



The Carson Dunlop Difference

With 34 years experience and well over 125,000 inspections completed, we understand that our clients need insights and answers to help them make an informed decision. Our reports take technical concepts and present them clearly and concisely. Photos, illustrations and links to additional material keep the reports simple and easy to read, while providing all the necessary information.

We are extremely proud of our home inspection consultants who deliver exceptional value, great advice and unparalleled customer service. Knowledge and communication come together at Carson Dunlop.

Carson Dunlop is a leading consulting engineering company that has been completely dedicated to the inspection profession since 1978. We wrote the book on home inspection and are committed to delivering exceptional customer service, one client at a time.

Home Inspection Professionals You Can Count On

A home inspection is a visual evaluation of a home's performance that should be conducted by a professional and experienced consultant. It helps buyers make an informed decision about one of the largest investments of their lives. It helps sellers by making the process go quickly and smoothly.

Buying a home?

Join our consultant as they inspect the home to educate you about the property and help you make an informed decision. Our clear, easy-to-read report gives you what you need to make your decision today and what you need to know after you settle in.

Selling a home?

A Carson Dunlop report will help the sale move quickly and smoothly. It adds speed, clarity and simplicity when selling a home.

Buying a new home?

Our New Construction Inspection identifies issues that may lead to non-performance of the home. New homes are protected by warranty, and our inspection identifies warranty issues.

Our Long Term Commitment

A great inspection is just the beginning. Carson Dunlop provides FREE technical advice for as long as you own your home. We are committed to helping clients make great decisions when dealing with their home. Our resource center provides you with helpful tips and advice that relate to your home.

To book a home inspection

Call 800.268.7070

Or book online at carsondunlop.com



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Homeowners Association

Carson Dunlop is committed to helping our clients make good decisions on their home. We understand that a great home inspection is just the beginning, so we created our not-for-profit Homeowners Association. Carson Dunlop clients are automatically enrolled in the Association FREE of charge and receive the following benefits:

- FREE technical advice for as long as you own your home
- Accessible and up to date resources on maintaining, repairing and renovating your home
- Access to group savings on a variety of home related products like home insurance and a Home Protection Plan, our warranty
- Ongoing partnerships and programs to help you protect your investment, and maximize the comfort, efficiency and durability of your home.

In addition to the many benefits that the Homeowners Association provides, our not-for-profit association also supports local charities to make a difference to the communities we live and work in.

Our Strategic Partners

Carson Dunlop's Homeowners Association only partners with companies who share our business philosophy which is to "Provide extraordinary value and exceed our clients' expectations".

Our partners are strong and reputable companies who have been in business for many years with a proven track record of success and excellent customer service. We are in business for the long term and our professional reputation is critically important to us. We are confident that Carson Dunlop and our Strategic Partners will provide you with great products, service and value for years to come.

To learn more about the Homeowners Association

Call 800.268.7070 or visit us at carsondunlop.com/cdha



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 800.268.7070 or online at carsondunlop.com



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Home Buyer's Inspection

A Carson Dunlop Home Buyer's Inspection is a comprehensive evaluation of over 400 items in the house from the roof to the basement. The inspection and written report provide our clients with the critical information they need to make an informed buying decision. We encourage you to participate in the inspection to learn about your home's systems and how they operate.

The Services include:

- A summary page detailing the key findings
- Improvement recommendations for conditions, with time frames and ball park cost estimates
- Photos and colour illustrations for clarity
- A copy of our Home Reference Book (\$69 value) to help you understand how your house works, what wears out and important maintenance suggestions.

Our Long Term Commitment

A great inspection is just the beginning. Carson Dunlop provides FREE technical advice for as long as you own your home. We are committed to helping clients make great decisions when dealing on their home. Our resource center provides you with helpful tips and advice that relate to your home. We wrote the book on home inspection!

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Inspections of New Homes

Nearly 50% of newly constructed homes in Ontario file a warranty claim with Tarion Warranty Corporation within the first 30 days of taking possession. Carson Dunlop's new home inspection consultants help educate our clients on issues that may affect the home and document items that should be addressed under warranty.

The Services Include:

- Review of the home against the Construction Performance Guidelines published by Tarion
- Examination of the workmanship and materials
- Evaluation of the home against modern building practices
- You receive a detailed report that addresses the issues covered under warranty to make filing fast and easy
- A copy of our Home Reference Book (\$69 value) to help you understand how your house works, what wears out and important maintenance suggestions.

Warranty Inspection Timelines:

Within first 30 days of Occupancy:

We recommend that the inspection be performed soon after moving in, so a claim can be filed within 30 days of possession. This catches issues early, and gets them corrected promptly.

Prior to the first anniversary:

This inspection can be done when the house is 10 or 11 months old. Many parts of the warranty expire after 12 months, so it makes sense to do the inspection before the first anniversary.

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Onsite Review

Understand the home, and understand the report. The onsite review allows a home buyer to get the benefit of the information collected during a Seller's Home Inspection. Our Carson Dunlop home inspection consultant will go through the home with you, explaining the report and providing a one-on-one course in home ownership. This is a great chance to ask questions and access the inspector's expertise.

The services include:

- Review of the property with our Home Inspection Consultant who conducted the Seller's Inspection and wrote the report
- A discussion with the inspector including answers to your questions about the report and the home
- Valuable information about the care of your new home with specific tips to keep it comfortable, durable and efficient
- A copy of our Home Reference Book (\$69 value) to help you understand how your house works, what wears out and important maintenance suggestions.

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Seller's Home Inspection

A Carson Dunlop Seller's home inspection is a powerful tool that helps you sell your home quickly and easily. The inspection report is available for when the home is listed on the market. Prospective buyers can confidently make an informed offer, with no need for an inspection after the terms are negotiated.

The Services Include:

- A summary page detailing the key findings
- Improvement recommendations for conditions, with time frames and ball park cost estimates
- Photos and colour illustrations for clarity
- Reference material to help people understand how their home works, life cycles and costs of home components and critical maintenance tips

We offer two enhanced packages in addition to our base package. Both include the items above, plus valuable add-ons that will help when selling your home. Choose the solution that's right for you.

Seller's Plus Package:

A one-page PDF Summary Report that can be shared with prospective buyers. The report highlights positive attributes and the major findings of the inspection.

Seller's Premium Package:

50 high quality print copies of the Summary Report, one full colour printout of the inspection report and a copy of the premium Home Reference Binder.

What about the Buyer?

We are often asked whether home buyers are at a disadvantage because they did not participate in the inspection process. The simple answer is 'No' since we offer buyers an Onsite Review to ensure they understand the report and the home.

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Pre-Offer Home Inspection

A Carson Dunlop Pre-Offer Home Inspection provides buyers with a competitive advantage when bidding on a home. By having a comprehensive inspection completed before offers are presented, our clients have an opportunity to make their offers more attractive with fewer conditions. The Pre-Offer Inspection provides our clients with unparalleled insight on the workings of the home to help them make an informed offer.

Our Services include:

- A summary page detailing the key findings
- Improvement recommendations for conditions, with time frames and ball park costs
- Photos and colour illustrations for clarity
- A copy of our Home Reference Book (\$69 value) to help understand how houses work, what wears out and important maintenance suggestions.

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Added Value

Carson Dunlop Pre-Offer Home Inspection clients who are not successful with their home buying bid receive a \$50 credit towards their next inspection. Another Carson Dunlop advantage!

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General Homeowner Inspection

A Carson Dunlop General Homeowner Inspection provides the owner of the home with an up-date of the condition of the home, including what needs to be done, when and an estimate of the cost.

From the roof to the basement, our professional home inspectors perform a comprehensive evaluation of over 400 items in the home. Many homeowners want to make changes to their home, but don't know where to start. Carson Dunlop's General Homeowner Inspection gives you the knowledge and information to make an informed decision.

Our Services include:

- A summary page detailing the key findings
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Specialty Services

Carson Dunlop has partnered with a number of reputable and qualified companies to provide specialty services to our clients. These services complement our home inspections, targeting potential areas of concern which fall outside of the scope of a regular home inspection. This new program allows us to provide our clients and real estate partners with fast, easy and cost-effective access to qualified specialty service providers all within a single call. Another Carson Dunlop advantage!

The Services include:

Asbestos Assessments – An inspection to determine the amount of asbestos present and its level of risk.

Indoor Air Quality Inspections – A complete review of indoor air quality including tests for temperature, humidity, carbon monoxide, carbon dioxide, volatile organic compounds (odours or chemical off-gassing), and dust.

Mould Inspections - A visual assessment and walkthrough of both interior and exterior areas to identify water damage, potential for moisture intrusion, and visible signs of mould growth or suspect mould growth.

Pool and Spa Inspections – A complete evaluation of the pool and equipment to determine and identify any potential issues.

Sewer Camera Inspections – A visual inspection of the internal workings of the drainage system using specialty camera equipment to identify immediate problems and highlight future concerns.

Termite Inspections – An investigation of the interior and exterior of the home looking for any evidence of termites or termite activity.

Wood Energy Technology Transfer Inspections (WETT) – A visual examination of wood burning appliances to verify the proper installation and clearance for safety and home insurability.

Our Specialty Service Partners

Carson Dunlop has selected Specialty Service providers that align to our core values and standards of delivering exceptional quality and service. Each company brings many years of experience in their respective industries, a proven track record of success, and exceptional customer service.

To book a specialty service, call 800-268-7070