



YOUR INSPECTION REPORT

PREPARED BY:

Jamie Wahl



FOR THE PROPERTY AT:

1234 Main Street
Sioux Falls, SD 57104

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Thursday, November 5, 2020



J.Wahl Home Inspection, Inc.
P.O. Box 87945
Sioux Falls, SD 57109

(605) 368-4650

www.jwahlhomeinspection.com
jwahl@jwahlhomeinspection.com



November 5, 2020

Dear Sample Report,

RE: Report No. 1001, v.7
1234 Main Street
Sioux Falls, SD
57104

Thank you for choosing J.Wahl 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, and your Inspection Agreement, 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, thank you much for choosing us to perform your home inspection.

Sincerely,

Jamie Wahl
on behalf of
J.Wahl Home Inspection, Inc.

J.Wahl Home Inspection, Inc.
P.O. Box 87945
Sioux Falls, SD 57109
(605) 368-4650
www.jwahlhomeinspection.com
jwahl@jwahlhomeinspection.com

SUMMARY

1234 Main Street, Sioux Falls, SD November 5, 2020

Report No. 1001, v.7

www.jwahlhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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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.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

****THIS IS A BASIC TEST REPORT TO SHOW SOME OF THE FEATURES INCLUDED ON A REPORT****

[Priority Maintenance Items](#)

This concludes the Summary section.

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

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

ROOFING

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Recommendations

SLOPED ROOF FLASHINGS \ Chimney flashings

1. Condition: • Flashing not set into shingles properly

Implication(s): Chance of leaking, Chance of moisture damage to structure and finish

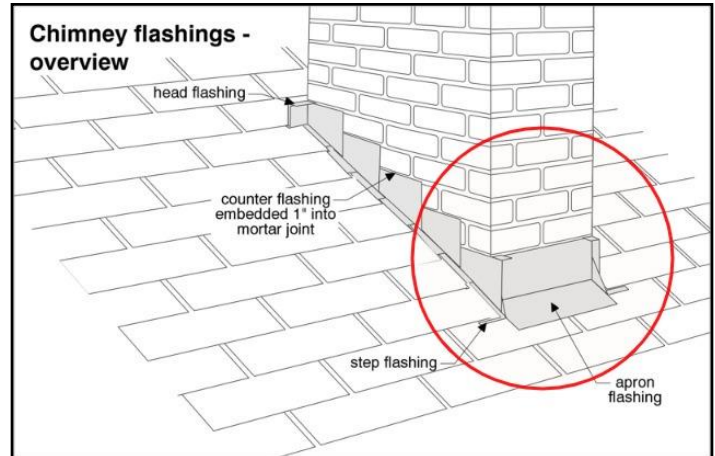
Location: Roof

Task: Repair

Time: As soon as possible



Flashing not set into shingles properly



Chimney flashing detail

Limitations

Inspection performed: • By walking on roof

Description

The home is considered to face: • South

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

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 6 years

Typical life expectancy: • Architectural shingles - 25 to 30 years

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OPTIONAL \ Exterior

2. Condition: • Cracked and damaged concrete

Location: Front exterior

Task: Improve/Seal

Time: Discretionary



Cracked and damaged concrete

ROOF DRAINAGE \ Downspouts

3. Condition: • Downspout extension(s) missing

Implication(s): Chance of moisture entering basement, Chance of moisture damage to foundation

Location: Various exterior

Task: Install extension

Time: As soon as possible

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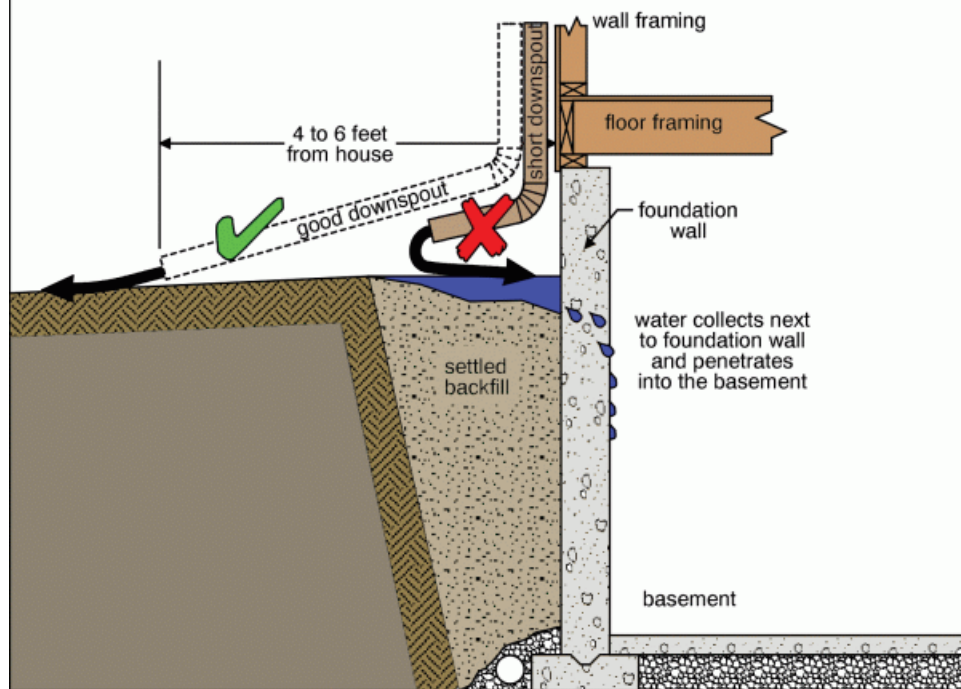
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Downspout extension too short



Downspout extension(s) missing

WALLS \ Flashings and caulking

4. Condition: • Dripcap(s) missing

Implication(s): Chance of moisture damage to structure and finishes

Location: Rear exterior door

Task: Install dripcap or Maintain caulking

Time: Discretionary

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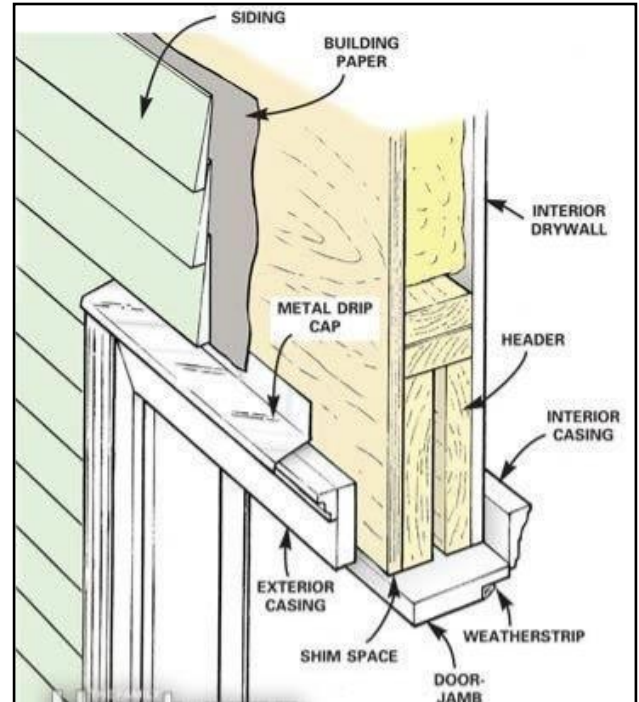
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Drip cap(s) missing



Drip cap detail

WALLS \ Wood siding

5. Condition: • Moisture damage

Implication(s): Material deterioration, Chance of moisture damage to structure

Location: Throughout exterior wall

Task: Repair

Time: Less than 1 year



Moisture damage



Moisture damage

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Moisture damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

6. Condition: • Moisture damage

Implication(s): Material deterioration

Location: Front deck

Task: Repair, Seal

Time: Discretionary



Moisture damage



Moisture damage

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Moisture damage

Limitations

Inspection limited/prevented by: • Storage in garage

Not included as part of a building inspection: • Screens, shutters, awnings, and similar seasonal accessories •
Fences and boundary walls • Outbuildings other than garages and carports

Description

Gutter & downspout material: • Aluminum

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Metal](#)

Wall surfaces: • Masonite lap siding

Driveway: • Concrete

Walkway: • Concrete

Deck: • Deck ledger attachment • Wood

Exterior steps: • Wood

Patio: • Concrete

Garage: • Detached • Garage door operator(s) functioning • Safety sensors functioning

Irrigation/Lawn sprinklers: • None present

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Wood joists • Subfloor - plank

Exterior wall construction: • 4 inch thick • Wood framed

Roof and ceiling framing: • Rafters • [Plank sheathing](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

7. Condition: • Federal Pacific electrical panel

Implication(s): Fire hazard

Location: Basement laundry area

Task: Further evaluation by a professional

Time: Less than 1 year



Federal Pacific electrical panel

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

8. Condition: • Live knob and tube present

Implication(s): Increased fire risk

Location: House attic

Task: Further evaluation by a professional

Time: Discretionary



Live knob and tube present

DISTRIBUTION SYSTEM \ Outlets (receptacles)**9. Condition:** • Tests faulty on GFCI outlet

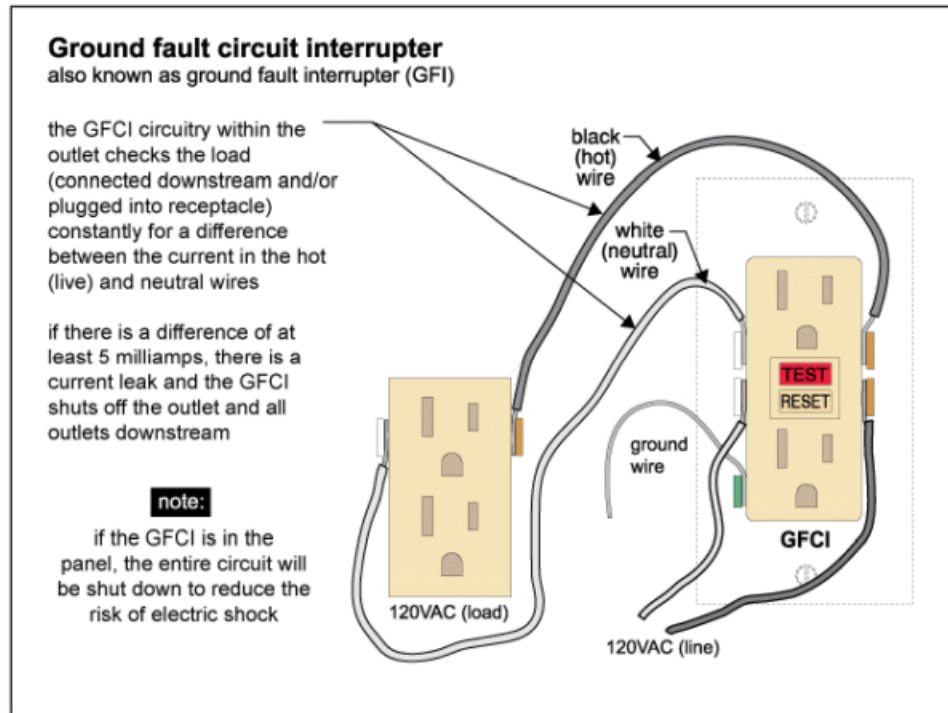
The outlet functions but does not trip properly as a GFCI

Implication(s): Chance of electric shock

Location: 2nd floor bathroom

Task: Replace

Time: Discretionary

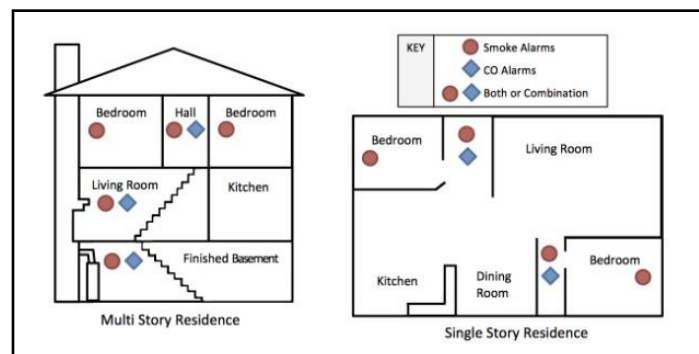
**DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)****10. Condition:** • Missing Carbon monoxide detector(s)

Implication(s): Life safety hazard

Location: Each level

Task: Install

Time: Less than 1 year



CO detector location recommendations

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Description

General: • Doorbell present and functioning • Meter/Mast properly secured to house

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

System grounding material and type: • Copper - Water service

Distribution panel type and location: • Breakers - Basement

Distribution panel rating: • [100 Amps](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present in required locations • No AFCIs present

Smoke alarms (detectors):

- Smoke detector(s) present
- Smoke detectors are battery powered
- Smoke detectors age:
4 years
- It is recommended to replace smoke detectors every 10 years

Carbon monoxide (CO) alarms (detectors): • None noted

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Recommendations

FURNACE \ Air filter

11. Condition: • Dirty furnace filter

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

Location: Utility room

Task: Replace filter

Time: Every 3 to 4 months



Dirty furnace filter

CHIMNEY AND VENT \ Masonry chimney cap (crown)

12. Condition: • Missing chimney cap

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Roof

Task: Improve

Time: Discretionary

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Missing chimney cap



Chimney cap detail

Limitations

Not included as part of a building inspection: • Heat exchangers

Description

General:

- Furnace air filter location



Furnace air filter location

- High efficiency filters should be replaced every 3 to 4 months

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System type:

- [Furnace](#)



Furnace

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Thermal Zone

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

Efficiency: • [High-efficiency](#)

Combustion air source: • Interior of building

Approximate age: • [18 years](#)

Failure probability: • [Medium](#)

Chimney/vent: • Gas furnace vent- PVC plastic

Humidifiers: • None present

COOLING & HEAT PUMP

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Recommendations

AIR CONDITIONING \ Condenser coil

13. Condition: • Vegetation around AC unit

Implication(s): Decreased life efficiency, Decreased life expectancy

Location: Air conditioner

Task: Improve

Time: Before use



Vegetation around AC unit

Description

Air conditioning type:

- Central AC



Central AC

COOLING & HEAT PUMP

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Manufacturer: • Thermal Zone

Air conditioner approximate age: • 18 years

Failure probability: • [Medium](#)

INSULATION AND VENTILATION

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Recommendations

ATTIC/ROOF \ Insulation

14. Condition: • [Amount less than current standards](#)

The current standard for house attic insulation is 12 to 14 inches. There is approximately 6 inches present in the house attic

Implication(s): Increased heating and cooling costs

Location: House attic

Task: Improve

Time: Discretionary



Amount less than current standards: 6 inches

ATTIC/ROOF \ Hatch/Door

15. Condition: • Not insulated

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

Location: House attic access

Task: Insulate

Time: Discretionary

INSULATION AND VENTILATION

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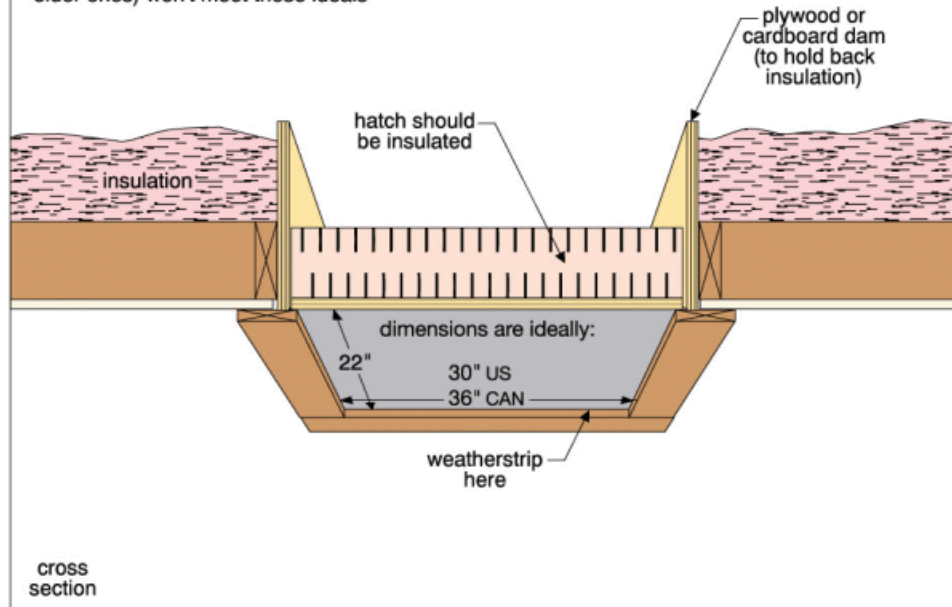
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Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Limitations

Attic inspection performed: • By entering attic

Description

General:

- Attic access location:
Located in the Southeast 2nd floor bedroom

Attic/roof insulation material: • Loose fiberglass

House attic insulation amount: • 8 inches • The current standard is 12 to 14 inches • More insulation may be added if desired

Garage attic insulation amount: • No insulation present

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

PLUMBING

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Recommendations

SUPPLY PLUMBING \ Water supply piping in building

16. Condition: • Leak

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

Location: Kitchen sink

Task: Repair

Time: As soon as possible



Leak

WASTE PLUMBING \ Traps - installation

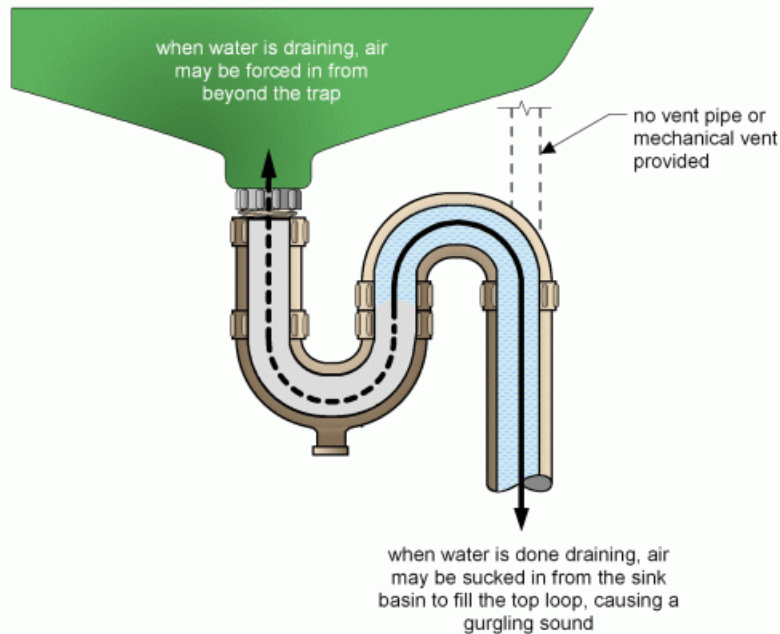
17. Condition: • S style plumbing trap

Implication(s): Chance of sewer gases entering living space

Location: 2nd floor bathroom sink

Task: Monitor

S-traps can lead to siphoning



S style plumbing trap

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • The performance of floor drains or clothes washing machine drains • Concealed plumbing • Sink and tub overflow drains • Water treatment equipment

Description

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

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

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

Main water shut off valve at the:

- Water meter - Main water shutoff



Water meter - Main water shutoff

Water heater type:

- Conventional water heater

PLUMBING

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Conventional water heater

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

Water heater exhaust venting method: • Natural draft - Metal venting

Water heater manufacturer: • Rheem

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

Water heater approximate age: • 13 years

Water heater typical life expectancy: • Gas water heaters - 8 to 12 years

Water heater failure probability: • [High](#)

Hot water temperature (Generally accepted safe temp. is 120° F): • 125° F • The water heater temperature can be adjusted to preference

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Pumps: • [Sump pump](#) • Sump pump - None present

Water treatment system: • Water softener - Present but not tested as part of a home inspection

Gas piping: • Steel • Copper

Main fuel shut off valve at the:

• Gas meter - Main gas shutoff

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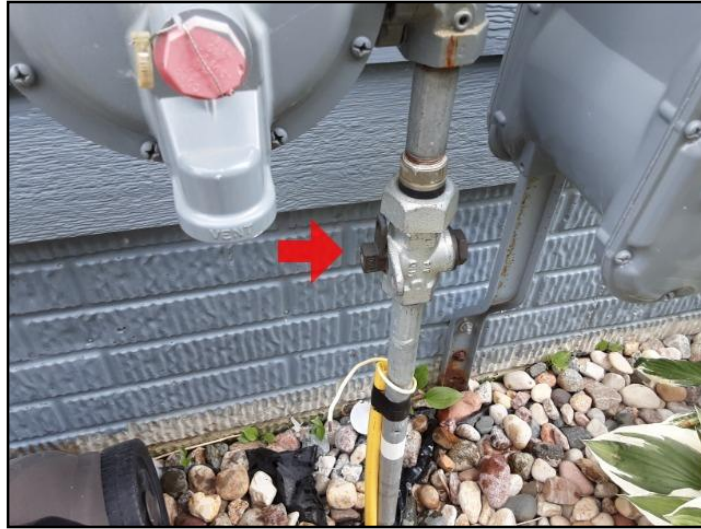
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Gas meter - Main gas shutoff

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Recommendations

OPTIONAL \ Interior

18. Condition: • Houses built before 1978 may contain lead paint

Task: Informational only

19. Condition: • Bat droppings in attic

Location: Attic

Task: Further evaluation by professional

Time: Discretionary



Bat droppings in attic



Bat droppings in attic

WINDOWS \ Glass (glazing)

20. Condition: • Window(s) cracked

Implication(s): Safety issue, Decreased efficiency

Location: Southeast 2nd floor bedroom

Task: Repair or replace

Time: Discretionary

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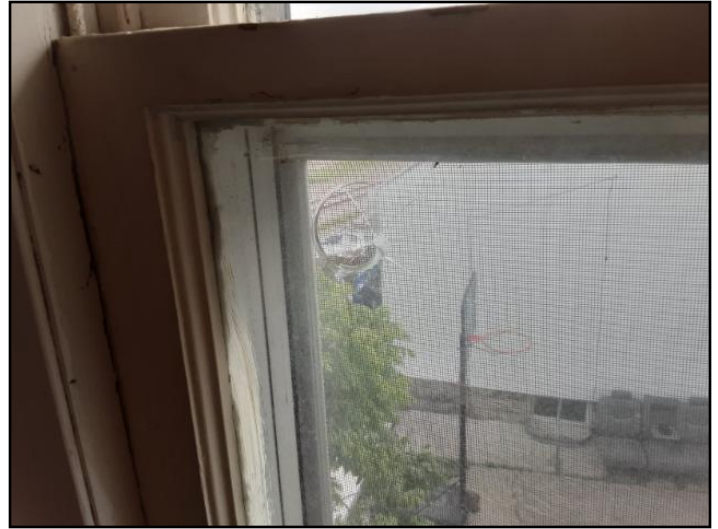
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Window(s) cracked



Window(s) cracked

STAIRS \ Handrails and guards

21. Condition: • Handrail missing

It is recommended to have a handrail on any set of stairs with 4 risers or more

Implication(s): Fall hazard

Location: Basement staircase

Task: Install

Time: Discretionary

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Handrail missing

EXHAUST FANS \ General notes

22. Condition: • Missing ventilation fan

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Bathrooms

Task: Install

Time: Discretionary



Bathroom ventilation detail

APPLIANCES \ Range

23. Condition: • Burner inoperative

Implication(s): System inoperative

Location: Kitchen

Task: Repair

Time: Discretionary



Burner inoperative

Limitations

Inspection limited/prevented by: • Previous/current moisture damage can be difficult to detect when interior has been recently painted • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Washer and dryer units • Mold/Air quality testing • Cosmetic issues • Aesthetics or quality of finishes • Window treatments

Description

General: • Dryer power source and vent line present • Dryer power source: Electric • Washer hot/cold connections, drain, and 110 volt power present • No signs of bats in the attic

Major floor finishes: • [Carpet](#) • [Laminate](#) • [Ceramic](#)

Major wall and ceiling finishes: • Plaster/drywall

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

Range fuel: • Electricity

Appliances: • Refrigerator present and functioning • Microwave - None present • Garbage disposal - None present

Kitchen ventilation: • None present

Bathroom ventilation: • None present

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Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

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Monitor Placement:

- Radon monitor placement - Basement



Radon monitor placement - Basement

Measurement Period:

- Time:
2:16 PM to 09:16 AM
- Date:
11/02 to 11/04

Type: • CRM (Continuous Radon Monitoring)

Result:

- Result:
4.5



Result: 4.5

- The US EPA has set an action level of 4.0 pCi/L, at or above this level of radon, the EPA recommends you take

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corrective measures to reduce your exposure to radon gas. No action required

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J. Wahl Home Inspection
P.O. Box 87945
Sioux Falls, SD 57109
(605) 368-4650

Radon Inspection Report

Test Location:

1234 Main Street
Sioux Falls, SD 57103

Test For:

John Doe

Inspected By:

Jamie Wahl
Lic/Cert. # 16424

Test Result: Fail

Overall Average:

4.5 pCi/l

EPA Average:

4.5 pCi/l

Test Device Details:

Serial Number: 226743016
Model Number: 1027

Test Summary:

<u>CRM Location:</u>	<u>Start:</u>	<u>Stop:</u>	<u>Interval:</u>	<u>Duration:</u>
Basement	11/02/2020 02:16 PM	11/04/2020 09:16 AM	1 hr	46 hr
*First 4 hrs of data excluded	<u>Min:</u>	<u>Max:</u>	<u>Average:</u>	<u>Measurement Units:</u>
Radon Concentration:	2.0	8.0	4.5	pCi/l

Comments:

Inspection Report Date: 11/04/2020

Test device manufactured by SunRADON, LLC

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OneRADON™ Version 2.3.7

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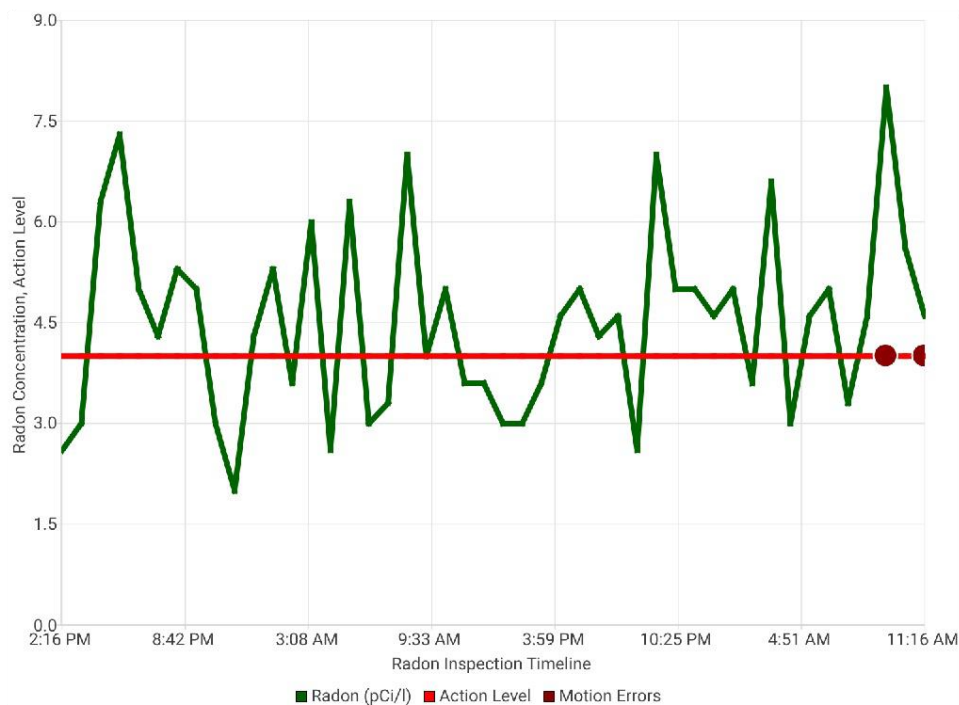
APPENDIX

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J.Wahl HomeInspection
P.O. Box 87945
Sioux Falls, SD 57109
(605) 368-4650

Radon Inspection Chart



Test Result: Fail

Test Location: 1234 Main Street Sioux Falls, SD 57103

Inspection Report Date: 11/04/2020

Test device manufactured by SunRADON, LLC

APPENDIX

1234 Main Street, Sioux Falls, SD November 5, 2020

Report No. 1001, v.7

www.jwahlhomeinspection.com

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Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>
11/02/20 02:16 PM	2.6
11/02/20 03:16 PM	3.0
11/02/20 04:16 PM	6.3
11/02/20 05:16 PM	7.3
11/02/20 06:16 PM	5.0
11/02/20 07:16 PM	4.3
11/02/20 08:16 PM	5.3
11/02/20 09:16 PM	5.0
11/02/20 10:16 PM	3.0
11/02/20 11:16 PM	2.0
11/03/20 12:16 AM	4.3
11/03/20 01:16 AM	5.3
11/03/20 02:16 AM	3.6
11/03/20 03:16 AM	6.0
11/03/20 04:16 AM	2.6
11/03/20 05:16 AM	6.3
11/03/20 06:16 AM	3.0
11/03/20 07:16 AM	3.3
11/03/20 08:16 AM	7.0
11/03/20 09:16 AM	4.0
11/03/20 10:16 AM	5.0
11/03/20 11:16 AM	3.6
11/03/20 12:16 PM	3.6
11/03/20 01:16 PM	3.0
11/03/20 02:16 PM	3.0
11/03/20 03:16 PM	3.6
11/03/20 04:16 PM	4.6
11/03/20 05:16 PM	5.0
11/03/20 06:16 PM	4.3
11/03/20 07:16 PM	4.6
11/03/20 08:16 PM	2.6
11/03/20 09:16 PM	7.0
11/03/20 10:16 PM	5.0
11/03/20 11:16 PM	5.0
11/04/20 12:16 AM	4.6
11/04/20 01:16 AM	5.0
11/04/20 02:16 AM	3.6
11/04/20 03:16 AM	6.6
11/04/20 04:16 AM	3.0
11/04/20 05:16 AM	4.6
11/04/20 06:16 AM	5.0
11/04/20 07:16 AM	3.3
11/04/20 08:16 AM	4.6
11/04/20 09:16 AM	8.0

Test Result: Fail

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Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>
11/04/20 10:16 AM	5.6
11/04/20 11:16 AM	4.6

Test Result: Fail

Test Location: 1234 Main Street Sioux Falls, SD 57103

Inspection Report Date: 11/04/2020

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Radon Test Information

Radon Risk Information

Radon causes lung cancer by means of the decay of its daughter products after breathing in air contaminated with higher levels of Radon. The World Health Organization (WHO) estimates that 15% of lung cancers worldwide are caused by exposure to elevated indoor levels of Radon. Overall, radon is the second leading cause of lung cancer responsible for about 21,000 lung cancer deaths every year in the US alone. Radon gas is the number one cause of lung cancer among non-smokers. The U.S. Environmental Protection Agency (EPA), the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels professionally mitigated if elevated radon concentrations are found.

Understanding Radon Test Results

Recommended Action Levels vary by country and typically range from 3 pCi/l (100 Bq/m³) to 8 pCi/l (300 Bq/m³). Recommendations below are based on test results by a Continuous Radon Monitor (CRM) Test of at least 48h duration and are based on recommendations by the EPA.

Measured Average Radon Level:

- At or above 4.0 pCi/l (148 Bq/m³): Corrective measures to reduce exposure to radon gas is strongly recommended (ANSI MAH2014)
- Between 2-4 pCi/l (74-148 Bq/m³): Consider mitigation or periodic retest as indoor Radon levels vary by season and weather conditions
- Below 2 pCi/l (74 Bq/m³): Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred

Test Result: Fail

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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