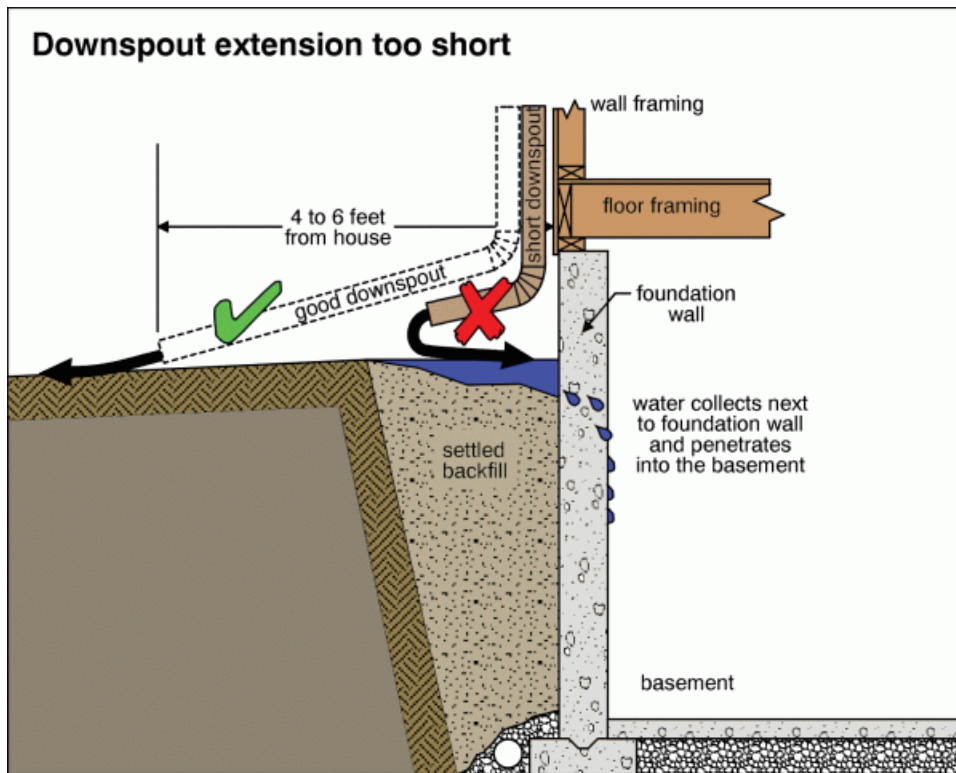
Always transfer water as far away from the house as practical. However attention to erosion, tripping hazard, or creating a slippery ice surface should also be considered.

Location: Various

Task: Improve

Time: Less than 1 year

Cost: Minor



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*Discharge too close to building*

**Condition:** • Loose

**Location:** Left side - front corner

**Task:** Reconnect downspot



*Loose*

## WALLS \ Trim

**Condition:** • Regular maintenance needed

Wooden elements require periodic maintenance, such as cleaning, painting and repair/replacement.

**Location:** Various

**Task:** Monitor / Regular maintenance

**Time:** As needed

**Cost:** Minor

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*Regular maintenance needed*

## WALLS \ Asphalt shingles

**Condition:** • Deteriorating asphalt shingles

**Location:** Rear addition siding

**Task:** Remove and replace siding, (Inspect framing after removal and improve if needed)

**Time:** As soon as practical

**Cost:** \$1,000-\$2,000



*Rear mudroom/sunroom addition*



*Deteriorated shingles*

## EXTERIOR \ Window wells

**Condition:** • Clogged

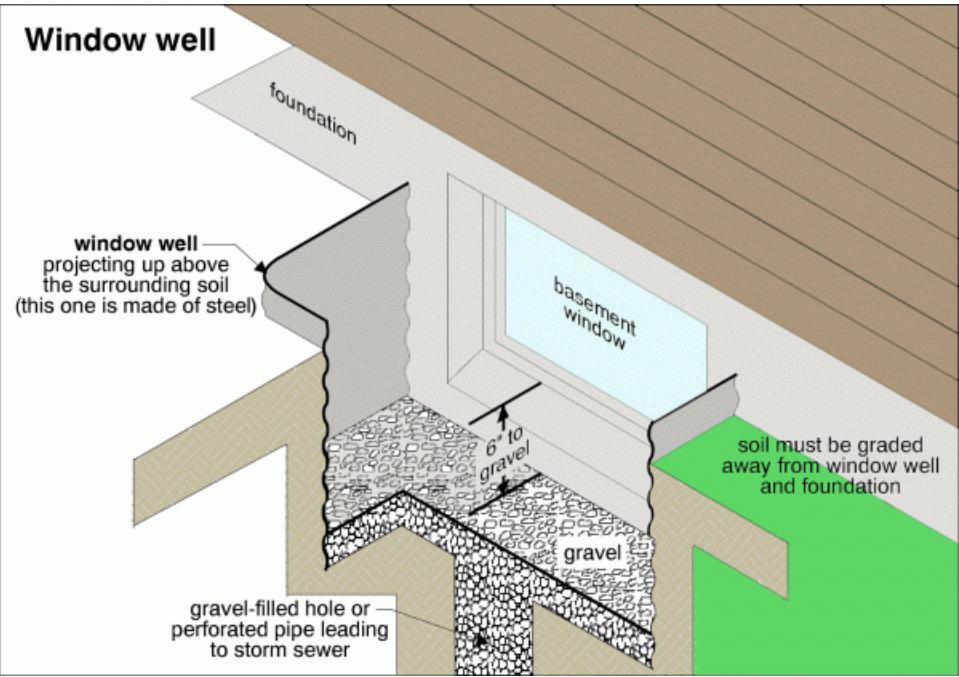
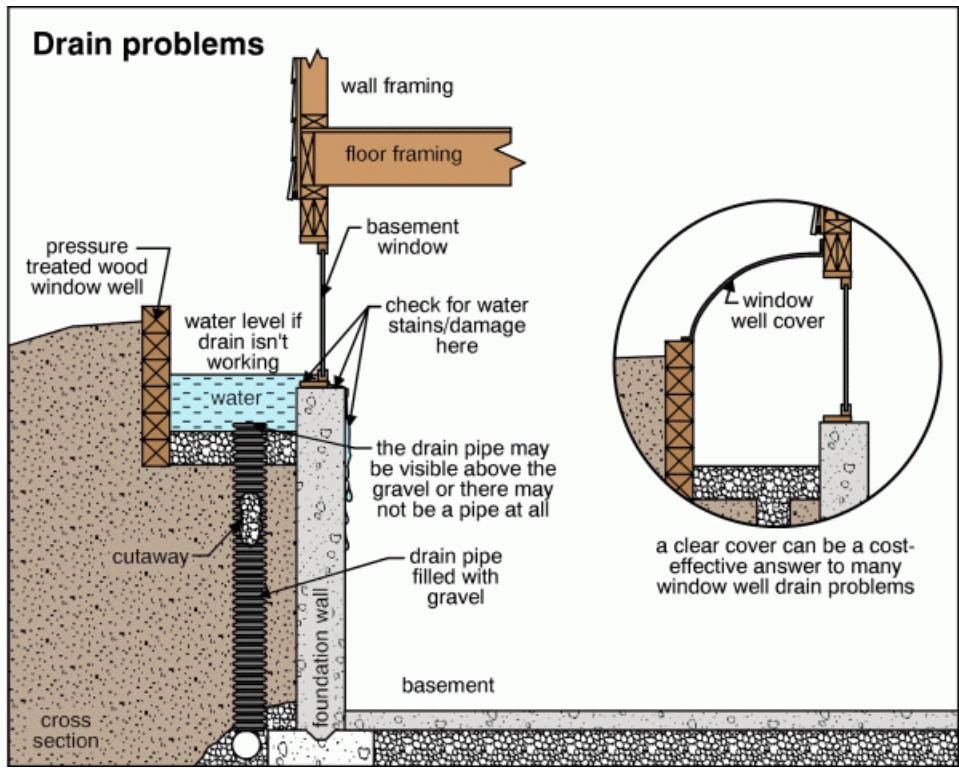
**Location:** Rear

**Task:** Improve

**Time:** As soon as practical

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Cost: \$250-\$500



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*Clogged*

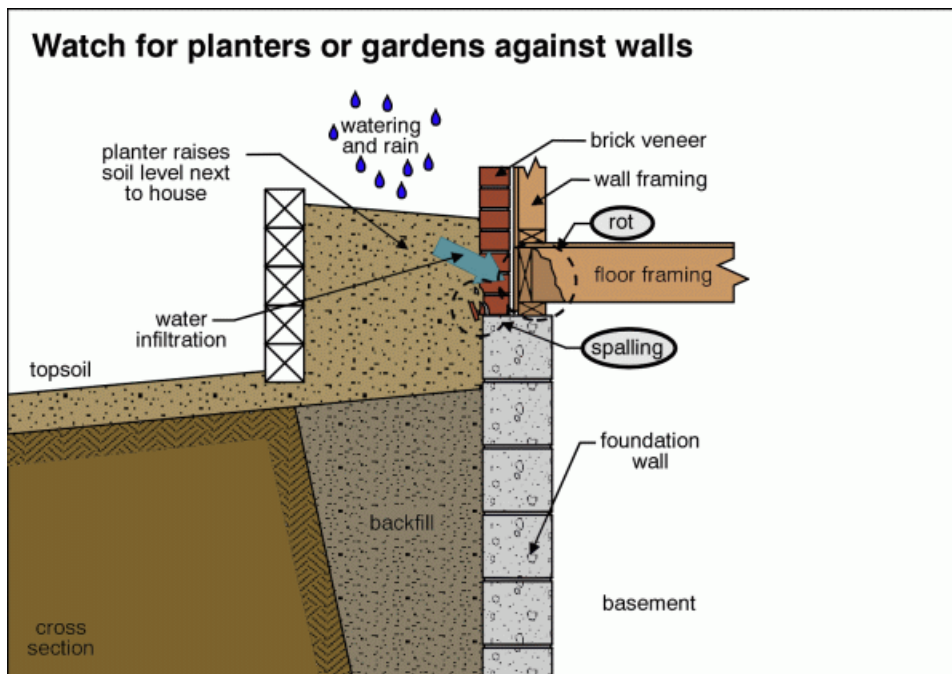
### LANDSCAPING \ General notes

**Condition:** • Raised gardens against the house

**Location:** Front

**Task:** Monitor and re-arrange if necessary.

**Time:** Ongoing



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*Raised gardens against the house*

## LANDSCAPING \ Lot grading

**Condition:** • The ground around some parts of the home does not slope to drain water away from the foundation.

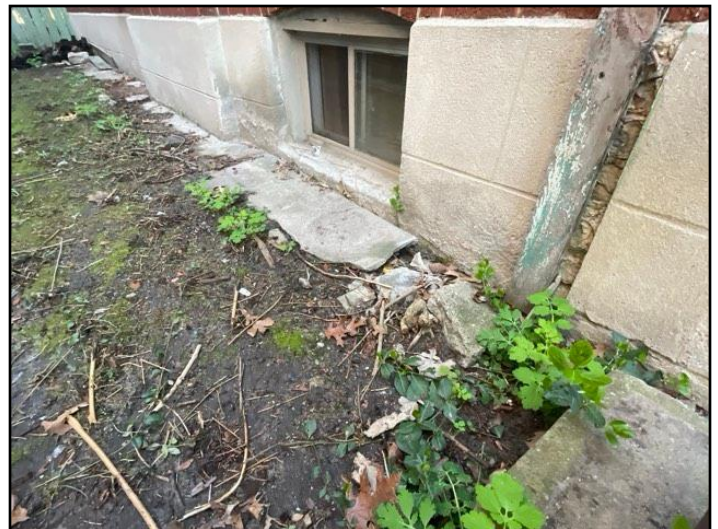
**Location:** Left side

**Task:** Improve grading so the ground slopes down at least 1 inch per foot for the first 6 feet away from the home. Note: Less slope is needed on hard surfaces like driveways

**Time:** As necessary



*Lot grading*



*Lot grading*

## LANDSCAPING \ Walkway

**Condition:** • [Improper slope or drainage](#)

The concrete in this area has settled/eroded over the years, cracks were noted and low spots will retain water close to the foundation.

**Location:** Rear

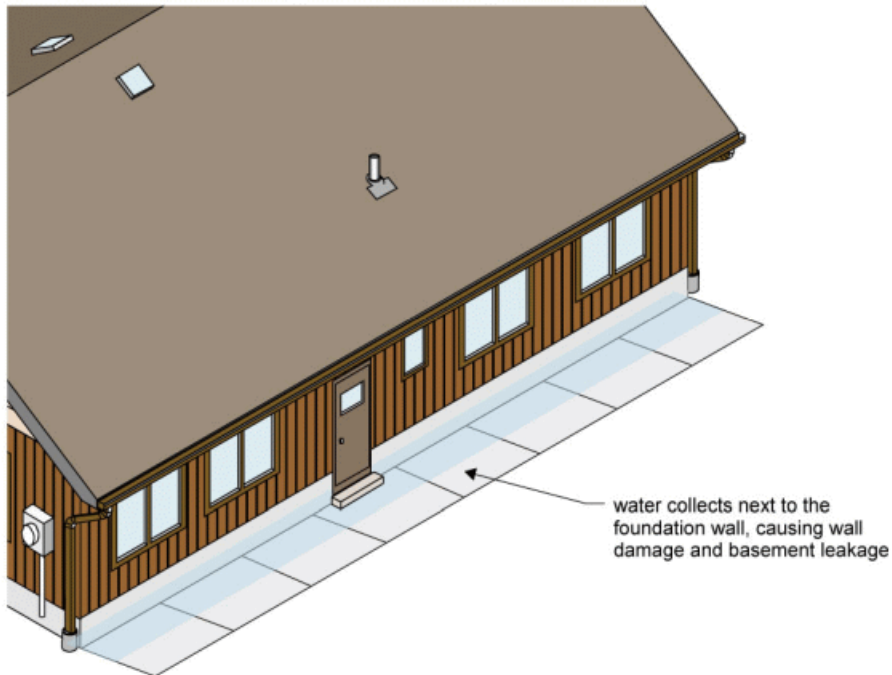
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**Task:** Repair/Re-pour masonry (and improve slope)

**Time:** As soon as practical/When renovating

**Cost:** \$600 and up

### Walk/patio sloping towards house



*Improper slope or drainage*

### LANDSCAPING \ Driveway

**Condition:** • Wood/ground contact, the edge of the wooden contact with the ground may prematurely rot, elevated moisture was noted on the interior of the window opening.

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**Location:** Right side

**Task:** Monitor/Improve

**Time:** As needed

**Cost:** Minor



*Elevated moisture*

## Inspection Methods and Limitations

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

**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:**

• Not visible

The masonry foundation is parged.

**Floor construction:** • [Joists](#) • Subfloor - plank • Not visible in some areas

**Exterior wall construction:** • [Wood frame](#) • [Masonry](#)

**Roof and ceiling framing:**

• [Rafters/roof joists](#)

• [Plank sheathing](#)



*Rafter, roof joists, plank sheathing*

## 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.

### **FLOORS \ Concrete slabs**

**Condition:** • Concrete basement, crawlspace and garage floors are not typically part of the structure. Almost all basement, crawlspace and garage concrete floors have minor shrinkage and settlement cracks.

**Condition:** • Gap in slab.

**Location:** Basement / below wall

**Task:** Monitor / Fill

**Time:** As needed / When renovating

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Gap in slab



Gap in slab / beneath wall

## ROOF FRAMING \ Sheathing (roof/attic)

**Condition:** • [Water stains](#)

Water stains on old roof sheathing is common, it is most likely from a past leak but its difficult to tell from one visit.

**Task:** Monitor

**Time:** After periods of heavy rain or snow melt.



Water stains



Water stains

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## Inspection Methods and Limitations

**Attic/roof space:** • Inspected from access hatch

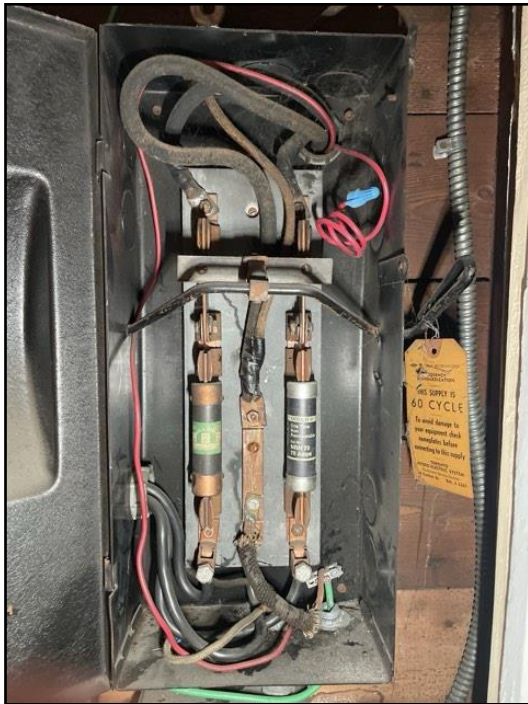
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## Description

**Service size:** • [75 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:**

- [Fuses - basement](#)



Fuses - basement



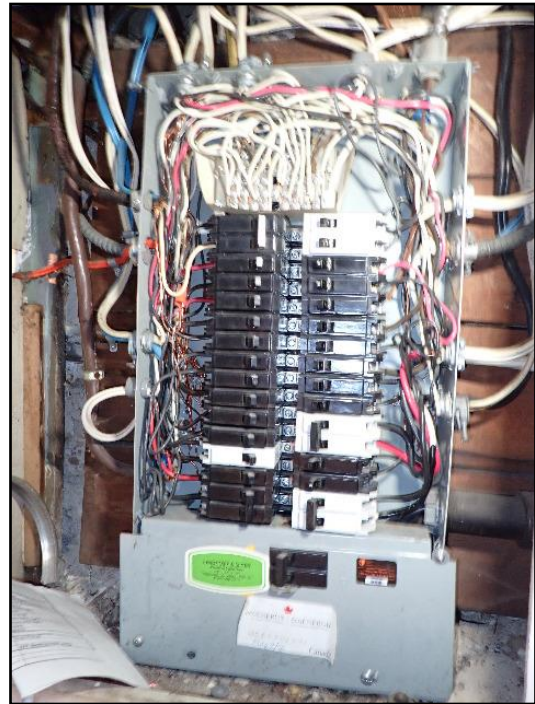
Fuses - basement

**Distribution panel type and location:**

- [Breakers - basement](#)



Breakers - basement



*Breakers - basement*

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • [AFCIs present](#)

## 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 size**

**Condition:** • [Fuse, breaker size in service box mis-matched](#)

**Task:** Further evaluation (electrician)

**Time:** As soon as practical

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75Amp / 70Amp

**Condition:** • [Inadequate service size](#)

The 100 amp breaker panel is suitable, however it is fed by a 75A fuse panel with mismatched fuses.

**Task:** Further evaluation / Improve (Electrician)

**Cost:** \$500-\$1,000 and up

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

**Condition:** • [Although no active knob-and-tube wiring was noted there may be some present based on the age of the home.](#) Click on the line above to see the Ontario Electrical Safety Authority's position on this wiring system.

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Loose](#)

**Location:** Basement

**Task:** Improve

**Time:** As soon as practical



Loose



Missing cover plate

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## Inspection Methods and Limitations

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

**Not included as part of a building inspection:** • Low voltage wiring systems and components

## Description

### Heating system type:

- [Boiler](#)



Boiler

Fuel/energy source: • [Gas](#)

Approximate capacity: • 105,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • [23 years](#)

Typical life expectancy: • Boiler (steel) 20 to 25 years

### Auxiliary heat:

- [Electric baseboard heater](#)

Front enclosed porch

- Radiant floor heating (electric)

Second floor bathroom

Fireplace/stove: • [Wood-burning fireplace](#)

Exhaust/Chimney/vent: • [Masonry](#) • Sidewall venting

## Observations and Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • At the time of inspection, the boiler was working properly and the house was comfortably warm. An annual maintenance agreement that covers parts and labour is typically recommended for all heating (and cooling) equipment.

### **BOILER \ Life expectancy**

**Condition:** • Near end of life expectancy.

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

**Location:** Boiler room

**Task:** Replace

**Time:** When necessary

**Cost:** \$6,000 - \$12,000

### **FIREPLACE \ General notes**

**Condition:** • Before you use the fireplace, it should be inspected, cleaned and improved if necessary by a WETT (Wood Energy Technology Transfer Inc.) certified technician

**Task:** Provide

**Time:** Before using

### **COMMENTS \ Additional**

**Condition:** • The insulation on boiler piping may contain asbestos. Health Canada recommends the insulation be left in place undisturbed. If the insulation is damaged or is to be disturbed, and if it contains asbestos (confirm with laboratory test), precautions should be taken that asbestos fibers are not released into the house air during the work.

**Location:** Basement



*Insulation on boiler piping*



*Insulation on boiler piping*

## Inspection Methods and Limitations

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

**Warm weather:** • Prevents testing heating effectiveness

## Description

### Heat pump type:

- [Ductless \(Mini split\) system](#)

Provides cooling and supplemental heat to the main floor



*Outdoor unit*



*Indoor unit - Above main floor entry*

**Cooling capacity:** • 12,000 BTU/hr

**Compressor approximate age:** • 5 years

**Typical life expectancy:** • 10 to 15 years

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

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## Description

- Attic/roof insulation material: • [Fiberglass](#)
- Attic/roof insulation amount/value: • [R-28](#) • [R-32](#)
- Attic/roof air/vapor barrier: • [Plastic](#)

## Observations and Recommendations

### ATTIC/ROOF \ Insulation

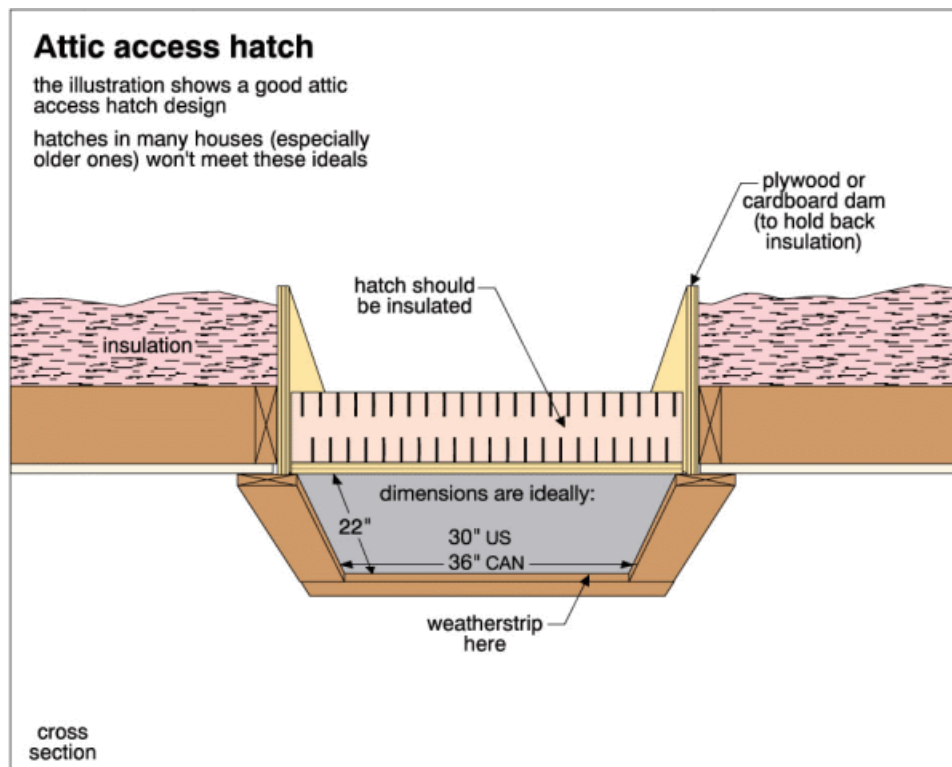
- Condition: • [Amount less than current standards](#)

Insulation levels are below modern standards (R50-R60) and, in many cases, it is not practical (or cost effective) to improve it unless the opportunity presents itself (e.g. during renovations). Improvements may lead to lower heating/air conditioning costs and improved comfort.

- Location: Attic
- Task: Improve
- Time: Discretionary
- Cost: \$1,500 - and up

### ATTIC/ROOF \ Hatch/Door

- Condition: • [Not insulated and not weatherstripped](#)
- Task: Improve
- Time: As soon as practical
- Cost: Minor



## ATTIC/ROOF \ Ductwork

**Condition:** • [Not insulated in unconditioned space](#)

**Location:** Attic

**Task:** Improve

**Time:** As soon as practical

**Cost:** Minor



*Not insulated*

## FLOORS \ Floors over unheated areas

**Condition:** • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

The second floor sun room and the main floor mud room at the rear of the building are not heated, when replacing the siding it may be a value add to insulate the walls from the outside while they are open.

**Location:** Rear

**Task:** Improve

**Time:** If needed/desired



*Typically cooler - no action -*

## Inspection Methods and Limitations

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

**Attic inspection performed:** • From access hatch

**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:** • Basement

**Water heater type:**

- Tankless/On demand



*Tankless/On demand*

**Water heater fuel/energy source:** • [Gas](#)

**Water heater approximate age:** • 5 years

**Water heater typical life expectancy:** • 10 to 20 years

**Waste and vent piping in building:**

- [ABS plastic](#)
- [Cast iron](#)
- [Lead](#)

Under laundry room sink

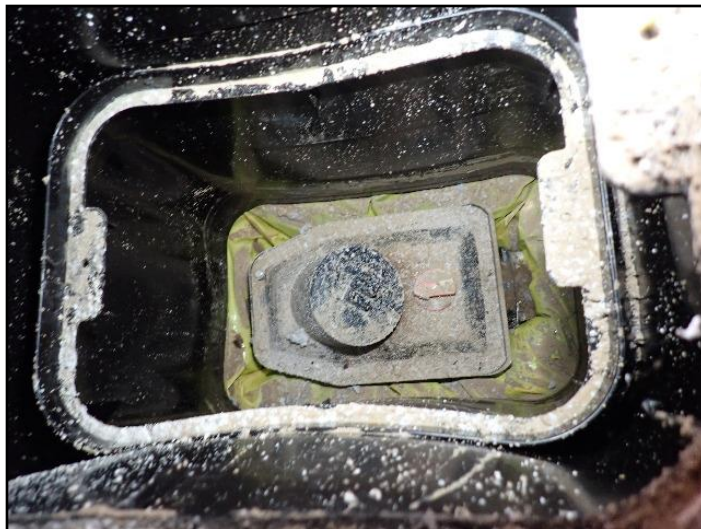
**Floor drain location:** • Near heating system

**Backwater valve:**

- Present. This valve helps prevent municipal sewers from backing up into the home. A backwater valve may help with your home owner's insurance.



Backwater valve



Backwater valve

## 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.

### **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

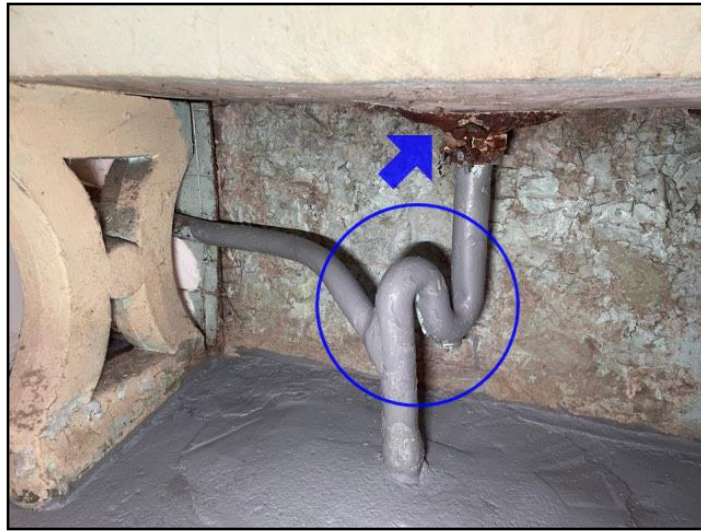
Lead traps under the laundry tub is typical of un-finished basements in this neighborhood. The drain of the concrete sink in rusted. no leaks were noted when tested.

**Task:** Replace Trap

**Time:** As needed

**Cost:** \$350-\$600 (Plumber half day fee average)

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*Piping (Lead) - near end of lifespan / old*

## **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • Loose faucet

**Location:** Second floor bathroom

**Task:** Improve/secure

**Time:** As soon as practical

**Cost:** Minor



*Loose faucet*

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## 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.

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

## Description

**General:** • Interior finishes are in good repair overall. • The newer windows help improve comfort and energy efficiency.

## Observations and Recommendations

### CEILING 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:** • Loose

**Location:** Behind toilet, second floor bathroom

**Task:** Repair/improve

**Time:** As soon as practical

**Cost:** Depend depends on approach



Loose

**Condition:** • Sloped

The corner of the second floor rear addition is sloped this may be due to localized settlement.

**Location:** Second floor rear addition

**Task:** Further evaluation/Improve

**Time:** When replacing siding and walls are open

### WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

**Location:** Second floor stair well (stained glass window)

**Task:** Repair

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**Time:** As needed/desired

**Cost:** Minor



*Cracked*

## DOORS \ Glass (glazing)

**Condition:** • [Broken](#)

**Location:** Rear mudroom door

**Task:** Replace pane

**Time:** As soon as practical

**Cost:** Minor



*Broken*

## STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

**Location:** Throughout

**Task:** Provide

**Time:** As needed/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 our consultation, 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 \ Wet basement - evidence**

**Condition:** • Evidence of moisture noted

The finished basement room has an elevated wood floor and wood-paneled walls. Wood materials in contact with or close to the ground are prone to absorbing and retaining moisture. Elevated moisture levels were noted at time of inspection.

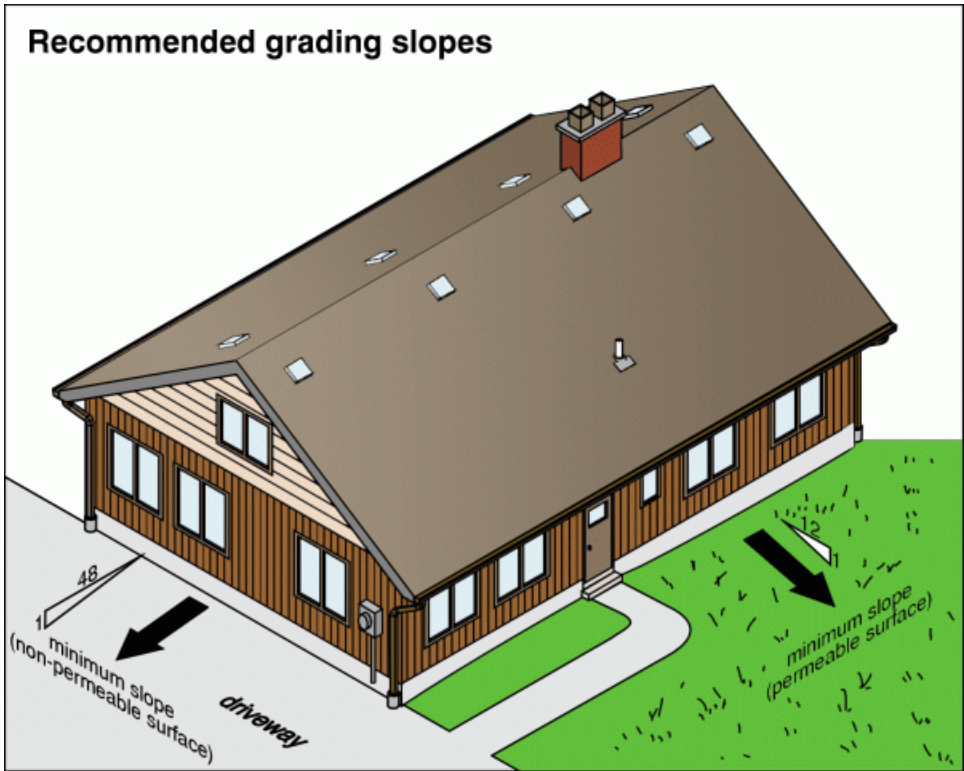
**Location:** Finished room in basement

**Task:** Monitor the area for ongoing moisture conditions. Consider removal of the elevated floor and wall panelling to limit moisture retention. Refer to exterior recommendations regarding gutters, downspouts, and lot grading.

**Time:** Immediate and ongoing

**Cost:** Not determined

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*Elevated moisture*



*Elevated moisture - floor*



*Basement room*

## **APPLIANCES \ Dishwasher**

**Condition:** • Backflow prevention high loop missing

High loop, Secure drain hose to maintain an elevated backflow prevention loop

**Location:** Under kitchen sink

**Task:** Improve

**Time:** As soon as practical

**Cost:** Minor



*Backflow prevention high loop missing*

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## Inspection Methods and Limitations

**Inspection limited/prevented by:** • 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 %

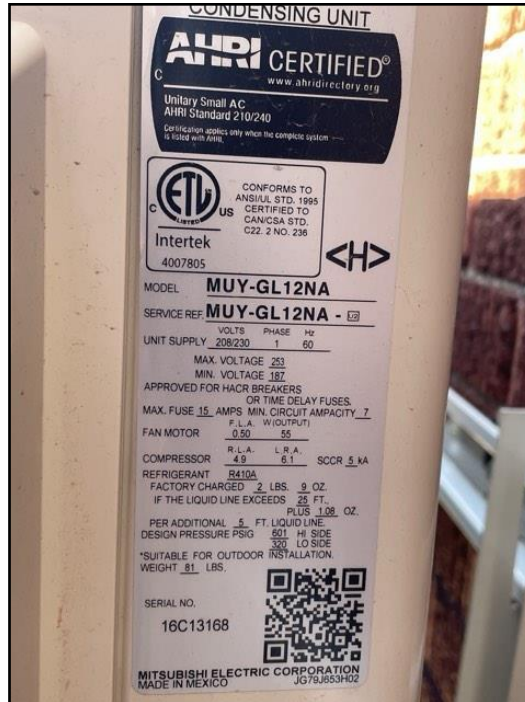
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Description

General: • We include a check for product recalls on major appliances at no extra cost. You will receive a separate report from RecallChek with any notices of product recalls and who to contact to get parts replaced, often free of charge. If there are recalls down the road, you will be notified. If you replace the equipment, just let RecallChek know and you will receive recall notices on these too.

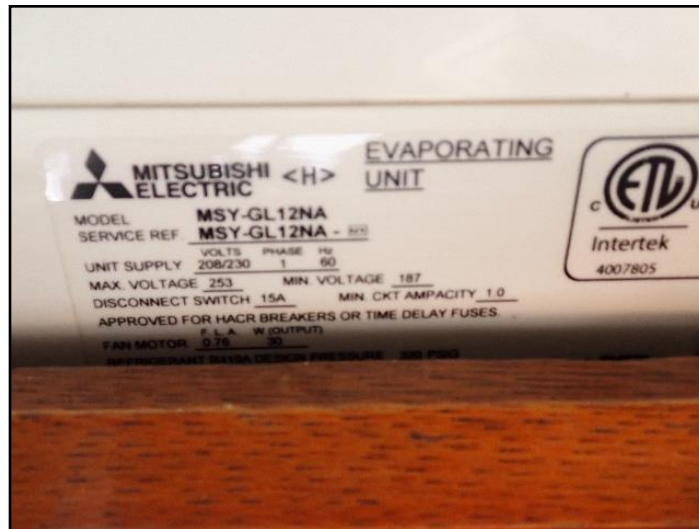
Air Conditioner / Heat Pump:

- Mitsubishi



Mitsubishi

- Mitsubishi



Mitsubishi

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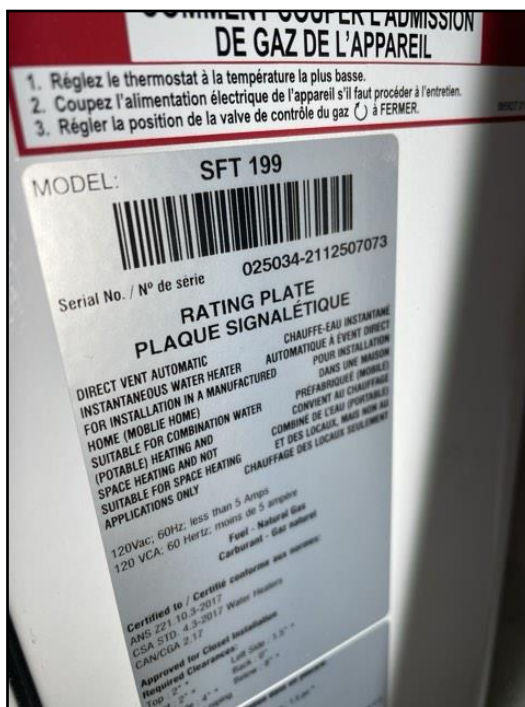
### Boiler:

- Weil-McLain



Weil-McLain

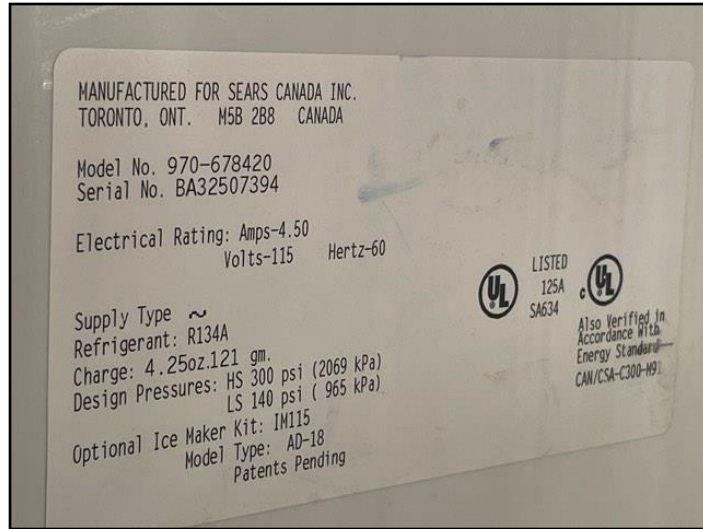
### Water Heater: • IBC



### Refrigerator:

- Kenmore

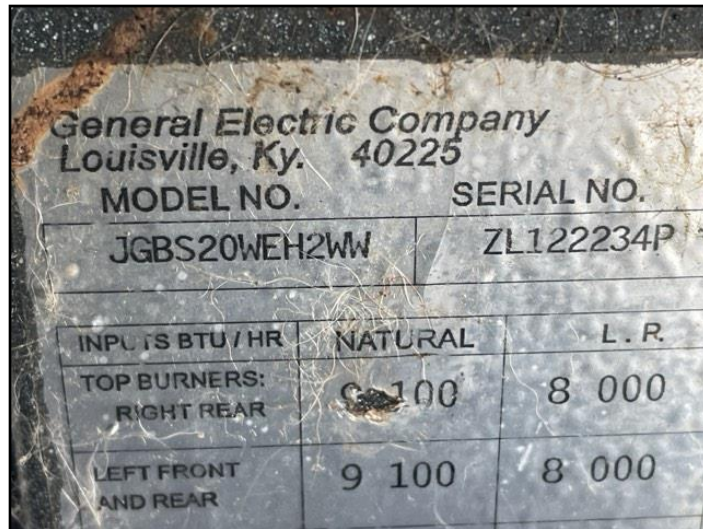
- OVERVIEW
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Kenmore

**Range:**

- GE



GE

**Washer:**

- Moffat

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Moffat

**Dryer:**

- Moffat



Moffat

## Inspection Methods and Limitations

**Model number plate not found or not legible on:** • Dishwasher

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## 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.

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**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.

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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**

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416-396-0707  
vel\_insurance@cooperators.ca

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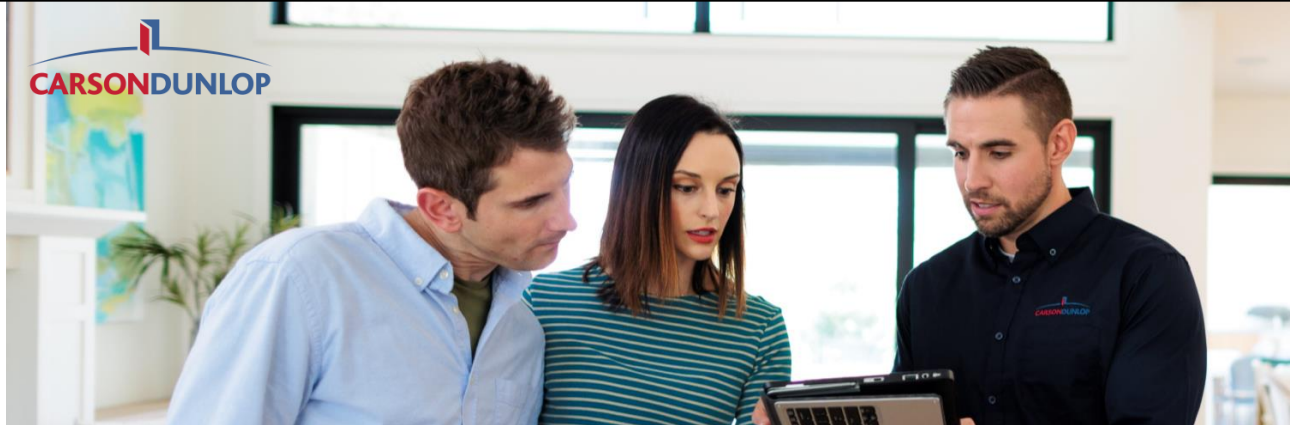


Co-operators Financial Investment Services Inc.

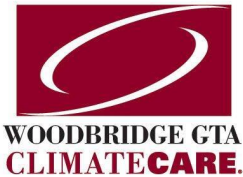
\*Travel offered is both inbound and outbound travel and is administered by Allianz Global Assistance.

Mutual funds are offered through Co-operators Financial Investment Services Inc. to Canadian residents except those in Québec and the territories. Life products and Group Benefits plans are underwritten by Co-operators Life Insurance Company, Home, Auto, Commercial and Farm Insurance is underwritten by Co-operators General Insurance Company. Not all products are available in all provinces. Please refer to your policy for applicable coverage limitations and exclusions. Co-operators General Insurance Company, Co-operators Life Insurance Company, and Co-operators Financial Investment Services Inc. are committed to protecting the privacy, confidentiality, accuracy and security of the personal information that we collect, use, retain and disclose in the course of conducting our business. Please visit [www.cooperators.ca/en/PublicPages/Privacy.aspx](http://www.cooperators.ca/en/PublicPages/Privacy.aspx) for more information.  
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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](tel:905-851-7007) or emailing [info@gtacclimatecare.com](mailto:info@gtacclimatecare.com)



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

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

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## 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

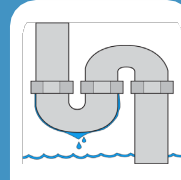
Do-it-Yourself for \$0



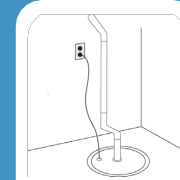
Remove debris from nearest storm drain or ditch & culvert



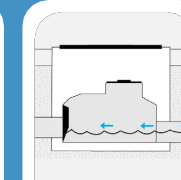
Clean out eaves troughs



Check for leaks in plumbing, fixtures and appliances



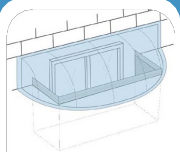
Test your sump pump\*



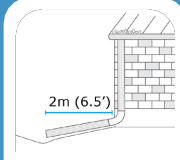
Clean out your backwater valve

### Step 2: Complete Simple Upgrades

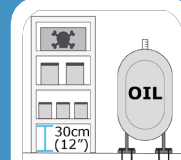
Do-it-Yourself for Under \$250



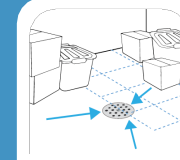
Install window well covers (where fire escape requirements permit)\*



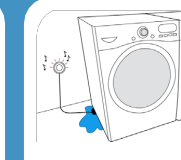
Extend downspouts and sump discharge pipes at least 2m (6.5') from foundation



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



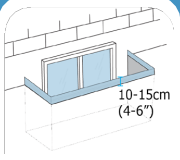
Remove obstructions to floor drain



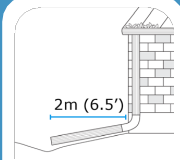
Install and maintain flood alarms

### Step 3: Complete More Complex Upgrades

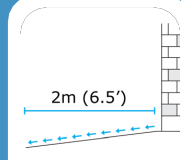
Work with a Contractor for Over \$250



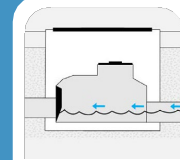
Install window wells that sit 10-15cm (4-6") above ground and upgrade to water resistant windows\*



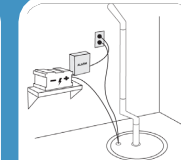
Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



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.*

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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                     |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Remove debris from nearest storm drain     |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean out eaves troughs                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Test sump pump(s) and backup power source  |
| <input type="checkbox"/> | <input type="checkbox"/> | Clean out backwater valve                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Maintain plumbing, appliances and fixtures |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.*



For Additional Resources Visit:  
[www.HomeFloodProtect.ca](http://www.HomeFloodProtect.ca)



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

