

YOUR INSPECTION REPORT



29 Oakmount Rd
Toronto, ON



PREPARED FOR:
GERALD MILLER

INSPECTION DATE:
Tuesday, January 29, 2013

PREPARED BY:
Walter Collodel, P.Eng.


CARSONDUNLOP



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report

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Note: For the purpose of this report the building is considered to be facing **West**.

Descriptions

General: • High-quality materials and installation

Sloped roofing material: • Fiberglass Shingles

Flat roofing material: • [Modified bitumen membrane](#)

Garage roofing material: • Fiberglass Shingles

Life Expectancy: • Many more years of service are expected from this roof covering, with regular maintenance

Chimneys: • [Abandoned](#) • [Masonry](#) • [Metal - masonry covered](#)

Observations and Recommendations

VULNERABLE \ Areas

Condition: • [Complex roof layout creates numerous vulnerable areas](#)

There are a lot of flashings associated with this roof covering. They appear to be well sealed but should be checked regularly. Ice melter cables were also noted on south facing portions of the roof but the seller reports that they are not used as the insulation levels in the roof space have been upgraded (see "insulation" section).

Task: Inspect annually

Time: Regular maintenance



ice melter cables noted

Inspection Methods and Limitations

Roof inspection method: • Binoculars from the ground • Ladder at the edge of the roof

Roof inspection limited/prevented by: • Flashing not visible • Height • Slope - too steep to walk • Trees

Descriptions

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

Gutters and Downspouts: • [Aluminum](#)

Gutter and Downspout Discharge: • [Some downspouts discharge above grade and some below grade](#)

Wall Surfaces: • [Brick](#) • [Stucco](#)

Observations and Recommendations

DOWNSPOUTS \ General

Condition: • [The City of Toronto requires downspouts be disconnected from the city sewers. Why? The sewers handle both storm water and waste from houses. Waste has to go through the sewage treatment system, which is very expensive. Storm water does not have to be treated, and should not go into city sewers. Downspouts should discharge above grade onto the lawn at least 6 feet from the home. This may require relocating downspouts and re-sloping gutters. Details can be found at \[http://www.toronto.ca/water/protecting_quality/downspout.htm\]\(http://www.toronto.ca/water/protecting_quality/downspout.htm\)](#)

Location: Various

Task: Improve

Time: If necessary

LOT GRADING \ General

Condition: • [Garden against wall](#)

Gardens noted at front and south sides of the building. Some efflorescence was noted in the basement behind the front garden (see "interior" section).

Location: Various

Task: Improve

Time: If necessary

Condition: • Window well - missing 6 to 8 inches clearance below window

Many basement windows sit at or very close to grade level, making them very vulnerable to water entry. At a minimum, ensure that ice and snow are cleared from the areas in front of these windows.

Location: Various

Task: Monitor

EXTERIOR

29 Oakmount Rd, Toronto, ON January 29, 2013

Report No. 35003, v.8

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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INSULATION

PLUMBING

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MORE INFO

APPENDIX



windows at grade level (south side)



windows at grade level (north side)

LANDSCAPING \ General

Condition: • [Vines should be kept away from gutters or woodwork](#)

Location: South Exterior Wall

Task: Improve

Time: If necessary

WINDOWS \ Exterior side

Condition: • [Paint/stain](#)

Wood is still in reasonable shape but needs a layer of paint for protection.

Location: Various

Task: Improve

Time: Less than 2 years

Cost: Regular maintenance item



Paint/stain



Paint/stain

EXTERIOR STRUCTURE \ General

Condition: • Most decks are built with wooden supports that are at or close to grade level. In a perfect world, these supports would be 8 inches above grade to avoid rot. In the real world, this is rarely done. You should understand that wood in contact with soil will not last as long as wood above soil, even if it is cedar or pressure-treated wood.

Inspection Methods and Limitations

Exterior inspection method: • The exterior was inspected from ground level.

Limitations: • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

Limitations: • Absence of historical clues due to new finishes/paint/trim • Deck/porch/steps - restricted/no access under • Flashings not visible • Garage - car(s) and storage restricted the inspection • Wall - vines/trees/shrubs restricted access

Descriptions

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

Foundations: • [Brick](#) • [Not visible in some areas](#)

Configuration: • [Basement](#)

Floor Construction: • [Joists - wood](#)

Exterior Wall Construction: • [Masonry](#)

Roof and Ceiling Framing: • [Rafters/Roof joists](#)

Observations and Recommendations

General

• No STRUCTURE Recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

Structure inspection method: • Attic inspected from access hatch • Knee wall areas inspected from access hatch

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Descriptions

General: • The electrical system size and distribution should prove adequate for typical lifestyles.

Service Size: • [200 amps \(240 Volts\)](#)

Standalone Service Box Type & Location: • [Fuses - basement](#)

System Grounding: • [Water pipe - copper](#)

Distribution Panel Rating: • [200 amps](#)

Distribution Panel Type & Location:

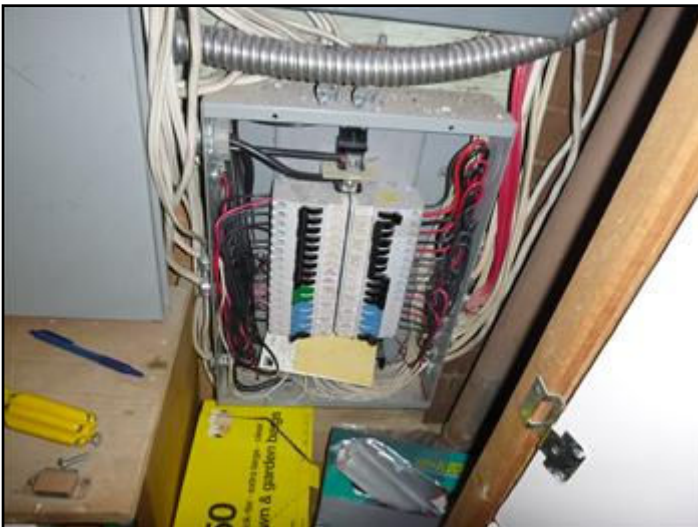
• [Breakers - basement](#)



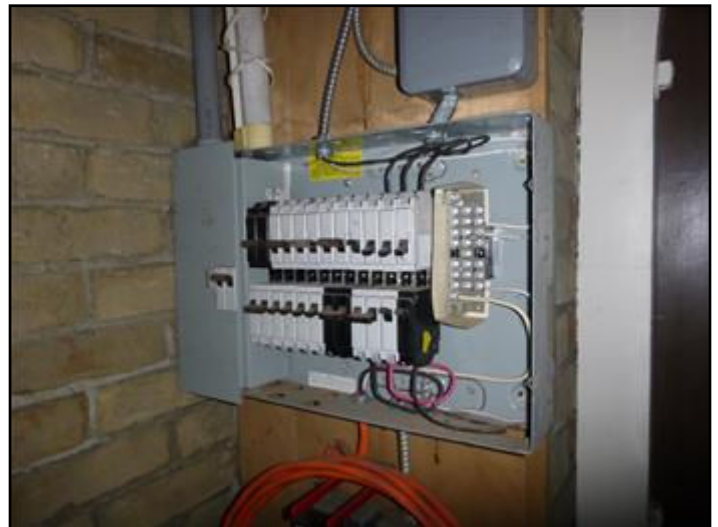
Breakers - basement

Subpanel Type & Location:

• [Breakers](#)



Breakers- at basement



Breakers- at garage

Distribution Wire: • [Copper - metallic sheathed](#) • [Copper - non-metallic sheathed](#)

Outlet Type & Number: • [Grounded - typical number](#)

Ground Fault Circuit Interrupters: • [Bathrooms](#) • [Exterior](#) • [Panel](#)

Observations and Recommendations

General

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

MAIN PANEL \ General

Condition: • [Double-taps](#)

A handful of double-tapped breakers were noted on the main panel (which is completely full). A sub-panel will have to be installed if nuisance tripping becomes a problem (not anticipated).

Task: Improve

Time: If necessary

Cost: Minor

Inspection Methods and Limitations

Limitations: • Concealed electrical components are not inspected. • Main disconnect cover not removed - unsafe to do so. • The continuity and quality of the system ground are not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

Limitations: • Radiant (electric) floor heating - not tested due to long heat-up period

Descriptions

General: • The boiler is a high quality system.

Main Heating System - Type:

- [Boiler](#)



Boiler

Efficiency: • [High efficiency](#)

Main Heating System - Fuel/Energy Source: • Natural gas

Approximate Input Capacity: • [110,000 BTU/hr](#)

Approximate Age: • [7 years](#)

Typical Life Expectancy : • [Furnace \(high efficiency\) - 15 to 20 years](#)

Chimney Liner: • [Not applicable](#)

Main Fuel Shut-off Location: • Meter

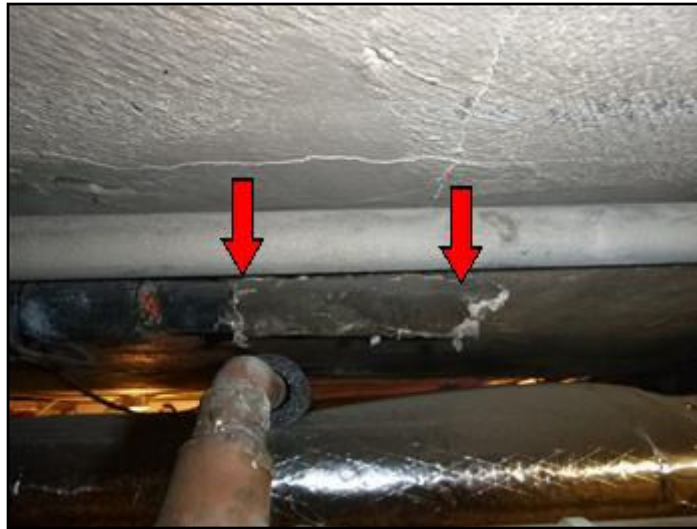
Auxiliary Heating: • Electric baseboard • Electric radiant heating in the floor

Observations and Recommendations

BOILER \ General

Condition: • The insulation on the boiler or heating pipes 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. Please see the Asbestos article in the Supplementary section of the text.

Seller reports that the old pipe wrap was removed and replaced with bubble foil insulation. This appears to be the case but there is a very short section of abandoned pipe that still has the older insulation on it. This doesn't really pose a risk as it is practically inaccessible.



short section of pipe with older insulation

Inspection Methods and Limitations

Limitations:

- Heat loss calculations are not performed as part of a home inspection.
- Safety devices are not tested as part of a home inspection.
- The heat exchanger is substantially concealed and could not be inspected.
- Radiator and zone valves on a hot water heating system are not tested as part of a home inspection.
- Radiators - limited access due to location/covers

Limitations:

- Data plate not legible
- System shut off/inoperative

Power to electric heaters in the basement was shut off at the panel. Seller reports they are functional but not being used right now.

- The performance of radiant floor heating cannot be evaluated during a home inspection

Environmental issues outside the scope of a home inspection:

- Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Descriptions

Air Conditioning Type:

- [Central air conditioning - air cooled](#)



A/C air handler in attic space

Cooling Capacity: • [30,000 BTU/hr](#)

Approximate Compressor Age: • [13 years](#)

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING SYSTEM \ General

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

Continue to operate and service unit annually until replacement is required.

Task: Replace

Time: Unpredictable

Cost: \$3,000 and up

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevented testing in the cooling mode. • Low outdoor temperatures prevented testing in the cooling mode.

Limitations: • Outdoor coil covered

Descriptions

Reference information on insulation levels / (4.0): • Read Section 1.0 on Current Insulation Standards

Attic insulation - value & material (2.0):

- More than R 40
- [Fiberglass](#)



Fiberglass



Fiberglass

Flat roof insulation - value & material (2.0): • Not determined

Knee wall insulation - value & material (2.0):

- Amount not determined
- [Fiberglass](#)



Fiberglass



Fiberglass

Masonry wall insulation - value & material (2.0): • Not determined

Basement wall insulation - value & material (2.0): • None in some areas • Not determined

Air/vapour barrier (5.0): • [Not visible in some areas](#) • [Kraft paper](#)

Roof ventilation (6.1): • [Roof vents](#) • [Soffit vents](#)

Observations and Recommendations

ATTIC \ Insulation

Condition: • Some evidence of vermin activity was noted in the attic. This is not unusual and no action is required. If activity is detected, a pest control company can be contacted for assistance.

Seller reports that there was some activity in the past but has had it addressed. The evidence noted was older activity.



Some evidence of vermin activity was noted

Inspection Methods and Limitations

Insulation inspection method: • Attic inspected from access hatch • Crawlspace inspected from access hatch

Limitations: • Concealed wall insulation is not inspected. • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Descriptions

Water Piping to the Building: • [Copper](#)

Supply Piping in the Building: • [Copper](#)

Main Shut-off Valve Location:

- Front of basement



Front of basement

Water Flow (Pressure): • [Above average](#)

Water Heater Type and Energy Source:

- [Tankless/instantaneous](#)

Hot water is generated by a pair of tank less water heater units. The system is fairly sophisticated with switchgear that alternates operation of the units and a small two gallon buffer tank to ensure steady hot water delivery.



two tank less water heaters are used



switching equipment

Water Heater Age (Estimated): • 7 years

Typical Life Expectancy: • 5 to 10 years (Tankless / Instantaneous)

Note: Because of how these tanks are used (heating operation is alternated between both units), the individual water heater units only work half the time. This may help extend the useful lifespan of the units.

Water Heater Tank Capacity:

• Tankless water heater - no storage tank

This system actually uses a small storage tank to ensure constant water temperature.



small storage tank

Waste Piping Material: • Cast iron • Copper • Plastic • Not visible in some areas

Floor Drain Location: • [Boiler room](#)

Observations and Recommendations

SUPPLY PIPING \ In house

Condition: • Freezing risk - Pipes near unheated spaces are vulnerable to freezing. While relocation of the pipes is the best solution, adding insulation or heating cables may reduce the risk of freezing.

Supply to this area should be shut off and the pipes drained over the winter months.

Location: Coach House

WASTE PIPING \ General

Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Condition: • Prior repairs noted; see Seller for repair details and warranty information
Seller reports that a good portion of the waste pipe between the house and the sewer has been upgraded.



newer plastic clean-out noted at front yard

VENTING \ General

Condition: • [Outside vent pipe termination location poor – sewer gases may enter home through window.](#)

EXHAUST FAN \ General

Condition: • [Desirable](#)

Bathroom only has ventilation if a window is opened but this will not likely be done in winter months. Installation of an exhaust fan is recommended.

Location: Basement Bathroom

Task: Provide

Time: If/when making improvements

Cost: \$500 - \$1,000

Condition: • [Desirable](#)

Location: Basement Kitchen

Task: Provide

Time: If necessary

Cost: \$500 - \$1,000

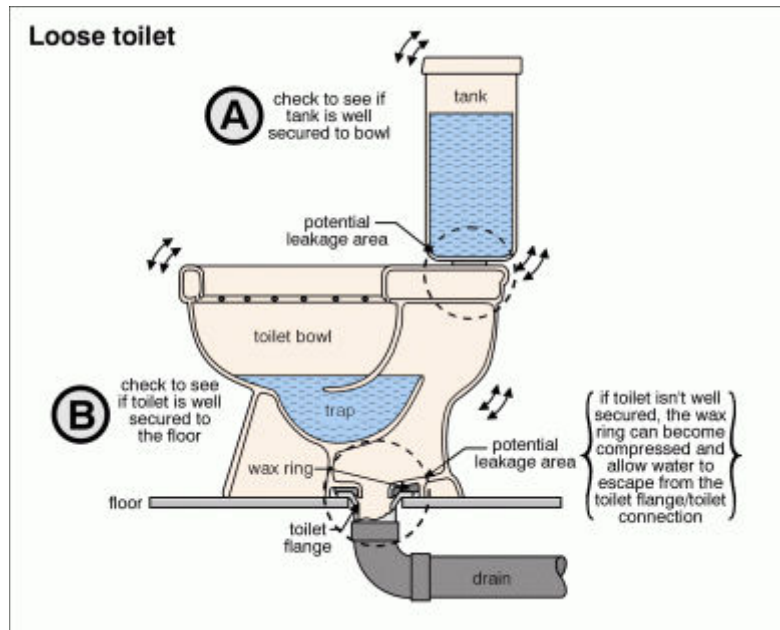
TOILET \ General

Condition: • [Loose](#)

Location: Rear First Floor Bathroom

Task: Correct

Time: Immediate



WHIRLPOOL BATHTUB \ General

Condition: • [Ground fault circuit interrupter not verified](#)

SHOWER STALL \ General

Condition: • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Condition: • [Caulking deteriorated/missing](#)

Location: Basement Bathroom

Task: Correct

Time: As soon as possible

Cost: Regular maintenance item

Condition: • [Grout deteriorated/missing](#)

Location: Front Second Floor Bathroom

Task: Correct

Time: As soon as possible

Cost: Regular maintenance item

Inspection Methods and Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

PLUMBING

29 Oakmount Rd, Toronto, ON January 29, 2013

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Not tested/not in service: • Whirlpool bath

Environmental issues outside the scope of a home inspection: • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

Descriptions

General: • Interior finishes are high quality for the most part.

General: • The newer windows help improve comfort and energy efficiency.

Major Floor Finishes: • [Ceramic/Quarry Tile](#) • [Concrete](#) • [Hardwood](#)

Major Wall Finishes: • [Plaster/Drywall](#)

Major Ceiling Finishes: • [Plaster/Drywall](#)

Windows: • [Casement](#) • [Fixed](#) • [Sliders](#) • [Single/Double Hung](#)

Glazing: • [Double](#) • [Primary Plus Storm](#)

Exterior Doors: • [Conventional - hinged](#)

Fireplaces and Stoves: • [Fireplace – gas – insert](#) • [Fireplace – wood burning - masonry firebox](#)

Observations and Recommendations

General

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

CEILINGS \ General

Condition: • Patched - Dry when tested at inspection

Location: Front First Floor Living Room

WINDOWS \ General

Condition: • [Screen missing](#)

Some screens were missing at the inspection- stored away?

Location: Various

Task: Provide

Time: If necessary

FIREPLACE OR WOOD STOVE \ General

Condition: • [Firebox gaps/cracks](#)

Location: First Floor

Task: Repair

Time: If fireplace is to be used

Cost: Depends on work needed



Firebox gaps/cracks

FIREPLACE OR WOOD STOVE \ WETT Inspection

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.)

BASEMENT LEAKAGE \ 10.0

Condition: • [Efflorescence](#)

Efflorescence is common in houses of this age and type of construction. Provide a dehumidifier to keep the humidity levels down (if necessary). Water management improvements are needed at the front garden area (see "exterior" section).

Location: Front Basement

Task: Monitor



Efflorescence

BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • [Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read](#)

Condition: • [We cannot predict the frequency or severity of basement leakage.](#)

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0

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 inspection, 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.

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

Limitations: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection.
 • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Basement leakage frequency or severity cannot be predicted during a home inspection
 • No comment is made on cosmetic finishes during a home inspection.

Limitations: • Absence of historical clues due to new finishes/paint • Basement finishes restricted the inspection • Fire place - During a home inspection, the chimney flue is not inspected, and the chimney draft is not evaluated. • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 75

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	MORE INFO
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Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.](#)

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. Trees and shrubs should be kept trimmed away from the walls and roof to prevent vermin access and mechanical damage.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

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 area of the home.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

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

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT



Horizon Home Protection Plan

For homeowners, many of the systems are out of sight and out of mind until something goes wrong. When a major appliance, water heater or furnace breaks down, who do you call? How do you know what contractor to choose? How will you pay for the repair?

Carson Dunlop has partnered with UNIRISC and Trisura Guarantee Insurance Company to offer the HORIZON HOME PROTECTION PLAN. For a small investment, this plan protects you from the high cost of breakdown of home systems and appliances. As our home inspection client, we are able to offer you this plan at a preferred price, providing peace of mind all year round.

Coverage: The Horizon Home Protection Plan coverage limits are substantial because Carson Dunlop has already performed the home inspection. We have created a unique opportunity for Carson Dunlop customers to select the coverage they want. Coverage options include:

<u>Essentials Plan</u>	<u>Plus Plan</u>	<u>Premium Plan</u>
• \$10,000 of annual coverage	• \$20,000 of annual coverage	• \$30,000 of annual coverage
• \$2,500 for heating and AC systems up to 12 years old	• \$5,000 for heating and AC systems up to 12 years old	• \$7,500 for heating and AC systems up to 12 years old
• \$2,000 for appliances up to 12 years old	• \$4,000 for appliances up to 12 years old	• \$6,000 for appliances up to 12 years old
• \$500 for roof repairs	• \$1,000 for roof repairs	• \$1,500 for roof repairs

Lower coverage limits are included for systems and appliances greater than 12 years old.


Optional Coverage: Swimming pools, spas, well pumps and additional appliances

The Horizon Home Protection Plan is cost effective, flexible and helps protect against sudden breakdowns or mechanical failures. Qualified service professionals are a simple phone call away to give you the peace of mind you deserve.

To learn more or purchase the Horizon Home Protection Plan
call us 877.326.8770 or online at carsondunlop.com

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Homeowners Association Provides Savings of Up to \$1,000



HEATING & COOLING SYSTEMS

Canadian Tire Home Services™ is pleased to offer a 5% Canadian Tire 'Money' On The Card® bonus when using their Canadian Tire Options® MasterCard® for the purchase of any heating and/or cooling system from Canadian Tire Home Services. Please call 1-855-682-HOME (4663) and provide the call center with promo code CARSON to redeem your offer. To learn more visit canadiantire.com/services. Attractive financing options available.



LIFESTYLE DISCOUNTS

Perkopolis has provided us with very attractive discounts and offers for sports and entertainment tickets, hotel packages, travel deals, attractions, and even everyday items, such as clothing, automotive, home TV and other home services. To learn more or to register for free, please visit perkopolis.com/PerkLaunchpages/CarsonDunlopHomeownersAssociation. Please enter the following promo code when registering: CARSONHA.



HOME & AUTO INSURANCE

Receive a preferred rate when using TD Insurance for home or auto insurance. The ability to obtain insurance coverage at a preferred rate is what makes this program a real value add, especially for homes that are older. To learn more about these savings, visit <http://www.mytdiservice.com/en/group/carson>.



CAR & TRUCK RENTAL

Discount Car & Truck Rentals is proud to offer customers 10% off their car and truck rentals. To use your discount, simply use the on-line booking system when scheduling your rental and enter the code "HOMEOWNER" in the discount section. To learn more about this partner, visit discountcar.com.





HORIZON HOME PROTECTION PLAN

HOME WARRANTY & PROTECTION

This plan protects our clients from the high cost of repair due to breakdown of home systems and appliances. This plan includes three levels of protection to choose from and a \$25 instant savings for clients. To learn more about this program, visit carsondunlop.com/hhpp.



MOVING & PACKING SERVICES

Customers receive 15% off their packing supply requirements and 10% off our local moving rates. To use your discount, simply call 1-888-AMJ-MOVE and quote offer code "Carson Dunlop" when booking. For the packing supply discount, simply go to www.amjboxes.com and enter the code "cdunlop". To learn more about this partner, visit amjcampbell.com.



PEST & WILDLIFE CONTROL

Orkin is pleased to offer customers with a 20% discount when booking a termite control or pest control treatment. 1.800.800.6754 to book their service and state you are a Carson Dunlop client to obtain your discount.



PLUMBING AND DRAIN SERVICES

Customers receive a \$50 discount towards plumbing, drain, sewer and water proofing services. To learn more about this partner, visit rotorooter.ca/roto-rooter-gta/get-coupons.



HOME INSURANCE PARTNERS

David Slack Insurance Brokers has created a special group rate for customers. The group rate has helped many of our clients save from 5% to 30% off their home and auto insurance policies. The program also provides special savings for older homes with Knob and Tube wiring. To contact them call (800) 971-1363 or email david@davidslackinsurance.com.



JUNK REMOVAL

Clients receive a \$50 gift card that can be used towards junk removal services. To redeem this promo code online, visit 1800gotjunk.com and enter the promo code: carson50. To learn more about this partner, visit 1800gotjunk.com/ca_en/.

