

INSPECTION REPORT



For the Property at:
104 EDITH DR
TORONTO, ON M4R 1Z2

Prepared for: ANDREW NICHOLSON and HEATHER SHAW
Inspection Date: Thursday, January 31, 2019
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SUMMARY

Report No. 1856

104 Edith Dr, Toronto, ON January 31, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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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](#)

Exterior

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

Condition: • [Too low](#)

Spacing between spindles is also too far apart.

Location: Front Porch & Rear Deck

Task: Adjust / Correct

Cost: Minor

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Kitchen

Task: Install / Add New (as needed)

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Lights

Condition: • [Conventional lights in wet areas](#)

Location: Second Floor Bathroom

Task: Replace

Time: Immediate

Cost: Minor

Interior

STAIRS \ Handrails and guards

Condition: • [Too low](#)

Typical for this age of home.

(Spacing between spindles also too far apart)

Location: Throughout Staircase

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

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pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Descriptions

The home is considered to face : • East

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

Sloped roof flashing material: • Metal

Inspection Methods & Limitations

Roof inspection limited/prevented by:

- Snow/ice/frost
- Completely covered

Inspection performed: • From a window • From the attic

Inspection performed:

- With binoculars from the ground
 - From roof edge
- (Within reach of a 13.5' telescopic ladder and when safe to do so)

Not included as part of a building inspection:

- Antennas
- Or satellite dishes (If any)

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

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

Lot slope: • [Flat](#)

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

Wall surfaces and trim: • [Metal siding](#) • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • Brick

Retaining wall: • None N/A, or decorative

Driveway: • Not visible

Walkway: • Not visible

Deck: • Wood

Porch: • Wood

Exterior steps: • Wood

Balcony: • None N/A

Patio: • None N/A

Note: (None visible)

Fence: • Wood

Observations & Recommendations

WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

1. Condition: • Wood to soil contact.

Location: Front Porch

Task: Adjust / Correct

Time: Less than 1 year

Cost: Regular maintenance item

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1.

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

2. Condition: • [Cracked](#)

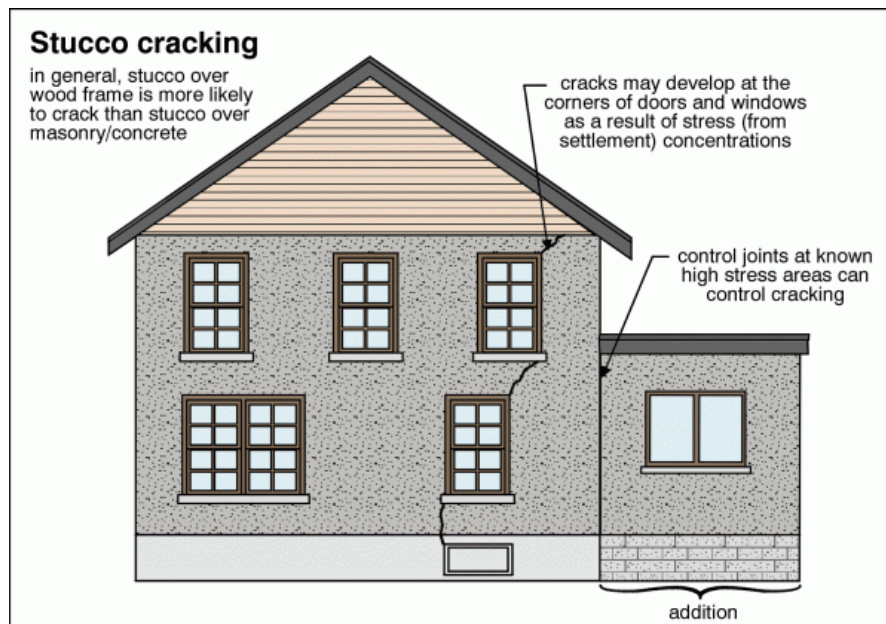
(Typical minor cracks)

Location: Front entry & rear addition

Task: Repair

Time: Discretionary

Cost: Regular maintenance item



WALLS \ Masonry (brick, stone) and concrete

3. Condition: • [Too close to grade](#)

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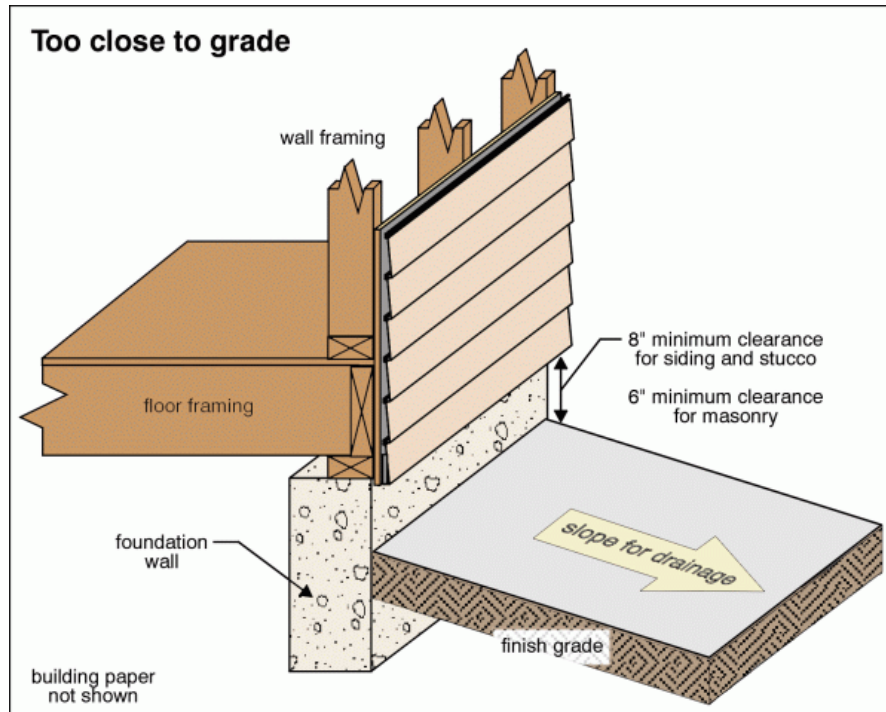
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Task: Further evaluation

Time: Discretionary



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

4. Condition: • Cover damaged
(Loose on wall. Resecure)

Location: Front

Task: Repair

Cost: Regular maintenance item

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2. Cover damaged

EXTERIOR GLASS/WINDOWS \ Window wells

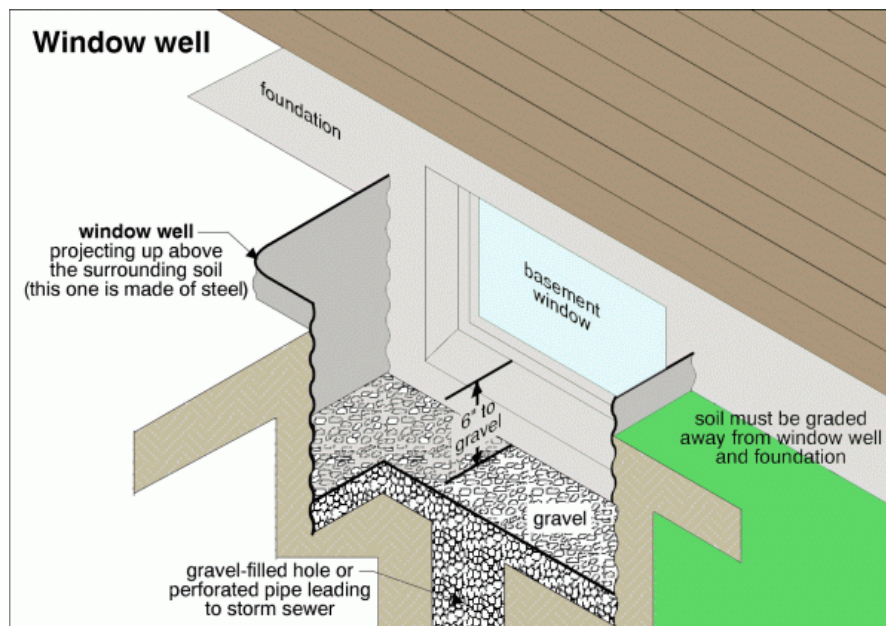
5. Condition: • [Missing](#)

Preventative maintenance recommendation

Location: Right Side

Task: Install / Add New (as needed)

Time: Discretionary



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3. Missing

DOORS \ Doors and frames

6. Condition: • [Rust](#)

Location: Front

Task: Repair

Time: Discretionary

Cost: Regular maintenance item



4. Rust

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

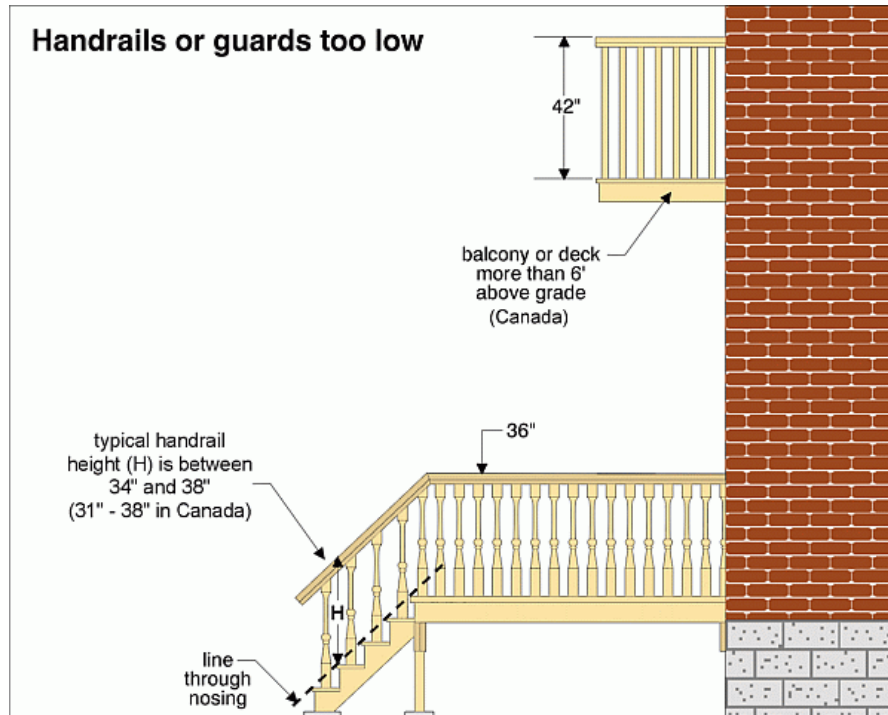
7. Condition: • [Too low](#)

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Task: Adjust / Correct

Cost: Minor



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LANDSCAPING \ General

8. Condition: • Homes of this era may have additional environmental concerns/hazards due to asbestos, lead etc. that are not visible during inspection.

Task: Further evaluation

Inspection Methods & Limitations

Inspection limited/prevented by: • Snow covered exterior: deck, patio, porch, grounds etc...

Prevents visibility.



6. Snow covered exterior: deck, patio, porch,...

Inspection limited/prevented by: • Snow / ice / frost

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing:

• Rafters/ceiling joists

• [Plank sheathing](#)

• Not visible

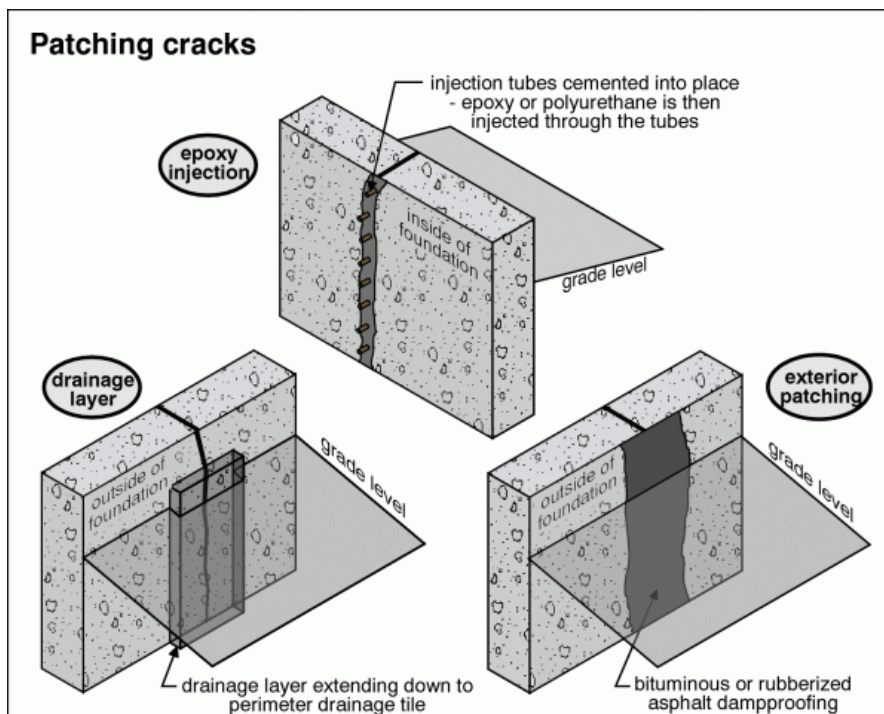
Most not visible.

(Some framing visible near air handling unit/ access)

Observations & Recommendations

FOUNDATIONS \ General

9. Condition: • Typical minor cracks



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

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Inspection Methods & Limitations

Inspection limited/prevented by: • Party wall not visible

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 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

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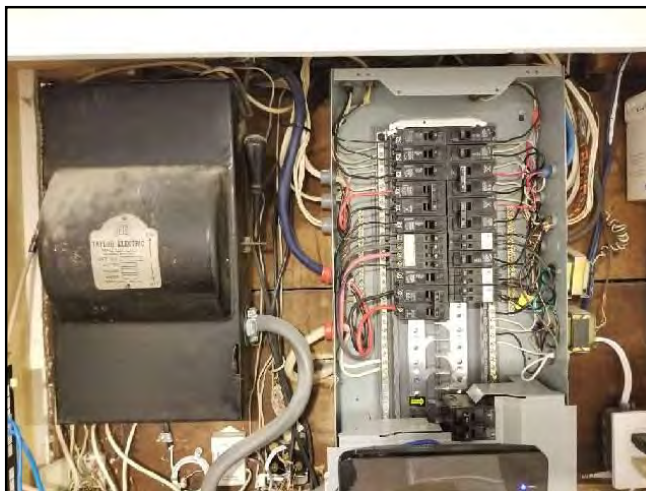
REFERENCE

Descriptions

Service entrance cable and location: • [Overhead](#)

Service size:

• [100 Amps \(240 Volts\)](#)



7. 100 Amps (240 Volts)

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

Main disconnect/service box type and location: • Knife switch

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

System grounding material and type: • [Not visible](#)

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

Distribution panel rating: • [100 Amps](#)

Auxiliary panel (subpanel) type and location: • Breakers - attic

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

Note: 15a-20

40a-2

30a-1

Number of circuits installed: • 23

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

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

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

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

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

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Observations & Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

11. Condition: • [Exposed on walls or ceilings](#)

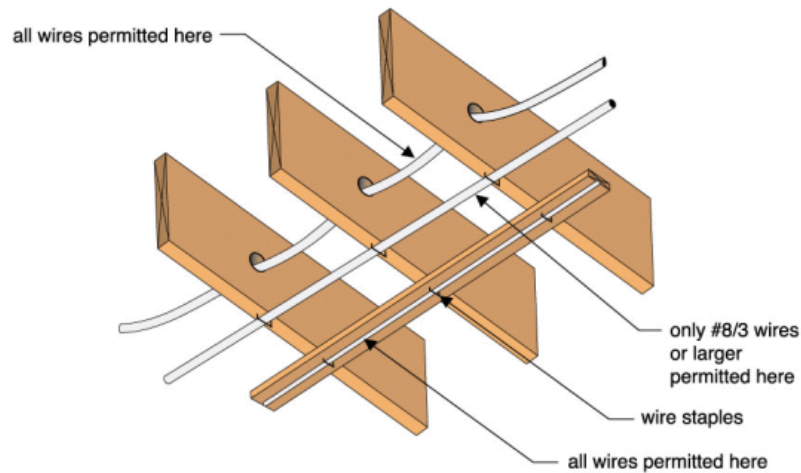
Location: Basement Laundry Area

Task: Repair

Time: Discretionary

Cost: Minor

Wire installations below floors



8. Exposed on walls or ceilings

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

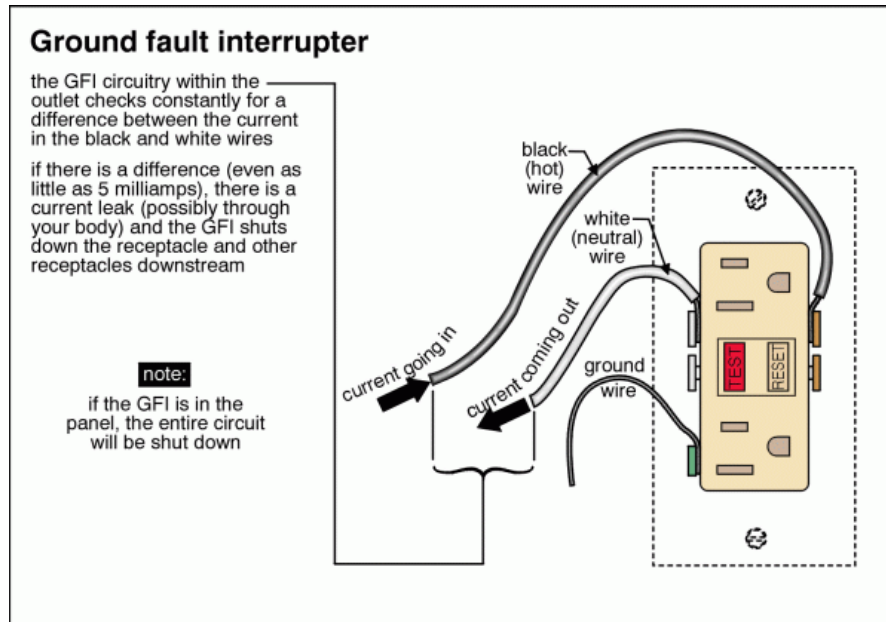
12. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Kitchen

Task: Install / Add New (as needed)

Time: Immediate

Cost: Minor



9. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

13. Condition: • [Missing](#)

Location: Various

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Task: Install / Add New (as needed)

Cost: Minor

DISTRIBUTION SYSTEM \ Lights

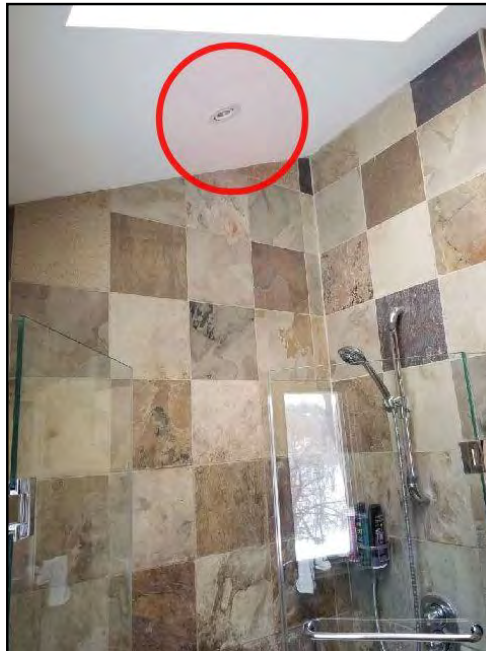
14. Condition: • [Conventional lights in wet areas](#)

Location: Second Floor Bathroom

Task: Replace

Time: Immediate

Cost: Minor



10. Conventional lights in wet areas

15. Condition: • [Missing](#)

Location: First Floor

Task: Install / Add New (as needed)

Time: Immediate

Cost: Minor

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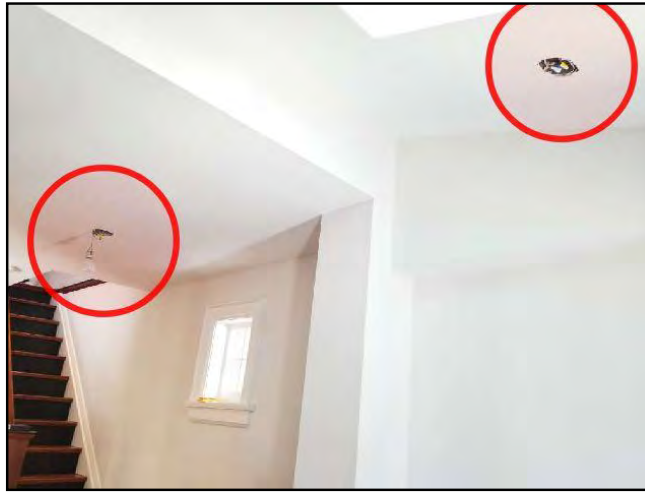
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11. Missing

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.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements

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Descriptions

System type:

- [Boiler](#)

In use

Working

Fuel/energy source: • [Gas](#)

Boiler manufacturer: • Smith



12.

Heat distribution: • [Radiators](#)

Efficiency: • [Conventional](#)

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

Approximate age: • [25 years](#)

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

Exhaust pipe (vent connector): • Galvanized steel

Fireplace/stove:

- [Wood-burning fireplace](#)

First Floor

- [Gas fireplace](#)

First Floor

Working

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Chimney/vent: • [Masonry](#)

Humidifiers: • None N/A

Mechanical ventilation system for home: • Bathroom exhaust fan

Observations & Recommendations

GAS HOT WATER BOILER \ Life expectancy

16. Condition: • Aging

Task: Replace

Time: Unpredictable When necessary

CHIMNEY AND VENT \ Inspect/sweep chimney

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

Task: Further evaluation

Time: Discretionary (depending if going to be used)

Cost: Regular maintenance item

FIREPLACE \ Firebox

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

(Wood burning fireplace)

Location: First Floor

Task: Further evaluation

Time: Discretionary (depending if going to be used)

Cost: Regular maintenance item

Inspection Methods & Limitations

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected • Top of chimney too high to see well

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

Not included as part of a building inspection: • Ultraviolet light, or specialty air filtering systems. • In floor heating. Typically not tested due to the length of time required for the system to show heat being produced.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Electronic air cleaners • Fireplace screens and doors • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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Descriptions

Air conditioning type:

- [Air cooled](#)
- [Independent system](#)

(air handling unit and ductwork in attic)

Manufacturer:

- KeepRite



13. KeepRite

Compressor type: • Electric

Compressor approximate age: • 1 year

Failure probability: • [Low](#)

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

Inspection Methods & Limitations

Inspection limited/prevented by:

- Low outdoor temperature
- unit not tested

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

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

COOLING & HEAT PUMP

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Not included as part of a building inspection: • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology

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Descriptions

General: • No attic. Flat roof, cathedral ceiling or floor above.

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

Attic/roof insulation amount/value: • [R-12](#) • [R-20](#)

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

Attic/roof ventilation: • [None found](#)

Mechanical ventilation system for home: • Any mechanical ventilation notes typically will be found under "Heating" tab. Regarding heating and ventilation systems.

Observations & Recommendations

General

19. • Dark staining noted on roof sheathing

Location: Attic

Task: Further evaluation

Time: Discretionary

ATTIC/ROOF \ Insulation

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

Task: Improve

Time: Discretionary

ATTIC/ROOF \ Hatch/Door

21. Condition: • [Not insulated and not weatherstripped](#)

(Recommend adding latches to attic hatch also, as a preventative measure)

Location: Attic

Task: Install / Add New (as needed)

Time: Immediate

Cost: Minor

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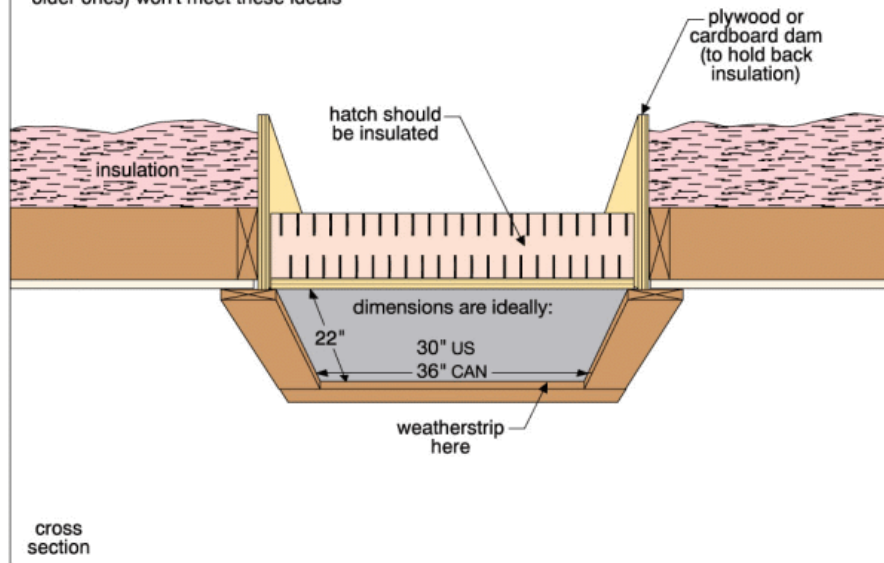
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Attic access hatch

the illustration shows a good attic access hatch design
hatches in many houses (especially older ones) won't meet these ideals



ATTIC/ROOF \ Roof vents

22. Condition: • Vents not visible

Task: Further evaluation

Cost: Preventative maintenance recommendation

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: • Very Limited View of attic due to: location of hatch, storage, and general restricted visibility due low head room and nature of framing.

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

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Not included as part of a building inspection: • Insulation cannot be disturbed

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Water supply source: • Public

Service piping into building: • [Not visible](#)

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

Main water shut off valve at the: • Front of the basement

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

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

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Bradford White

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 6 years

Waste disposal system: • [Public](#)

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

Floor drain location: • Near laundry area • Near water heater

Gas piping: • Steel • Copper

Backwater valve: • None noted

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

Note: 1 exterior water tap noted.

Interior winter shut off valve located.

Observations & Recommendations

FIXTURES AND FAUCETS \ Bathtub enclosure

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

(Shower stall & bathtub areas)

Location: Basement & Second Floor

Task: Reseal

Time: Immediate

Cost: Minor

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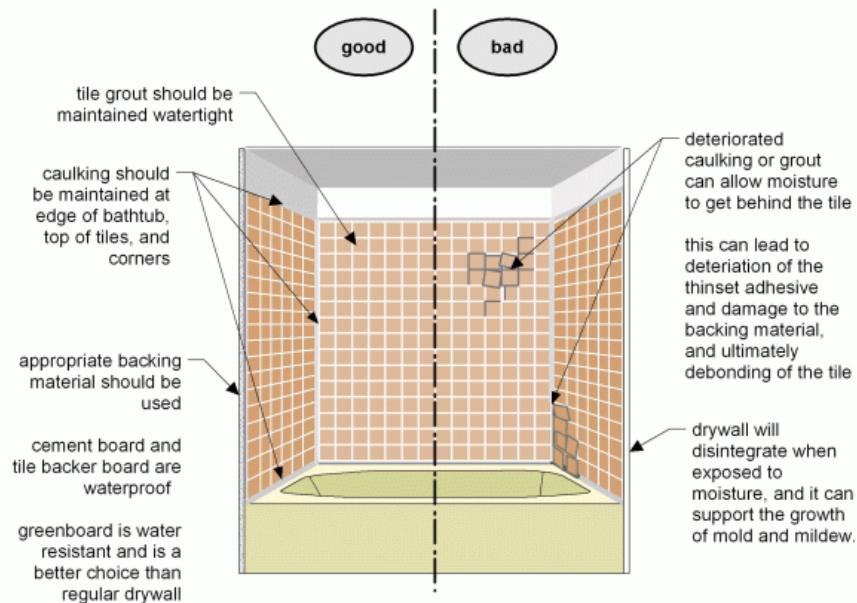
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Expansion, debonding of tile due to moisture



24. Condition: • [Not smooth, impervious or water resistant](#)

Location: Second Floor Bathroom

Inspection Methods & Limitations

Items excluded from a building inspection: • Sauna • Hot tub • Whirlpool tub

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

Not included as part of a building inspection: • Wells, well pumps, and water storage related equipment • Solar water heating systems • Geothermal water heating systems

INTERIOR

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Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

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

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#) • Vinyl • Aluminum

Glazing: • [Double](#)

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

Doors: • Inspected

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 • Recirculating type

Bathroom ventilation: • Window

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Dishwasher: • Miele



14. Miele

Inventory Dryer:

• GE

INTERIOR

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104 Edith Dr, Toronto, ON January 31, 2019

SUMMARY

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PARKING ST

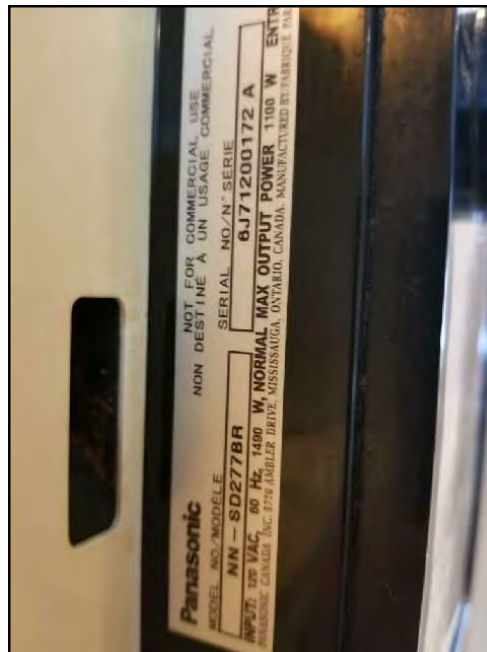
REFERENCE



15. GE

Inventory Microwave or Microwave/Rangehood:

- Panasonic



16. Panasonic

Inventory Range:

- Samsung

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17. Samsung

Inventory Refrigerator:

- Sub-Zero



18. Sub-Zero

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Inventory Washing Machine:

- Maytag



19. Maytag

Observations & Recommendations

General

25. • Unknown if any previous or recent renovations or additions have been completed according to city building permit(s). (Normally these types of renovations would require a permit. This would ensure proper building practices and inspections during renovations. The inspector recommends further evaluation to ensure all work completed is proper and within city bylaws.

Task: Further evaluation

WINDOWS \ Storms and screens

26. **Condition:** • [Missing](#)

Location: Various

Task: Install / Add New (as needed)

STAIRS \ Handrails and guards

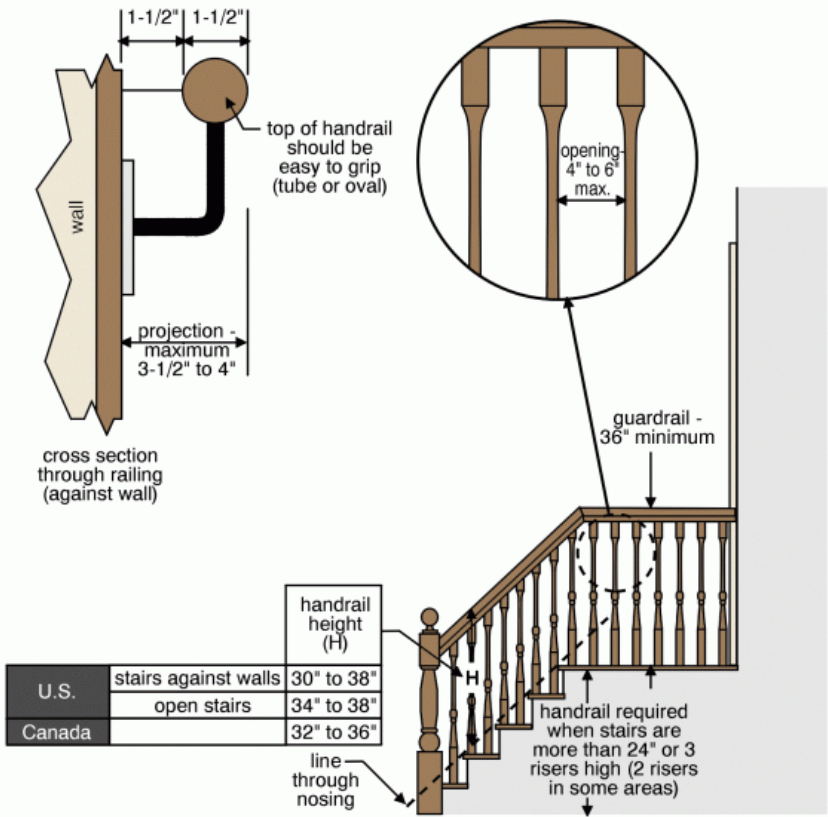
27. **Condition:** • [Too low](#)

Typical for this age of home.

(Spacing between spindles also too far apart)

Location: Throughout Staircase

Handrails and guards



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20. Too low

Inspection Methods & Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Microwave ovens (if any) • Waste disposal systems (Garburator) if any

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • 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 • Paint, wallpaper, and other finishes • Floor coverings • Window treatments

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Finished basement walls and floors hinders visibility and the ability to determine prior or existing ongoing leak issues. • Painted foundation walls also can hinder detecting leak or foundation issues.

Basement leakage: • Storage in basement limited inspection

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Descriptions

Weather: • Recent weather conditions (if any):

In past 24 to 48 hours

Note: Heavy snowfall, partly sunny and cloudy, high winds

Weather: • Sunny • Clear • Ground was frozen • There was snow on the ground. • There was snow on the roof. • Moderate winds

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

Note: Low -21... high -18

(Not factoring in wind chill)

Approximate temperature: • -20°

Attendees: • Seller

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

Approximate inspection Start time: • The inspection started at 9:30 a.m.

Approximate inspection End time: • The inspection ended at 12:30 p.m.

Approximate age of home: • 80 to 90 years

Building type: • Semi-detached home

Number of stories: • 2

Number of bathrooms: • 2

Number of kitchens: • 1

Below grade area: • Basement

PARKING STRUCTURES

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Descriptions

Parking Structure Type: • No parking structure

END OF REPORT

REFERENCE LIBRARY

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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