



For the Property at:  
**1234 SOMEWHERE**  
PITTSBURGH, PA 15219

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Prepared for: JANE CLIENT  
Inspection Date: Friday, August 24, 2012  
Prepared by: John Fleenor



Citywide Home Inspections  
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September 25, 2012

Dear Jane Client,

RE: Report No. 1008, v.2  
1234 Somewhere  
Pittsburgh, PA  
15219

Thanks very much for choosing us 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 us to perform your home inspection.

Sincerely,

John Fleenor  
on behalf of  
Citywide Home Inspections

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# SUMMARY

1234 Somewhere , Pittsburgh, PA August 24, 2012

Report No. 1008, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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:** • [Cupping, curling, clawing](#)

The roof is at the end of its life and should be replaced before active leaking begins.

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

**Task:** Repair or replace

**Time:** Less than 1 year

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Downspouts discharging below grade](#)

All downspouts should be diverted above grade, away from the foundation.

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

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate

### LANDSCAPING \ Walkway

**Condition:** • [Improper slope or drainage](#)

The sidewalk and paving at the back of the house has settled so that water drains towards the house. The sidewalk should be replaced and the grade improved so water sheds away from the building perimeter.

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

**Location:** Rear Left Side

**Task:** Repair

**Time:** Immediate

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**Condition:** • [Poor connections](#)

Ground wire not connected to plumbing. Attach ground to plumbing with appropriate clamp.

**Implication(s):** Electric shock

**Location:** Front Basement

**Task:** Repair

**Time:** Immediate

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Heating

### GAS FURNACE \ Gas piping

**Condition:** • [Leak](#)

Gas leak detected at the union at the furnace shut off valve.

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** Rear Basement

**Task:** Repair

**Time:** Immediate

### GAS FURNACE \ Ducts, registers and grilles

**Condition:** • Rusted duct work. Supply duct is rusted through in places.

**Implication(s):** Increased heating costs, Reduced comfort

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary

**Condition:** • Duct insulation likely contains asbestos. Have it removed by a qualified asbestos contractor

**Implication(s):** Asbestos is a known carcinogen and respiratory hazard

**Location:** Various Rear Left Basement

**Task:** Repair or replace

### FIREPLACE \ General

**Condition:** • At least one fireplace in the house contains asbestos materials that should be removed or sealed. Have a qualified contractor do the work.

**Implication(s):** Asbestos is a known carcinogen and respiratory hazard

**Location:** Second Floor

**Task:** Repair

**Time:** Immediate If necessary

## Cooling & Heat Pump

### AIR CONDITIONING \ Compressor

**Condition:** • [Inadequate cooling](#)

An audible buzz was coming from the condenser unit, the condenser unit is less than a year old but did not achieve adequate cooling during the inspection. Have a qualified HVAC professional evaluate and repair as necessary.

**Implication(s):** Increased cooling costs | Reduced comfort

**Task:** Repair Further evaluation

**Time:** Immediate

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

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Sloped roofing material:** • [Asphalt shingles](#)

## Limitations

**Inspection performed:** • With binoculars from the ground

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

**1. Condition:** • [Old, worn out](#)

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

**Task:** Repair or replace

**Time:** Less than 1 year

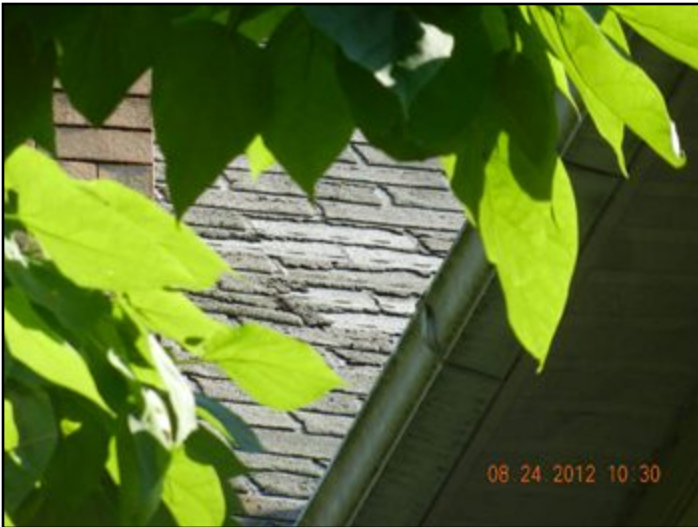
**2. Condition:** • [Cupping, curling, clawing](#)

The roof is at the end of its life and should be replaced before active leaking begins.

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

**Task:** Repair or replace

**Time:** Less than 1 year



1. Cupping, curling, clawing



2. Cupping, curling, clawing

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Cupping, curling, clawing

3. Condition: • [Slots wide](#)

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

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Below grade](#)

Lot slope: • [Towards house](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Aluminum](#)

Retaining wall: • [Masonry](#)

Driveway: • Concrete

Walkway: • Concrete • Pavers

Porch: • Concrete

Balcony: • Wood

## Limitations

Upper floors inspected from: • Ground level

## Recommendations

### ROOF DRAINAGE \ Downspouts

4. Condition: • [Downspouts discharging below grade](#)

All downspouts should be diverted above grade, away from the foundation.

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

**Location:** Throughout Exterior

**Task:** Repair

**Time:** Immediate



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

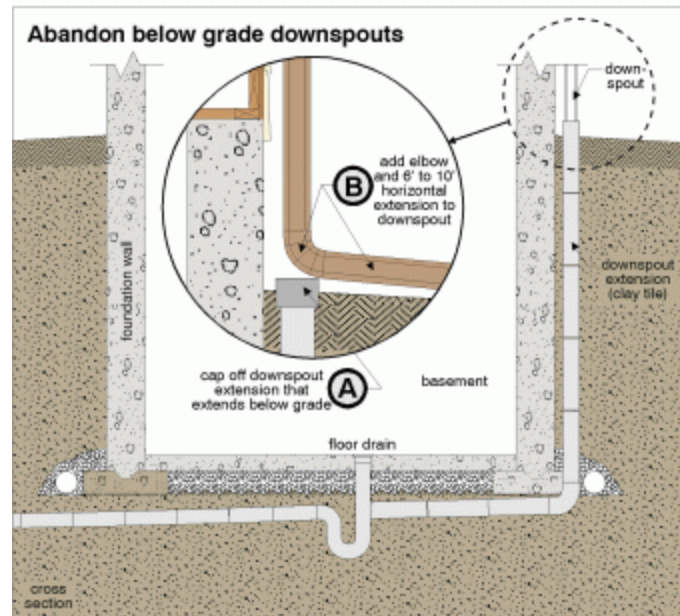
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)



4. Downspouts discharging below grade

## WALLS \ Brick, stone and concrete

5. Condition: • [Mortar deterioration](#)

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

Location: Various Exterior Wall

Task: Repair

Time: Less than 1 year

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

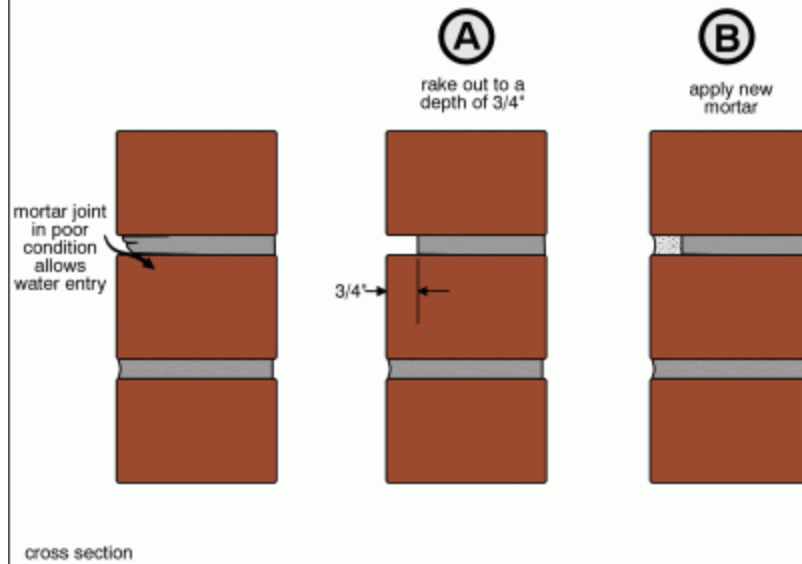
INSULATION

PLUMBING

INTERIOR

REFERENCE

## Repointing



[Click on image to enlarge.](#)



5. Mortar deterioration



6. Mortar deterioration

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1234 Somewhere , Pittsburgh, PA August 24, 2012

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7. Mortar deterioration

## LANDSCAPING \ Walkway

### 6. Condition: • [Improper slope or drainage](#)

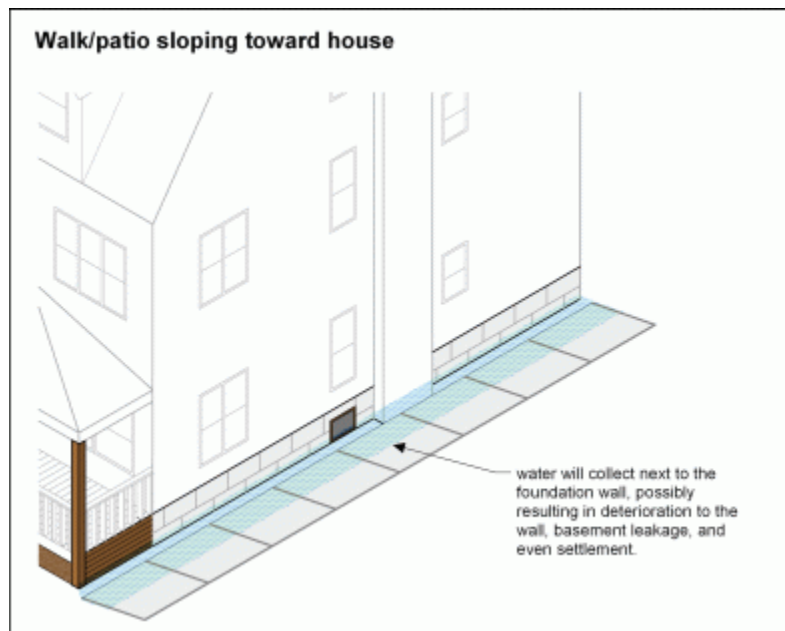
The sidewalk and paving at the back of the house has settled so that water drains towards the house. The sidewalk should be replaced and the grade improved so water sheds away from the building perimeter.

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

**Location:** Rear Left Side

**Task:** Repair

**Time:** Immediate



[Click on image to enlarge.](#)

# EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8. Improper slope or drainage

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Stone](#)

**Floor construction:** • [Joists](#) • Subfloor - plank

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plywood sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings • New finishes/paint

**Knee wall areas:** • Entered but access was limited

**Percent of foundation not visible:** • 75 %

## Recommendations

### FOUNDATIONS \ Foundation

#### **7. Condition:** • [Settled](#)

The foundation has settled at the corner where the sidewalk has sunk. The condition is noted and should be monitored and measured for additional movement overtime. The important step is to stop water damage in this corner by correcting grading and removing moisture from downspouts.

**Implication(s):** Chance of structural movement

**Location:** Rear Left Side Exterior

**Task:** Monitor

**Time:** Ongoing



9. Settled



## FOUNDATIONS \ Performance

8. Condition: • Acceptable

## FLOORS \ Joists

9. Condition: • [Poor end bearing, joist hanger connections](#)

Joists have been notched, and damaged and do not bare well on supporting beam. Have this repaired by a qualified contractor.

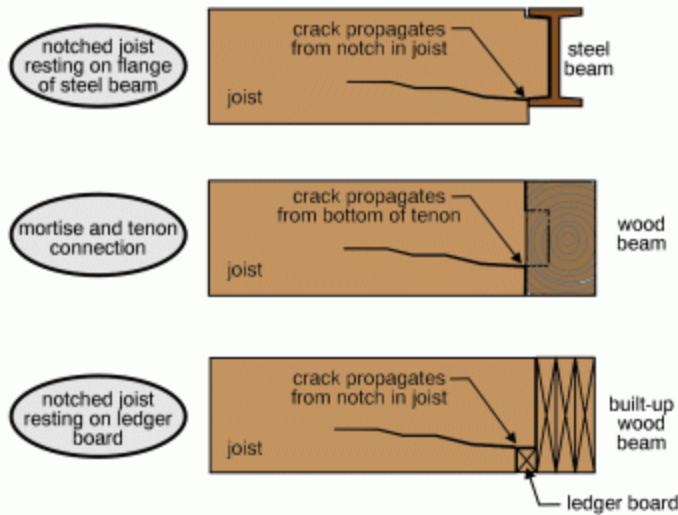
**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Front Basement

**Task:** Repair

**Time:** Less than 1 year

### Examples of weak joist/beam connections



[Click on image to enlarge.](#)



10. Poor end bearing, joist hanger connections



11. Poor end bearing, joist hanger connections

## Description

**Service entrance cable and location:** • [Overhead aluminum](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • [Copper - water pipe and ground rod](#)

**Distribution panel type and location:**

• [Breakers - basement](#)



12. Breakers - basement



13. Breakers - basement

**Auxiliary panel (subpanel) rating:** • [100 Amps](#)

**Auxiliary panel (subpanel) type and location:** • Breakers-second floor

# ELECTRICAL

1234 Somewhere , Pittsburgh, PA August 24, 2012

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14. Breakers-second floor

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded and ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

## Limitations

System ground: • Continuity not verified • Quality of ground not determined

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

10. Condition: • [Poor connections](#)

Ground wire not connected to plumbing. Attach ground to plumbing with appropriate clamp.

**Implication(s):** Electric shock

**Location:** Front Basement

**Task:** Repair

**Time:** Immediate



# ELECTRICAL

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



15. *Poor connections*

# HEATING

1234 Somewhere , Pittsburgh, PA August 24, 2012

Report No. 1008, v.2

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

**Heat distribution:** • [Ducts and registers](#)

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [1 year](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Main fuel shut off at:** • Basement

**Auxiliary heat:** • Gas space heater

**Fireplace:**

• Decorative only

Unless and until the fireplaces and flue/venting have been evaluated by a qualified fireplace or HVAC professional, all the fireplaces in the house should be considered decorative only.



16. Decorative only



17. Decorative only

# HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



18. Decorative only

**Chimney/vent:** • PVC plastic

**Exhaust pipe (vent connector):** • PVC plastic

**Chimney liner:** • [Not visible](#)

## Recommendations

### GAS FURNACE \ Gas piping

11. **Condition:** • [Leak](#)

Gas leak detected at the union at the furnace shut off valve.

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** Rear Basement

**Task:** Repair

**Time:** Immediate



19. Leak

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## GAS FURNACE \ Ducts, registers and grilles

**12. Condition:** • Rusted duct work. Supply duct is rusted through in places.

**Implication(s):** Increased heating costs, Reduced comfort

**Location:** Basement

**Task:** Repair or replace

**Time:** Discretionary



20. Rusted HVAC return duct

**13. Condition:** • Duct insulation likely contains asbestos. Have it removed by a qualified asbestos contractor

**Implication(s):** Asbestos is a known carcinogen and respiratory hazard

**Location:** Various Rear Left Basement

**Task:** Repair or replace



21. Asbestos lining ductwork

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## FIREPLACE \ Hearth and extension

14. Condition: • [Settled](#)

Implication(s): Fire hazard

Location: Front Left First Floor

Task: Monitor

Time: Discretionary



22. Settled

## FIREPLACE \ General

15. Condition: • At least one fireplace in the house contains asbestos materials that should be removed or sealed. Have a qualified contractor do the work.

Implication(s): Asbestos is a known carcinogen and respiratory hazard

Location: Second Floor

Task: Repair

Time: Immediate If necessary



23.



# COOLING & HEAT PUMP

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Air conditioning type:** • [Air cooled](#)

**Compressor approximate age:** • 1 year

**Temperature difference:**

- 10°
- This suggests performance issues. Service may be needed.



24. This suggests performance issues. Service...

## Recommendations

### AIR CONDITIONING \ Compressor

**16. Condition:** • [Inadequate cooling](#)

An audible buzz was coming from the condenser unit, the condenser unit is less than a year old but did not achieve adequate cooling during the inspection. Have a qualified HVAC professional evaluate and repair as necessary.

**Implication(s):** Increased cooling costs | Reduced comfort

**Task:** Repair Further evaluation

**Time:** Immediate

# COOLING & HEAT PUMP

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

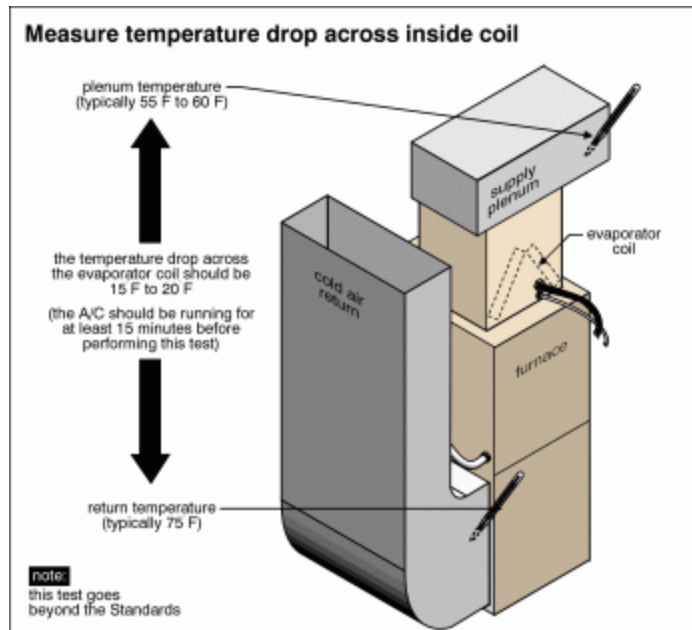
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



[Click on image to enlarge.](#)

# INSULATION AND VENTILATION

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Report No. 1008, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • Uneven application

**Attic/roof insulation amount/value:** • [R-12](#)

**Attic/roof ventilation:** • Static vents

**Wall insulation material:** • Not determined • Not visible

**Air/vapor barrier:** • [Kraft paper](#)

## Recommendations

### ATTIC/ROOF \ Insulation

**17. Condition:** • [Inadequate in knee wall areas](#)

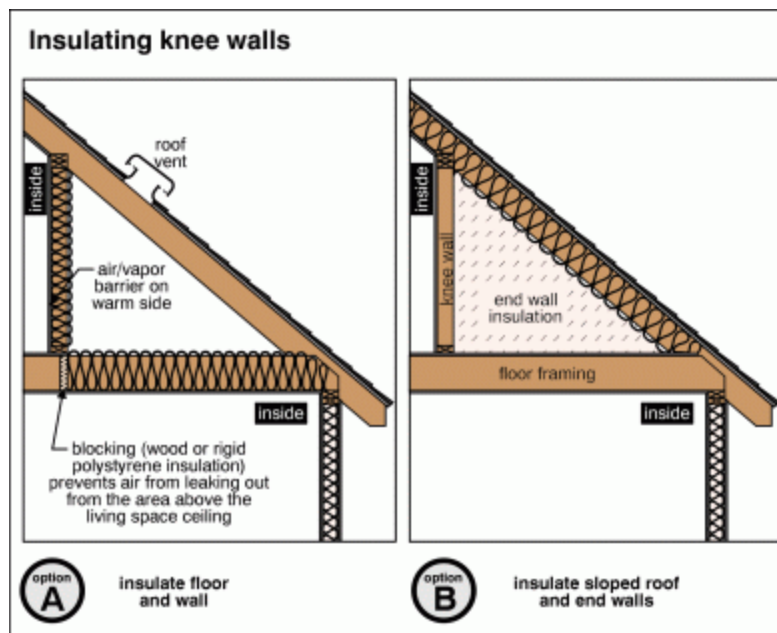
Insulation in Right side knee wall is missing to the height a squirrel can reach. Squirrel activity in the Knee wall in the past is likely. No squirrels seen during the inspection.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic-knee wall

**Task:** Repair Improve

**Time:** Discretionary



[Click on image to enlarge.](#)



# INSULATION AND VENTILATION

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



**25.** *Inadequate in knee wall areas*

## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

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

**Main water shut off valve at the:** • Front of the basement

**Water heater fuel/energy source:** • [Gas](#)

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:** • Hot Point

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • New

**Waste disposal system:** • [Public](#)

**Waste piping in building:** • [ABS plastic](#) • [Copper](#) • [Cast Iron](#)

**Floor drain location:** • Basement

**Gas piping:** • Steel • CSST (Corrugated Stainless Steel Tubing)

## Limitations

**Items excluded from a home inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Ceramic](#) • Cork

**Major wall and ceiling finishes:** • [Plaster/drywall](#) • [Paneling](#)

**Windows:** • [Single/double hung](#) • [Casement](#) • Wood • Steel

**Glazing:** • [Single](#) • [Primary plus storm](#)

**Exterior doors - type/material:** • [Storm](#) • [Solid wood](#) • Metal-clad

**Oven type:** • Conventional

**Oven fuel:** • Gas

**Range fuel:** • Gas

**Appliances:** • Range hood • Dishwasher

**Laundry facilities:** • No dryer vent

**Laundry facilities:** • Laundry tub • 240-Volt outlet

## Limitations

**Not included as part of a building inspection:** • Security systems and intercoms

**Basement leakage:** • Cannot predict how often or how badly basement will leak

**END OF REPORT**

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.

## [1. Roofing, Flashings and Chimneys](#)

## [2. Exterior](#)

## [3. Structure](#)

## [4. Electrical](#)

## [5. Heating](#)

## [6. Cooling/Heat Pumps](#)

## [7. Insulation](#)

## [8. Plumbing](#)

## [9. 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](#)

ASHI Standards of Practice

CAHPI Standards of Practice