

# HOME INSPECTION REPORT



**BARNES & Co.**  
HOME INSPECTION SERVICES (2007) INC.

4147 Cedar Hill Road  
Victoria, BC V8N 3C2



PREPARED FOR:  
TOM LATHROP

INSPECTION DATE:  
Wednesday, March 3, 2021

PREPARED BY:  
Russ McCarthy, 47677



**BARNES & Co.**  
HOME INSPECTION SERVICES (2007) INC.



Barnes & Co. Inspection Service  
2146 Wildflower Rd  
Shawnigan Lake, BC V0R 2W1

250-881-1086  
Fax: 250-483-6494  
[www.inspectionsvictoria.com](http://www.inspectionsvictoria.com)  
[admin@inspectionsvictoria.com](mailto:admin@inspectionsvictoria.com)



March 4, 2021

Dear Tom Lathrop,

RE: Report No. 1080  
4147 Cedar Hill Road  
Victoria, BC  
V8N 3C2

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Russ McCarthy  
on behalf of  
Barnes & Co. Inspection Service

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## INVOICE

March 4, 2021

Client: Tom Lathrop

Report No. 1080

For inspection at:

4147 Cedar Hill Road

Victoria, BC

V8N 3C2

on: Wednesday, March 3, 2021

Home inspection	\$500.00
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GST	\$25.00
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Total	<u>\$525.00</u>
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PAID IN FULL - THANK YOU!

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# SUMMARY

4147 Cedar Hill Road, Victoria, BC March 3, 2021

Report No. 1080

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

SUMMARY

ROOFING

EXTERIOR

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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](#)

## Roofing

### **FLAT ROOF FLASHINGS \ Skylight**

**Condition:** • [Skylight not well secured](#)

The skylight over the entryway is not secure.

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

**Location:** Southwest Roof Exterior

**Task:** Improve

**Time:** Immediate

## Exterior

### **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams**

**Condition:** • [Rot](#)

There is rot damage in the east deck support beam and floor joists.

Consult a contractor for further evaluation of the future repairs/upgrades that will be needed.

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

**Location:** Southeast Deck

**Task:** Repair or replace

**Time:** Less than 2 years

**Condition:** • [Rot](#)

There is rot damage in the upper N/E deck framing / railings.

Future repairs will be needed. Consult a contractor for further evaluation.

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

**Location:** Northeast Second Floor Deck

**Task:** Repair or replace

**Time:** Less than 2 years

### **GARAGE \ Door into garage / Man-door**

**Condition:** • Adjust the auto closer on the garage / house door so it will close by itself every time.

**Location:** Garage

**Task:** Adjust

**Time:** Immediate

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## Electrical

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Past life expectancy

Install new smoke alarms in the house.

**Implication(s):** Life safety hazard

**Location:** Various

**Task:** Replace

**Time:** Immediate

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Compressed](#)

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

**Location:** Attic

**Task:** Further evaluation

**Time:** Immediate

## Plumbing

### WATER HEATER \ Life expectancy

**Condition:** • Past life expectancy

Hot water tank is past its expected lifespan - recommend replacement. There is evidence of past leakage on the tank.

**Implication(s):** Chance of water damage to structure, finishes and contents | No hot water

**Location:** Basement

**Task:** Replace

**Time:** As soon as possible

## Interior

### RECOMMENDATIONS \ Overview

**Condition:** • There is evidence of rodent droppings in the interior / attic / crawlspace - consult a pest company for further evaluation.

**Implication(s):** Hidden issues or damage / potential health concerns

**Location:** Crawlspace / attic

**Task:** Further evaluation

**Time:** Immediate

This concludes the Summary section.

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

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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](#)



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## Description

**General:** • Roof inspected by walking on the roof.

**The home is considered to face:** • West

**Sloped roofing material:**

• Fiberglass composite



*Fiberglass composite shingles*



*Fiberglass composite shingles*



**Sloped roof flashing material:** • Prefinished aluminum

**Approximate age:** • 10 years

**Typical life expectancy:** • 30 years

**Roof Shape:** • Gable



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## Recommendations

### SLOPED ROOFING \ Composition shingles

**Condition:** • Tree branches touching roof

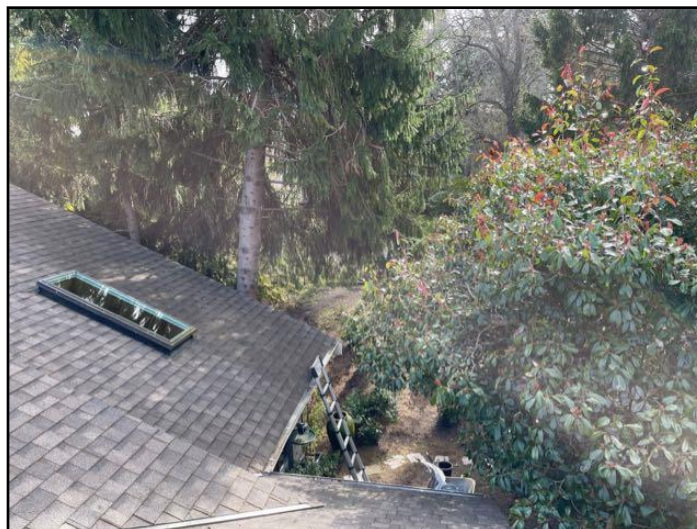
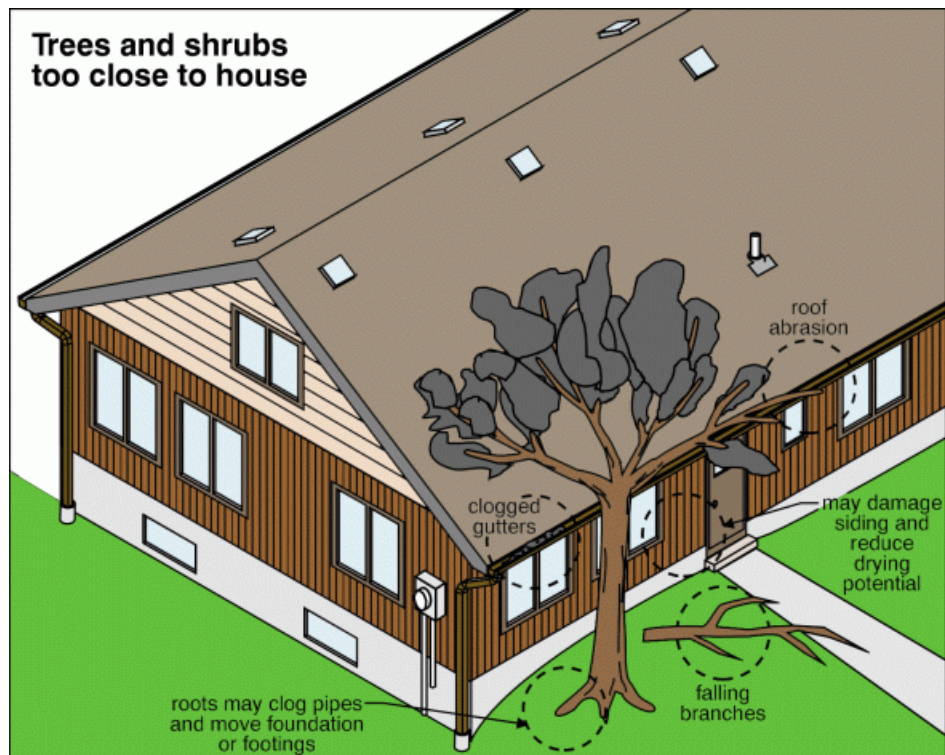
Keep the trees trimmed away from the roof line.

**Implication(s):** Shortened life expectancy of material

**Location:** Southwest Exterior Wall

**Task:** Remove

**Time:** As soon as practical



*Tree branches touching roof*



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## SLOPED ROOF FLASHINGS \ Chimney flashings

**Condition:** • Some of the chimney caulking is showing signs of separation/age. Recommend future resealing of chimney flashings.

**Location:** Southwest Exterior Roof

**Task:** Improve

**Time:** Less than 1 year

## FLAT ROOF FLASHINGS \ Skylight

**Condition:** • [Skylight not well secured](#)

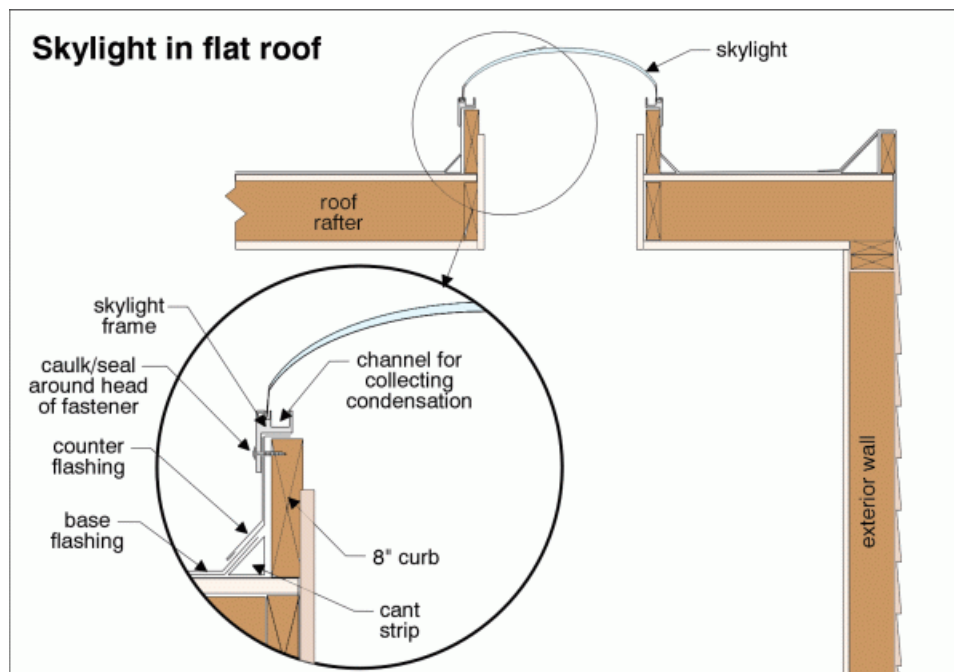
The skylight over the entryway is not secure.

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

**Location:** Southwest Roof Exterior

**Task:** Improve

**Time:** Immediate



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*Skylight not well secured*

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## Description

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

Downspout discharge: • [Below grade](#)

Lot slope: • Towards building • [Hillside](#)

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

Wall surfaces and trim:

- [Brick](#)
- [Wood](#)



Wood siding



Wood siding

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Wood

**Retaining wall:** • [Stone](#)

**Driveway:** • Asphalt

**Walkway:** • Concrete • Gravel

**Deck:**

• Ground level



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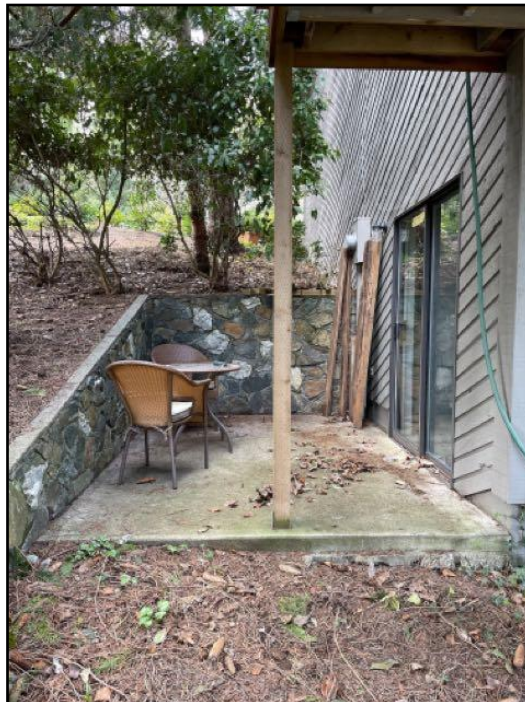
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Ground level

## Patio:

- Concrete



Concrete

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## Garage:

- Attached



*Attached*

**Garage vehicle doors:** • Present

**Garage vehicle door operator:** • Present • Manually operated

## Recommendations

### ROOF DRAINAGE \ Downspouts

**Condition:** • Loose

Secure the downspout to the gutter at the south west corner of the house

**Location:** Southwest Exterior Roof

**Task:** Correct

**Time:** As soon as practical



*Loose*

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## WALLS \ Wood siding

**Condition:** • [Rot](#)

There is some rot damage/deterioration in the wood siding at the south east corner of the deck.

Repair / replace as needed.

**Implication(s):** Weakened structure | Material deterioration

**Location:** Southeast First Floor Deck

**Task:** Repair or replace

**Time:** Less than 2 years

## WALLS \ Vent (fan, clothes dryer, etc.)

**Condition:** • Cover damaged

One of the exterior wood vents on the north side of the house is cracked. Recommend future replacement. Ensure the edges of the vents are well sealed.

**Implication(s):** Increased operating costs

**Location:** North Exterior Wall

**Task:** Repair or replace

**Time:** As soon as practical



*Cover damaged*

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

**Condition:** • [Rot](#)

There is rot damage in the east deck support beam and floor joists.

Consult a contractor for further evaluation of the future repairs/upgrades that will be needed.

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

**Location:** Southeast Deck



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**Task:** Repair or replace

**Time:** Less than 2 years



*Rot*

**Condition:** • [Rot](#)

There is rot damage in the upper N/E deck framing / railings.

Future repairs will be needed. Consult a contractor for further evaluation.

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

**Location:** Northeast Second Floor Deck

**Task:** Repair or replace

**Time:** Less than 2 years



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*Rot*

## LANDSCAPING \ General notes

**Condition:** • [Vines](#)

Keep the ivy/vegetation off of the building.

All of the root systems next to the house have been removed.

**Implication(s):** Chance of damage to finishes

**Location:** Northeast Exterior Wall

**Task:** Remove

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**Time:** Regular maintenance



*Vines*

**Condition:** • [Siding too close to grade](#)

Improve the siding / ground clearance along the south side of the house.

**Implication(s):** Chance of water entering building | Weakened structure | Rot | Insect damage

**Location:** South Exterior Wall

**Task:** Improve

**Time:** As soon as practical

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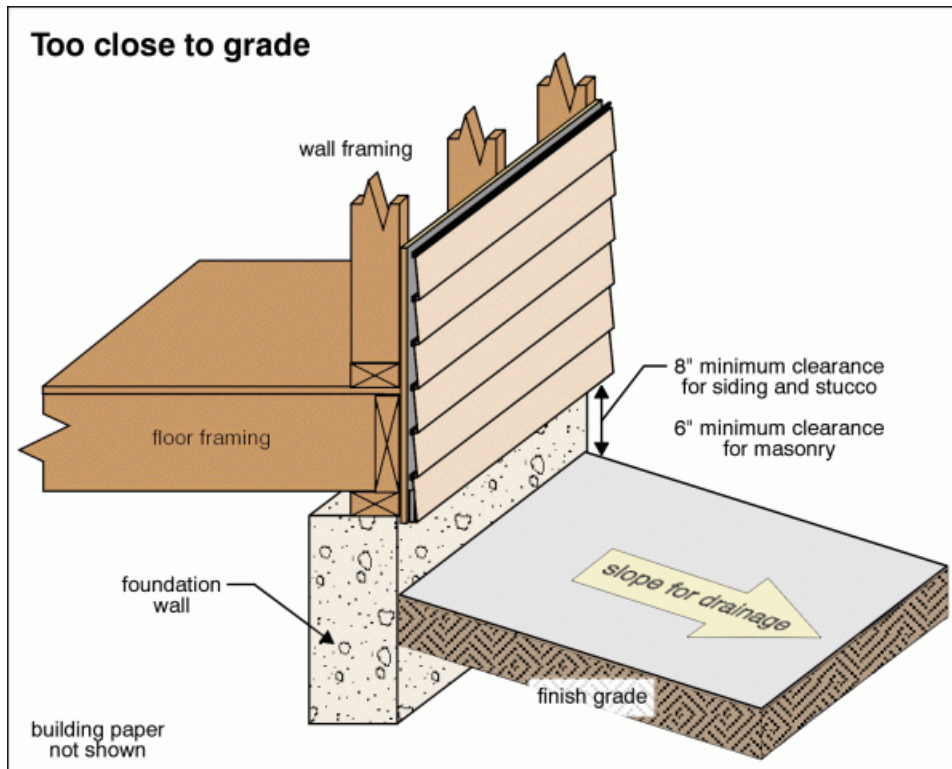
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*Siding too close to grade*

## LANDSCAPING \ Driveway

**Condition:** • [Cracked or damaged surfaces](#)

**Implication(s):** Trip or fall hazard

**Location:** West Exterior

**Task:** Monitor

**Time:** Unknown



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

Driveway slopes towards the house. Monitor the water drainage.

Keep the drain in front of the garage door clean/clear.

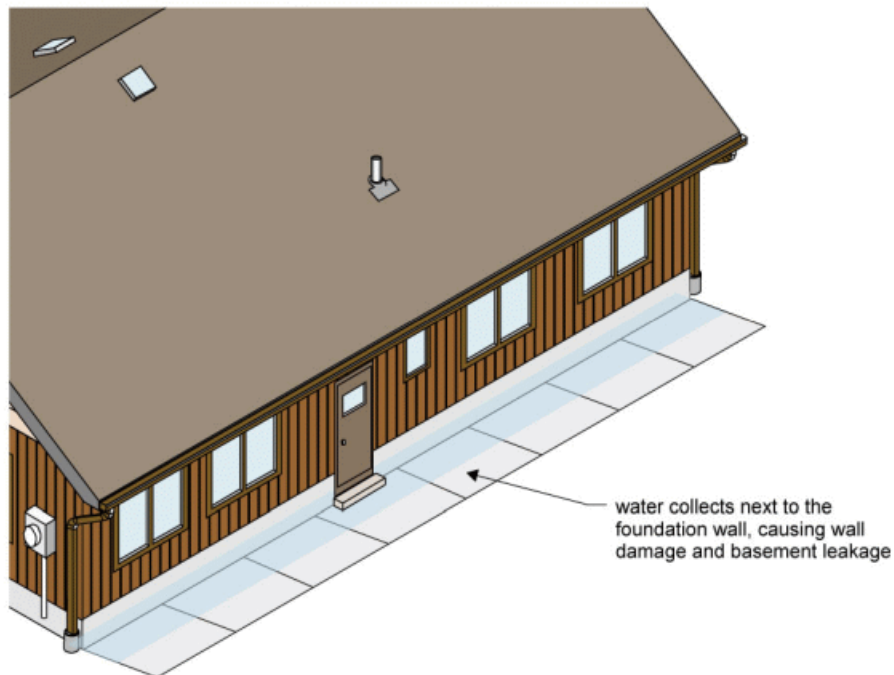
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** West Exterior

**Task:** Monitor

**Time:** Regular maintenance

Walk/patio sloping towards house



Driveway slopes towards house



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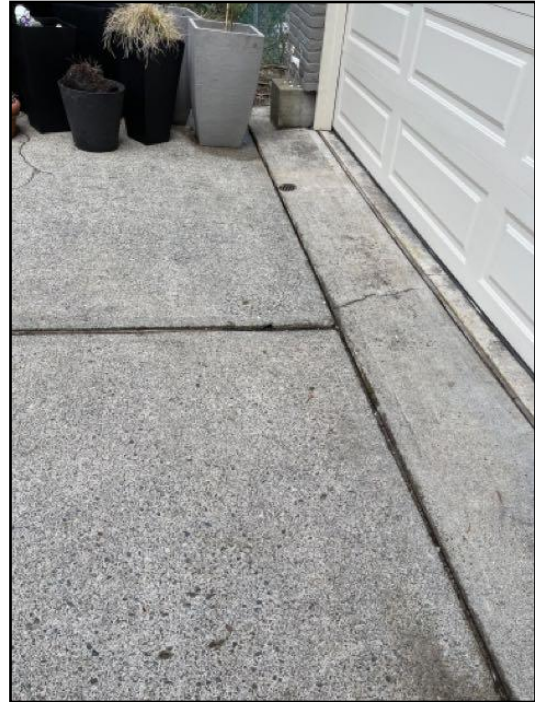
INSULATION

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*Keep drainage clean / clear*

## **GARAGE \ Door into garage / Man-door**

**Condition:** • Adjust the auto closer on the garage / house door so it will close by itself every time.

**Location:** Garage

**Task:** Adjust

**Time:** Immediate

# EXTERIOR

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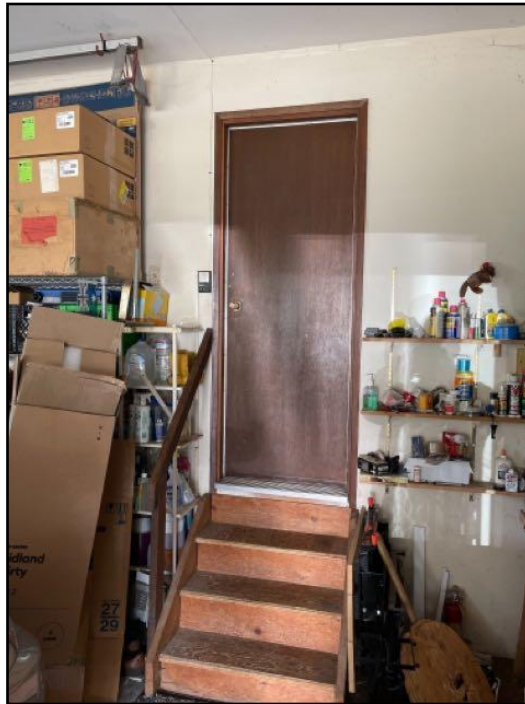
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*Adjust self-closer*

# STRUCTURE

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## Description

**Configuration:** • [Basement](#) • [Crawlspace](#)

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

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:**

• [Trusses](#)



*Garage attic*



*Trusses - upper attic*

**Location of access to under-floor area:** • Basement

## Recommendations

### ROOF FRAMING \ Sheathing

**Condition:** • There is a hole in the north gable / soffit.

Birds have been nesting in the attic - repair / seal opening.

**Location:** North Attic

**Task:** Repair

**Time:** As soon as practical

# STRUCTURE

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## Description

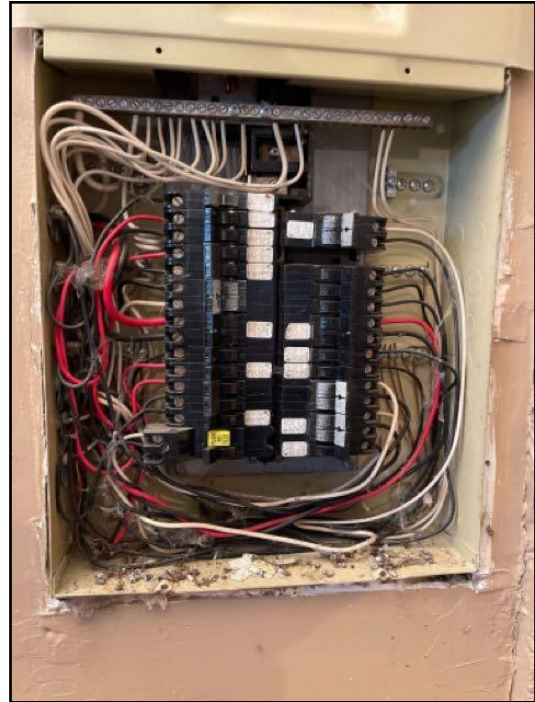
**Service entrance cable and location:** • [Underground - cable material not visible](#)

**Service size:**

- [125 Amps \(240 Volts\)](#)



125 Amps (240 Volts)



125 Amps (240 Volts)

**Main disconnect/service box rating:** • [125 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 panel rating:** • [125 Amps](#)

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

- [GFCI - panel](#)

The GFCI breaker at the electrical panel is the main reset for the bathroom and exterior outlets.



GFCI - panel

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

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

## Recommendations

### DISTRIBUTION SYSTEM \ Switches

**Condition:** • 3-way not working as intended

The three way switch for the upstairs hallway is not wired correctly. The switch at the bottom of the stairs needs to be on for the upstairs hall switches to be functional.

**Implication(s):** Nuisance | Fall hazard

**Location:** Second Floor Hall

**Task:** Repair

**Time:** Discretionary

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Past life expectancy

Install new smoke alarms in the house.

**Implication(s):** Life safety hazard

**Location:** Various

**Task:** Replace

**Time:** Immediate

# ELECTRICAL

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*Past life expectancy*

# HEATING

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## Description

**System type:** • Electric baseboard heaters • Electric in floor heat

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

**Fireplace/stove:**

• [Wood-burning fireplace](#)



*Wood-burning fireplace*

**Chimney/vent:**

• [Masonry](#)



*Masonry*



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Chimney liner: • [Cement](#)

Location of the thermostat for the heating system: • Multiple areas

## Recommendations

### FIREPLACE \ Damper

Condition: • [Damper or frame rusted](#)

The fireplace damper is stuck open - repair to reduce heat loss.

Location: Living Room

Task: Repair

Time: As soon as practical

# INSULATION AND VENTILATION

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**Attic/roof insulation material:** • Fiberglass

**Attic/roof insulation amount/value:** • [R-4](#) • [R-28](#)

**Attic/roof air/vapor barrier:** • [Plastic](#)

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

**Wall insulation material:** • Not visible

**Wall insulation amount/value:** • Not visible

## Recommendations

### ATTIC/ROOF \ Insulation

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

**Implication(s):** Increased heating and cooling costs

**Condition:** • [Compressed](#)

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

**Location:** Attic

**Task:** Further evaluation

**Time:** Immediate

**Condition:** • Animal/pest droppings in attic

**Implication(s):** Health hazard

# PLUMBING

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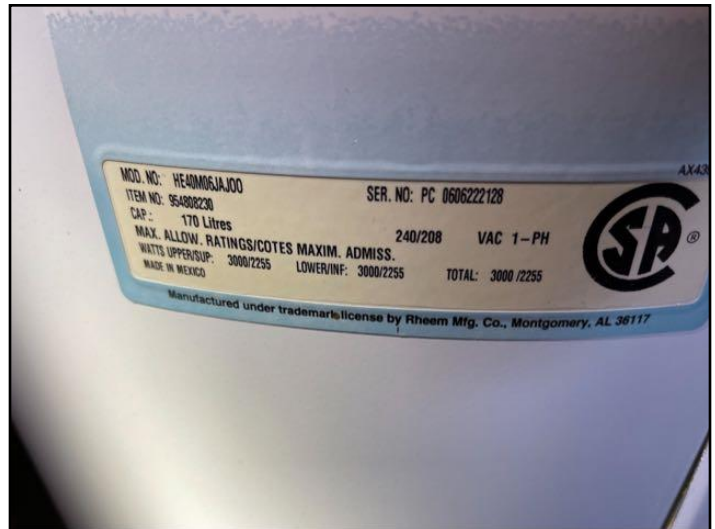
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## Description

- Water supply source (based on observed evidence):** • Public
- Service piping into building:** • Copper • 3/4" diameter supply pipe
- Supply piping in building:** • [Copper](#)
- Main water shut off valve at the:** • Garage
- Water heater type:** • Tank
- Water heater fuel/energy source:** • [Electric](#)
- Water heater manufacturer:** • Hot Point
- Water heater tank capacity:**
- [40 gallons](#)



40 gallons



40 gallons

- Water heater approximate age:** • 13 years
- Water heater typical life expectancy:** • 7 to 10 yrs.
- Waste disposal system:** • Conventional
- Waste and vent piping in building:** • [Plastic](#)
- Floor drain location:** • Water heater drain pan • Drain not tested.

## Recommendations

### SUPPLY PLUMBING \ Water pressure regulator

**Condition:** • Static water pressure should not exceed 80 psi

The house water pressure is currently set at 80 psi.

To lower the house water pressure turn the bolt out on the pressure reducing valve located in the garage.

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

**Location:** Garage

**Task:** Improve

**Time:** Discretionary



*Static water pressure should not exceed 80...*

### WATER HEATER \ Life expectancy

**Condition:** • Past life expectancy

Hot water tank is past its expected lifespan - recommend replacement. There is evidence of past leakage on the tank.

**Implication(s):** Chance of water damage to structure, finishes and contents | No hot water

**Location:** Basement

**Task:** Replace

**Time:** As soon as possible



## Description

**Major floor finishes:** • [Carpet](#) • Tile

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

**Windows:**

- [Fixed](#)
- [Sliders](#)
- Aluminum



*Aluminum*

- Double glazed

**Exterior doors - type/material:**

- Hinged
- [Sliding glass](#)
- [Wood](#)

# INTERIOR

4147 Cedar Hill Road, Victoria, BC March 3, 2021

Report No. 1080

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INTERIOR

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REFERENCE



Wood

**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Laundry area

**Kitchen ventilation:** • Range hood - recirculating type

**Bathroom ventilation:** • Exhaust fan

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets and cabinets / cupboards • Flooring

## Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • There is evidence of rodent droppings in the interior / attic / crawlspace - consult a pest company for further evaluation.

**Implication(s):** Hidden issues or damage / potential health concerns

**Location:** Crawlspace / attic

**Task:** Further evaluation

**Time:** Immediate

### CEILINGS \ General notes

**Condition:** • Water stains

There is an old water stain on the family room ceiling below the upstairs bathroom.

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

**Location:** First Floor Family Room

## **WINDOWS AND DOORS \ General notes**

**Condition:** • The roller bearings / tracks on the sliding glass doors and windows are starting to wear - future repairs / upgrading will be needed.

**Implication(s):** Reduced function

**Task:** Upgrade

**Time:** Discretionary

## **WINDOWS \ General notes**

**Condition:** • [Original lower quality units](#)

**Implication(s):** Increased heating costs | Increased maintenance costs

**Location:** Throughout

**Task:** Upgrade

**Time:** Discretionary

## **WINDOWS \ Glass (glazing)**

**Condition:** • Evidence of failed window seals - replace as required.

Consult a glazing company for further evaluation.

## **STAIRS \ Handrails and guards**

**Condition:** • Extend the basement hand railing to the top of the stairs.

Tapered top stairs - use with caution.

**Location:** North Basement

**Task:** Upgrade

**Time:** Immediate

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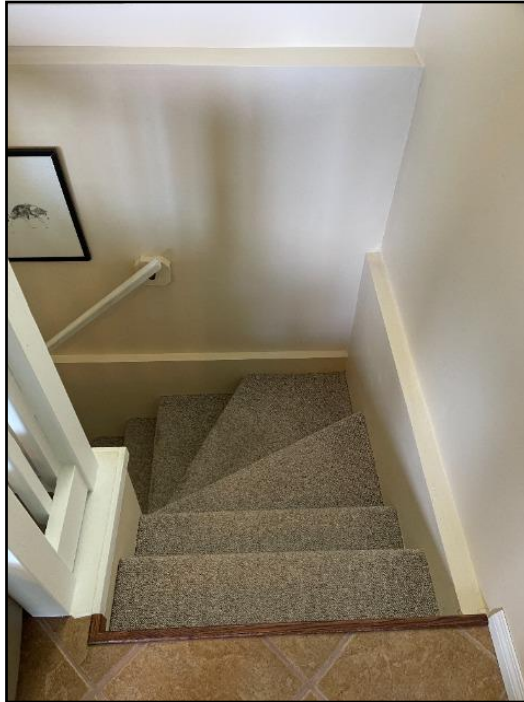
INSULATION

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*Tapered stairs*

## **EXHAUST FANS \ Duct**

**Condition:** • [Not insulated in unconditioned space](#)

Insulate the bathroom fan vent pipes in the attic.

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

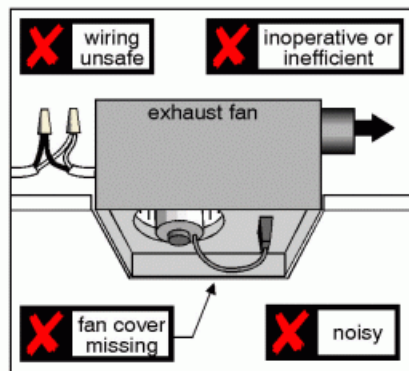
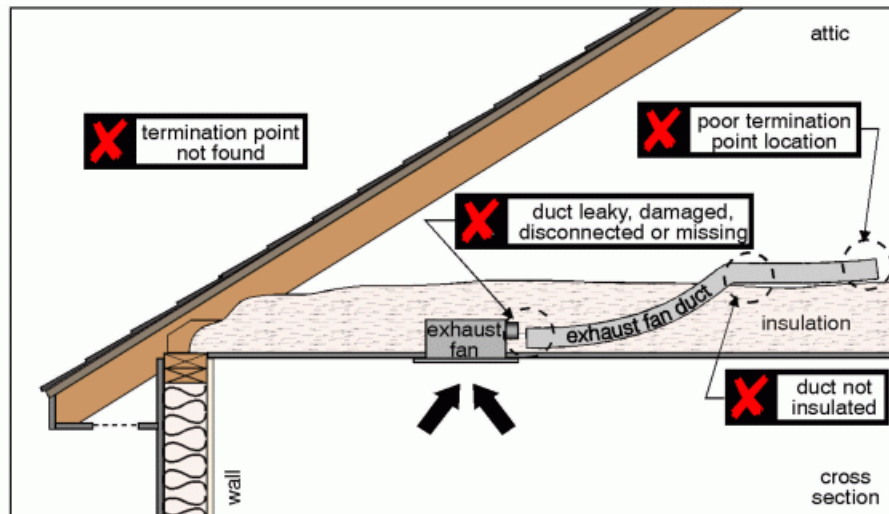
**Location:** Attic

**Task:** Upgrade

**Time:** As soon as practical



## Exhaust fan conditions



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*Not insulated in unconditioned space*

## **APPLIANCES \ Dryer**

**Condition:** • Vent disconnected or damaged

Improve the seal/connection of the vent pipe beside the dryer.

**Implication(s):** Fire hazard

**Location:** First Floor Laundry Area

**Task:** Improve

**Time:** As soon as possible

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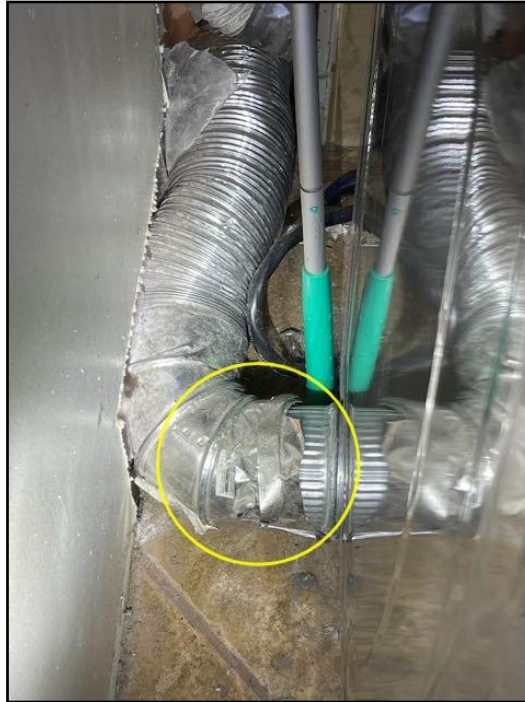
INSULATION

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*Vent disconnected or damaged*

## SITE INFO

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### Description

**Weather:** • Clear

**Approximate temperature:** • 8°

**Attendees:** • Homeowner

**Access to home provided by:** • Homeowner

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 12:30 p.m.

**Approximate inspection End time:** • The inspection ended at 3:00 p.m.

**Approximate date of construction:** • 1981

**Building type:** • Detached home

**Number of stories:** • 2

**Number of bathrooms:** • 3

**Number of kitchens:** • 1

**Below grade area:** • Basement • Crawlspace

**Area:** • Suburb

**Street type:** • Residential

**Street surface:** • Paved

**END OF REPORT**



# REFERENCE LIBRARY

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## 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