

INSPECTION REPORT

FOR THE PROPERTY AT:

133 Allanhurst Drive
Toronto, ON M9A 4K5

PREPARED FOR:

PETER DEMANGOS

INSPECTION DATE:

Tuesday, September 14, 2021

PREPARED BY:

Scott Thompson, BASc



RISE
HOME INSPECTIONS

Rise Home Inspections Inc.
21 Lumbervale Ave
Toronto, ON M6H 1C7

1(416)206-6963
HST# 735426280RT0001

www.risehomeinspections.com
info@risehomeinspections.com



September 14, 2021

Dear Peter Demangos,

RE: Report No. 1079
133 Allanhurst Drive
Toronto, ON
M9A 4K5

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

The purpose of a home inspection is to help make informed decisions. Our focus is to identify potentially significant items that may influence a person's decision to buy or sell. While looking for significant items, we also identified some potential maintenance/safety concerns. These are included as a courtesy, but the inspection does not provide an all-inclusive list of building defects.

Please feel free to contact us with questions regarding the report or the home itself at any time. Our telephone consulting service is available at no cost to you for as long as you own the home.

Thanks again for allowing us the opportunity to work with you.

Sincerely,

Scott Thompson
on behalf of
Rise Home Inspections Inc.

Rise Home Inspections Inc.
21 Lumbervale Ave
Toronto, ON M6H 1C7
1(416)206-6963
HST# 735426280RT0001
www.risehomeinspections.com
info@risehomeinspections.com

ROOFING

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

Sloped roofing material:

- Architectural/Composition Shingles



Ex. Architectural/Composition Shingles



Ex. Architectural/Composition Shingles

Flat roofing material:

- [Modified bitumen membrane](#)



Ex. Modified bitumen membrane



Ex. Modified bitumen membrane

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • The roof surfaces appear to be in good condition overall. Appear to be original to the home (approximately 3 years old).

Condition: • Annual roof inspections are recommended (for every roof) to address any roof damage and/or regular maintenance items (ex. flashing/caulking).

ROOFING

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Skylights are vulnerable areas

Task: Inspect during annual roof maintenance

Time: Ongoing

FLAT ROOF FLASHINGS \ General notes

Condition: • Some small gaps/cracks were observed. Ensure all flashings stay well sealed to help prevent water entry.

Task: Improve

Time: As soon as practical

Cost: Regular maintenance item



Ex. Lower rear roof

Condition: • Flat roof drains (ex. scuppers and integral) require regular maintenance such as cleaning and caulking to help maintain water flow. The aim is to help prevent leakage.

Dirty at time of inspection

Location: Various

Task: Service / Clean

Time: As soon as practical / As required

Cost: Regular maintenance item



Ex. Flat roof drain

ROOFING

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

General: • The inspection of the readily accessible roof system(s) included a visual examination to help identify damage and/or material deterioration. The inspector only walks on the roof when it is safe to do so and it is not likely to damage the roof materials. We cannot predict when or if a roof might leak in the future.

Inspection performed: • By walking on roof • Camera on an extension pole

EXTERIOR

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

Wall surfaces and trim: • [Brick](#) • Stone / Artificial Stone

Observations and Recommendations

ROOF DRAINAGE \ Downspouts

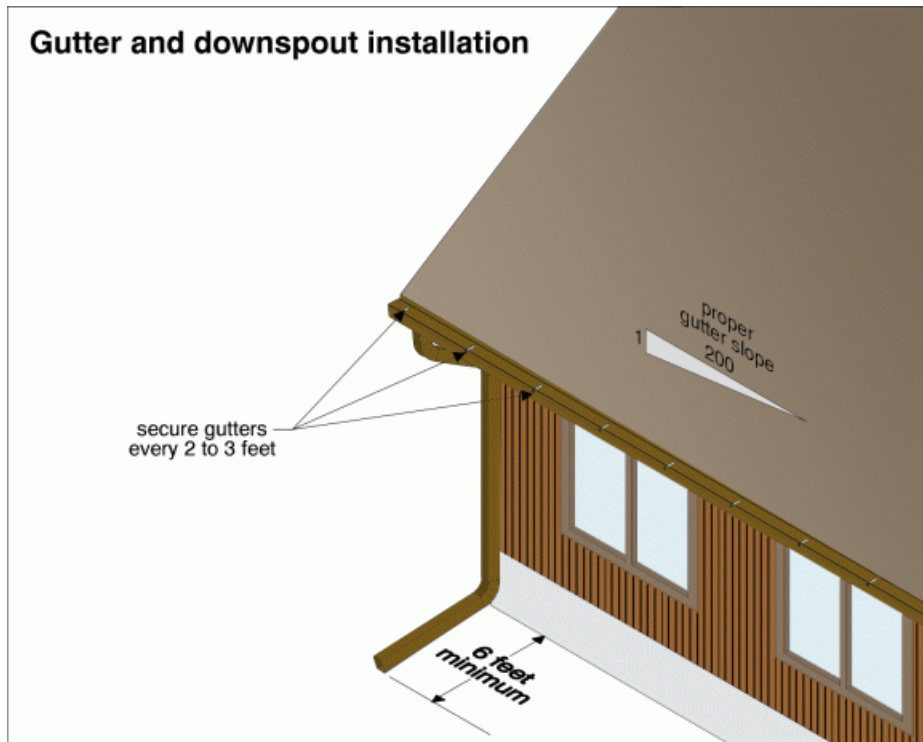
Condition: • Discharge too close to building

It is recommended to discharge all downspouts at least 4-6' away from the building wherever possible to help prevent water penetration into the basement.

Location: Various exterior

Task: Improve

Time: As soon as practical



WALLS \ General notes

Condition: • Gap in sill observed

Location: Rear exterior (kitchen)

Task: Seal

Time: As soon as practical

Cost: Regular maintenance item

EXTERIOR

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Ex. Gap

WALLS \ Flashings and caulking

Condition: • Drip edge missing/incomplete

Task: Improve

Time: As soon as practical / As required

Cost: Depends on approach and work needed



Ex. Drip edge missing/incomplete

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

Condition: • Cover missing

Location: Rear cold room (side of back porch)

Task: Provide

Time: As soon as practical

Cost: Minor

EXTERIOR

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Cover missing

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Weak covers over the window well(s) are a potential fall/safety hazard.

Location: Various exterior

Task: Improve

Time: As soon as practical (for safety)

Cost: Depends on approach



Ex. Weak cover

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

Condition: • The quality of the connection of a deck to the building system is a common issue. This cannot be verified during a home inspection, but you should understand that this is a potential weak spot in any deck system.

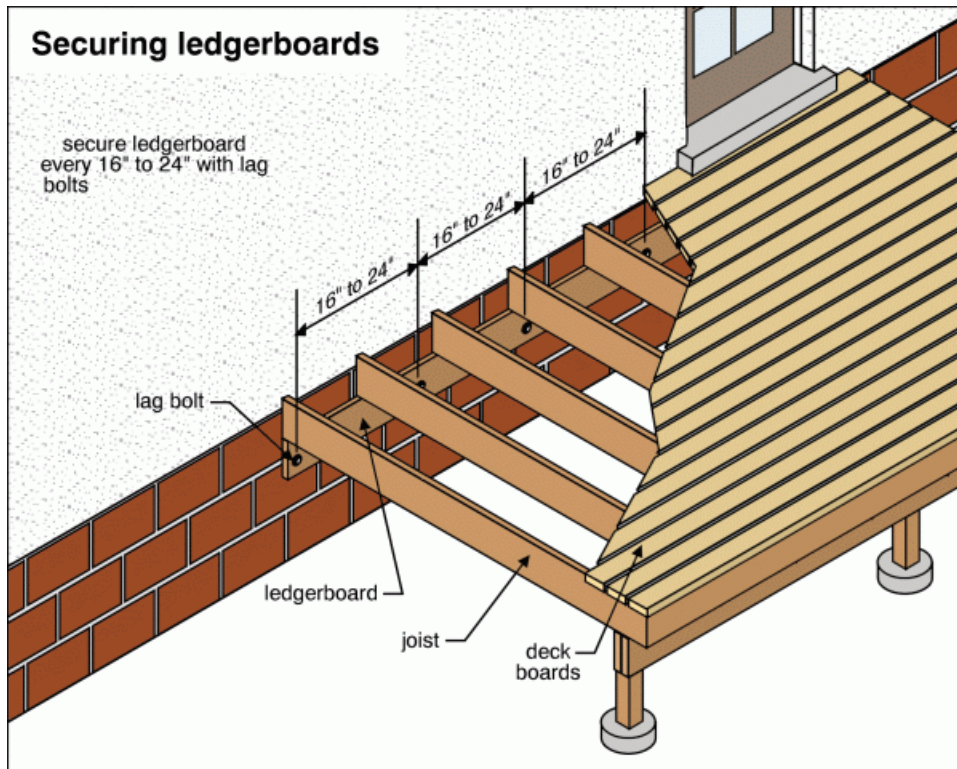
EXTERIOR

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	APPENDIX
REFERENCE									



Condition: • Minor settlement observed. No immediate action is required.

Task: Monitor for ongoing movement



Ex. Minor settlement

BASEMENT WALKOUTS \ General notes

Condition: • [Drains missing, clogged or undersized](#)

Dirty

Task: Service

Time: As soon as practical

EXTERIOR

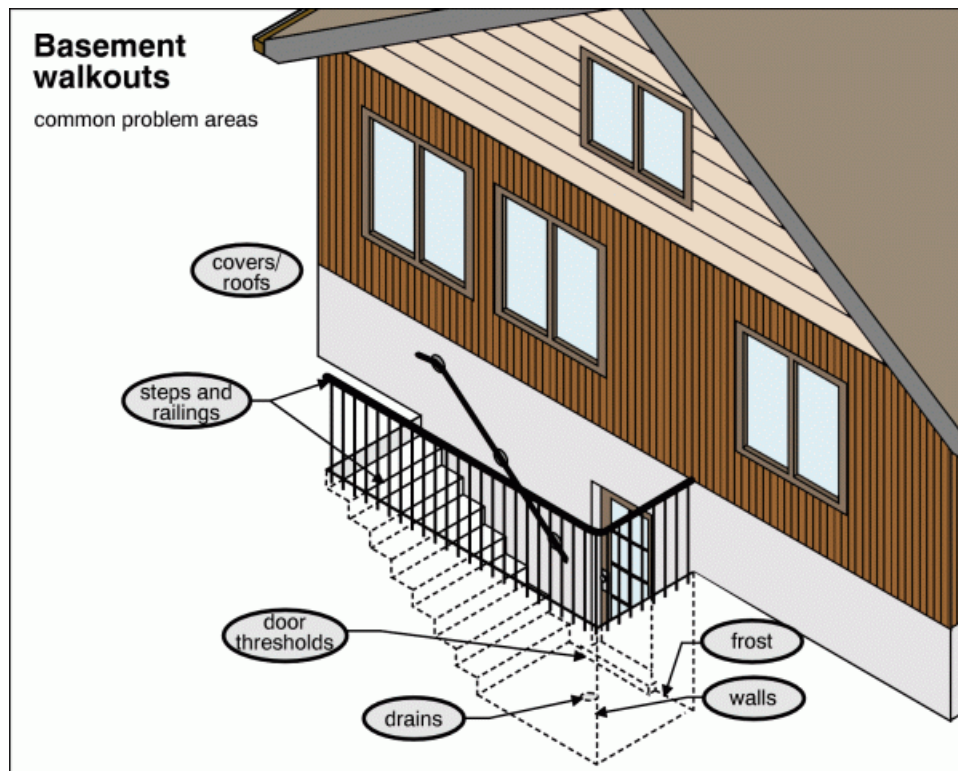
133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	APPENDIX
REFERENCE									

Cost: Regular maintenance item



Drains missing, clogged or undersized

LANDSCAPING \ Lot grading

Condition: • Low areas and/or gardens observed next to the foundation wall(s).

Although no signs of leakage were observed in the basement, it is recommended that grading be improved to help direct water away from the foundation walls.

Location: Various exterior

Task: Further evaluation / Improve

Time: As soon as practical / As required

EXTERIOR

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Cost: This type of work can be costly - Contact landscaping specialist for options and pricing



Ex. Grading slopes down toward house



Ex. Low areas near house

LANDSCAPING \ Walkway

Condition: • Settlement

Possible trip hazard.

Location: Various exterior

Task: Improve

Time: As required



Ex. Settlement

Limitations

Inspection limited/prevented by: • Car/storage in garage • Poor/no access under steps, deck, porch

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Irrigation system and associated equipment

STRUCTURE

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • The structure appears to have performed well, with no evidence of significant movement.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Concrete slab (porch) • [Engineered wood](#) • Not visible in some areas

Exterior wall construction: • [Wood frame / Brick veneer](#) • Not visible in some areas

Roof and ceiling framing: • [Trusses](#) • Not visible in some areas

Observations and Recommendations

FLOORS \ Concrete slabs

Condition: • Small cracks in concrete floor(s)

Concrete basement, crawlspace, and garage floors are not typically part of the structure. Almost all concrete floors have minor shrinkage and/or settlement cracks.

Task: Monitor / Improve

Time: Discretionary / As required

Limitations

Attic/roof space: • Inspected from the access hatch • Lower roof space(s) not accessible • Skylight well limited visibility to portions of the attic

Percent of foundation not visible: • 95 %

Description

General: • The electrical should prove adequate for typical lifestyles.

Service size: • [200 Amps \(240 Volts\)](#)

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

Distribution panel type and location:

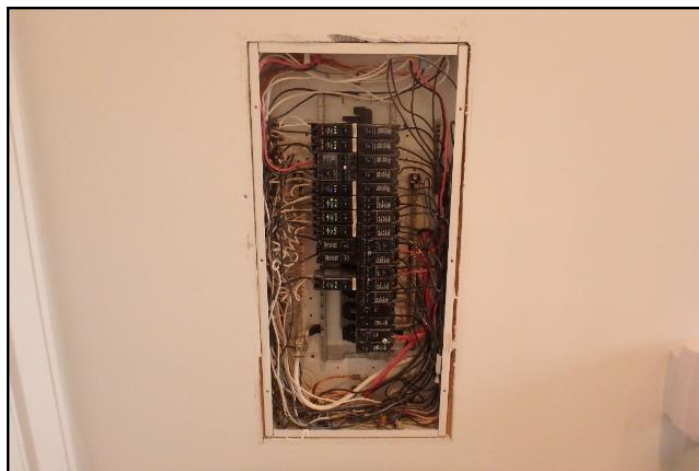
• [Breakers - basement](#)



Breakers - basement

Auxiliary panel (subpanel) type and location:

• Breakers - second floor
(Laundry room)



Breakers - second floor

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • [AFCIs present](#)

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • All electrical recommendations are safety issues. Treat them as high priority items, and consider the time frame as immediate, unless otherwise noted. All electrical repairs should be performed by a licensed electrician.

Condition: • The panel and visible wiring look professionally organized and well put together. All tested outlets and switches were in good working order.

RECOMMENDATIONS \ Overview

Condition: • No electrical recommendations are offered as a result of this inspection.

COMMENTS \ Additional

Condition: • Any new owner(s) of a home should consider the purchase and installation of new smoke and carbon monoxide alarms immediately after taking possession. Smoke and Carbon Monoxide alarms save lives. Alarms should be tested often to ensure proper operation and replaced every 5-10 years according to the manufacturer's recommendations.

Limitations

Inspection limited/prevented by: • Concealed electrical components are not inspected. Main disconnect cover not removed - unsafe to do so. The continuity and quality of the system ground are not verified as part of a home inspection. The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Description

General: • With ongoing regular maintenance, the high-efficiency furnace should have several years of life remaining.

System type:

- [Furnace](#)



Furnace

Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [4 years](#)

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

Auxiliary heat:

- Radiant floor heating (electric)

Ex. Front entrance, upstairs bathrooms, laundry room. Controlled by local thermostats.

- Radiant floor heating (hot water)

In the basement - See PLUMBING section

Chimney/vent: • High temperature plastic • Sidewall venting

Chimney/vent: • Cosmetic

Observations and Recommendations

HEATING \ General

Condition: • Setting up an annual maintenance and service agreement that covers parts and labour (for the heating and cooling equipment) with a reputable HVAC contractor is advised.

Condition: • Although not tested, some of the in-floor heating thermostats appeared to be partially inoperative.

Location: Various thermostats

Task: Service

Time: Before using

Cost: Depends on work needed

FURNACE \ Cabinet

Condition: • Evidence of past leakage was observed.

See COOLING section (likely source of prior leakage)

Location: In/around furnace cabinet

Task: Have looked at during the next regular servicing

Time: As soon as practical



Evidence of past leakage was observed.

FIREPLACE \ Gas fireplace or gas logs

Condition: • Gas fireplace(s) observed in the home. There are many manufacturers and many models of these units, which may have different installation rules. We recommend these appliances be covered under a maintenance contract that includes regular annual servicing.

Task: Have serviced by a licensed specialist

Time: Immediate / Prior to use

HEATING

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

Inspection prevented/limited by: • Gas to fireplace(s) was shut off. Fireplace(s) was not tested.

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

Warm weather: • Prevents testing heating effectiveness

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

Not included as part of a building inspection: • The performance of radiant in-floor heating • Testing/inspection of additional mechanical ventilation systems (ex. HRV, ERV)

COOLING & HEAT PUMP

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • The relatively new air conditioning system operated properly during the inspection.

Air conditioning type:

- [Air cooled](#)



Air cooled

Cooling capacity: • 60,000 BTU/hr

Compressor approximate age: • 3 years

Typical life expectancy: • 10 to 15 years

Observations and Recommendations

AIR CONDITIONING \ Evaporator coil

Condition: • Evidence of prior leakage observed - dry at the time of inspection.

Task: Have looked at during the next regular servicing

Time: As soon as practical / Before using

Cost: Regular maintenance item



Ex. Prior leak - dry

COOLING & HEAT PUMP

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

Not part of a home inspection: • Wine fridge equipment not tested

INSULATION AND VENTILATION

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

Attic/roof insulation material:

- [Glass fiber](#)



Ex. Attic



Ex. Attic

Attic/roof insulation amount/value: • > R40 • Not determined in some areas

Attic/roof air/vapor barrier: • [Plastic](#) • Spot checked only

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

Mechanical ventilation system for building: • Heat recovery ventilator (HRV) • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

Observations and Recommendations

ATTIC/ROOF \ Hatch/Door

Condition: • Not weatherstripped

Location: Attic Hatch

Task: Provide

Time: As soon as practical

INSULATION AND VENTILATION

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

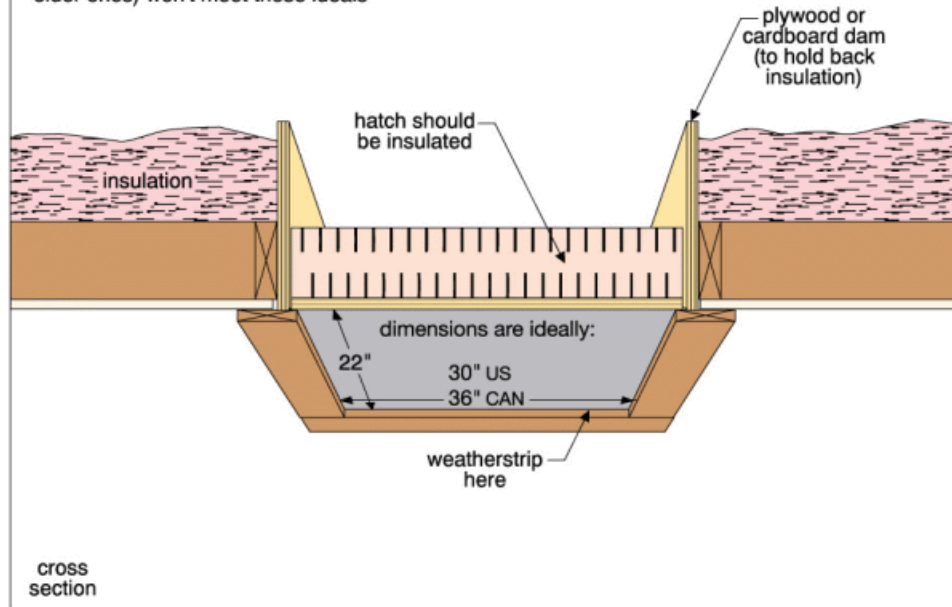
APPENDIX

REFERENCE

Attic access hatch

the illustration shows a good attic access hatch design

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



Limitations

General: • See STRUCTURE section

Inspection limited/prevented by lack of access to: • Wall space - access not gained • Attic (skylight well blocked view to portions of attic)

Roof ventilation system performance: • Not evaluated

Description

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

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

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

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

Water heater type:

• Tankless/On demand



Tankless/On demand

• [Combination system](#)

The water heater provides hot water for domestic use as well as for basement in-floor heating.

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

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 12 to 15 years

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

Floor drain location: • Utility room • Basement walkout

Main fuel shut off valve at the: • Exterior • Left

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced more frequently.

WATER HEATER \ Circulating pump

Condition: • Ensure that timer is set to operate only during periods of typical use (ex. an hour in the morning and in the evening) to help minimize potential premature wear of the supply piping.

PLUMBING

133 Allanhurst Drive, Toronto, ON September 14, 2021

Report No. 1079

www.risehomeinspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Task: Configure

Time: As soon as practical



Ex. Circulating pump

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Evidence of prior leakage (dry) was observed at the vent piping.
Have looked at during the next regular servicing.

Task: Monitor



Ex. Evidence of prior leak - dry

WASTE PLUMBING \ Drain piping - performance

Condition: • The main sewer line to the street cannot be inspected during the home inspection. A professional plumber can provide a video scan of these components, which can help identify potential issues; dramatically reducing the chance of expensive and unhealthy sewer backups.

Task: Further evaluation by a specialist

Time: As soon as practical / As required

WASTE PLUMBING \ Sump pump

Condition: • Consider adding backup/safety devices to ensure equipment continues to operate as needed.

ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	APPENDIX
REFERENCE									

A high water alarm is installed. Consider adding additional protective device(s) (ex. battery or water-powered backups, secondary pump, etc)

Task: Provide

Time: Discretionary / As required

Cost: Depends on approach

Condition: • Debris in the sump, clogged

Ensure the pit is clear of all debris as part of regular maintenance.

Task: Clean / Service

Time: As soon as practical

Condition: • [Discharge pipe problems](#)

Discharges too close to the house - See EXTERIOR section re: grading/downspouts.

Task: Improve

Time: As soon as practical / As required

Cost: Depends on approach



Ex. Discharge too close to house

WASTE PLUMBING \ Backwater valve

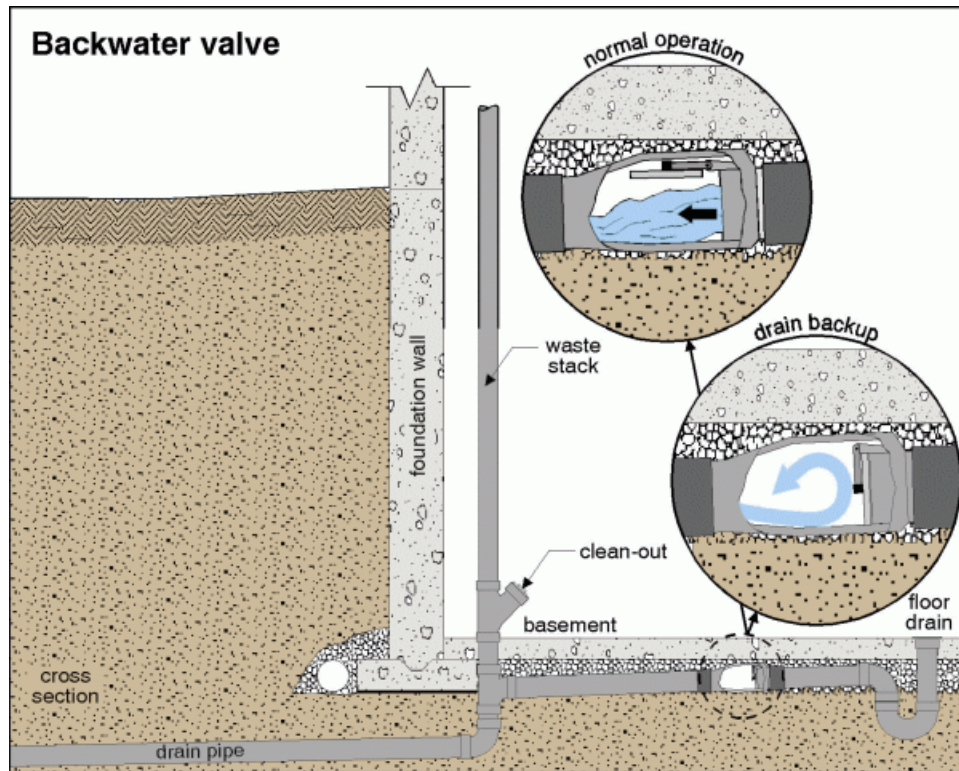
Condition: • House appears to have a backflow valve installed

Verify that a backflow valve is installed and continue with regular maintenance to ensure it engages in the event of an emergency.

Location: Cold room

Task: Inspect and clean as needed

Time: As soon as practical / As required



Limitations

Fixtures not tested/not in service: • Pot filler fixture over range/stove • Steam shower • Sauna • Outdoor faucet (hose bibs/bibbs)

Items excluded from a building inspection: • Concealed plumbing • Tub/sink overflows • Fire suppression equipment

Description

General: • The interior finishes are in good repair overall. • The interior finishes are high quality for the most part. • Appliances and exhaust fans have typical life expectancies in the range of 10 to 15 years, although there is considerable variance based on a number of factors.

Major floor finishes: • Hardwood/Laminate/Engineered • Tile • Not determined in some areas

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

Windows: • [Fixed](#) • [Casement](#) • [Skylight](#)

Glazing: • [Double](#)

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

Kitchen ventilation: • Exhaust fan discharges to the exterior • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Observations and Recommendations

RECOMMENDATIONS \ General

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

DOORS \ General notes

Condition: • Door rubs on the finishes above.

Location: Wine fridge

Task: Adjust / Correct

Time: As soon as practical

Cost: Depends on work needed

BASEMENT / CRAWLSPACE \ Leakage

Condition: • What to do if your basement or crawlspace leaks:

Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the text before taking any action.

To summarize, wet basement issues can be addressed in four steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by the homeowner. Higher cost if done by a contractor or if driveways, patios and expensive landscaping are disturbed.)

3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside.

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Condition: • Although no signs of active leakage were observed at the time of inspection, we recommend some exterior improvements to help prevent the possibility of future moisture issues - See EXTERIOR section.

Limitations

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any • Security systems, intercoms, central vacuum systems, chimney flues, elevators, smoke and carbon monoxide detectors

Environmental issues are outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home/condo inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

END OF REPORT

IMPORTANT ADVICE FOR LOOKING AFTER YOUR HOME

Home maintenance is an important responsibility. It protects your investment, extends life expectancy, and helps avoid significant expenses. This document is an integral part of the report and will help you avoid many common problems and reduce costs.

Priority Maintenance and Home Set-Up

The Home Set-Up and Maintenance chapter in the Home Reference Book provides important information regarding things that are done once when moving in, as well as regular maintenance activities. Please be sure to follow these maintenance guidelines. The Home Reference Book is included under the REFERENCE tab in this report.

Basement/Crawlspace Leakage

Basement water leakage is the most common problem with homes. Almost every basement and crawlspace leaks under the right conditions. Good maintenance of exterior grading, gutters and downspouts is critically important. For more details, please refer to Section 10 of the Interior chapter of the Home Reference Book, which is in the REFERENCE tab in this report.

Roof - Annual Maintenance

It is important to set up an annual inspection and tune-up program to minimize the risk of leakage and maximize the life of the roof. Roof leaks may occur at any time and are most often at penetrations or changes in material. A leak does not necessarily mean the roof needs to be replaced.

Roof coverings are disposable and have to be replaced from time to time. Asphalt shingles, for example, last roughly 15 years.

Exterior - Annual Maintenance

Annual inspection of the exterior is important to ensure weather-tightness and durability of exterior components. Grading around the home should slope to drain water away from the foundation to help keep the basement dry. Painting and caulking should be well maintained. Particular attention should be paid to horizontal surfaces where water may collect. Joints, intersections, penetrations and other places where water may enter the building assembly should be checked and maintained regularly.

Garage Door Operators

The auto reverse mechanism on your garage door opener should be tested monthly. The door should also reverse when it meets reasonable resistance, or if the 'photo eye' beam is broken.

Electrical System – Label the Panel

Each circuit in the electrical panel should be labelled to indicate what it controls. This improves both safety and convenience. Where the panel is already labelled, the labelling should be verified as correct. Do not rely on existing labelling.

Ground Fault Interrupters and Arc Fault Circuit Interrupters

These should be tested monthly using the test buttons on the receptacles or on the breakers in the electrical panel.

Heating and Cooling System – Annual Maintenance

Set up an annual maintenance agreement that covers parts and labour for all heating and cooling equipment. This includes gas fireplaces and heaters, as well as furnaces, boilers and air conditioners. Include humidifiers and electronic air cleaners in the service agreement. Arrange the first visit as soon as possible after taking possession.

Check filters for furnaces and air conditioners monthly and change or clean as needed. Duct systems have to be balanced to maximize comfort and efficiency, and to minimize operating costs. Adjust the balancing for heating and cooling seasons, respectively.

For hot water systems, balancing should be done by a specialist to due to the risk of leakage at radiator valves. These valves are not operated during a home inspection.

Bathtub and Shower Maintenance

Caulking and grout in bathtubs and showers should be checked every 6 months and improved as necessary to prevent leakage and water damage behind walls and below floors.

Water Heaters

All water heaters should be flushed by a specialist every year to maximize performance and life expectancy. This is even more critical on tankless water heaters.

Air Sealing – Air Leakage Control

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.

Washing Machine Hoses

We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished part of the home.

Clothes Dryer Vents

We recommend that vents for clothes dryers discharge outside the home. The vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces energy consumption and cost, as well as drying time for clothes. It also minimizes the risk of a lint fire inside the vent.

Lint filters in the dryer should be cleaned every time the dryer is used. There is a secondary lint trap in many condominiums. These should be cleaned regularly. There may also be a duct fan controlled by a wall switch. The fan should be ON whenever the dryer is used.

Dryer ducts should be inspected annually and cleaned as necessary to help reduce the risk of a fire, improve energy efficiency and reduce drying times.

Fireplace and Wood Stove Maintenance

Wood burning appliances and chimneys should be inspected and cleaned before you use them, and annually thereafter. We recommend that specialists with a WETT (Wood Energy Technology Transfer, Inc.) designation perform this work. Many insurance companies require a WETT inspection for a property with a wood burning device.

Smoke and Carbon Monoxide (CO) Detectors (Alarms)

Smoke detectors are required at every floor level of every home, including basements and crawlspaces. Even if these are present when you move into the home, we recommend replacing the detectors. We strongly recommend photoelectric smoke detectors rather than ionization type detectors. Carbon monoxide detectors should be provided adjacent to all sleeping areas. These devices are not tested during a home inspection. Detectors should be tested every 6 months and replaced every 10 years. Batteries for smoke and carbon monoxide detectors should be replaced annually. If unsure of the age of a smoke detector, it should be replaced.



Canadian Association Of Home & Property Inspectors

2012 NATIONAL STANDARDS OF PRACTICE

The National Standards of Practice are a set of guidelines for home and property inspectors to follow in the performance of their inspections. They are the most widely accepted Canadian home inspection guidelines in use, and address all the home's major systems and components. The National Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive Standards for professional performance in the industry.

These National Standards of Practice are being published to inform the public on the nature and scope of visual building inspections performed by home and property inspectors who are members of the Canadian Association of Home and Property Inspectors (CAHPI).

The purpose of the National Standards of Practice is to provide guidelines for home and property inspectors regarding both the inspection itself and the drafting of the inspection report, and to define certain terms relating to the performance of home inspections to ensure consistent interpretation.

To ensure better public protection, home and property inspectors who are members of CAHPI should strive to meet these Standards and abide by the appropriate provincial/regional CAHPI Code of Ethics.

These Standards take into account that a visual inspection of a building does not constitute an evaluation or a verification of compliance with building codes, Standards or regulations governing the construction industry or the health and safety industry, or Standards and regulations governing insurability.

Any terms not defined in these Standards shall have the meaning commonly assigned to it by the various trades and professions, according to context.

INDEX

1. Introduction
2. Purpose and Scope
3. General Limitations and Exclusions
4. Structural Systems
5. Exterior Systems
6. Roof Systems
7. Plumbing Systems
8. Electrical Systems
9. Heating Systems
10. Fireplaces & Solid Fuel Burning Appliances
11. Air Conditioning Systems
12. Interior Systems
13. Insulation and Vapour Barriers
14. Mechanical and Natural Ventilation Systems

Glossary Note: Italicized words are defined in the Glossary.

1. INTRODUCTION

- 1.1** The Canadian Association of Home and Property Inspectors (CAHPI) is a not-for-profit association whose members include the following seven provincial/regional organizations: CAHPI-British Columbia, CAHPI-Alberta, CAHPI-Saskatchewan, CAHPI-Manitoba, OAH (Ontario), AIBQ (Quebec), and CAHPI-Atlantic. CAHPI strives to promote excellence within the profession and continual improvement of inspection services to the public.

2. PURPOSE AND SCOPE

- 2.1** The purpose of these National Standards of Practice is to establish professional and uniform Standards for private, fee-paid home inspectors who are members of one of the provincial/regional organizations of CAHPI. Home Inspections performed to these National Standards of Practice are intended to provide information regarding the condition of the systems and components of the building as inspected at the time of the Home Inspection. This does NOT include building code inspections.

These National Standards of Practice enable the building being inspected to be compared with a building that was constructed in accordance with the generally accepted practices at the time of construction, and which has been adequately maintained such that there is no significant loss of *functionality*.

It follows that the building may not be in compliance with current building codes, standards and regulations that are applicable at the time of inspection.

These National Standards of Practice apply to inspections of part or all of a building for the following building types:

- single-family dwelling, detached, semi-detached or row house
- multi unit residential building
- residential building held in divided or undivided co ownership
- residential building occupied in part for a residential occupancy and in part for a commercial occupancy, as long as the latter use does not exceed 40% of the building's total area, excluding the basement.

2.2 THE INSPECTOR SHALL:

A. inspect:

1. *readily accessible*, visually observable *installed systems*, and *components* of buildings listed in these National Standards of Practice.

B. report:

1. on those *systems* and *components* installed on the building inspected which, in the professional opinion or judgement of the *inspector*, *have a significant deficiency* or are unsafe or are near the end of their *service lives*.
2. a reason why, if not self-evident, the *system* or *component* has a *significant deficiency* or is unsafe or is near the end of its *service life*.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any *systems* and *components* designated for inspection in these National Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 *These National Standards of Practice are not intended to limit inspectors from:*

- A.** including other inspection services in addition to those required by these National Standards of Practice provided the *inspector* is appropriately qualified and willing to do so.
- B.** excluding *systems* and *components* from the inspection if requested by the client or as dictated by circumstances at the time of the inspection.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 GENERAL LIMITATIONS:

- A.** Inspections performed in accordance with these National Standards of Practice
1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.

3.2 GENERAL EXCLUSIONS:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these National Standards of Practice, except as may be required by lawful authority.

B. *Inspectors* are NOT required to determine:

1. condition of *systems* or *components* which are not *readily accessible*.
2. remaining life of any *system* or *component*.
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. suitability of the property for any use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. advisability of the purchase of the property.
11. presence of potentially hazardous plants, animals or insects including, but not limited to wood destroying organisms, diseases or organisms harmful to humans.
12. presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. effectiveness of any *system* installed or methods utilized to control or remove suspected hazardous substances.
14. operating costs of *systems* or *components*.
15. acoustical properties of any *system* or *component*.
16. design adequacy with regards to location of the home, or the elements to which it is exposed.

C. *Inspectors* are NOT required to offer or perform:

1. any act or service contrary to law, statute or regulation.
2. *engineering, architectural* and technical services.
3. work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:

1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:

1. any area which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.

2. *confined spaces*.

3. spaces which are not readily accessible.

F. *Inspectors* are NOT required to *inspect*:

1. underground items including, but not limited to storage tanks or other indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not readily accessible in accordance with these National Standards of Practice.
5. detached structures.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing when inspecting an individual unit(s), including the roof and building envelope.
7. test and/or operate any installed fire alarm system, burglar alarm system, automatic sprinkler system or other fire protection equipment, electronic or automated installations, telephone, intercom, cable/internet systems and any lifting equipment, elevator, freight elevator, wheelchair lift, climbing chair, escalator or others;
8. pools, spas and their associated safety devices, including fences.

G. *Inspectors* are NOT required to:

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be hazardous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these National Standards of Practice.

4. STRUCTURAL SYSTEMS

4.1 THE INSPECTOR SHALL:

A. inspect:

1. *structural components* including visible foundation and framing.
2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist. *Probing* is NOT required when *probing* would damage any finished surface or where no deterioration is visible.

B. describe:

1. foundation(s).
2. floor structure(s).
3. wall structure(s).
4. ceiling structure(s).
5. roof structure(s).

C. report:

1. on conditions limiting access to structural components.
2. methods used to *inspect* the *under-floor crawl space*
3. methods used to *inspect* the attic(s).

4.2 THE INSPECTOR IS NOT REQUIRED TO:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

5. EXTERIOR SYSTEMS

5.1 THE INSPECTOR SHALL:

A. inspect:

1. exterior wall covering(s), flashing and trim.
2. all exterior doors.
3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.
7. landscaping structure attached or adjacent to the building when likely to adversely affect the building.
8. attached garage or carport.
9. garage doors and garage door operators for attached garages.

B. describe

1. exterior wall covering(s).

C. report:

1. the method(s) used to inspect the exterior wall elevations.

5.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. detached garages and outbuildings.
6. seawalls, break-walls, dykes and docks.
7. erosion control and earth stabilization measures.

6. ROOF SYSTEMS

6.1 THE INSPECTOR SHALL:

A. inspect:

1. *readily accessible* roof coverings.
2. *readily accessible* roof drainage systems.
3. *readily accessible* flashings.
4. *readily accessible* skylights, chimneys, and roof penetrations.

B. describe

1. roof coverings.

C. report:

1. method(s) used to inspect the roof(s).

6.2 THE INSPECTOR IS NOT REQUIRED TO:

A. inspect:

1. antennae and satellite dishes.
2. interiors of flues or chimneys.
3. other *installed* items attached to but not related to the roof system(s).

7. PLUMBING SYSTEMS

7.1 THE INSPECTOR SHALL:

A. inspect:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste and vent *systems* including all fixtures.
3. water heating equipment and associated venting systems.
4. water heating equipment fuel storage and fuel distribution systems.
5. fuel storage and fuel distribution *systems*.
6. drainage sumps, sump pumps, and related piping.

B. describe:

1. water supply, distribution, drain, waste, and vent piping materials.
2. water heating equipment including the energy source.
3. location of main water and main fuel shut-off valves.

7.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. clothes washing machine connections.
2. wells, well pumps, or water storage related equipment.
3. water conditioning *systems*.
4. solar water heating *systems*.
5. fire and lawn sprinkler *systems*.
6. private waste disposal *systems*.

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. operate:

1. safety valves or shut-off valves.

8. ELECTRICAL SYSTEMS**8.1 THE INSPECTOR SHALL:****A. inspect:**

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. distribution conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters (GFCI) (if appropriate).
10. arc fault circuit interrupters (AFCI) (if appropriate).

B. describe:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and subpanel(s).
3. *wiring methods*.

C. report:

1. presence of solid conductor aluminum branch circuit wiring.
2. absence of carbon monoxide detectors (if applicable).
3. absence of smoke detectors.
4. presence of ground fault circuit interrupters (GFCI).
5. presence of arc fault circuit interrupters (AFCI).

8.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. remote control devices unless the device is the only control device.
2. alarm *systems* and *components*.
3. low voltage wiring, *systems* and *components*.
4. ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

5. telecommunication equipment.

B. measure:

1. amperage, voltage, or impedance.

9. HEATING SYSTEMS**9.1 THE INSPECTOR SHALL:****A. inspect:**

1. *readily accessible* components of *installed* heating equipment.
2. vent systems, flues, and chimneys.
3. fuel storage and fuel distribution *systems*.

B. describe:

1. energy source(s).
2. heating method(s) by distinguishing characteristics.
3. chimney(s) and/or venting material(s).
4. combustion air sources.
5. exhaust venting methods (naturally aspirating, induced draft, direct vent, direct vent sealed combustion).

9.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. interiors of flues or chimneys.
2. heat exchangers.
3. auxiliary equipment.
4. electronic air filters.
5. solar heating *systems*.

B. determine:

1. system adequacy or distribution balance.

10. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

(Unless prohibited by the authority having jurisdiction)

10.1 THE INSPECTOR SHALL:**A. inspect:**

1. system components
2. vent systems and chimneys

B. describe:

1. fireplaces and solid fuel burning appliances
2. chimneys

10.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. interior of flues or chimneys
2. screens, doors and dampers
3. seals and gaskets
4. automatic fuel feed devices
5. heat distribution assists whether fan assisted or gravity

B. ignite or extinguish fires**C. determine draught characteristics****D. move fireplace inserts, stoves, or firebox contents**

11. AIR CONDITIONING SYSTEMS**11.1 THE INSPECTOR SHALL:****A. inspect**

1. permanently *installed* central air conditioning equipment.

B. describe:

1. energy source.
2. cooling method by its distinguishing characteristics.

11.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect**

1. electronic air filters.
2. portable air conditioner(s).

B. determine:

1. system adequacy or distribution balance.

12. INTERIOR SYSTEMS**12.1 THE INSPECTOR SHALL:****A. inspect:**

1. walls, ceilings, and floors.
2. steps, stairways, and railings.
3. a *representative number* of countertops and *installed* cabinets.
4. a *representative number* of doors and windows.
5. walls, doors and ceilings separating the habitable spaces and the garage.

B. describe:

1. materials used for walls, ceilings and floors.
2. doors.
3. windows.

C. report

1. absence or ineffectiveness of guards and handrails or other potential physical injury hazards.

12.2 THE INSPECTOR IS NOT REQUIRED TO:**A. inspect:**

1. *decorative* finishes.
2. window treatments.
3. central vacuum *systems*.
4. *household appliances*.
5. *recreational facilities*.

13. INSULATION AND VAPOUR BARRIERS**13.1 THE INSPECTOR SHALL:****A. inspect:**

1. insulation and *vapour barriers* in unfinished spaces.

B. describe:

1. type of insulation material(s) and *vapour barriers* in unfinished spaces.

C. report

1. absence of insulation in unfinished spaces within the building envelope.
2. presence of vermiculite insulation

13.2 THE INSPECTOR IS NOT REQUIRED TO:**A. disturb**

1. insulation.
2. *vapour barriers*.

B. obtain sample(s) for analysis

1. insulation material(s).

14. MECHANICAL AND NATURAL VENTILATION SYSTEMS**14.1 THE INSPECTOR SHALL:****A. inspect:**

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as kitchen, bathrooms, laundry rooms.

B. describe:

1. ventilation of attics and foundation areas.
2. mechanical ventilation *systems*.
3. ventilation systems in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

C. report:

1. absence of ventilation in areas where moisture is generated such as: kitchens, bathrooms and laundry rooms.

14.2 THE INSPECTOR IS NOT REQUIRED TO:

1. determine indoor air quality.
2. determine system adequacy or distribution balance.

GLOSSARY

Adjacent

Nearest in space or position; immediately adjoining without intervening space.

Alarm Systems

Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract, adequacy of design for the location and exposure to the elements.

Automatic Safety Controls

Devices designed and installed to protect *systems* and *components* from unsafe conditions.

Component

A part of a *system*.

Confined Spaces

An enclosed or partially enclosed area that:

1. Is occupied by people only for the purpose of completing work.
2. Has restricted entry/exit points.
3. Could be hazardous to people entering due to:
 - a. its design, construction, location or atmosphere.
 - b. the materials or substances in it, or
 - c. any other conditions which prevent normal inspection procedure.

Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a building.

Describe

To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*.

Determine

To find out, or come to a conclusion by investigation.

Dismantle

To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functionality

The purpose that something is designed or expected to fulfill.

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*.

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a building and which *describes* those *systems* and *components* in accordance with these National Standards of Practice.

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or freestanding.

Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these National Standards of Practice, *where applicable* using *normal operating controls* and opening *readily openable access panels*.

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these National Standards of Practice.

Installed

Set up or fixed in position for current use or service.

Monitor

Examine at regular intervals to detect evidence of change.

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Operate

To cause to function, turn on, to control the function of a machine, process, or system.

Probing

Examine by touch.

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

Report

To communicate in writing.

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *components*.

Roof Drainage Systems

Components used to carry water off a roof and away from a building.

Sample

A representative portion selected for inspection.

Service Life/Lives

The period during which something continues to function fully as intended.

Significant Deficiency

A clearly definable hazard or a clearly definable potential for failure or is unsafe or not functioning.

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An inspection is technically exhaustive when it is done by a specialist who may make extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe

A condition in a *readily accessible, installed system* or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, missing or improper installation or a change in accepted residential construction Standards.

Vapour Barrier

Material used in the building envelope to retard the passage of water vapour or moisture.

Visually Accessible

Able to be viewed by reaching or entering.

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.

Note - In these National Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity not emphasis.

(CAHPI acknowledges The American Society of Home Inspectors®, Inc. (ASHI®) for the use of their Standards of Practice (version January 1, 2000)

(AUGUST 22/12 VER. F)

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