



Address
LaSalle, ON N9J 1N5



PREPARED FOR
CLIENT NAME

INSPECTION DATE
Saturday, October 25, 2025

INSPECTED BY
Scott Watson



The Carson Dunlop - Watson Team
4066 Huron Church Line Rd
LaSalle, ON N9H1G8

519-324-8897

www.carsondunlop.ca/watson
scottwatson@carsondunlop.ca

Independently owned and operated



October 26, 2025

Dear CLIENT NAME,

RE: Report No. 1012, v.3

Street Address

LaSalle, ON

N9J 1N5

Thanks very much for choosing Carson Dunlop - Watson Team to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Carson Dunlop - Watson Team to perform your home inspection.

Sincerely,

Scott Watson

on behalf of

The Carson Dunlop - Watson Team

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SUMMARY

Street Address, LaSalle, ON October 25, 2025

Report No. 1012, v.3

www.carsondunlop.ca/watson

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Debris/moss

spots of moss growing on the front roof

Implication(s): Shortened life expectancy of material

Location: Front Roof

Task: Further evaluation

Time: As soon as practical

SLOPED ROOFING \ Roll roofing

Condition: • [Algae discoloration](#)

Possible algae discoloration or deterioration of roofing membrane

Should be evaluated by a licensed roofer

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Roof

Task: Further evaluation

Time: As soon as practical

Condition: • [Tree branches touching roof](#)

Tree branches do not appear to be touching the roof but debris on roof is probably from the tree

Implication(s): Shortened life expectancy of material

Location: Rear Roof

Task: Further evaluation

Time: As soon as practical

Exterior

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Missing, ineffective weep holes or flashings](#)

This condition is around the whole house

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Throughout

Task: Further evaluation

Time: As soon as possible

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

Basement windows on the driveway side are close to grade level and there are no window wells. Possible groundwater could enter through the windows and damage the basement walls

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Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Driveway

Task: Further evaluation

Time: As soon as practical

Structure

FOUNDATIONS \ Columns or piers

Condition: • [Rot, insect or fire damage](#)

Columns supporting roof over patio are showing signs of rot and deterioration at the base near concrete forms

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Exterior Roof

Task: Repair or replace

Time: Less than 1 year

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

- [Roll roofing](#)



5. Roll roofing

Roof Shape: • Gable

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Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Debris/moss

spots of moss growing on the front roof

Implication(s): Shortened life expectancy of material

Location: Front Roof

Task: Further evaluation

Time: As soon as practical



6. Asphalt shingles



7. Asphalt shingles



8. Asphalt shingles

SLOPED ROOFING \ Roll roofing

2. Condition: • [Algae discoloration](#)

Possible algae discoloration or deterioration of roofing membrane

Should be evaluated by a licensed roofer

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Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Roof

Task: Further evaluation

Time: As soon as practical



9. Algae discoloration



10. Algae discoloration

3. Condition: • [Tree branches touching roof](#)

Tree branches do not appear to be touching the roof but debris on roof is probably from the tree

Implication(s): Shortened life expectancy of material

Location: Rear Roof

Task: Further evaluation

Time: As soon as practical

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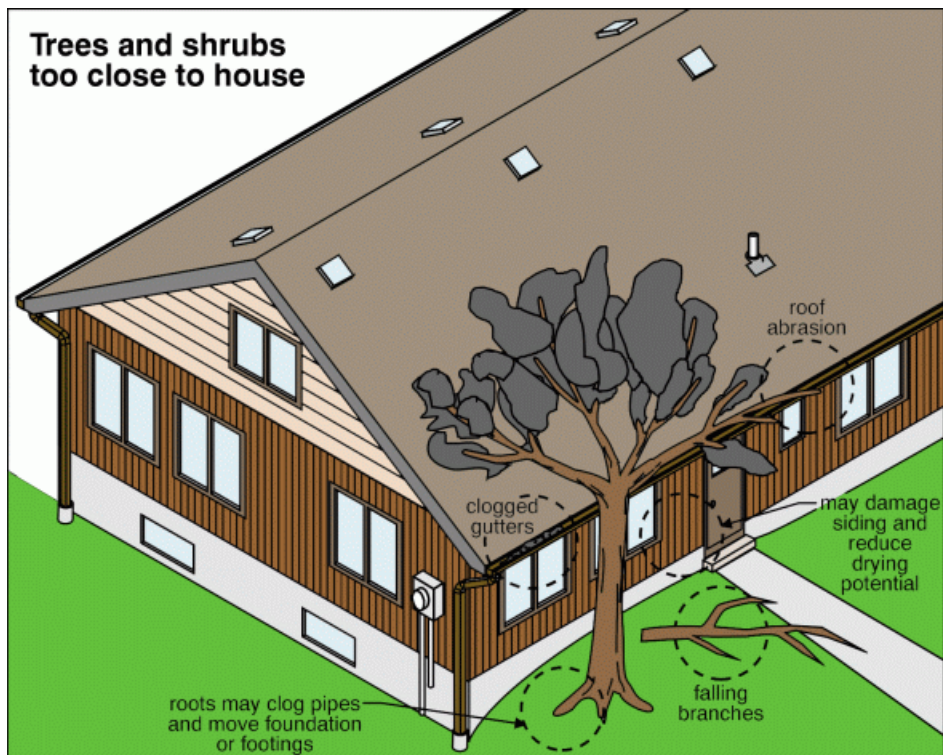
COOLING

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11. Roll roofing



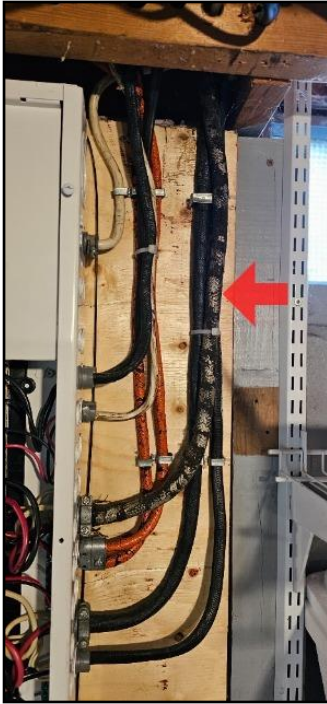
12. Tree branches touching roof

Inspection Methods and Limitations

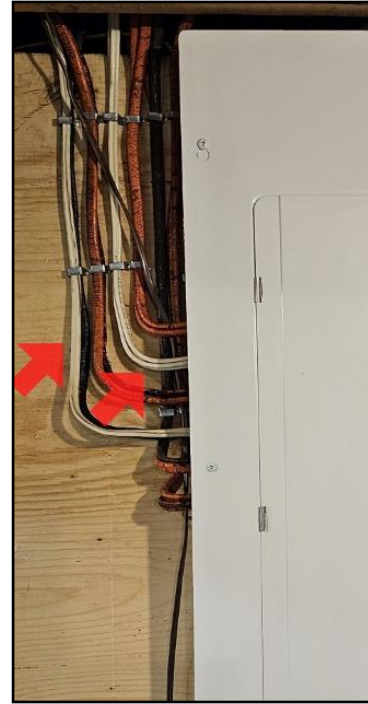
Inspection performed:

- From roof edge

All the roofs were inspected from a ladder at the roof edge



34. 100 Amps (240 Volts)



35. Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)

Basement bathroom GFCI plug operating properly

- [GFCI - bathroom](#)

Second floor GFCI plug operating properly

- [GFCI - exterior](#)

Plug operating properly

- [GFCI - kitchen](#)

Plug operating properly

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Heating system type:

- Furnace

Model number: G1D80BT050D12B-1A Serial number: 1604H10454



36. *Furnace*



37. Furnace



38. *Furnace*



39. *Furnace*

HEATING

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Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Armstrong Air-ease

Approximate age: • [9 years](#)

Location of the thermostat for the heating system:

• Hallway



40. Hallway

Observations and Recommendations

FURNACE \ Air filter

7. Condition: • [Dirty](#)

replace furnace filter

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Basement Furnace Room

Task: Replace

Time: Ongoing

COOLING & HEAT PUMP

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Compressor approximate age: • 9 years

Observations and Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • Needs to be clean when necessary

Location: Rear

Task: Clean

Time: When necessary



47.

AIR CONDITIONING \ Refrigerant lines

10. Condition: • [Insulation - missing](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear

Task: Repair or replace

Time: Discretionary As soon as practical

COOLING & HEAT PUMP

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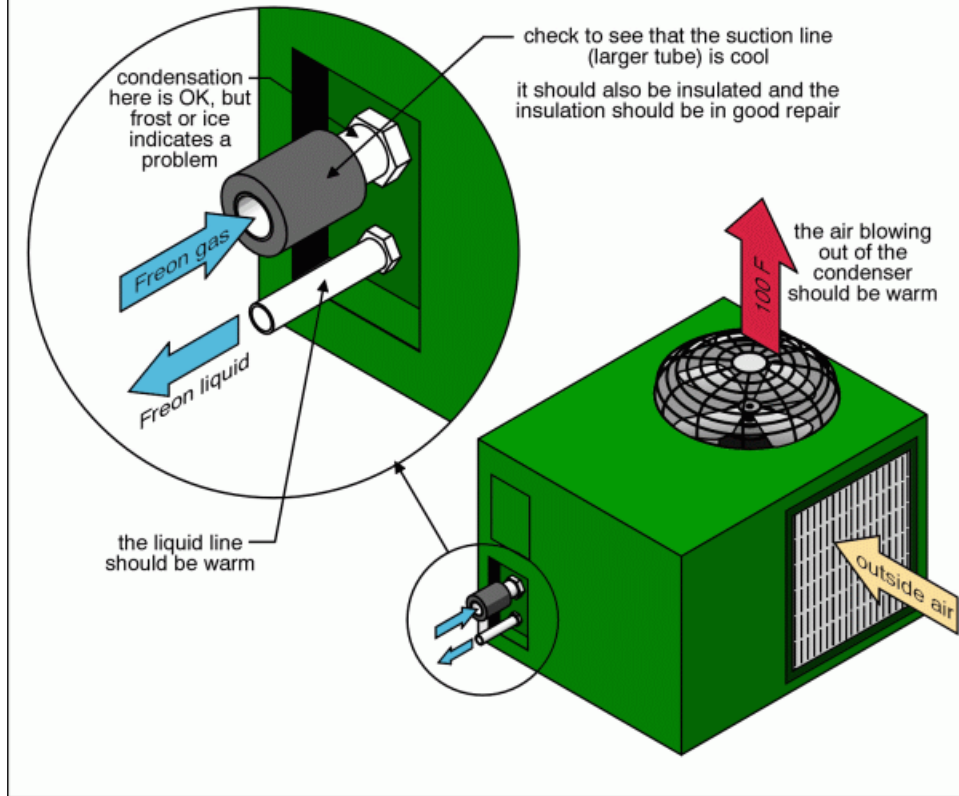
PLUMBING

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Inspecting the condenser unit



COOLING & HEAT PUMP

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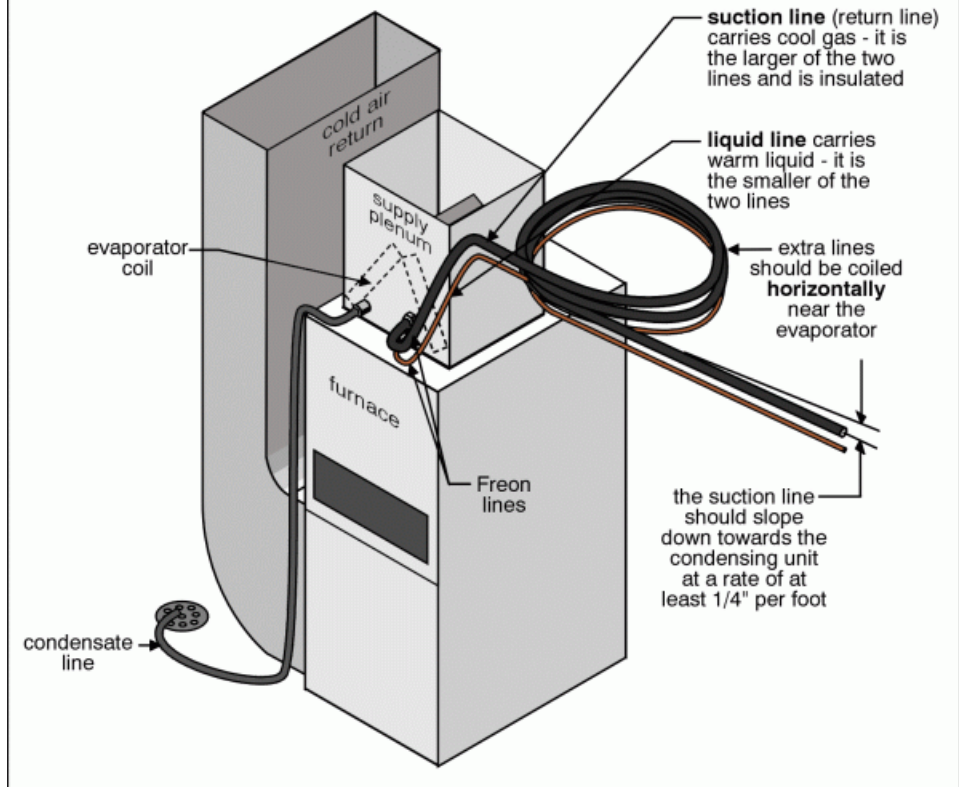
PLUMBING

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Refrigerant lines



48. Central



49. Insulation - missing

Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Water heater type:

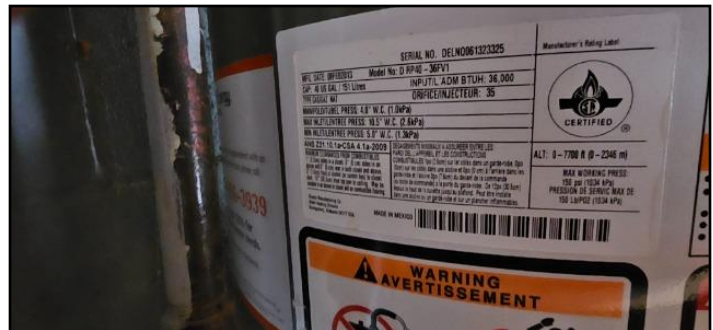
• Tank

Possibly a rental

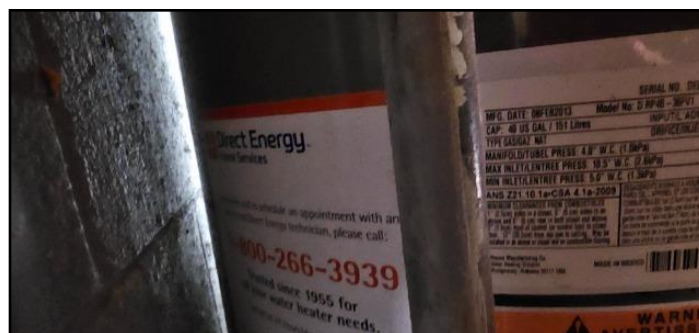
Model number: D RP40-36FV! **Serial number:** DELNQ061323325



50. Tank



51. Tank



52. Tank

Water heater location: • Basement • Utility room

Water heater exhaust venting method: • Forced draft

Water heater tank capacity: • [40 gallons](#)

Pumps:

- [Sump pump](#)

sump pump with battery back up



53. Sump pump



54. Sump pump



55. Sump pump

Plumbing 1:

- Item

Washing machine drain into laundry tub

Laundry tub is connected to a drain pump