Your Inspection Report

12 Weybourne Crescent
Toronto, ON M4N 2R3

PREPARED FOR:
GEORGE KLUMP

INSPECTION DATE:
Wednesday, March 18, 2026

PREPARED BY:
Sheila Corman, RHI

CARSONDUNLOP

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March 18, 2026

Dear George Klump,

RE: Report No. 96377
12 Weybourne Crescent
Toronto, ON
M4N 2R3

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,

Sheila Corman, RHI
on behalf of
Carson, Dunlop & Associates Ltd.

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OVERVIEW

12 Weybourne Crescent, Toronto, ON March 18, 2026

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.

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Air conditioner past typical life expectancy
Be prepared to replace at any time.
Task: Replace
Time: Soon
Cost: $3,000 - $6,000

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

Flat roofing material: • 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).

The roof shingles are in good overall...

The roof shingles are in good overall...

SLOPED ROOFING \ Asphalt shingles

Condition: • Vulnerable areas

Location: Front

Task: Monitor / improve

Time: Ongoing / when re-roofing

Vulnerable areas

Vulnerable areas

Inspection Methods and Limitations

Inspection limited/prevented by: • Height to soffit is greater than 23ft from grade

Inspection performed: • With camera on extension pole

Age determined by:

• Report by agent

Reports the roof to have been replaced in 2019. See installation and warranty details on site if available.

Description

Wall surfaces and trim: • Brick • Stucco

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Discharge onto roofs

Location: Front

Task: Improve

Time: As soon as practical

Cost: Minor

Discharge onto roofs

Discharge onto roofs

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

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

Discharge too close to building

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

Condition: • Paint - deteriorated / missing

Location: Throughout

Task: Improve

Time: Regular maintenance

Paint - deteriorated / missing

Paint - deteriorated / missing

WALLS \ Trim

Condition: • Regular maintenance needed

Location: Various
Task: Improve
Time: Regular maintenance

Regular maintenance needed

Regular maintenance needed

EXTERIOR \ Window wells
Condition: • Missing
Location: Various
Task: Provide
Time: As necessary
Cost: $250 - + / each

Missing window wells

Missing window wells

LANDSCAPING \ General notes

Condition: • Vines may damage the home over time. If vines are to remain, and we understand the aesthetic reasons for leaving them, we recommend controlling the growth so vines do not attach to wood surfaces or roofs, and do not clog gutters and downspouts.

Location: Left side exterior

Task: Monitor/Improve

Time: Regular maintenance

Cost: Minor

Vines may damage the home -

Vines may damage the home -

LANDSCAPING \ Lot grading

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

Location: Various

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

GARAGE \ Vehicle door operators (openers)

Condition: • Inoperative

Location: Left (looking from street)

Task: Improve

Time: Discretionary

Inspection Methods and Limitations

Exterior inspected from: • Ground level

Description

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

Configuration: • Basement • Crawlspace

Foundation material:

• Brick
• Not visible
In crawlspace

Floor construction: • Joists

Exterior wall construction: • Masonry

Roof and ceiling framing: • Rafters/roof joists

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.

Inspection Methods and Limitations

Attic/roof space:

• Inspected from access hatch
• Cathedral roof - no access
At rear addition

Crawlspace:

• Inspected from access hatch
at rear crawlspace
• No access
at front crawlspace

Description

General: • The electrical system has been substantially updated.

Service size: • 200 Amps (240 Volts)

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

Distribution panel type and location: • Breakers - basement

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

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Inoperative
Location: Basement Bathroom
Task: Correct
Cost: Minor

Condition: • Adding Ground Fault Circuit Interrupters (GFCIs) is a cost-effective safety improvement to existing homes. At an installed cost of roughly $100 each, they provide enhanced protection against electric shock and are particularly useful near wet areas like outdoors, garages, and bathrooms). GFCIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit.
Location: Basement Laundry Area
Task: Provide
Time: When renovating
Cost: Minor

Inspection Methods and Limitations

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

Description

General: • The boiler should have several years of life remaining.

Heating system type: • Boiler

Fuel/energy source: • Gas

Heat distribution: • Radiators

Approximate capacity: • 150,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 12 years

Typical life expectancy: • Boiler (high-efficiency condensing) 10 to 20 years

Main fuel shut off at: • Meter

Fireplace/stove: • Wood-burning fireplace - not in service

Exhaust/Chimney/vent: • Masonry • Plastic

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

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 \ Radiators, convectors and baseboards

Condition: • Missing
Location: Basement Bathroom / Laundry Room
Task: Improve
Time: As necessary
Cost: Depends on approach

Condition: • Cold
Location: Basement and 2 in master bedroom
Task: Improve
Time: As necessary

Cold

Cold

FIREPLACE \ General notes

Condition: • Not functional

The chimney has been removed at the roofline and will need replacement if the fireplaces are to be used.

Task: Improve

Time: If intending to re-activate the fireplace

not operational

Not functional

Inspection Methods and Limitations

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

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Air conditioning type: • Independent system

Cooling capacity: • 36,000 BTU/hr

Compressor approximate age: • 22 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Air conditioner past typical life expectancy

Be prepared to replace at any time.

Task: Replace

Time: Soon

Cost: $3,000 - $6,000

AC Past life expectancy

Inspection Methods and Limitations

Inspection limited by: • Cooling systems are not operated when the outdoor temperature is below 60°F

Description

Attic/roof insulation material: • Cellulose • Fiberglass

Attic/roof insulation amount/value: • R-28

Attic/roof air/vapor barrier: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • We recommend that access be provided into the crawlspace so the area can be inspected. Access may provide information about insulation and ventilation, structure, and concealed problems.
The crawlspace under the front left side of the house could not be accessed.
Location: Front Left (looking from street)
Task: Improve
Time: As soon as practical

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

Amount less than current standards

ATTIC/ROOF \ Hatch/Door

Condition: • Not insulated and not weatherstripped

Task: Improve

Time: As soon as practical

Cost: Minor

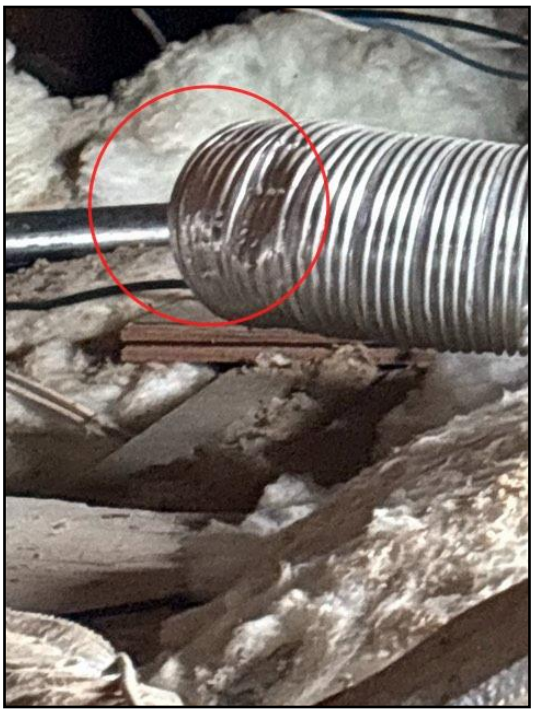
ATTIC/ROOF \ Ductwork

Condition: • Not vented to exterior

Task: Correct

Time: As soon as practical

Cost: Minor



Not vented to exterior

Not vented to exterior

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to:

• Roof space

at rear addition bedroom roof

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

Attic inspection performed: • From access hatch

Crawlspace inspection performed:

• From access hatch

at rear crawlspace

Roof ventilation system performance: • Not evaluated

Description

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Basement

Water heater type:

• Conventional

Conventional

Water heater fuel/energy source: • Gas

Water heater approximate age: • 23 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • Plastic • Cast iron • Not visible in some areas.

Pumps: • None

Floor drain location: • Center of basement

Backwater valve: • None noted

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.

SUPPLY PLUMBING \ Water supply piping in building

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.
Location: Basement Laundry Room
Task: Improve
Time: Unpredictable

WATER HEATER \ Life expectancy

Condition: • Past life expectancy
Be prepared to replace at any time.
Task: Replace
Time: Soon
Cost: $1,000 - $3,000

Water Heater past life

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

WASTE PLUMBING \ Backwater valve

Condition: • None noted

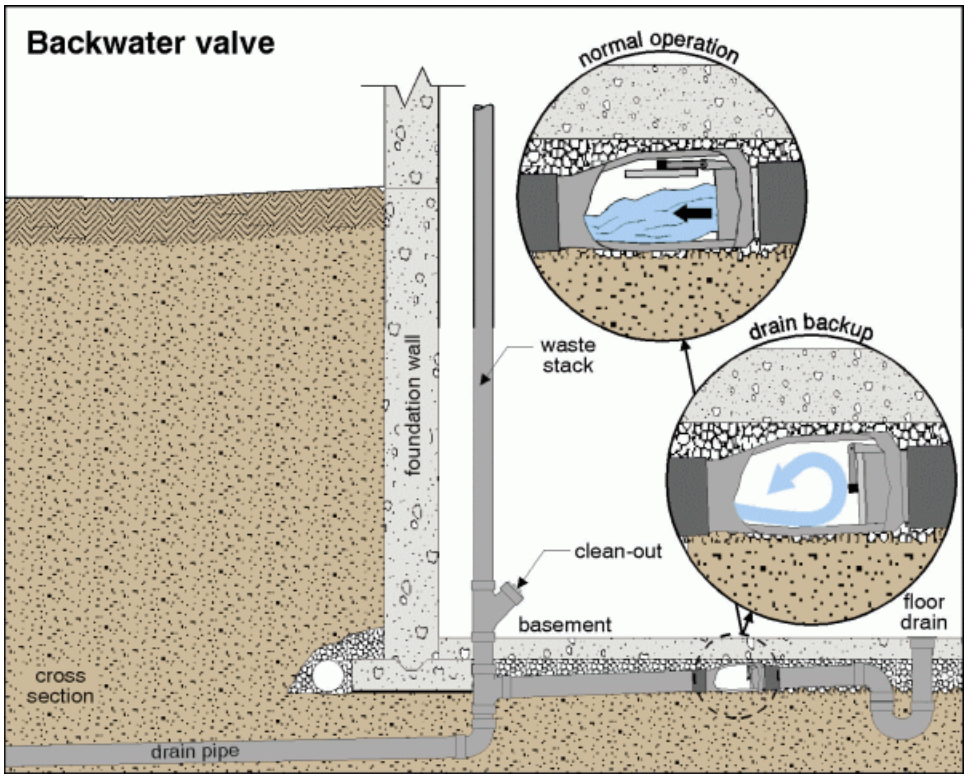
Adding a backwater valve to the main drain line is an improvement you may consider to help protect your home against sewer backups. Some municipalities provide rebates or financial assistance for installing these devices. Some insurance companies offer premium discounts or other benefits for homeowners with backwater valves. The cost is typically $2,000 to $4,000, with $2,500 being a common number. Once installed, they should be inspected twice annually.

Location: Basement

Task: Provide

Time: Discretionary

Cost: $2,000 - $4,000



Inspection Methods and Limitations

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

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

Description

General:

• The newer windows help improve comfort and energy efficiency.

On the first floor

Observations and Recommendations

RECOMMENDATIONS \ General

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

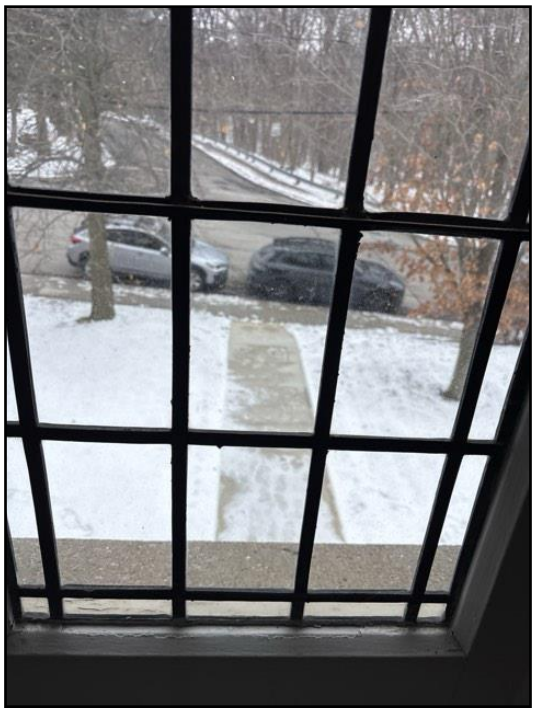
WINDOWS \ General notes

Condition: • Older windows

Location: Throughout Second Floor

Task: Repair / Replace

Time: Discretionary



Older windows

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:

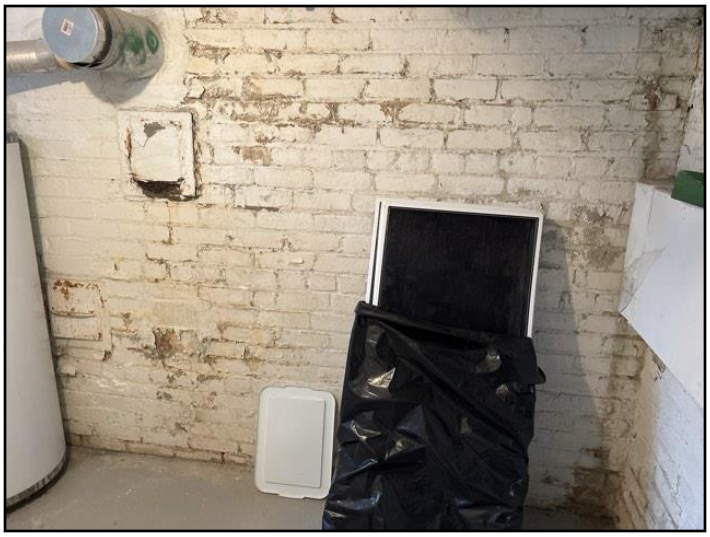
1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)

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.)

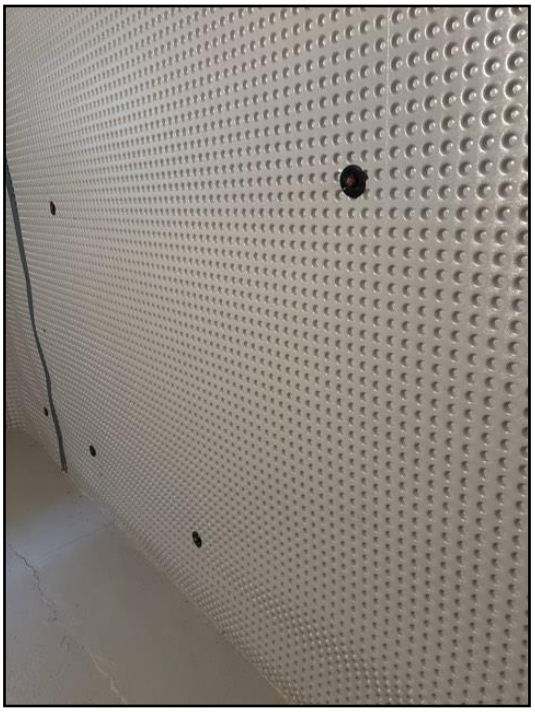
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

BASEMENT \ Wet basement - evidence
Condition: • Peeling paint
See exteriors section regarding basement leakage.



Peeling paint

BASEMENT \ Wet basements - corrective action noted
Condition: • Drainage membrane



Drainage membrane

Condition: • Floor patched around perimeter

Floor patched around perimeter

COMMENTS \ Additional

Condition: • Homes built before the early 1980s may have some building components that could potentially include asbestos, such as stipple, ceiling tiles, drywall mud, flooring, etc. Professional laboratory testing of materials could be considered prior to any future renovations.

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: • 95 %

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.

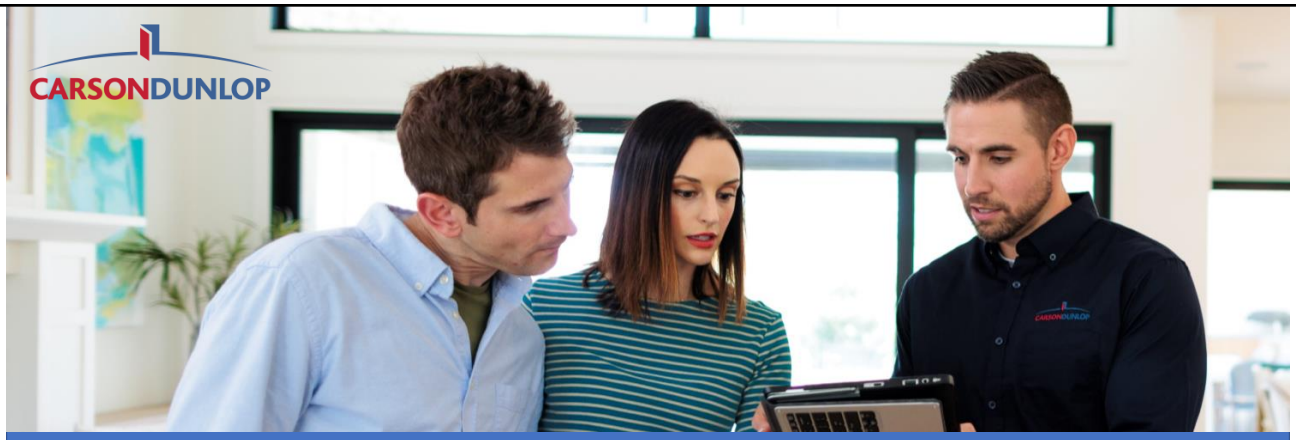
The sump and pump should be inspected and tested four times a year.

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

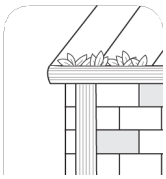
THREE STEPS TO COST-EFFECTIVE
HOME FLOOD PROTECTION

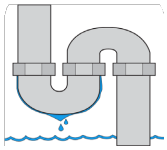
Complete these 3 steps to reduce your risk of flooding and lower the cost of cleanup if flooding occurs. For items listed under step 3 check with your municipality about any permit requirements and the availability of flood protection subsidies. **Applicable only in homes with basements*

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

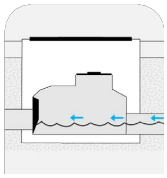
Do-It-Yourself for $0


Remove debris from nearest storm drain or ditch & culvert


Clean out eaves troughs

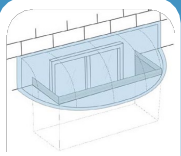

Check for leaks in plumbing, fixtures and appliances

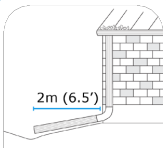

Test your sump pump*


Clean out your backwater valve

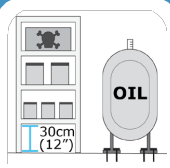
Step 2: Complete Simple Upgrades

Do-It-Yourself for Under $250

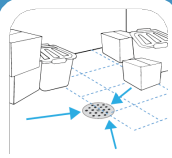

Install window well covers (where fire escape requirements permit)*

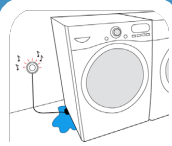


Extend downspouts and sump discharge pipes at least 2m from foundation



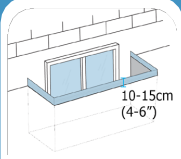
Store valuables and hazardous materials in watertight containers & secure fuel tanks


Remove obstructions to floor drain

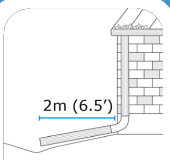

Install and maintain flood alarms

Step 3: Complete More Complex Upgrades

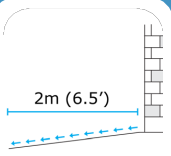
Work with a Contractor for Over $250



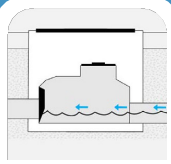
Install window wells that sit 10-15cm above ground and upgrade to water resistant windows*

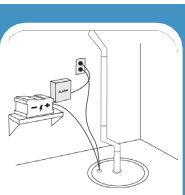


Disconnect downspouts, cap foundation drains and extend downspouts to direct water at least 2m from foundation



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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