

INSPECTION REPORT



For the Property at:
212 RIDGEMERE COURT
KITCHENER, ON N2P2V5

Prepared for: XXXXX XXXX
Inspection Date: Wednesday, March 23, 2016
Prepared by: Fermin Robles



Robles Home Inspections
Kitchener - Waterloo
Kitchener, ON N2P2V5
(226)339-3113

www.robleshomeinspections.com
robleshinspections@gmail.com



April 16, 2019

Dear XXXXX XXXX,

RE: Report No. 1004, v.2
212 Ridgemere Court
Kitchener, ON
N2P2V5

Thanks very much for choosing ROBLES HOME INSPECTIONS 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 ROBLES HOME INSPECTIONS to perform your home inspection.

Sincerely,

Fermin Robles
on behalf of
Robles Home Inspections

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INVOICE

April 16, 2019

Client: XXXXX XXXX

Report No. 1004, v.2

For inspection at:

212 Ridgemere Court

Kitchener, ON

N2P2V5

on: Wednesday, March 23, 2016

Home Inspection up to 2000 sq ft

\$355.00

HST

\$46.15

Total

\$401.15

Robles Home Inspections
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SUMMARY

212 Ridgemere Court, Kitchener, ON March 23, 2016

Report No. 1004, v.2

www.robleshomeinspections.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](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Connections loose](#)

Implication(s): Leakage

Location: Left Second Floor

Task: Repair

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Steps springy, loose or sagging](#)

Implication(s): Trip or fall hazard

Location: Exterior Porch

Task: Repair

Time: Immediate

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Task: Repair

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor

Structure

FOUNDATIONS \ General

Condition: • [Cracked](#)

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

Location: Left Side

Task: Repair

Time: Immediate

Cost: Minor

SUMMARY

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Insulation and Ventilation

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Further evaluation

Plumbing

SUPPLY PLUMBING \ Pressure regulator

Condition: • [Missing](#)

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

Location: Cold Room

Task: Provide

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

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

Location: Kitchen

Task: Repair

Time: Immediate

Cost: Minor

Condition: • [Drip, leak](#)

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

Location: Basement Dinette

Task: Repair

Time: Immediate

Cost: Minor

Interior

WINDOWS \ Glass (glazing)

Condition: • [Excess condensation](#)

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

Location: Front Second Floor Bedroom

Task: Repair

Time: Further evaluation

This concludes the Summary section.

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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.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. we cannot predict when or if a roof might leak in the future.

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

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • With binoculars from the ground

EXTERIOR

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Description

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

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

Lot slope: • [Away from building](#)

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

Wall surfaces and trim: • [Vinyl siding](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

Walkway: • Pavers

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Cobblestones

Fence: • Wood

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

1. Condition: • [Connections loose](#)

Implication(s): Leakage

Location: Left Second Floor

Task: Repair

Cost: Minor

EXTERIOR

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Loose connections

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

2. Condition: • [Steps springy, loose or sagging](#)

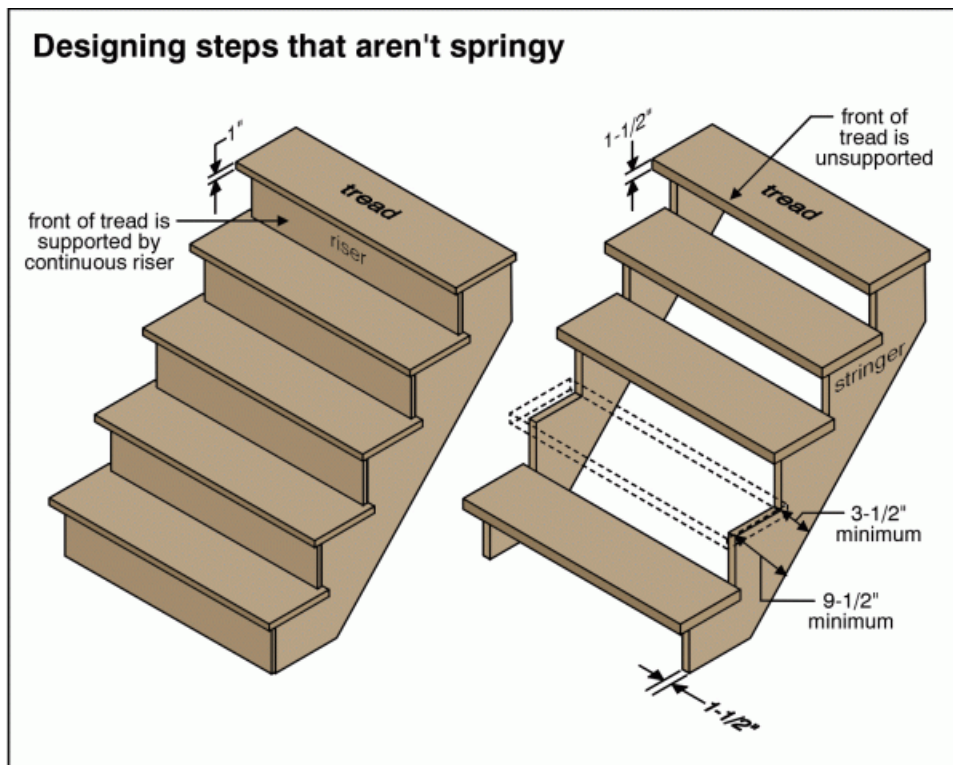
Implication(s): Trip or fall hazard

Location: Exterior Porch

Task: Repair

Time: Immediate

Cost: Minor



EXTERIOR

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Steps springy, loose or sagging

3. Condition: • [Paint or stain needed](#)

Implication(s): Material deterioration

Task: Service



Paint or stain needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

4. Condition: • [Loose](#)

Implication(s): Fall hazard

Task: Repair

EXTERIOR

212 Ridgemere Court, Kitchener, ON March 23, 2016

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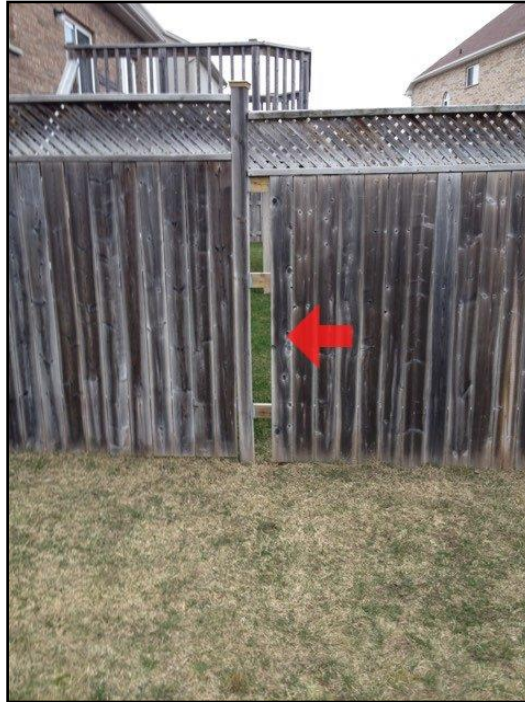
INTERIOR

REFERENCE

LANDSCAPING \ Fence

5. Condition: • Deteriorated

Implication(s): Material deterioration



Deteriorated

6. Condition: • Gate latch - adjustment needed

Implication(s): Reduced operability

Location: Left Side Yard

Task: Repair



Gate latch - adjustment needed

EXTERIOR

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GARAGE \ Vehicle door operators

7. Condition: • [Fails to auto reverse](#)

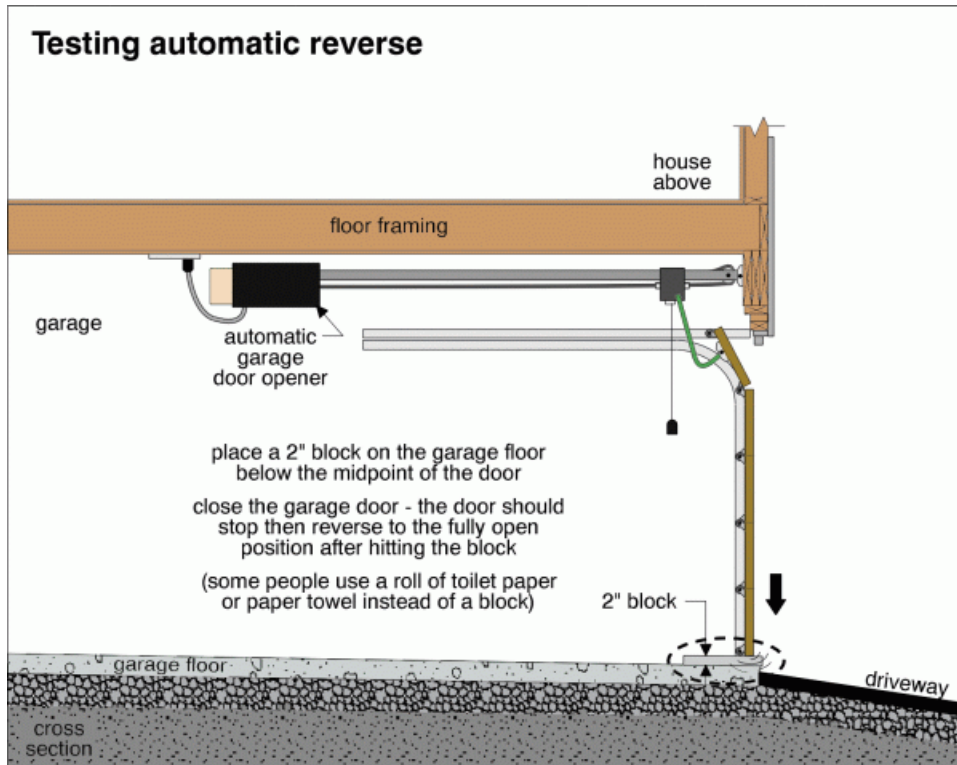
Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor



Fails to auto reverse



Fails to auto reverse

Description

General: • Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear and general condition. Many structural components are inaccessible because they are buried below grade or are behind finish surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

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

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Percent of foundation not visible: • 95 %

Recommendations

FOUNDATIONS \ General

8. Condition: • [Cracked](#)

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

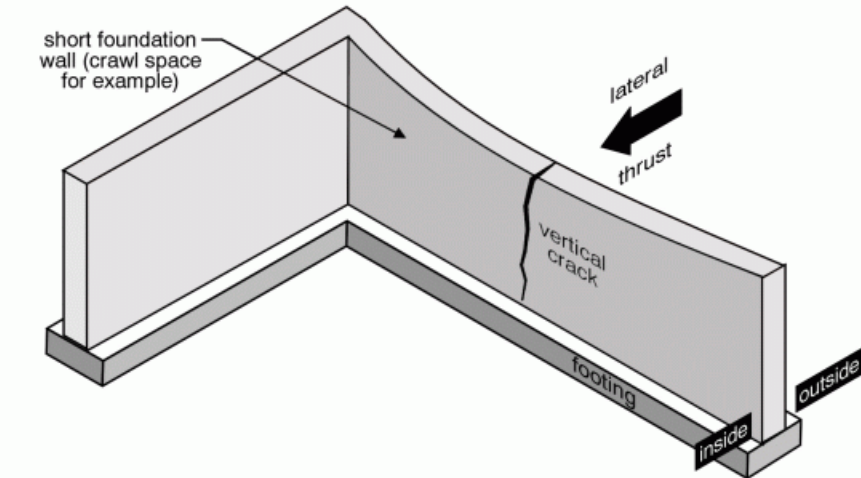
Location: Left Side

Task: Repair

Time: Immediate

Cost: Minor

Vertical foundation cracks



in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



Cracked

Description

General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting and other low voltage wiring was not included in this inspection unless specifically noted.

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

Service size: • [125 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 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](#)

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

Type and number of outlets (receptacles):

• [Grounded and ungrounded - typical](#)

Around 20 receptacles were tested



Grounded and ungrounded - typical

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

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

System ground: • Not accessible

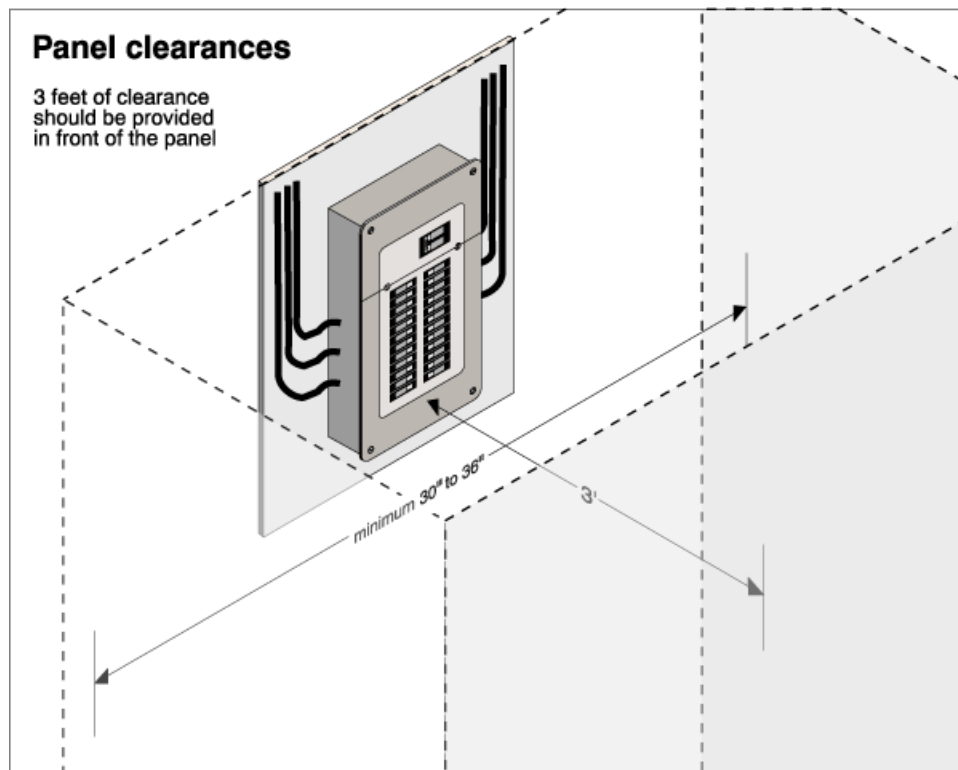
Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No enough clearance space in front of service panel

Implication(s): Safety hazard in case of emergency

Location: Basement Utility Room



ELECTRICAL

212 Ridgemere Court, Kitchener, ON March 23, 2016

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HEATING

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Description

General: • Our inspection of heating and cooling system included a visual examination of the system major components to determine defects, excessive wear and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Armstrong Air-ease

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Forced draft](#)

Combustion air source: • Interior of building

Approximate age: • [11 years](#)

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

Main fuel shut off at: • Utility room

Failure probability: • [Low](#)

Supply temperature: • 75°

Auxiliary heat: • [Gas fireplace](#)

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • High temperature plastic

Chimney liner: • [Metal](#)

Humidifiers: • [Duct mounted bypass humidifier](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

Limitations

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

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

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

212 Ridgemere Court, Kitchener, ON March 23, 2016

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www.robleshomeinspections.com

SUMMARY

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Description

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

Manufacturer: • Carrier

Cooling capacity: • 3 Tons

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Supply temperature: • 75°

Limitations

Inspection limited/prevented by: • Low outdoor temperature • System inoperative • Outdoor unit covered

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

INSULATION AND VENTILATION

212 Ridgemere Court, Kitchener, ON March 23, 2016

Report No. 1004, v.2

www.robleshomeinspections.com

SUMMARY

ROOFING

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Description

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

Attic/roof insulation amount/value: • [R-20](#)

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

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-12](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • [R-12](#)

Floor above porch/garage insulation material: • [Glass fiber](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

Limitations

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

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

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

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Further evaluation

INSULATION AND VENTILATION

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Amount less than current standards



Amount less than current standards

ATTIC/ROOF \ Hatch/Door

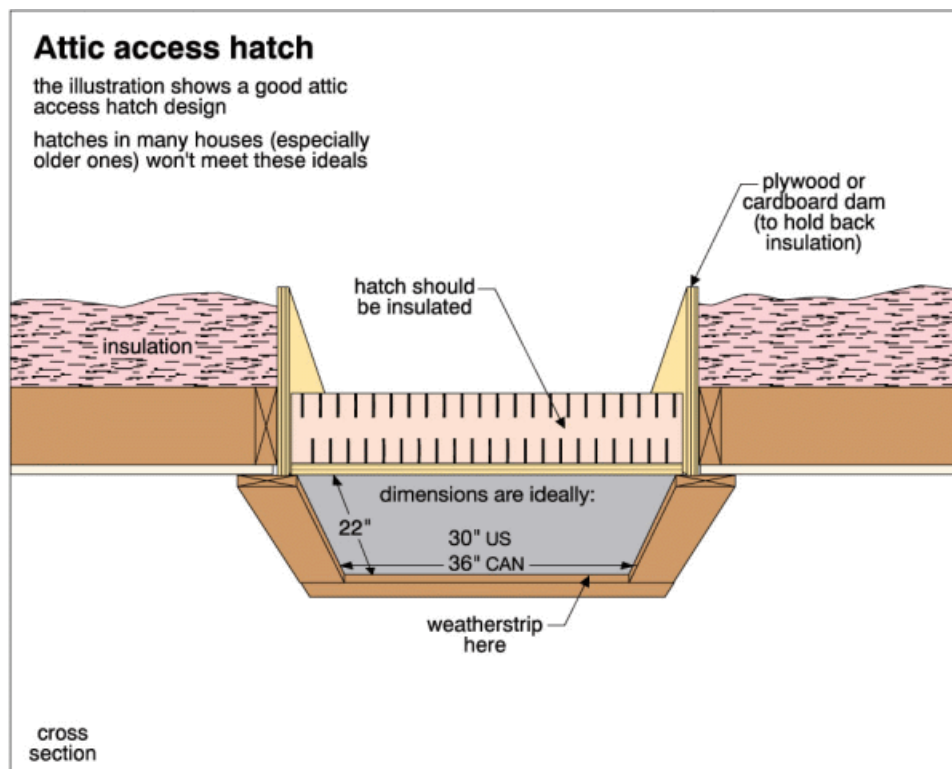
11. Condition: • [Not weatherstripped](#)

Location: Attic

Task: Repair

Time: Immediate

Cost: Minor



Description

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer later test the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply system, water quality, off site community water supply or private (septic) waste disposal systems unless specifically noted.

Water supply source: • Public

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

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

Main water shut off valve at the: • Basement • Meter

Water flow and pressure: • [Typical for neighborhood](#)

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

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

Water heater exhaust venting method: • Forced draft

Water heater tank capacity: • [60 gallons](#)

Water heater approximate age: • New

Water heater typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Public](#)

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

Pumps: • [Sump pump](#)

Floor drain location: • Near water heater

Gas piping: • Copper

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Sump pump is not accesible

Recommendations

SUPPLY PLUMBING \ Pressure regulator

12. Condition: • [Missing](#)

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

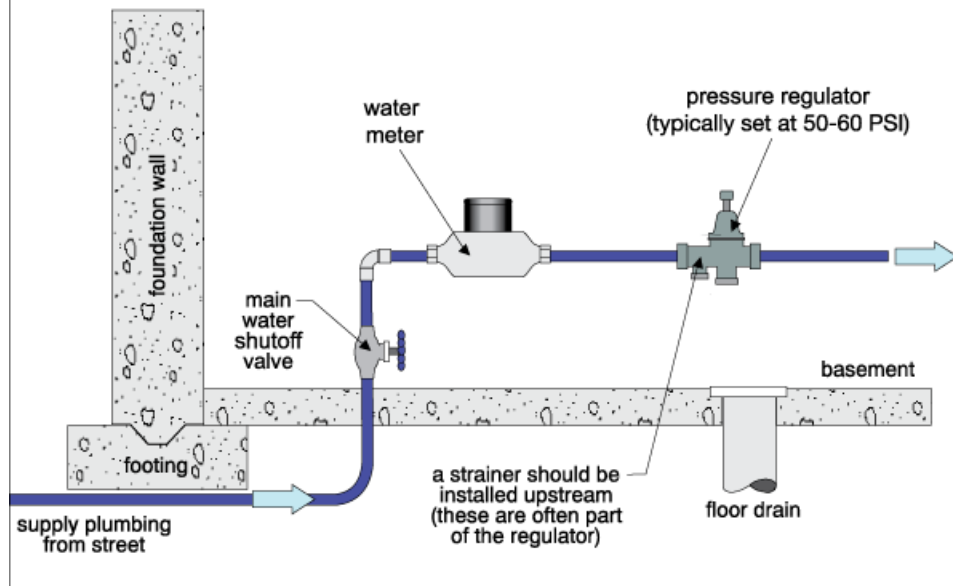
Location: Cold Room

Task: Provide

Time: Immediate

Pressure regulator required

residential systems with static pressure in excess of 80 PSI usually have a pressure regulator



Missing

FIXTURES AND FAUCETS \ Faucet

13. Condition: • [Drip, leak](#)

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

Location: Kitchen

Task: Repair

Time: Immediate

Cost: Minor

PLUMBING

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Drip, leak

14. Condition: • [Drip, leak](#)

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

Location: Basement Dinette

Task: Repair

Time: Immediate

Cost: Minor

PLUMBING

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Drip, leak

FIXTURES AND FAUCETS \ Shower stall

15. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Basement Bathroom

Task: Repair

Time: Immediate

Cost: Minor



Caulking loose, missing or deteriorated

PLUMBING

212 Ridgemere Court, Kitchener, ON March 23, 2016

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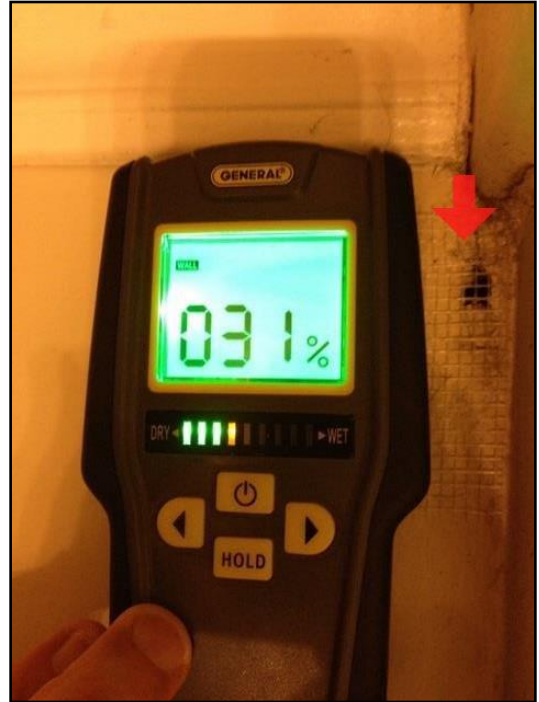
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Caulking loose, missing or deteriorated

INTERIOR

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Major floor finishes: • [Carpet](#) • Vinyl

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

Major ceiling finishes: • [Stucco/texture/stipple](#)

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

Windows: • Aluminum

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • Garage door - metal

Doors: • Inspected

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances:

• Refrigerator

Model number: KFIS25XVMS00 *Serial number:* KW3406205

• Dishwasher

• Microwave oven

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Exhaust fan • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior • Exhaust fan

Inventory Dishwasher: • Whirlpool

Inventory Dryer: • LG

Model: DLE2240S

Serial#: 305KWS2N053

Inventory Microwave or Microwave/Rangehood: • Panasonic

Inventory Range: • KitchenAid

Inventory Refrigerator: • KitchenAid

Inventory Smoke Alarm: • Kidde

Inventory Washing Machine: • LG

Model: WM2240CS

Serial #: 305KWT42633

Inventory Water Heater: • Giant

Limitations

Inspection limited/prevented by: • Carpet

Recommendations

WINDOWS \ Glass (glazing)

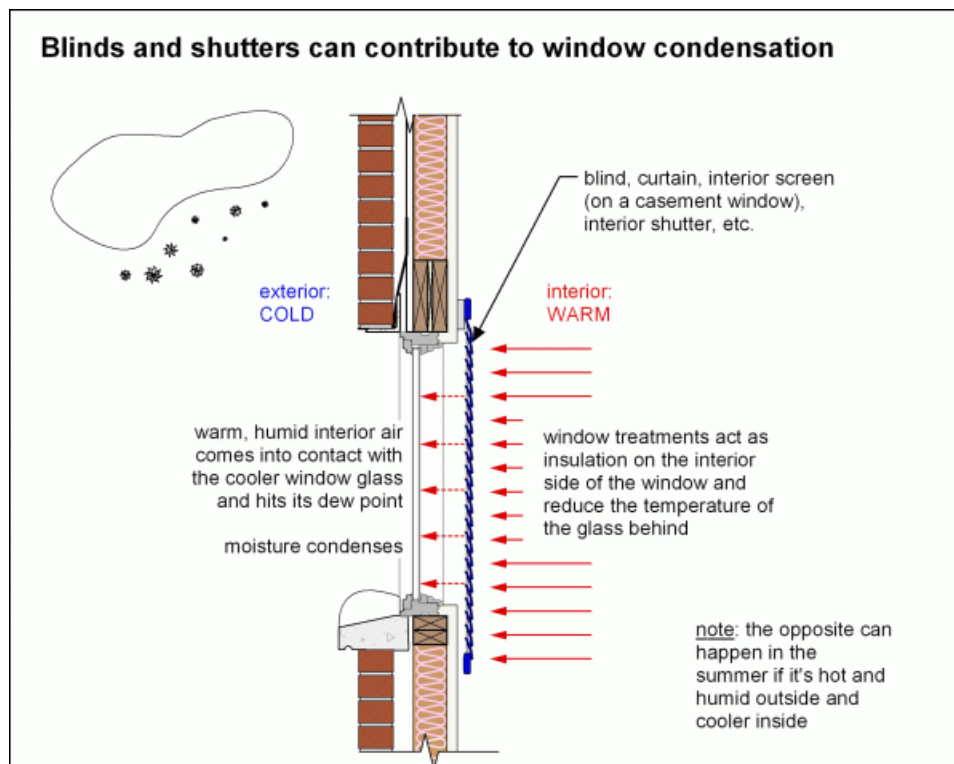
16. Condition: • [Excess condensation](#)

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

Location: Front Second Floor Bedroom

Task: Repair

Time: Further evaluation



INTERIOR

212 Ridgemere Court, Kitchener, ON March 23, 2016

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Excess condensation

APPLIANCES \ Microwave oven

17. Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair

Time: When necessary

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.

» 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