

# INSPECTION REPORT



For the Property at:  
**81A BEACONSFIELD AVE**  
TORONTO, ON M6J 3J3

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Inspection Date: Friday, September 21, 2018  
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# SUMMARY

81A Beaconsfield Ave, Toronto, ON September 21, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

PARKING ST

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

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

**Condition:** • [Loose](#)**Location:** Rear Side**Task:** Repair or replace**Time:** Immediate**Cost:** Minor

## Electrical

### **DISTRIBUTION SYSTEM \ Switches**

**Condition:** • 3-way not working as intended**Location:** Second Floor Staircase**Task:** Adjust / Correct**Time:** Immediate**Cost:** Depends on work needed

### **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • Add more smoke detectors**Location:** Basement, first floor**Task:** Install / Add New (as needed)**Time:** Immediate**Cost:** Minor

### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**Condition:** • Add more carbon monoxide detectors. (should be on all sleeping levels)**Task:** Install / Add New (as needed)**Time:** Immediate**Cost:** Minor

## Heating

### **FIREPLACE \ Firebox**

**Condition:** • Have 'WETT' technician inspect before first use. (To ensure it's safe to use re: current standards and clearances)

Depending upon weather going to be used and home insurance company.

**Location:** First Floor**Task:** Further evaluation**Time:** Discretionary

# SUMMARY

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## Interior

### **STAIRS \ Handrails and guards**

**Condition:** • [Missing](#)

**Location:** Second & Top Floor Staircases

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

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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## Descriptions

- The home is considered to face : • West
- Sloped roofing material: • [Asphalt shingles](#)
- Sloped roof flashing material: • Rubberized membrane
- Sloped roof flashing material: • Metal
- Flat roofing material: • [Roll roofing](#)
- Probability of leakage: • Medium
- Approximate age: • 10-15 years

## Observations & Recommendations

### SLOPED ROOF FLASHINGS \ Pipe/stack flashings

- 1. Condition: • Loose
- Task: Reseal
- Time: Immediate
- Cost: Minor



1. Loose

### FLAT ROOFING \ Roll roofing

- 2. Condition: • [Patched](#)
- Location: Top Floor Roof
- Task: Monitor
- Time: Ongoing

# ROOFING

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SUMMARY	<b>ROOFING</b>	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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2. Patched

## Inspection Methods & Limitations

**Inspection performed:** • From the attic

**Inspection performed:** • With binoculars from the ground

# EXTERIOR

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## Descriptions

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout discharge:** • [Above grade](#)
- Lot slope:** • [Towards building](#)
- Soffit and fascia:** • [Wood](#) • [Aluminum](#)
- Wall surfaces and trim:** • [Brick](#) • [Vinyl siding](#)
- Retaining wall:** • None N/A
- Driveway:** • Interlocking brick
- Walkway:** • Interlocking brick
- Deck:** • None N/A
- Porch:** • Wood • Brick
- Exterior steps:** • Wood • Brick
- Balcony:** • Wood
- Patio:** • Interlocking brick
- Fence:** • Wood

## Observations & Recommendations

### WALLS \ Soffits and fascia

- 3. Condition:** • Paint - deteriorated / missing
- Location:** Rear Side
- Task:** Reseal
- Time:** Less than 1 year
- Cost:** Regular maintenance item



3. *Paint - deteriorated / missing*

# EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	PARKING ST	REFERENCE							

## WALLS \ Brick, stone and concrete

4. Condition: • [Masonry deterioration](#)

Location: Front various

Task: Repair

Time: Discretionary



4. Masonry deterioration



5. Masonry deterioration

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

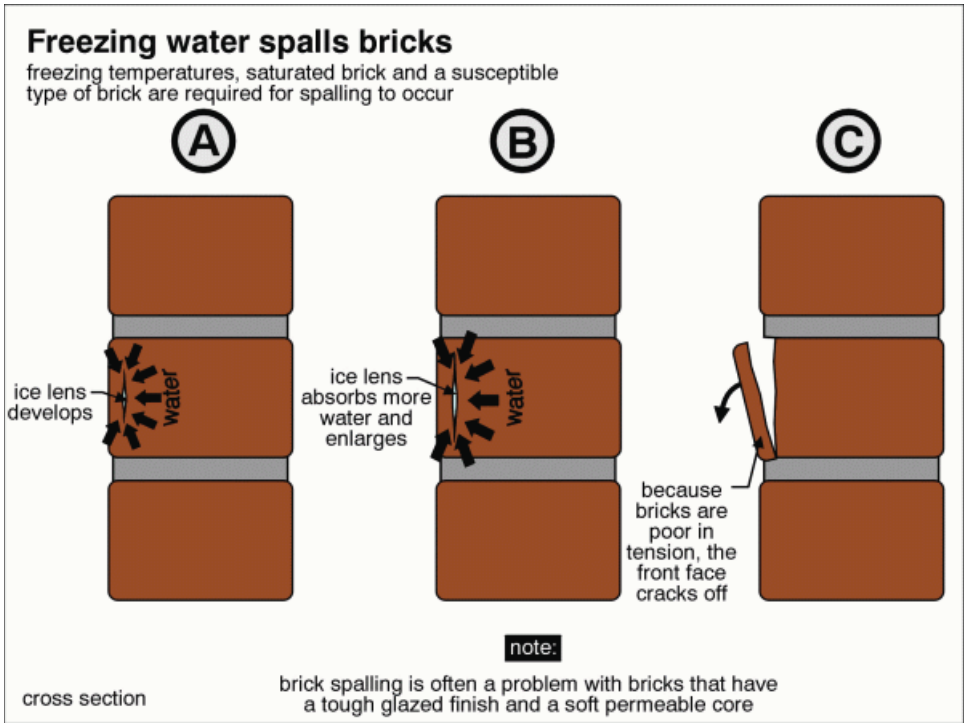
5. Condition: • [Masonry or concrete spalling](#)

Location: Front Porch

Task: Repair

Time: Discretionary

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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6. Masonry or concrete spalling

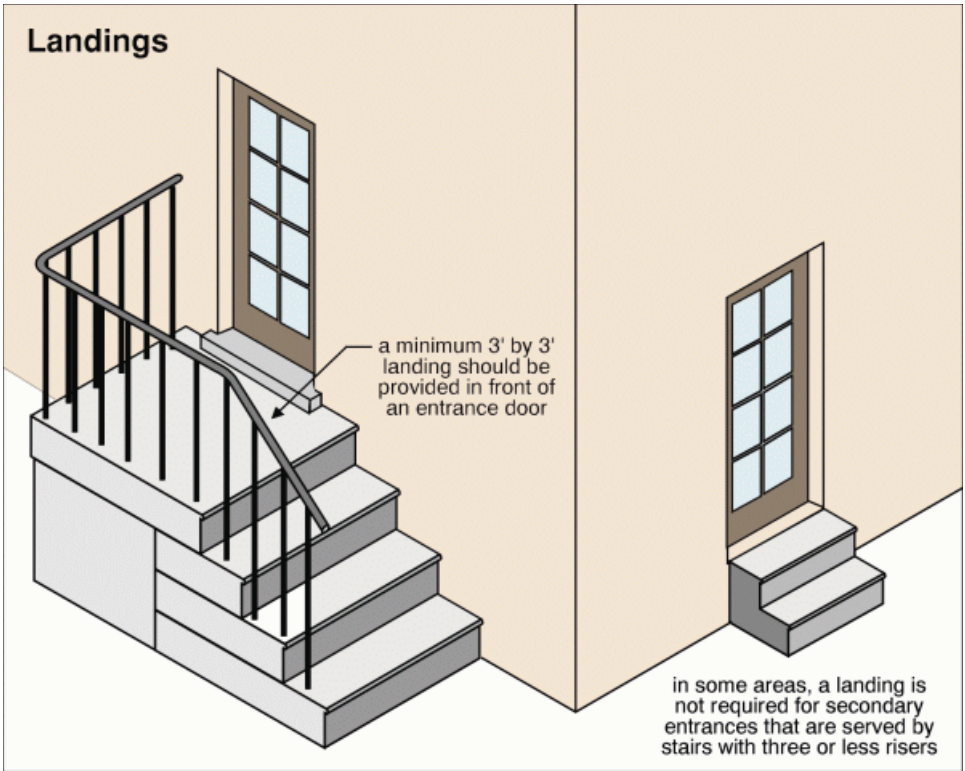
**6. Condition:** • [Steps slope](#)  
**Location:** Rear Side  
**Task:** Repair or replace  
**Time:** Discretionary



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7. Steps slope

**7. Condition:** • [Stair rise too big or not uniform](#)

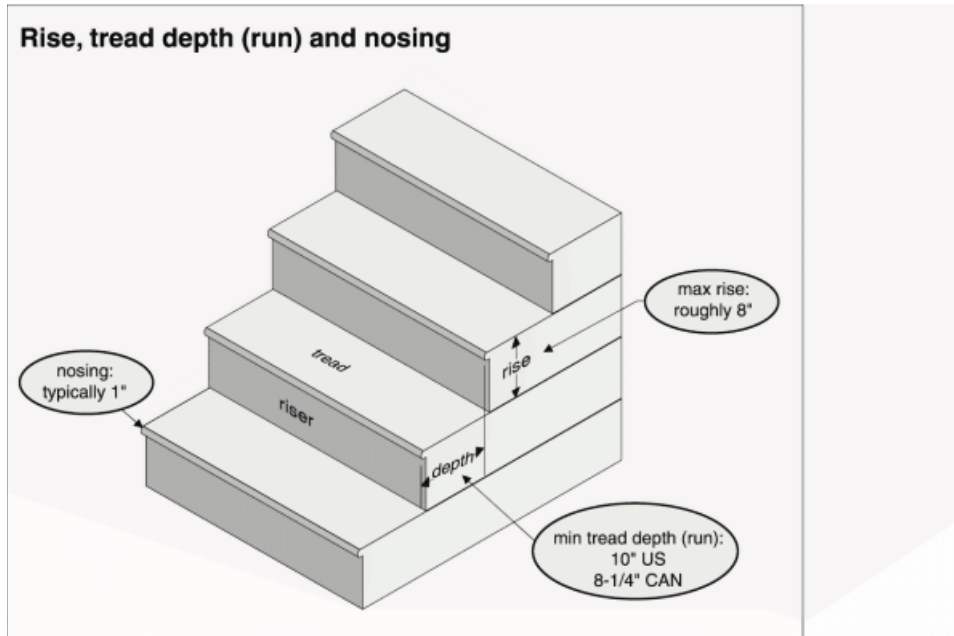
Top step slightly too high and uneven risers.

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**Location:** Front Porch  
**Task:** Adjust / Correct  
**Time:** Discretionary



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

**8. Condition:** • [Loose](#)

**Location:** Rear Side

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor

# EXTERIOR

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8. Loose

## LANDSCAPING \ Lot grading

**9. Condition:** • Low spot(s) in grading. Should be addressed in order to avoid water pooling or draining near the foundation, which could lead to moisture penetration in the foundation.

**Location:** Rear Side

**Task:** Adjust / Correct

**Time:** Discretionary



9. Low spot(s) in grading. Should be addressed...

# EXTERIOR

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## Inspection Methods & Limitations

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

**Exterior inspected from:** • Ground level

## Descriptions

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • Not visible

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

**Roof and ceiling framing:** • Not visible

## Observations & Recommendations

### FOUNDATIONS \ General

**10. Condition:** • [Typical minor settlement](#)

## Inspection Methods & 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 %

## Descriptions

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

**Service size:**

• [200 Amps \(240 Volts\)](#)



10. 200 Amps (240 Volts)

**Main disconnect/service box rating:** • [200 Amps](#)

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

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

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

**Distribution panel rating:** • [200 Amps](#)

**Auxiliary panel (subpanel) type and location:** • [Not found](#)

**Number of circuits installed:** • Below is a list of the circuit break down:

*Note:* 15a-19

20a-1

125a-1 (not in use)

40a-3

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - basement](#) • [GFCI - kitchen](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Smoke detectors:** • [Present](#)

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

## Observations & Recommendations

### DISTRIBUTION SYSTEM \ Switches

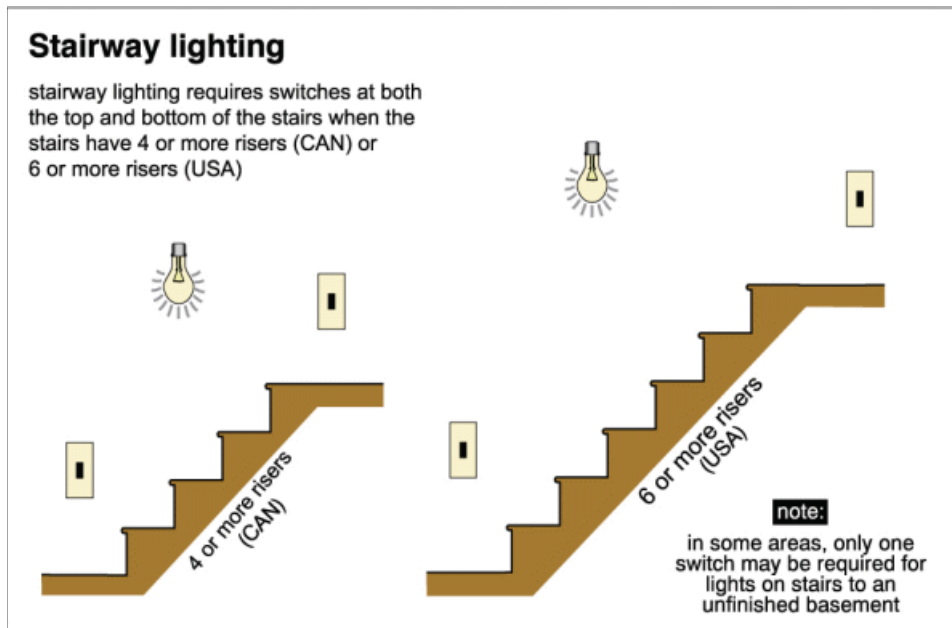
**11. Condition:** • 3-way not working as intended

**Location:** Second Floor Staircase

**Task:** Adjust / Correct

**Time:** Immediate

**Cost:** Depends on work needed



### DISTRIBUTION SYSTEM \ Smoke detectors

**12. Condition:** • Add more smoke detectors

**Location:** Basement, first floor

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

**13. Condition:** • Add more carbon monoxide detectors. (should be on all sleeping levels)

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Furniture • Concealed electrical.

**Inspection limited/prevented by:** • Storage • Insulation

**System ground:** • Continuity not verified • Quality of ground not determined

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



## Descriptions

**System type:**

- [Furnace](#)

Tested

Working

**Fuel/energy source:** • [Gas](#)**Furnace manufacturer:**

- Keeprite



11. *Keeprite*

**Heat distribution:** • [Ducts and registers](#)**Efficiency:** • [High-efficiency](#)**Exhaust venting method:** • [Direct vent](#)**Approximate age:** • [9 years](#)**Failure probability:** • [Medium](#)**Exhaust pipe (vent connector):** • 636 High temp. plastic pipe (white)**Fireplace/stove:**

- [Wood-burning fireplace](#)

First Floor

**Chimney/vent:** • [Masonry](#) • High temperature plastic

Humidifiers: • [Drum type](#)

## Observations & Recommendations

### GAS FURNACE \ Cabinet

**14. Condition:** • Recommend servicing furnace. Service and cleaning should be done yearly by an HVAC technician to maintain and ensure proper operation of the system. This service is important because technicians can see further into areas of the furnace that the inspector can not (eg. heat exchanger areas) these regular checkups can prevent issues from becoming extreme. Recommend servicing before closing.

### CHIMNEY AND VENT \ Inspect/sweep chimney

**15. Condition:** • Have 'WETT' technician inspect before first use. (Regular yearly / biyearly inspections recommended depending on usage)

(If going to be used)

**Task:** Further evaluation

**Time:** Discretionary

### CHIMNEY AND VENT \ Flue

**16. Condition:** • Damaged, cracked or deteriorated flue or liner. Repair or replace as needed.

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Depends on work needed



12. Damaged, cracked or deteriorated flue or...

### FIREPLACE \ Firebox

**17. Condition:** • Have 'WETT' technician inspect before first use. (To ensure it's safe to use re: current standards and

# HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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clearances)

Depending upon weather going to be used and home insurance company.

**Location:** First Floor

**Task:** Further evaluation

**Time:** Discretionary

## Inspection Methods & Limitations

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

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

**Heat exchanger:** • Not visible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Descriptions

**Air conditioning type:**

- [Air cooled](#)

In use  
Working

**Manufacturer:** • KeepRite



13. *KeepRite*

**Compressor type:** • Electric

**Compressor approximate age:** • 5 years

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

**Evaporative cooler damper location:** • [Rear of building](#)

## Observations & Recommendations

**AIR CONDITIONING \ Compressor**

18. **Condition:** • [Missing electrical shutoff](#)

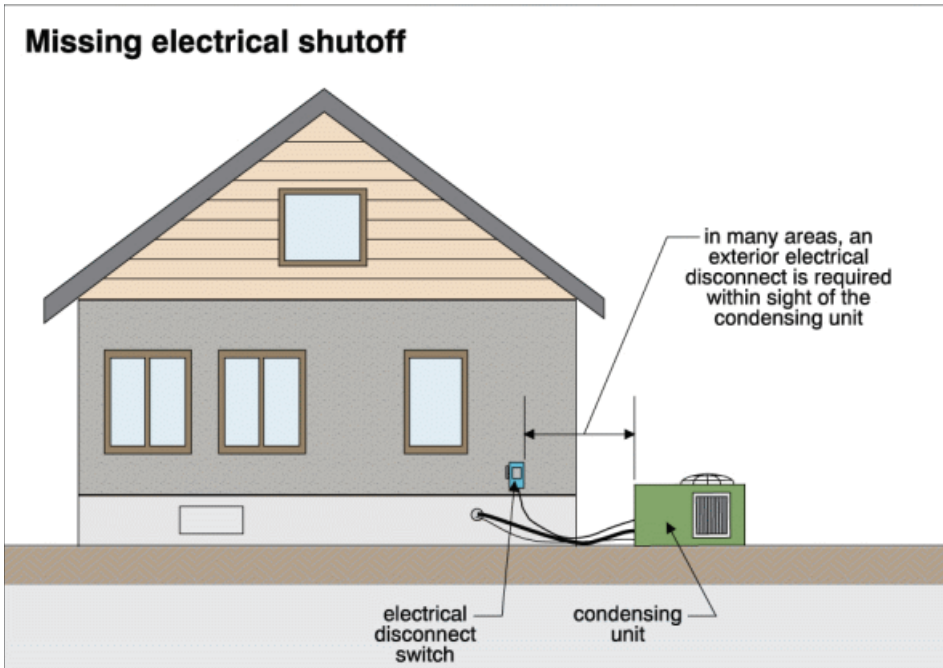
(Should have)

Recommend adding

**Location:** Rear Side Exterior Wall

**Task:** Install / Add New (as needed)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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14. Missing electrical shutoff

## AIR CONDITIONING \ Refrigerant lines

19. Condition: • [Insulation - missing](#)

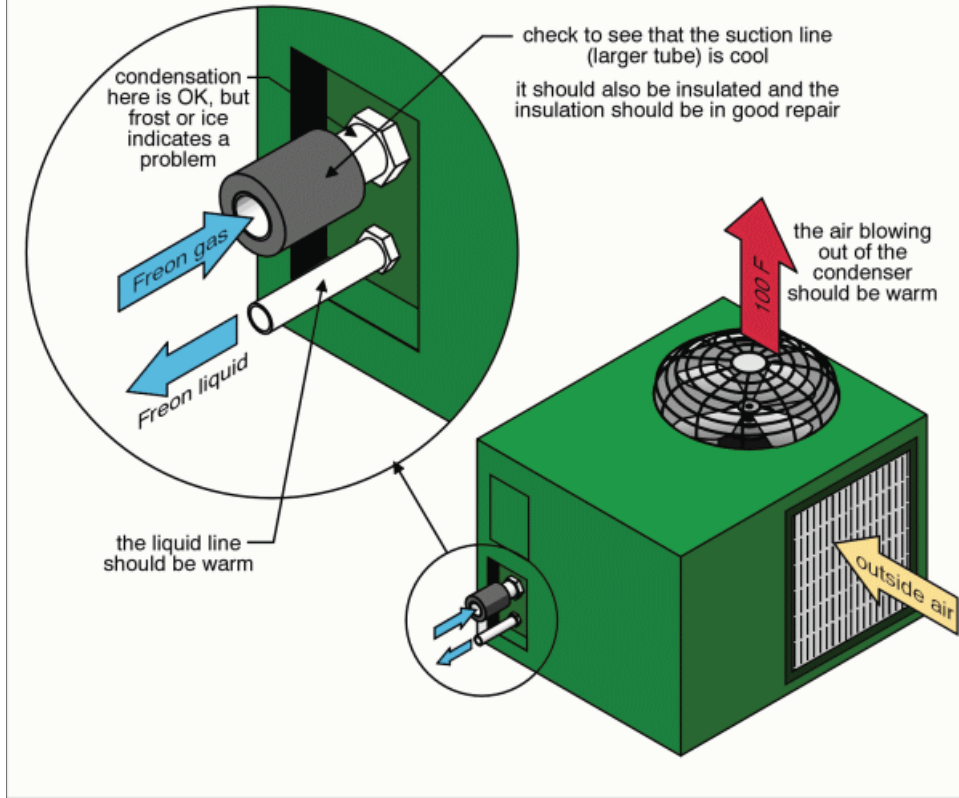
Task: Replace

Time: Immediate

Cost: Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Inspecting the condenser unit



15. Insulation - missing

# COOLING & HEAT PUMP

Report No. 1699

81A Beaconsfield Ave, Toronto, ON September 21, 2018

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Inspection Methods & Limitations

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

# INSULATION AND VENTILATION

81A Beaconsfield Ave, Toronto, ON September 21, 2018

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## Descriptions

- General:** • No attic. Flat roof, cathedral ceiling or floor above.
- Attic/roof insulation material:** • Not visible
- Attic/roof insulation amount/value:** • Not determined
- Attic/roof air/vapor barrier:** • [Not visible](#)
- Mechanical ventilation system for home:** • Bathroom exhaust fan

## Inspection Methods & Limitations

- General:** • No attic due to flat roof, cathedral ceiling or floor above.  
Or No access due to storage, shelving or lack of hatch door.
- Inspection prevented by no access to:** • Insulation covered by finished walls, ceilings etc. can not be determined. (For either type or quantity)
- Inspection prevented by no access to:** • Attic
- Attic inspection performed:** • From access hatch
- Roof ventilation system performance:** • Not evaluated
- Air/vapor barrier system:** • Continuity not verified
- Mechanical ventilation effectiveness:** • Not verified



## Descriptions

**Water supply source:** • Public

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

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

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

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

**Water heater type:** • High efficiency

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

**Water heater exhaust venting method:** • Direct vent

**Water heater manufacturer:** • GSW

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 8 years

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

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

**Floor drain location:** • Near laundry area

**Gas piping:** • Steel • CSST (Corrugated Stainless Steel Tubing)

**Exterior hose bibb (outdoor faucet):** • Visible hose bib(s) noted

*Note:* 2 exterior water taps noted.

**Exterior hose bibb (outdoor faucet):**

• Frost free

(Seems inoperative)

## Inspection Methods & Limitations

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

**INTERIOR**

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**Descriptions****Major floor finishes:** • [Hardwood](#) • [Ceramic](#)**Major wall and ceiling finishes:** • [Plaster/drywall](#)**Windows:** • [Fixed](#) • [Casement](#) • [Awning](#) • Vinyl**Glazing:** • [Double](#)**Exterior doors - type/material:** • Hinged • [French](#) • [Plastic/fiberglass](#)**Doors:** • Inspected**Range fuel:** • Gas**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe**Kitchen ventilation:** • Exhaust fan**Bathroom ventilation:** • Window**Bathroom ventilation:** • Exhaust fan**Counters and cabinets:** • Inspected**Stairs and railings:** • Inspected**Inventory Dishwasher:** • Thermador

16.

**Inventory Dryer:**

• Samsung

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17. Samsung

**Inventory Range:**

- Thermador



18. Thermador

**Inventory Refrigerator:**

- Fisher and Paykel

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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19. Fisher and Paykel

**Inventory Washing Machine:**

- Samsung



20. Samsung

## Observations & Recommendations

**General**

20. • Evidence of previous pest/ rodent issues, possibly ongoing.

(Further evaluation recommended.)

(Traps noted)

**Location:** Basement Garage

**Task:** Further evaluation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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21. Evidence of previous pest/ rodent issues,...

## **STAIRS \ Handrails and guards**

**21. Condition:** • [Missing](#)

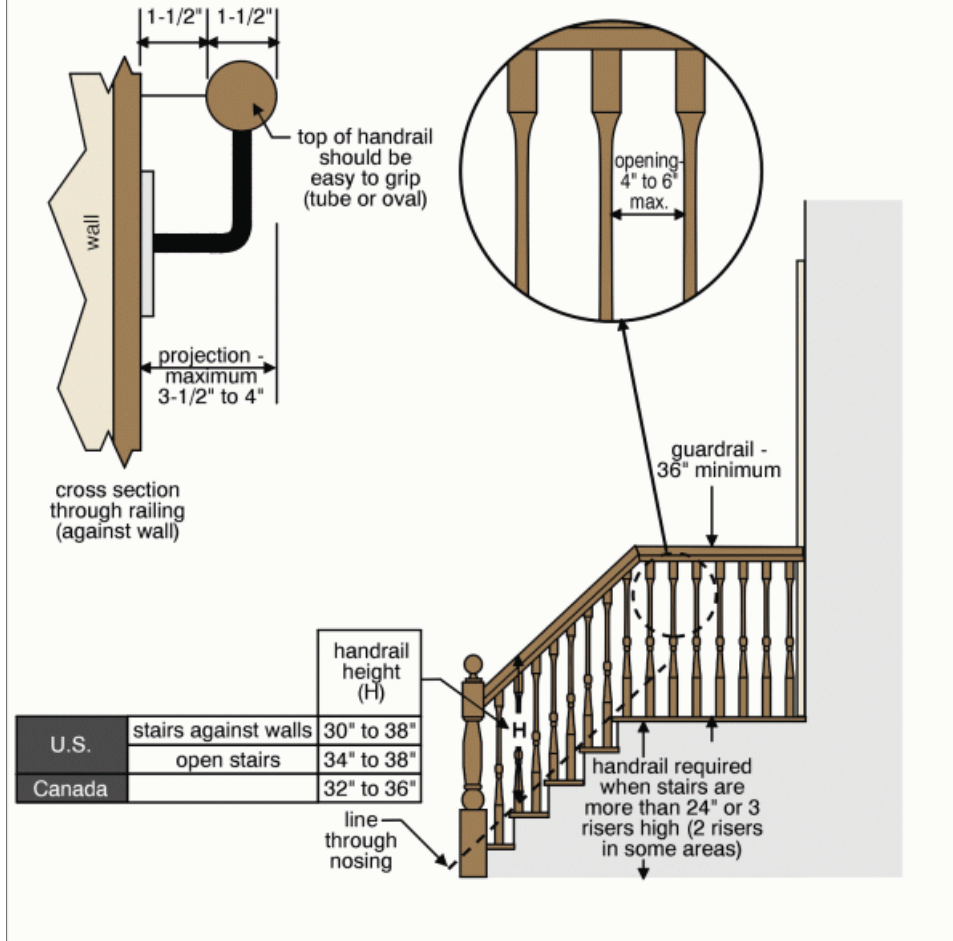
**Location:** Second & Top Floor Staircases

**Task:** Install / Add New (as needed)

**Time:** Immediate

**Cost:** Minor

## Handrails and guards





22. Missing

## Inspection Methods & Limitations

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

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

**Appliances:** • Appliances are not moved during an inspection

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

**Basement leakage:** • Built up / raised subfloor in basement hinders visibility and the ability to determine prior or existing ongoing leak issues. • Finished basement walls and floors hinders visibility and the ability to determine prior or existing ongoing leak issues.

**Basement leakage:** • Storage in basement limited inspection

# SITE INFO

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## Descriptions

**Weather:** • Recent weather conditions (if any):

In past 24 to 48 hours

*Note:* Cloudy sunny light winds

**Weather:** • Partly sunny • Partly cloudy • Ground was dry • There has been no rain in last week. • Light winds

**Approximate temperature:** • Temperature ranges in past 24 to 48 hours:

*Note:* Low 15

High 21

**Approximate temperature:** • 20°

**Attendees:** • Seller

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

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate inspection End time:** • The inspection ended at Noon.

**Approximate age of home:** • 35 years

**Approximate date of construction:** • 1983

**Building type:** • Town home

**Number of stories:** • Split-level

**Number of bathrooms:** • 2

**Number of kitchens:** • 1

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • Attached one-car garage - Basement level



## Descriptions

**Garage Doors:** • Functional • Aluminum

**Parking Structure Type:** • Garage - attached

**Number of cars:** • 1

**Interior:** • Appears functional

**Floor and floor type:** • Concrete slab • Appears functional

**Firewall:** • Appears functional

**Fire Door (to interior):** • Door self closer is functional.

**Fire Door (to interior):** • Hollow core

**Automatic openers:** • Appears functional

## Observations & Recommendations

### FLOOR \ General

**22. Condition:** • Settling/ Lifting observed

Part of th back floor section has settled.

(Slopes down towards the inside)

**Location:** Garage

**Task:** Adjust / Correct

**Time:** Discretionary

### FIRE DOOR \ General

**23. Condition:** • Door doesn't fully close

**Task:** Adjust / Correct

**Time:** Immediate

**Cost:** Minor

### INTERIOR \ Walls, Windows and Ceilings

**24. Condition:** • Gaps or cutouts in walls or ceilings need to be sealed.

**Location:** Garage

**Task:** Repair

**Cost:** Minor

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23. Gaps or cutouts in walls or ceilings need t...

**END OF REPORT**

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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

