

# INSPECTION REPORT



For the Property at:  
**234 WAVERLEY ROAD**  
TORONTO, ON M4L 3T3

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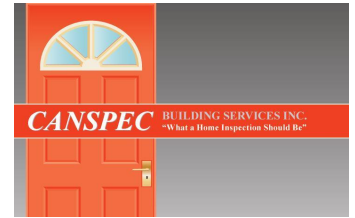
Prepared for: SCOTT & JENN HUNTER  
Inspection Date: Wednesday, September 27, 2017  
Prepared by: James Watters



Canspec Building Services  
2984 Range Line Rd  
Ajax, ON L1S 6V9  
1877-226-7732  
Fax: 905-473-1524

[www.canspechome.com](http://www.canspechome.com)  
[jamescan@rogers.com](mailto:jamescan@rogers.com)

"What a home inspection should be"!



September 29, 2017

Dear Scott & Jenn Hunter,

RE: Report No. 2715  
234 Waverley Road  
Toronto, ON  
M4L 3T3

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

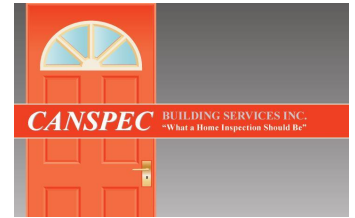
Our consulting service via telephone is available at no cost to you for as long as you own the home.  
Please visit our website and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

James Watters  
on behalf of  
Canspec Building Services

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# INVOICE

September 29, 2017

Client: Scott & Jenn Hunter

Report No. 2715  
For inspection at:  
234 Waverley Road  
Toronto, ON  
M4L 3T3  
on: Wednesday, September 27, 2017

|                 |       |                 |
|-----------------|-------|-----------------|
| Home inspection |       | \$350.00        |
|                 | HST   | \$45.50         |
|                 | Total | <u>\$395.50</u> |

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# AGREEMENT

234 Waverley Road, Toronto, ON September 27, 2017

Report No. 2715

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

## PARTIES TO THE AGREEMENT

### Company

Canspec Building Services  
2984 Range Line Rd  
Ajax, ON L1S 6V9

### Client

Scott & Jenn Hunter

**Total Fee: \$395.50**

This is an agreement between Scott & Jenn Hunter and Canspec Building Services.

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

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

The inspection company has arranged a 90 day warranty and a mold safe warranty through a third party carrier. There are limitations to the warranties and are not deemed to change the limitations of the inspection in any way. The limitations and conditions of above stated warranties can be reviewed at [www.canspechome.com](http://www.canspechome.com)

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

Please review the Standards of practice for a professional home inspector at

<http://www.cahpi.bc.ca/wp-content/uploads/2011/12/2012-Standards-of-Practice-Code-of-Ethics.pdf>

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

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

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

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

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes

wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

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

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

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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

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

It is not unusual for homes built up to the late 1980s to contain building materials and finishes that used asbestos as binders or flame retardants. Testing is not done as a part of a home inspection and speculative comments are not made in this regard.

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

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

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

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

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

# AGREEMENT

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## 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

## 7) REPORT IS FOR OUR CLIENT ONLY

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

## 8) CANCELLATION FEE

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

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection. PAID BY CASH/CHEQUE/CREDIT CARD.

Recall Chek is a service offered free of charge. The appliance make, and model numbers are entered by your inspector into a data base, and an algorithm may detect recall items. This may allow you to address safety recall items with the manufacturer.

You can find more details on the Recall chek web site [www.recallchek.com](http://www.recallchek.com).

\*Note that appliances are not tested or inspected.

RWS is a third party supplier of the 90 day limited warranty and though affiliated, is not directly connected with your home inspector or home inspection company. Your home inspection is an information service that may help you to make a sound buying decision. It is not a Warranty or Guarantee of future performance. Please see contract document above for Full terms and conditions

Your inspector may have an affiliation with third party service providers (TPSP) in order to offer you the additional value added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP. (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) Authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers, homeowners insurance rates, and cable/satellite/internet packages.

**I, Scott & Jenn Hunter (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# EXECUTIVE SUMMARY

234 Waverley Road, Toronto, ON September 27, 2017

Report No. 2715

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

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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.

[Priority Maintenance Items](#)

## Heating

### **SPACE HEATER \ Electric baseboard heater/space heater**

**Condition:** • [Inoperative heaters](#)

**Location:** Rear Second Floor and third floor

**Task:** Further evaluation

Overall this home has been found to be in better than typical condition, for a home of this age and style of building. 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.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

Flat roofing material: • [Modified bitumen membrane](#)

## Limitations

**Roof inspection limited/prevented by:**

- Lack of access (too high/steep)

Limited access to roof



1. Lack of access (too high/steep)

## Recommendations

### General

1. • Service/ Inspect bi- annually



# EXTERIOR

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## Description

**General:** • NEWER WINDOWS THROUGHOUT

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

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

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

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

**Soffit and fascia:** • [Metal](#)

**Wall surfaces - masonry:** • [Brick](#)

**Driveway:** • Pavers

**Walkway:** • Pavers

**Deck:** • Wood

**Porch:** • Concrete

## Limitations

**General:** • Out buildings not inspected

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

**WALLS \ Brick, stone and concrete**

**2. Condition:** • [Spalling](#)

**Location:** Front

**Task:** Repair

**Time:** When necessary

# EXTERIOR

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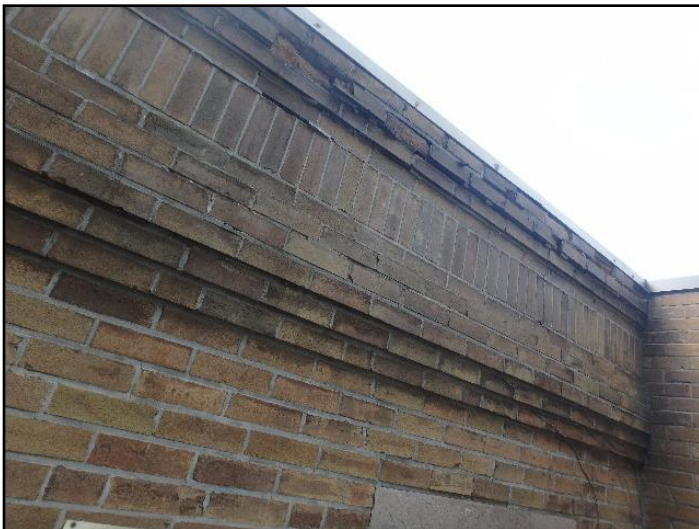
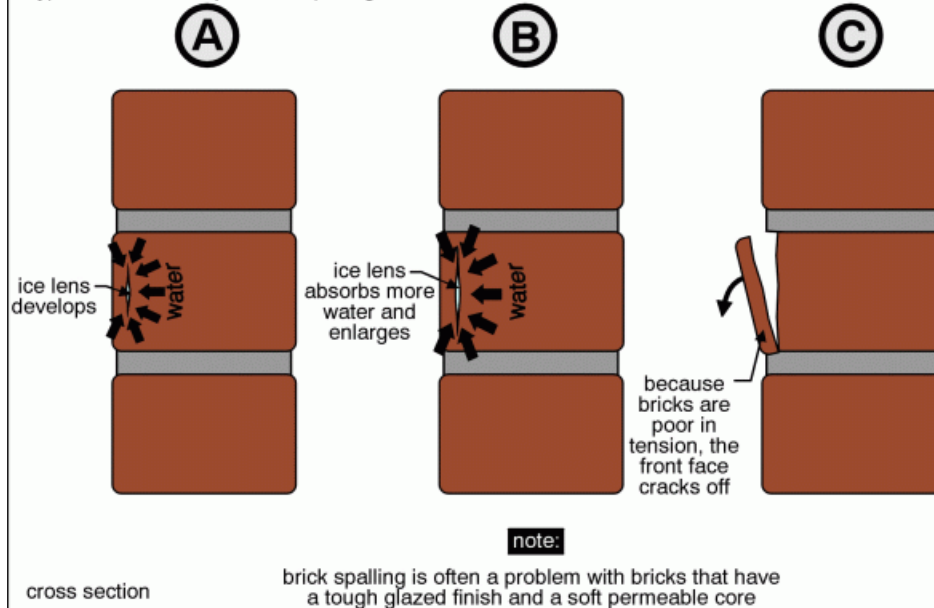
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## Freezing water spalls bricks

freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



2. Spalling



3. Spalling

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

3. Condition: • [Rot](#)

Task: Service

Time: Ongoing

# EXTERIOR

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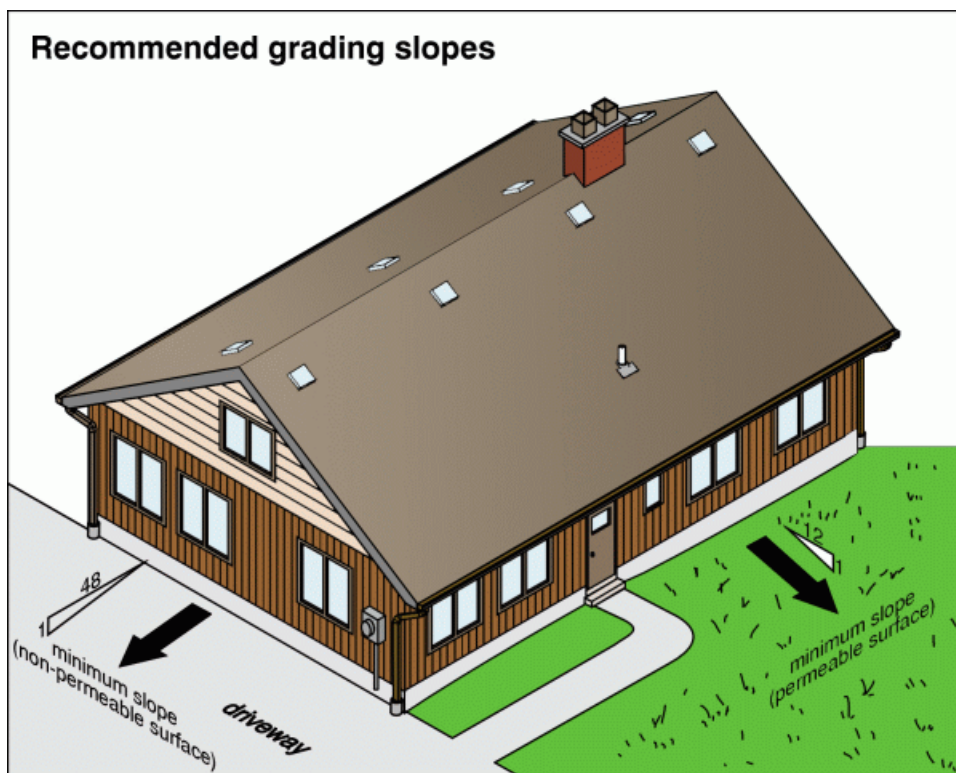
4. Rot

## LANDSCAPING \ Walkway

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

Task: Improve

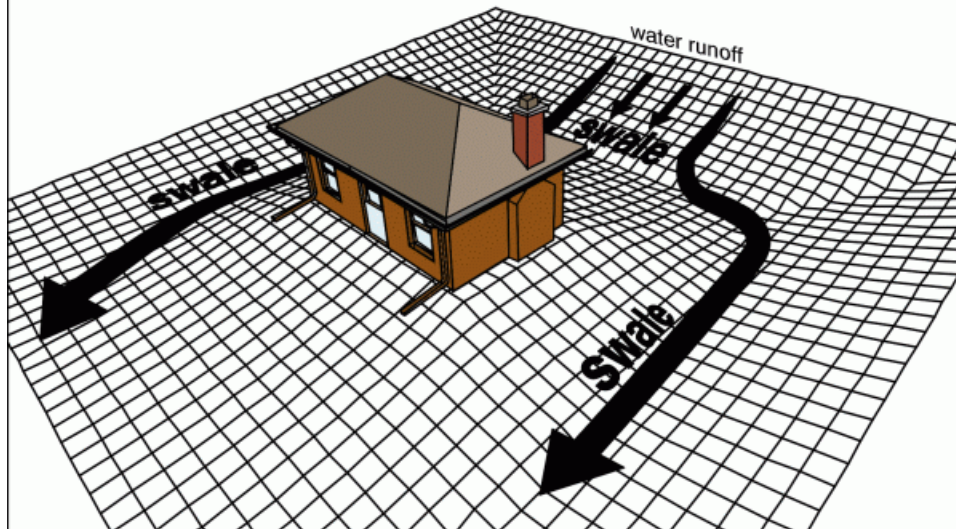
Time: If necessary



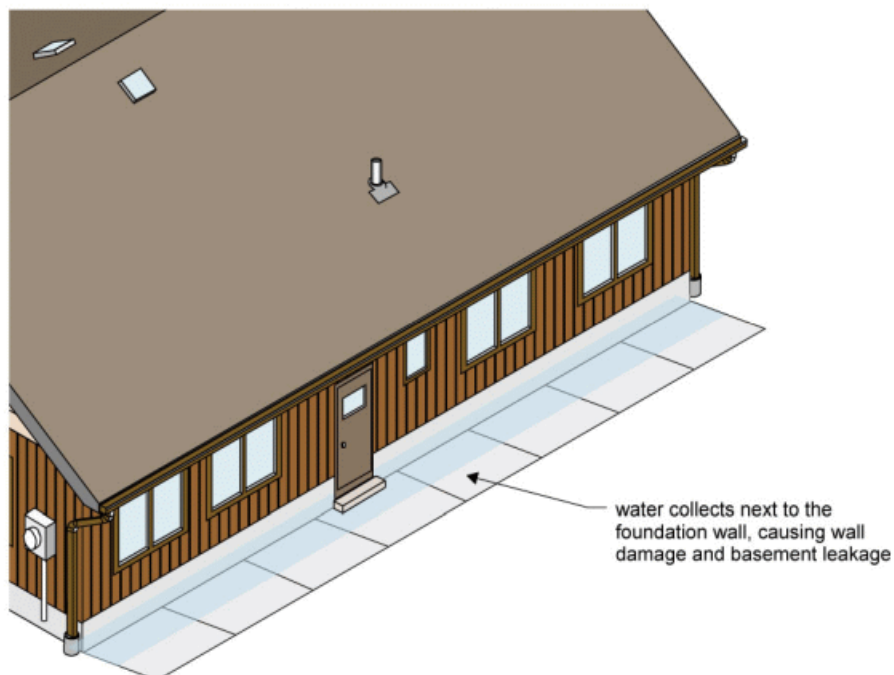


## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



## Walk/patio sloping towards house



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*5. Improper slope or drainage*

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Steel columns • Steel beams

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

**Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

**Party walls:** • [Not visible](#)

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 99 %

## Recommendations

### FOUNDATIONS \ Foundation

**5. Condition:** • Typical minor cracks

## Description

**General:** • Updated electrical panel

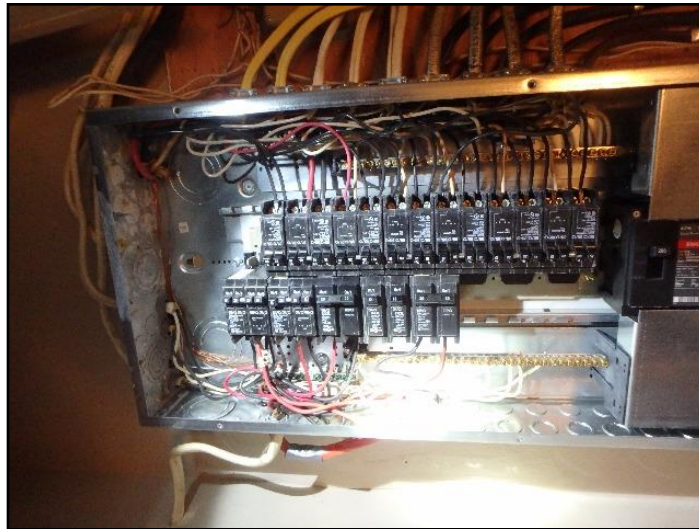
**Service entrance cable and location:** • [Underground - cable material not visible](#)

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

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

**Main disconnect/service box type and location:**

• [Breakers - basement](#)



6. Breakers - basement

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

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

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

## Limitations

**Panel covers:** • Disconnect covers are not removed by the building inspector

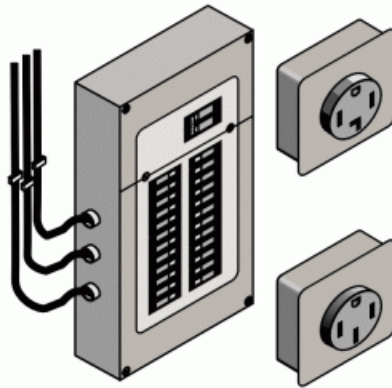
**System ground:** • Continuity not verified

## Recommendations

### DISTRIBUTION SYSTEM \ Aluminum wiring

#### 6. Condition: • [Connectors not compatible with aluminum](#)

##### CUAL designation



CUAL is an appropriate designation for service equipment, panels, circuit breakers, dryer and stove receptacles, etc.



in some jurisdictions, CUAL is also acceptable for light switches



CUAL is not acceptable for electrical outlets look for CO/ALR stamped on the outlet

#### 7. Condition: • [Anti-oxidant compound - missing](#)



# HEATING

234 Waverley Road, Toronto, ON September 27, 2017

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## Description

**System type:** • Electric baseboard heaters • [Heat pump](#)

**Fuel/energy source:** • [Electricity](#)

**Heat distribution:** • [Baseboards](#)

**Approximate capacity:** • [65,000 BTU/hr](#)

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

**Exhaust venting method:** • Not applicable

**Approximate age:**

• [20 years](#)

Or more

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

**Main fuel shut off at:** • Meter

**Chimney/vent:** • ABS plastic

**Combustion air source:** • Interior of building

## Limitations

**Inspection prevented/limited by:**

• System was shut off

Heater behind cabinet basement

**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

## Recommendations

**SPACE HEATER \ Electric baseboard heater/space heater**

**8. Condition:** • [Inoperative heaters](#)

**Location:** Rear Second Floor and third floor

**Task:** Further evaluation

# COOLING & HEAT PUMP

234 Waverley Road, Toronto, ON September 27, 2017

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## Description

**Heat pump type:** • [Air source](#) • [Independent unit](#)

**Manufacturer:** • Mitsubishi

**Cooling capacity:** • [1.5 Tons](#)

**Compressor type:** • Electric

**Compressor approximate age:** • Unknown

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • [Medium](#)

## Limitations

**Inspection limited/prevented by:** • Unable to test

**Inspection limited/prevented by:** • Low outdoor temperature

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

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Not visible

**Attic/roof insulation amount/value:** • Not determined

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

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

**Mechanical ventilation system for home:** • Principal exhaust fan

## Limitations

**Attic inspection performed:** • From access hatch

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

# PLUMBING

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## Description

**Water supply source:** • Public

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

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

**Main water shut off valve at the:** • Main floor

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

**Water heater type:** • [Induced draft](#)

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

**Tank capacity:** • [60 gallons](#)

**Water heater approximate age:** • 5 years

**Typical life expectancy:** • 8 to 12 years

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

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

**Floor drain location:** • Near heating system

**Main fuel shut off valve at the:** • Basement

**Exterior hose bibb:** • Present

## Limitations

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

## Recommendations

### SUPPLY PLUMBING \ Water service pipe

**9. Condition:** • Upgrade to steel braided hose on washing machine. May help avoid leaks due to rupture of hose.

# INTERIOR

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## Description

**Major floor finishes:** • [Hardwood](#) • [Laminate](#)

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

**Windows:** • [Fixed](#) • [Casement](#) • Vinyl

**Glazing:** • [Double](#)

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

**Party walls:** • [Not visible](#)

## Limitations

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

**Percent of foundation not visible:** • 99 %

**END OF REPORT**

**Implications of issues not corrected after inspection**

*\*Failure to correct issues contained in the report may lead to the following implications.*

**Moisture infiltration** Can be caused by issues related to, poor water management, around the home, gutter plumbing, roof, foundation, window or door and building cladding deficiencies or problems. Failure to correct issues may result in water damage (including mold), to contents, and material deterioration/ damage to building assemblies, finishes and or Structure.

**Structural movement or deterioration** can be caused by ongoing moisture issues, rot, masonry deterioration, compromised components (Amateur building work), inadequate support, and even seismic disturbances. Failure to correct issues may result in structural movement and eventual catastrophic structural failure.

**Electrical issues** can be caused by deterioration of existing components or the addition of sub-standard components and or workmanship. Failure to correct issues may result in electrical shock and or fire hazard.

**Plumbing issues** can be caused by deterioration of existing components or the addition of sub-standard components and or workmanship. Failure to correct issues may result in water damage to contents and material deterioration/ damage to building assemblies, finishes and or structure.

**Fall Hazards** Falls can be the result of underbuilt or incorrectly built; stair, landing or deck components, railings, guards, or stairs. Steps should be consistent and any sharp rises in flooring material should be reduced for safety. Failure to correct any potential fall hazard may result in injury.

**Insurance implications** Insurers may have any number of components that they consider an insurance risk. Most Insurers will survey the homebuyer to determine the type of components installed in the home. The following is a list of the most prominent insurance issues. Insurance companies may not insure a home until a certain standard is met, or they may charge a premium to insure the home. ***Galvanized steel distribution pipe, some types or brands of plastic distribution pipe, Cast iron drain pipe, Knob and tube wire, Aluminum wire, wood burning appliances.***

**\*General** Any issues documented on the home inspection report should be prioritized and corrected. When left to deteriorate any building material may fail, and may impact other parts of the building. Potential issues may lead to actual issues that will require immediate attention. In most cases leaving a component to deteriorate further will lead to higher cost of repair.

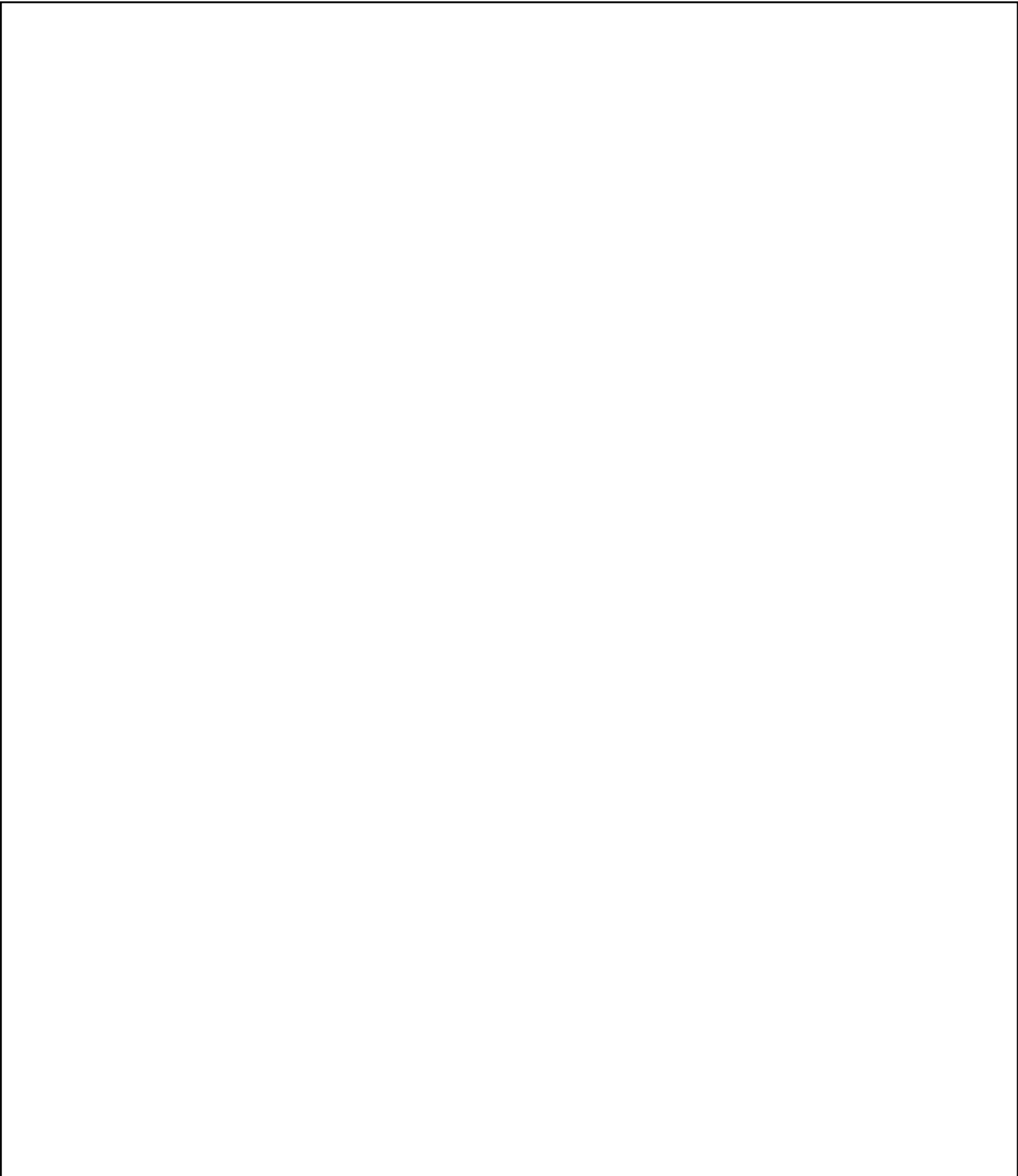
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|-------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| EXECUTIVE S | ROOFING   | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX    | 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