



YOUR INSPECTION REPORT

KNOW YOUR HOME

PREPARED BY:
ADAM HANNAN



FOR THE PROPERTY AT:

12 Cormier Heights
Toronto, ON M8Z 0B5

PREPARED FOR:
JENNIFER PERCIVAL

INSPECTION DATE:
Friday, September 14, 2018

TIP

THE
INSPECTION
PROFESSIONALS

THE INSPECTION PROFESSIONALS, INC.
3120 Rutherford Rd.
Concord, ON L4K 0B2

416-725-5568
HST# 89249 4501 RT0001

www.inspectionpros.ca
adam@inspectionpros.ca

TIP

THE
INSPECTION
PROFESSIONALS

September 20, 2018

Dear Jennifer Percival,

RE: Report No. 2329, v.2
12 Cormier Heights
Toronto, ON
M8Z 0B5

Thank you for choosing The Inspection Professionals to perform your Home Inspection.

The Inspection Professionals (TIP) is a Full-Time Professional, Certified multi-inspector company founded by Adam Hannan. Since 2006, Adam has performed thousands of residential and commercial inspections and has become a respected expert in his field. Adam has a passion for education and has been an inspection instructor teaching at Community Colleges and Universities since 2009.

Adam is a member of the Ontario Association of Home Inspectors and International Association of Certified Home Inspectors.

"We inspect every home as if we were buying it for ourselves. We care about our clients and we strive to exceed expectations. We offer a professional unbiased opinion of the current performance of the home regardless of who we are working for."

-Adam

BUYERS -

An Onsite Review is an essential component to a complete home inspection. In order to more thoroughly familiarize yourself with the property and our findings, please book an Onsite Review at your convenience by calling (416) 725-5568. Once we have completed the Onsite Review, we will transfer the inspection report to the buyer. The fee for this service is only \$249. (A minimum savings of \$175)

Sincerely,

ADAM HANNAN
on behalf of
THE INSPECTION PROFESSIONALS, INC.

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SUMMARY

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

This Summary outlines some of the potentially short-term significant issues from a cost standpoint. This section is provided as a COURTESY ONLY and cannot be considered a substitute for reading the entire report. Please read the complete document.

It is not possible for a home inspector to predict the future. It would be advisable to annually budget between 0.5% to 1% of the value of the home for unforeseen repairs and maintenance. This would hold true for any house that you were considering.

Things will wear out, break down, and fail without warning. This is a fact of home ownership.

NOTE: ALL ELECTRICAL ISSUES ARE CONSIDERED PRIORITY ITEMS

NOTE: FOR BALLPARK COSTS THE TERM 'MINOR' REFERS TO COSTS UNDER \$500

NOTE: FOR DIRECTIONAL PURPOSES USED THROUGHOUT THE REPORT, THE "FRONT" OF THE HOUSE IS REFERENCED AS FACING THE FRONT DOOR FROM THE EXTERIOR.

During a home inspection we inspect all visible systems and components. There are literally hundreds of potential minor issues found in every home, new and old. The focus of this inspection was not to list all the minor deficiencies. But rather, the focus of this inspection was to identify MAJOR issues with MAJOR systems and components. To simplify and give you a better understanding of what is considered a major issue, the inspection can generally be categorized as follows.

- 1)OBSERVABLE STRUCTURAL DEFECTS
- 2)OBSERVABLE WATER LEAKAGE/DAMAGE Roof, Plumbing, and basement moisture intrusion.
- 3)OBSERVABLE ELECTRICAL DEFECTS
- 4)LIFESPAN SYSTEMS- Roof Covering, Heating System, Cooling System, Windows

For Ballpark costs of various home components, please click here:

<http://www.inspectionlibrary.com/costs.htm>

Roofing

RECOMMENDATIONS \ Overview

Condition: • Due to height of roof, we did not access flat roof. ALL flat roofs should be inspected annually by a professional roofing contractor.

Most flat roofs have a typical lifespan of 20-25 years.

Location: Roof

SUMMARY

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Interior

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Many windows were noted with condensation between the panes of glass. photos are a sampling only

Implication(s): Shortened life expectancy of material

Location: Multiple

Task: Replace

Time: Discretionary

Cost: \$200 - \$400 Each

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.

<http://www.inspectionlibrary.com/wtgw.htm>

ROOFING

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Flat roofing material: • Unknown

Probability of leakage: • Medium

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a 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

Condition: • Due to height of roof, we did not access flat roof. ALL flat roofs should be inspected annually by a professional roofing contractor.

Most flat roofs have a typical lifespan of 20-25 years.

Location: Roof

Inspection Methods and Limitations

Roof inspection limited/prevented by:

• Lack of access (too high/steep)

Unable to view flat roof due to Height.

• Deck covering roof

Inspection performed: • From upper balcony

Inspection performed: • With binoculars from the ground

EXTERIOR

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

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

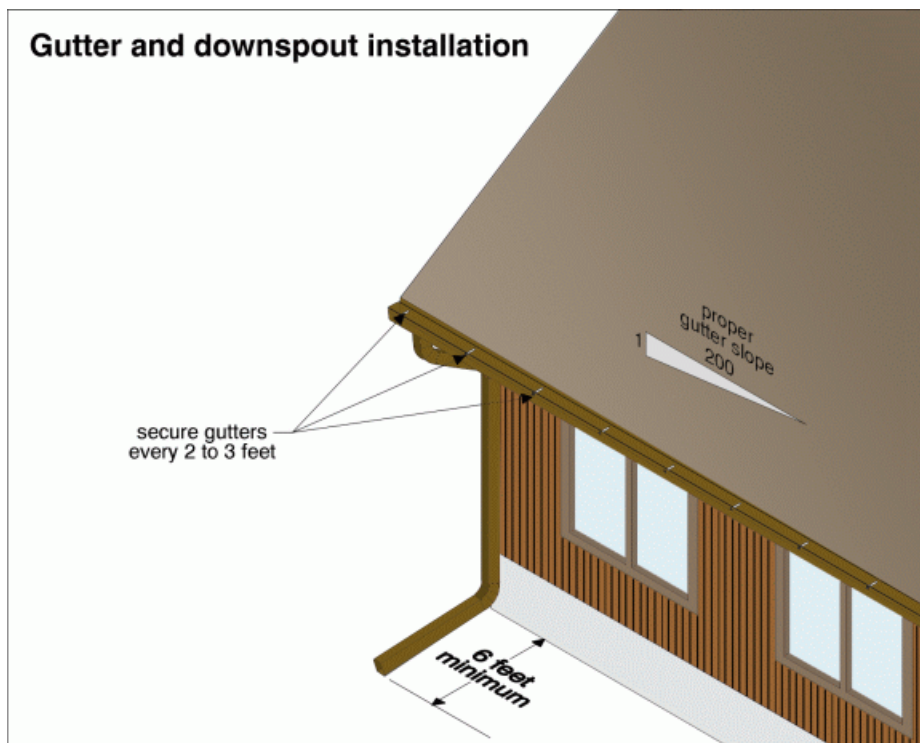
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Deck

Task: Improve

Time: Regular maintenance

Cost: Minor



EXTERIOR

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

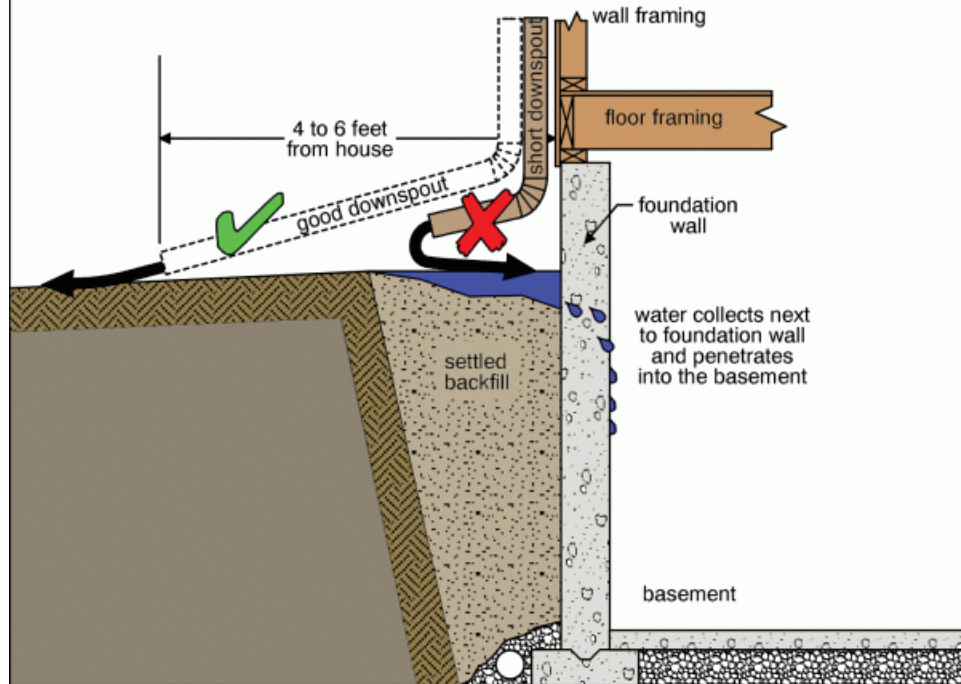
LINKS

PHOTOS

MORE INFO

REFERENCE

Downspout extension too short



1. Discharge too close to building

WALLS \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

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

Location: Rear Exterior Vent

Task: Improve

Time: Regular Maintenance

EXTERIOR

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Report No. 2329, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

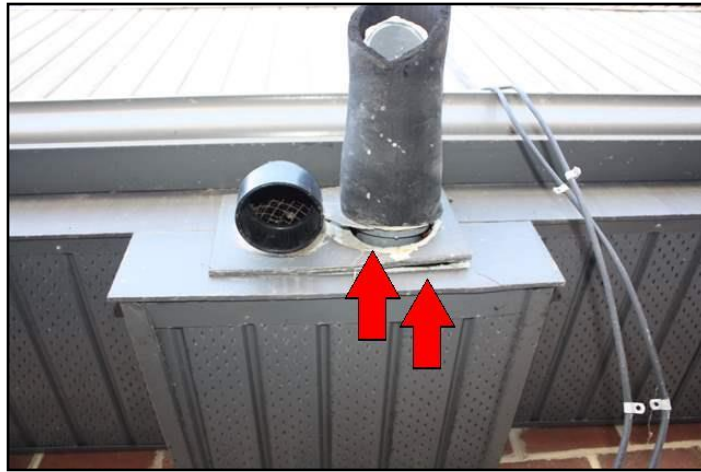
INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



2. Caulking missing or ineffective

WALLS \ Brick, stone and concrete

Condition: • [Parging damaged or missing](#)

Implication(s): Shortened life expectancy of material | Chance of damage to structure

Location: Front Exterior sill

Task: Improve

Time: Regular maintenance

Cost: Regular maintenance item



3. Parging damaged or missing

GARAGE \ Door into garage / Man-door

Condition: • Self-Closer Damaged.

Implication(s): Carbon monoxide safety

Location: Garage

Task: Repair / Replace

Time: Immediate

Cost: Minor

EXTERIOR

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE



4. Self-Closer Damaged.

GARAGE \ Vehicle doors

Condition: • Rust

Implication(s): Damage to equipment

Location: Rear Exterior Garage Door

Task: Replace

Time: Discretionary/Regular Maintenance

Cost: \$800 - \$2,000



5.

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage in garage

Upper floors inspected from: • Ground level

STRUCTURE

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Not visible

Observations and Recommendations

FOUNDATIONS \ General

Condition: • Typical minor cracks

Almost all houses with poured concrete foundations have minor settlement and/or shrinkage cracks. Monitor all cracks for

movement and nuisance water leakage. Repair cracks only if necessary

Implication(s): Chance of water entering building

Location: Various Exterior Wall

Task: Monitor / Repair

Time: ongoing / if necessary

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 95 %

Descriptions

General: • ALL ELECTRICAL CONDITIONS ARE CONSIDERED PRIORITY ITEMS

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

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

Distribution panel type and location: • [Breakers - garage](#)

Distribution panel rating: • [125 Amps](#)

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

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

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

Smoke detectors: • [Present](#)

Observations and Recommendations

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For switch is missing

Location: Garage

Task: Cover

Time: Immediate

Cost: Minor



6. For switch is missing

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home. 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.

ELECTRICAL

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Inspection Methods and Limitations

System ground: • Quality of ground not determined

HEATING

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

System type:

- [Combination heating system](#)

COMBINATION HEATING SYSTEM - THE WATER BOILER (TANKLESS WATER HEATER) HEATS BOTH THE POTABLE WATER AND THE WATER THAT IS RUN THROUGH THE STORAGE TANK AND AIR HANDLER. THERE IS NO FURNACE PRESENT. THIS IS A COMMON SETUP IN TOWNHOMES. SEE PLUMBING SECTION.

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • 45,000 BTU/hr

Efficiency: • [High-efficiency](#)

Approximate age:

- [10 years](#)

Air handler

Fireplace/stove: • [Gas fireplace](#)

Observations and Recommendations

General

- Set up annual service plan which includes coverage for parts and labour.

Location: Basement Furnace Room

Task: Service annually

Time: Ongoing

Cost: Regular maintenance item

Inspection Methods and Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

COOLING & HEAT PUMP

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Cooling capacity: • [24,000 BTU/hr](#)

Compressor approximate age: • 10 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Aging

Typical lifespan is 10-15 years. The current unit is 10 years old (manufactured 2008). The unit was functional at time of inspection. Continue to use.

Location: Rear Exterior

Task: Replace

Time: When necessary / Unpredictable

Cost: \$3,000 - and up

Inspection Methods and Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

INSULATION AND VENTILATION

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • [Not visible](#)

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

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

Inspection Methods and Limitations

Inspection prevented by no access to: • Roof space • Walls, which were spot checked only

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Garage

Water flow and pressure: • [Functional](#)

Water heater type:

• [Combination system](#)

Used for both domestic water and to heat water running through an air handler

• [Tankless/indirect](#)

hea

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

Tank capacity: • Tankless / Instantaneous

Water heater approximate age: • 108 litre storage tank. 2007

Water heater approximate age:

• New

Tankless

Typical life expectancy: • 10 - 15 years

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

Floor drain location: • Near heating system

Observations and Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Surface defects](#)

Implication(s): Hygiene issue

Location: Top Floor Master Bathroom

Task: Replace

Time: Regular Maintenance

Cost: \$300 and up



7. Surface defects

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Tile loose, broken or missing tile](#)

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

Location: Master Bathroom

Task: Repair / Replace

Time: Regular Maintenance

Cost: Regular Maintenance



8. Tile loose, broken or missing tile

Inspection Methods and Limitations

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

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Pool • Spa

Descriptions

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

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

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

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Metal](#)

Observations and Recommendations

General

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

CEILINGS \ General

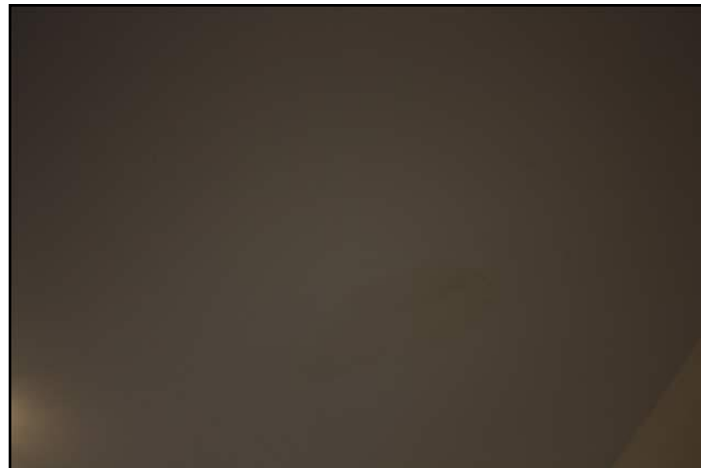
Condition: • Stains

Very minor stain / dirt. Tested with moisture meter. Dry at time of inspection

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

Location: First Floor

Task: For your information



9. Stains

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Many windows were noted with condensation between the panes of glass. photos are a sampling only

Implication(s): Shortened life expectancy of material

Location: Multiple

Task: Replace

Time: Discretionary

Cost: \$200 - \$400 Each

INTERIOR

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Report No. 2329, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

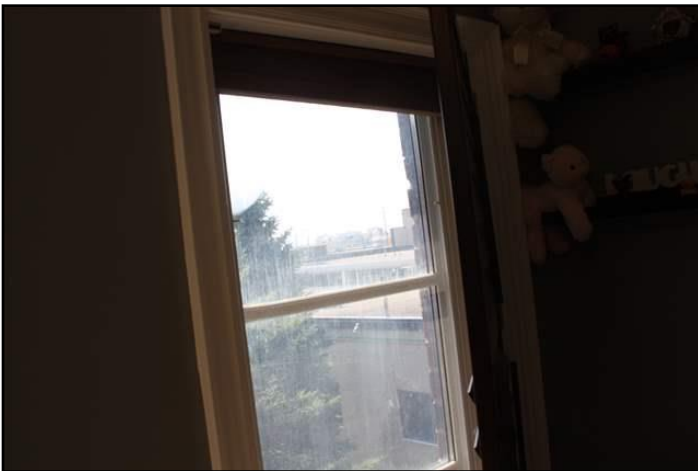
REFERENCE



10. Lost seal on double or triple glazing



11. Lost seal on double or triple glazing



12. Lost seal on double or triple glazing



13. Lost seal on double or triple glazing

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

LINKS

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

General: • [The Inspection Professionals Website](#)

General: • [Low concentrations of CO can go undetected and can contribute to ongoing, unidentified illnesses. At high concentrations, it can be deadly.](#)

General: • [Serious structural problems in houses are not very common, but when they occur they are never cheap to fix.](#) Some cant be fixed at all. This report wont turn you into a home inspector, but it will give you some of the common indicators.

General: • [There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical.](#)

General: • [\(Life Cycles and Costs\)](#)

General: • [This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

General: • [Common Building Technical Terms Explained](#)

PHOTOS

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Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

General: • pictures taken during inspection

MORE INFO

12 Cormier Heights, Toronto, ON September 14, 2018

Report No. 2329, v.2

www.inspectionpros.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

LINKS

PHOTOS

MORE INFO

REFERENCE

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

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 your 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 a 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.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Insulation Amounts - Current Standards: • Attic and roof space: R-40 (R-50 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

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.

MORE GOOD ADVICE FOR ALL HOMES: • Here is some more information that applies to all homes.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
LINKS	PHOTOS	MORE INFO	REFERENCE						

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