



# Your Inspection Report

120 Rands Road  
Ajax, ON



**PREPARED FOR:**  
JOHN SUHARTO

**INSPECTION DATE:**  
Saturday, November 15, 2008

**PREPARED BY:**  
Graham Clarke, P.Eng., RHI



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November 18, 2009

Dear John Suharto,

RE: Report No. 11831, v.3  
120 Rands Road  
Ajax, ON

Thank you for choosing Carson Dunlop to perform your Pre-Delivery Inspection. We trust the experience was both useful and enjoyable. The enclosed report provides you with a record of the inspection for immediate and long-term use.

Please feel free to contact us with questions about the report or the home itself anytime for as long as you own your home. Our consulting service via telephone is offered at no cost to you.

Please check your follow-up email to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Graham Clarke, P.Eng., RHI  
on behalf of  
Carson Dunlop & Associates Ltd.

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## Inspection Methods and Limitations

**General:** • During this inspection, some conditions were found that appear to contravene relevant construction codes. These conditions are noted below as a courtesy, however this report should not be considered a Code inspection.

## Observations and Recommendations

### **General**

• [Link to the Tarion Construction Performance Guidelines](#)

• The focus of this inspection and report is to identify incomplete and deficient conditions which may be covered by the Tarion warranty. Cosmetic items are not the focus of this report. Where provided, conditions with hyperlinks will take you to the specific wording of the Tarion Construction Performance Guidelines.

### **TARION \ Foundation/basement**

**Condition:** • [Foundation wall leaks](#)

Both cracks were wet to the touch.

**Location:** East Basement



1. East wall



2. Northeast corner

### **TARION \ Wall framing**

**Condition:** • [Window glass and/or screen is damaged](#)

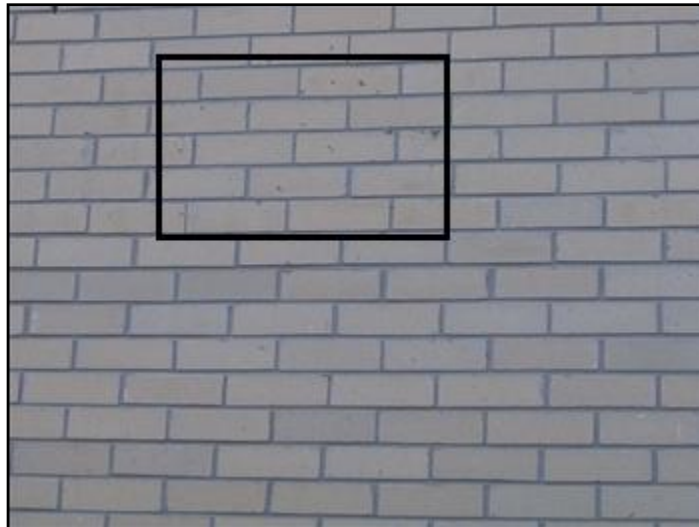
Bent screen frame

**Location:** Dining Room

**TARION \ Exterior finishing**

**Condition:** • [Mortar splatters and stains on exterior masonry](#)

**Location:** Right Side



3. Mortar splatters

**TARION \ Wall and ceiling finish**

**Condition:** • [Drywall surface blemishes including nail/screw pops, blisters in taped joints, trowel marks, excess joint compound and dents or gouges](#)

**Location:** Second Floor Hall

**TARION \ Interior finishing**

**Condition:** • [Interior door swings open or closes by itself](#)

**Location:** Ensuite Bathroom

**Condition:** • [Interior trim is split](#)

**Location:** Living Room



4. Living room crown moulding - east wall



5. Living room crown moulding - west wall

## TARION \ Cabinets and countertops

**Condition:** • [Gap between cabinets and ceilings or walls](#)

**Location:** Kitchen

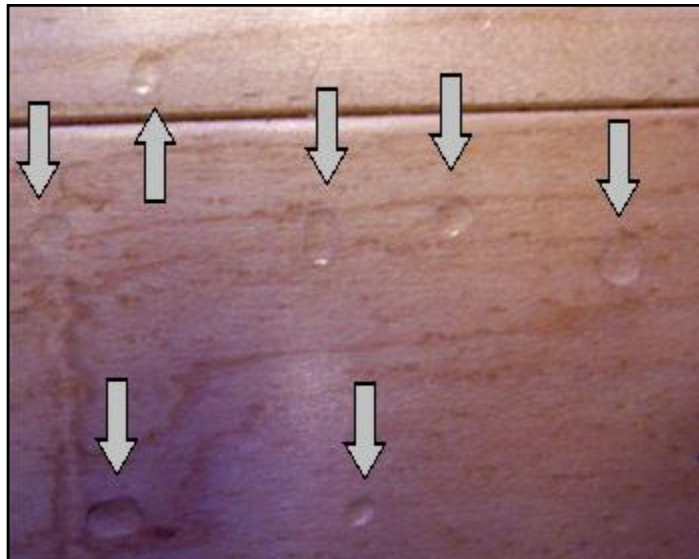


6. Upper cabinet trim

## TARION \ Flooring

**Condition:** • Numerous dents in wood flooring

**Location:** Second Floor Hall



7. Floor near washroom

## ONTARIO BUILDING CODE \ Plumbing \ Water heater

**Condition:** • No thermostatic mixing valve [OBC 7.6.5.1]

**Location:** Basement

# NEW HOME

120 Rands Road, Ajax, ON November 15, 2008

Report No. 11831, v.3

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

NEW HOME

## **INCOMPLETE WORK \ Exterior**

**Condition:** • Landscaping incomplete

**Condition:** • Painting incomplete

Painters were on site at the time of inspection.

**Condition:** • Gutters and downspouts not installed

**Condition:** • Missing splashblocks/rainwater leaders

**END OF REPORT**