

YOUR INSPECTION REPORT



297 St Clair Ave E
Toronto, ON



PREPARED FOR:
JAMES WARREN

INSPECTION DATE:
Wednesday, August 13, 2014

PREPARED BY:
Gordon Mathieu, B.Sc Elec Eng, MBA



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report

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
www.carsondunlop.com
info@carsondunlop.com



August 13, 2014

Dear James Warren,

RE: Report No. 44185
297 St Clair Ave E
Toronto, ON

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with a Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

A home inspection identifies the current condition of the property but cannot predict the future. Our home warranty protects you against the high cost of repair and replacement to furnaces, air conditioners, water heaters and appliances for as long as you own your home. To learn more, click on the Appendix heading at the top of any page of your report.

Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Gordon Mathieu, B.Sc Elec Eng, MBA
on behalf of
Carson, Dunlop & Associates Ltd.

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INVOICE

August 13, 2014

Client: James Warren

Report No. 44185
For inspection at:
297 St Clair Ave E
Toronto, ON

on: Wednesday, August 13, 2014

Sellers Home Inspection PLUS - E	\$615.00
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Coupon	(\$25.00)
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Subtotal	<u>\$590.00</u>
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HST	\$76.70
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#108348343

RT0001

Total	<u>\$666.70</u>
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PAID IN FULL - THANK YOU!

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SUMMARY

297 St Clair Ave E, Toronto, ON August 13, 2014

Report No. 44185

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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INTRODUCTION

This Summary lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the hyperlinks.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. (That service is available at additional cost.)

When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

END OF SUMMARY

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

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Descriptions

Sloped roofing material:

- [Asphalt shingles](#)



East face



West face



East face



Front

Flat roofing material:

- [Fiberglass/plastic](#)

3rd floor balcony decking.

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Fiberglass/plastic

Dormer roofing material:

- [Asphalt shingles](#)



Asphalt shingles

Porch roofing material:

- [Asphalt shingles](#)

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Asphalt shingles

Garage roofing material:

- [Asphalt shingles](#)



Asphalt shingles

Probability of leakage: • [Moderate](#)

Approximate age: • The roof covering appears to be within the first half of its normal life expectancy.

Chimneys:

- [Masonry](#)

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Masonry

Observations and Recommendations

VULNERABLE AREAS \ Observations

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

Task: Monitor / Improve

Time: Regular maintenance

Condition: • Flashings are vulnerable areas

Task: Monitor / Improve

Time: Regular maintenance



Flashings are vulnerable areas

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Inspection Methods and Limitations

Roof inspection method: • Ladder at the edge of the roof • Sections of the roof were walked on and sections were viewed from the ground through binoculars

Roof inspection limited/prevented by: • Slope - too steep to walk

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Descriptions

General: • Several components have been updated

Note: ie. windows, front door, newly created rear door, several masonry retaining walls, front porch, rear deck, rear 2nd floor sun room, reclaimed 3rd storey with rear upper deck & left side dormer, landscaping, gardens, long cobble stone driveway, rear damp-proofing, vehicle doors, walkways, gutters & downspouts, new sloped garage roof & shingles, new garage concrete floor & reinforced walls, etc.



Gutters and Downspouts:

- [Discharge above grade](#)

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Discharge above grade

Retaining Walls:

- [Masonry](#)

Extensive, well built, retaining walls were noted.



Masonry

Wall Surfaces: • [Brick](#) • [Hardboard/Plywood](#) • [Wood shingles](#)

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Observations and Recommendations

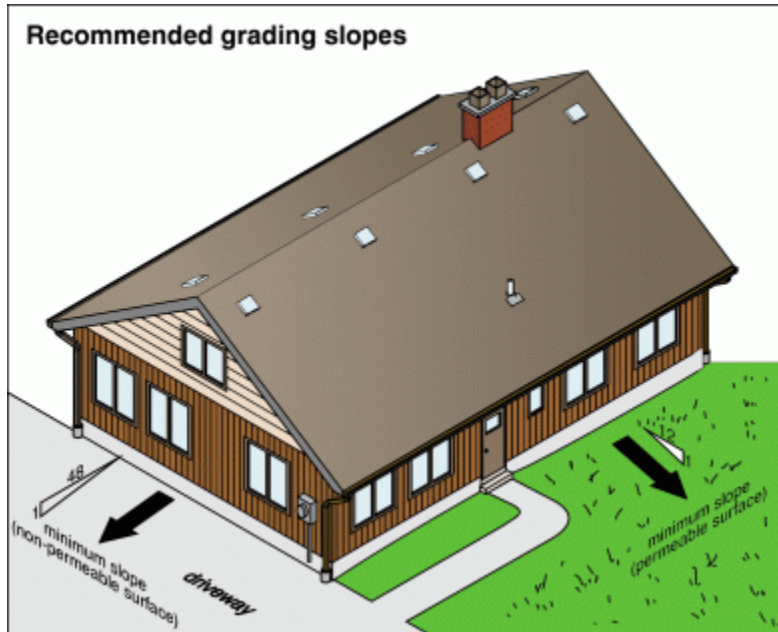
LOT GRADING \ Observations

Condition: • The grading around portions of the house is relatively neutral.

Implication(s): When trying to minimize basement leakage, it is always best to be proactive and slope the grades away from the house. Maintain positive slope away from house

Task: Monitor/Improve

Time: If necessary



[Click on image to enlarge.](#)

LANDSCAPING \ Observations

Condition: • [Mature tree too close to building](#)

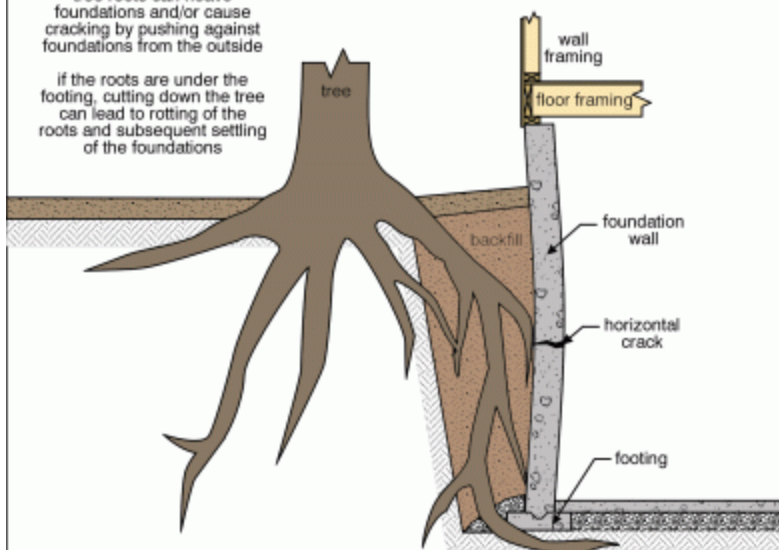
Task: Monitor

Time: Unpredictable

Foundation cracks related to tree roots

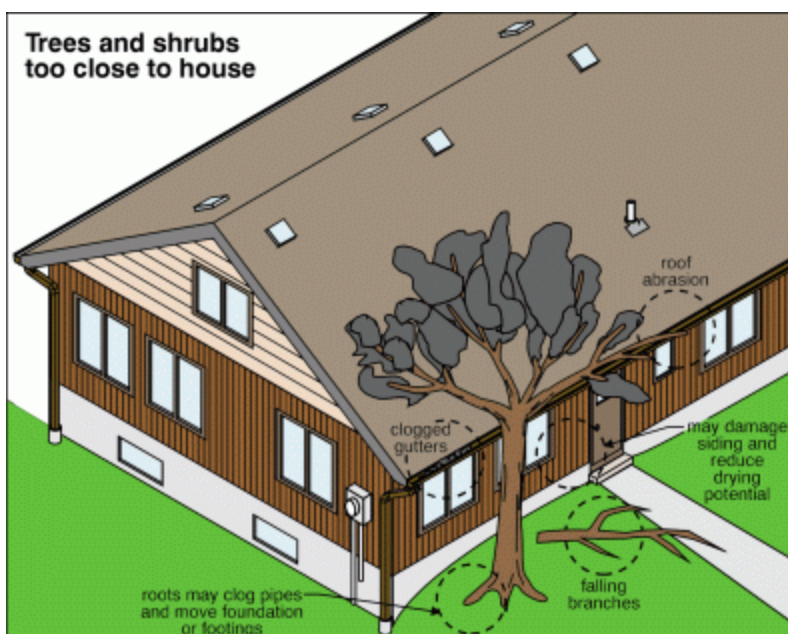
tree roots can heave foundations and/or cause cracking by pushing against foundations from the outside

if the roots are under the footing, cutting down the tree can lead to rotting of the roots and subsequent settling of the foundations



[Click on image to enlarge.](#)

Trees and shrubs too close to house



[Click on image to enlarge.](#)

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Mature tree too close to building

WINDOWS \ Exterior side

Condition: • Sill - clearance inadequate (above exterior grade level)

Location: Various

Task: Monitor after heavy storms

Time: Regular maintenance



Sill - clearance inadequate (above exterior...

WALL SURFACES \ Observations

Condition: • Prior repairs noted

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Prior repairs noted



EXTERIOR STRUCTURES \ Railings

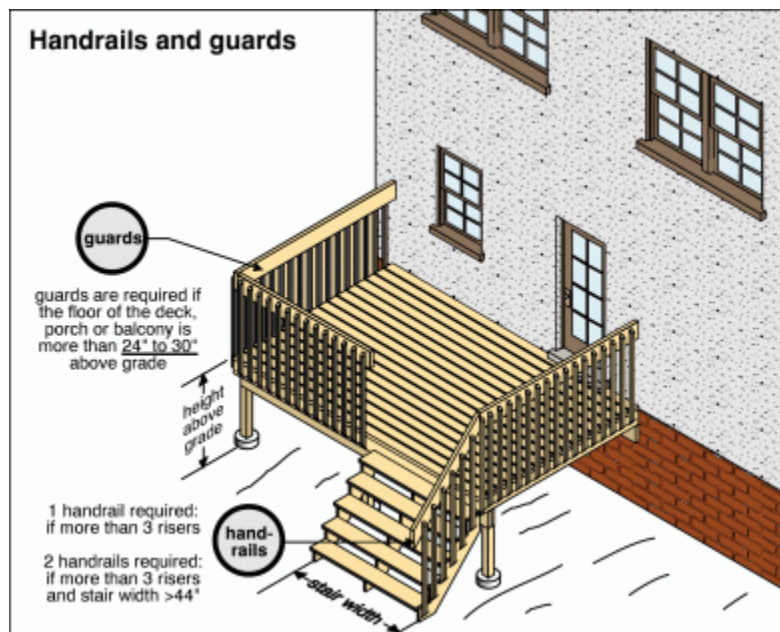
Condition: • [Missing](#)

Location: Various

Task: Provide

Time: As soon as possible

Cost: Depends on approach



[Click on image to enlarge.](#)

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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: • Deck/porch/steps - restricted/no access under

Descriptions

Foundations: • [Brick](#) • [Masonry block](#)

Configuration:

- [Basement](#)

The basement floor has been significantly lowered and the walls benched.



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

Exterior Wall Construction: • [Masonry](#) • [Wood Frame](#)

Roof and Ceiling Framing:

- [Not visible in some areas](#)
- [Rafters/Roof joists](#)



Garage



Attic



Attic

Observations and Recommendations

CONCRETE FLOORS \ Observations

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.



FOUNDATIONS AND MASONRY WALLS \ Observations

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.
...noted in the garage.



Inspection Methods and Limitations

Structure inspection method: • Roof structure inspected from attic access hatch

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • It is not possible to determine the presence or extent of ongoing movement based on a one-time visit. • 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.

Limitations: • Roof space - no access

Descriptions

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

Distribution Panel Type and Location:

- [Breakers - Basement](#)



Breakers - Basement

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

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

Observations and Recommendations

General

- No Electrical recommendations are offered as a result of this inspection.

Inspection Methods and Limitations

Limitations: • Main disconnect cover not removed - unsafe to do so. • Concealed electrical components are not inspected. • 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. • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

HEATING

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Descriptions

Main Heating System - Type:

- [Boiler \(hot water\)](#)



Boiler (hot water)

Efficiency: • [Mid-efficiency](#)

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

Approximate Input Capacity: • [175,000 BTU/hr](#)

Approximate Age: • [15 years](#)

Typical Life Expectancy: • Boiler with cast iron heat exchanger: 20 to 35 years.

Failure Probability: • Moderate

Chimney Liner:

- [Metal](#)



Metal

HEATING

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- [Not visible](#)
- [Not required](#)



Not required, for water heater.

Main Fuel Shut-off Location:

- Gas Meter on exterior near front of the house



Observations and Recommendations

BOILER \ Observations

Condition: • No gas tag was found...

Task: Provide

Time: As required

Cost: Minor

HEATING

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RADIATORS, CONVECTORS AND PIPING \ Observations

Condition: • [Layout not ideal, have HVAC specialist balance radiator valves if necessary to provide more even heating:](#)
improve layout if heating is inadequate.

Task: Further evaluation/Improve

Time: As required

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.

Limitations: • Circulating pump not tested

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.

COOLING

297 St Clair Ave E, Toronto, ON August 13, 2014

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Descriptions

Air Conditioning Type:

- [Independent system - air cooled](#)



Air handler in 3rd floor knee wall.



Compressor outside.

Cooling Capacity: • [36,000 BTU/hr](#)

Approximate Age (Outdoor Unit / Compressor): • [7 years](#)

Typical Life Expectancy: • 10 to 15 years

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection.

INSULATION

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Descriptions

Attic insulation - value & material:

- R-28
- [Fiberglass](#)



Insulated hatch lid



Fiberglass



Soffit baffles



Fiberglass

Attic air/vapour barrier: • [Not visible](#)

Cathedral/sloped roof insulation - value & material: • Amount not determined • [Fiberglass](#) • [Plastic/foam board](#)

Roof ventilation:

- [Roof vents](#)



Roof vents

- [Soffit vents](#)

Knee wall insulation - value & material: • Not determined

Wood frame wall insulation - value & material: • Not determined

Masonry wall insulation - value & material: • Not determined

Basement wall insulation - value & material: • Amount not determined • [Fiberglass](#) • [Plastic/foam board](#)

Inspection Methods and Limitations

Insulation inspection method: • Attic 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.

Limitations: • Roof space - access not gained

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 mold 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

General: • The kitchen and bathrooms have been updated.

Water Piping to the Building: • [Not determined](#)

Supply Piping in the Building: • Not visible in most areas.

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

Main Shut-off Valve Location:

• Front of basement



Front of basement



Water Flow / Pressure: • [Typical for neighbourhood](#)

Water Heater Type and Energy Source:

• [Conventional](#)

• [Induced draft](#)



Induced draft

PLUMBING

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- [Natural Gas](#)
- [Tempering \(mixing\) Valve noted](#)



Tempering (mixing) Valve noted

Water Heater Approximate Age: • 3 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity: • 48 US

Hot Water Circulation:

- Circulating loop in place



Circulating loop in place

Waste Piping Material: • Cast iron • Copper • Plastic

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

Pump:

PLUMBING

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• [Sump pump](#)

The pit does not appear to be active.



Sump pump

Observations and Recommendations

WASTE PIPING \ Observations

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.

Task: Provide

Time: As required

Cost: Minor



Large trees on front lawn...

BATHTUB \ Observations

Condition: • Window in bathtub enclosure

Implication(s): Windows in tub enclosures are more prone to water damage. Extra attention should be paid to ensure the area is well sealed and efforts should be made to minimize the amount of water directed at the window.



Inspection Methods and Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard.

Limitations: • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection.

Limitations: • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Limitations: • Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection.

Note: Irrigation system



Environmental issues outside the scope of a home inspection: • Moisture problems may result in visible or concealed mold 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

General: • Interior finishes are in good repair overall.

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

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

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

Observations and Recommendations

General

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

STAIRS \ Observations

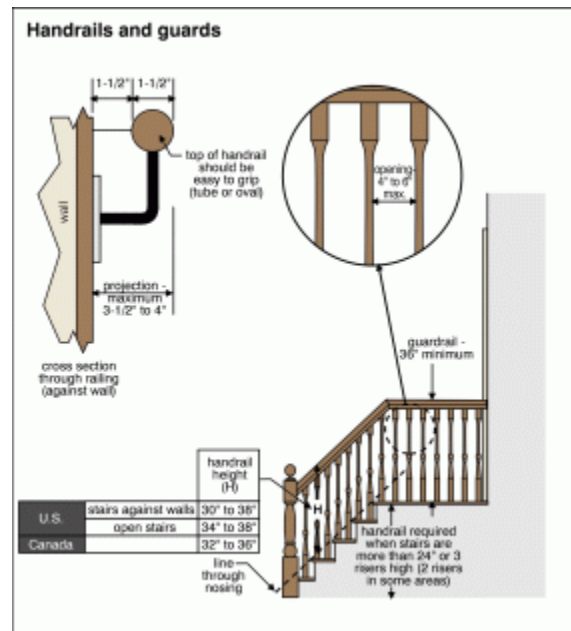
Condition: • [Railing missing](#)

Location: Basement

Task: Provide

Time: As required

Cost: Depends on approach



[Click on image to enlarge.](#)



Railing missing

FIREPLACE / 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.)

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ Observations

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: • Basement finishes restricted the inspection • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 100

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 mold 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.

END OF REPORT

GOOD ADVICE FOR ALL HOMEOWNERS

The following items explain how to prevent and correct some common problems around the house.

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.

Annual Roof Maintenance

We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of the roof.

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 the 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. For information on prevention and cure, please see section 1.14.2 of the Roofing section of the Home Reference Book. This can be found under the Reference tab in this report.

Maintaining the Exterior of Your Home

Regular maintenance includes painting and caulking of all exterior wood. Caulking should also be well maintained at joints, intersections, wall penetrations and any other places water may get into the building.

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 or cleaned as needed. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning are balanced differently for summer and winter.

For boiler/hot water systems, we recommend that any balancing or adjusting the 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.

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, Inc.) designations for this kind of work.

Electrical System - Label the Panel

The electrical panel should be labeled to indicate what is controlled by each fuse or breaker. Where the panel is already labeled, please verify the labeling is correct. Do not rely on the labeling being accurate.

Water Heaters

Tankless water heaters should be flushed by a heating or plumbing contractor every year to avoid poor performance and shortened life expectancy.

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. For information on prevention and cure, please see section 10 of the Interior section of the Home Reference Book. This can be found under the REFERENCE tab in this report.

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.

Clothes Dryer Vents

We recommend 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 drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

Smoke and Carbon Monoxide (CO) Detectors

Smoke and carbon monoxide 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.

Priority Maintenance and Home Set-Up

When moving into a resale home, there are some things that you will want to take care of. The Home Set-Up and Maintenance section in the Home Reference Book will provide you with information regarding both things that are done just once as well as regular maintenance activities. This can be found under the REFERENCE tab in this report.

This is a copy of our home inspection contract and outlines the terms, limitations and conditions of the home inspection.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

The inspection is performed in accordance with the STANDARDS OF PRACTICE of the Ontario Association of Home Inspectors.

To review the STANDARDS OF PRACTICE, visit www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf

The Home Inspector's report is an opinion of the present condition of the property, based on a visual examination of the readily accessible features of the building.

In addition to the limitations in the STANDARDS, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

A Technical Audit is a more in-depth, technically-exhaustive inspection of the home which will typically reveal more information than a Home Inspection. We have both services available. By signing this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage or furniture to look underneath or behind.

3) THIS IS NOT A CODE-COMPLIANCE INSPECTION

The Inspector does NOT try to determine whether or not any aspect of the property complies with any past, present or future codes (such as building codes, electrical codes, fuel codes, fire codes, etc.), regulations, laws, by-laws, ordinances or other regulatory requirements.

4) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

5) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

6) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

7) TIME TO INVESTIGATE

The Home Inspector and the Home Inspection Company will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

8) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

9) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the fee will apply.

10) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property. A home warranty is available. For more information, visit www.carsondunlop.com/home-inspection/home-warranty-plan/

11) LIMIT OF LIABILITY

THE LIABILITY OF THE HOME INSPECTOR AND THE HOME INSPECTION COMPANY ARISING OUT OF THIS INSPECTION AND REPORT, FOR ANY CAUSE OF ACTION WHATSOEVER, WHETHER IN CONTRACT OR IN NEGLIGENCE, IS LIMITED TO A REFUND OF THE FEES THAT YOU HAVE BEEN CHARGED FOR THIS INSPECTION, OR \$1,000, WHICHEVER IS GREATER.



ONTARIO ASSOCIATION OF HOME INSPECTORS (OAHI)

Established by the Ontario Association of Home Inspectors Act, 1994

STANDARDS OF PRACTICE

1. INTRODUCTION

1.1 The Ontario Association of Home Inspectors (OAHI) is a not-for-profit association established in 1987. In 1994, it became a self-regulating professional body when the OAHI Act received royal assent (passage of Bill Pr158). Membership in OAHI is voluntary and its members include private, fee-paid home inspectors. OAHI's objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public. (The OAHI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000).

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the Ontario Association of Home Inspectors. Home *Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as inspected at the time of the Home *Inspection*.

2.2 The Inspector shall:

A. inspect:

1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

B. report:

1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

- A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. specifying repairs provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:

A. inspect:

1. the structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:

- A. provide any engineering service or architectural service.
- B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. describe the exterior wall covering.

4.2 The inspector is NOT required to:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. recreational facilities.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

A. inspect:

1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

A. inspect:

1. antennae.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.



6. PLUMBING SYSTEM

6.1 The inspector shall:

A. inspect:

1. the interior water supply and distribution systems including all fixtures and faucets.
2. the drain, waste and vent systems including all fixtures.
3. the water heating equipment.
4. the vent systems, flues, and chimneys.
5. the fuel storage and fuel distribution systems.
6. the drainage sumps, sump pumps, and related piping.

B. describe:

1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems

B. determine:

1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.

C. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

A. inspect:

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior components of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. describe:

1. the amperage and voltage rating of the service.
2. the location of main disconnect(s) and sub panels.
3. the wiring methods.

C. report:

1. on the presence of solid conductor aluminum branch circuit wiring.
2. on the absence of smoke detectors.

7.2 The inspector is NOT required to:

A. inspect:

1. the remote control devices unless the device is the only control device.
2. the alarm systems and components.
3. the low voltage wiring, systems and components.
4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
5. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect:

1. the installed heating equipment.
2. the vent systems, flues, and chimneys.

B. describe:

1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. inspect:

1. the interiors of flues or chimneys which are not readily accessible.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
6. the solar space heating system.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. inspect the installed central and through-wall cooling equipment.

B. describe:

1. the energy source
2. the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. inspect:

1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a representative number of installed cabinets.
4. a representative number of doors and windows.
5. garage doors and garage door operators.

10.2 The inspector is NOT required to:

A. inspect:

1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum systems.
5. the household appliances.
6. recreational facilities.

11. INSULATION AND VENTILATION

11.1 The inspector shall:

A. inspect:

1. the insulation and vapour retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation systems.

B. describe:

1. the insulation and vapour retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

A. disturb insulation or vapour retarders.

B. determine indoor air quality.



12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect:

1. the system components.
2. the vent systems, flues, and chimneys.

B. describe:

1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The inspector is NOT required to:

A. inspect:

1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice

1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects.

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors are NOT required to determine:

1. the condition of systems or components which are not readily accessible.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of systems or components.
15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal operating controls.
3. shut-off valves.

E. Inspectors are NOT required to enter:

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.



GLOSSARY OF TERMS

Alarm Systems

Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls

Devices designed and installed to protect *systems* and *components* from unsafe conditions

Component

A part of a *system*

Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a home

Describe

To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*

Dismantle

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes\

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which *describes* those *systems* and *components* in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Significantly Deficient

Unsafe or not functioning

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent components, assembled to carry out one or more functions

Technically Exhaustive

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

* Note: In these Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the *Home Inspection* is provided for clarity not emphasis.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS