

YOUR INSPECTION REPORT



210 Silver Birch Ave
Toronto, ON



PREPARED FOR:
DONNA DEMERS

INSPECTION DATE:
Tuesday, July 30, 2013

PREPARED BY:
Jim Gibson, P.Eng.



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report

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

416-964-9415
www.carsondunlop.com
info@carsondunlop.com

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July 30, 2013

Dear Donna Demers,

RE: Report No. 38388
210 Silver Birch Ave
Toronto, ON

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

There are a series of coloured tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with a Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). Blue, underlined text indicates a hyperlink. Click on the hyperlink for more information on that subject or condition. There is further reference material at the end.

A home inspection identifies the current condition of the property but cannot predict the future. Our home warranty protects you against the high cost of repair and replacement to furnaces, air conditioners, water heaters and appliances for as long as you own your home. To learn more, click on the Appendix heading at the top of any page of your report.

Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Jim Gibson, P.Eng.
on behalf of
Carson, Dunlop & Associates Ltd.

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INVOICE

July 30, 2013

Client: Donna Demers

Report No. 38388
For inspection at:
210 Silver Birch Ave
Toronto, ON

on: Tuesday, July 30, 2013

Buyers Home Inspection - Engineer

\$515.00

HST
#108348343
RT0001

\$66.95

Total

\$581.95

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AGREEMENT

210 Silver Birch Ave, Toronto, ON July 30, 2013

Report No. 38388

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PARTIES TO THE AGREEMENT

Company

Carson, Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
Toronto, ON M5A 4K2

Client

Donna Demers

Total Fee: \$581.95

This is an agreement between Donna Demers and Carson, Dunlop & Associates Ltd..

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

The inspection is performed in accordance with the STANDARDS OF PRACTICE of the Ontario Association of Home Inspectors.

To review the STANDARDS OF PRACTICE, visit www.oahi.com/webdocs/StandardsofPractice-OAHI-Rev.pdf

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

In addition to the limitations in the STANDARDS, the Inspection of this property is subject to Limitations and Conditions set out in this Agreement.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

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

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

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

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

A Technical Audit is a more in-depth, technically-exhaustive inspection of the home which will typically reveal more information than a Home Inspection. We have both services available. By signing this agreement, you acknowledge that you have chosen a Home Inspection instead of a Technical Audit.

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

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

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

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

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

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

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

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

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

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

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

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

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

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend

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that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

The Home Inspector and the Home Inspection Company will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) THERMAL IMAGING

The use of a thermal imager by your home inspector is for the purpose of screening for water leakage issues. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

8) REPORT IS FOR OUR CLIENT ONLY

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

9) CANCELLATION FEE

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

10) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection and report are not a guarantee, warranty or an insurance policy with regard to the fitness of the property. A home warranty is available at an additional cost. For more information, visit www.carsondunlop.com/home-inspection/home-warranty-plan/

11) LIMIT OF LIABILITY

THE LIABILITY OF THE HOME INSPECTOR AND THE HOME INSPECTION COMPANY ARISING OUT OF THIS INSPECTION AND REPORT, FOR ANY CAUSE OF ACTION WHATSOEVER, WHETHER IN CONTRACT OR IN NEGLIGENCE, IS LIMITED TO A REFUND OF THE FEES THAT YOU HAVE BEEN CHARGED FOR THIS INSPECTION, OR \$1,000, WHICHEVER IS GREATER.

I, Donna Demers (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

Initial here: _____

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SUMMARY

210 Silver Birch Ave, Toronto, ON July 30, 2013

Report No. 38388

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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Note: For the purpose of this report the building is considered to be facing **East**.

INTRODUCTION

This Summary lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text included in the provided hyperlinks.

ROOFING

ROOF COVERING \ Sloped Roof

Condition: • Defects noted:

Location: Various

Task: Repair

Time: Immediate

Cost: Depends on work needed \$1,000 - \$2,000

EXTERIOR

LOT GRADING \ Observations

Condition: • [Grading directs water toward house](#)

Location: Throughout

Task: Repair

Time: Less than 1 year

Cost: Depends on approach - More than \$4,000

COOLING

OUTDOOR \ Unit

Condition: • Near end of normal lifespan

Location: South

Task: Replace

Time: Unpredictable

Cost: \$2,500 - and up

END OF SUMMARY

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

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Descriptions

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

Life Expectancy: • The roof covering appears to be within the first half of its normal life expectancy.

Note: At North, South and West First Floor

At East First and Second Floors

Life Expectancy: • The roof covering appears to be within the last half of its normal life expectancy.

Note: At East and West Second Floor

Chimneys: • [None](#)

Observations and Recommendations

ROOF COVERING \ Sloped Roof

Condition: • Defects noted:

Location: Various

Task: Repair

Time: Immediate

Cost: Depends on work needed \$1,000 - \$2,000

Condition: • Damage

Location: West Second Floor



Damage



Damage

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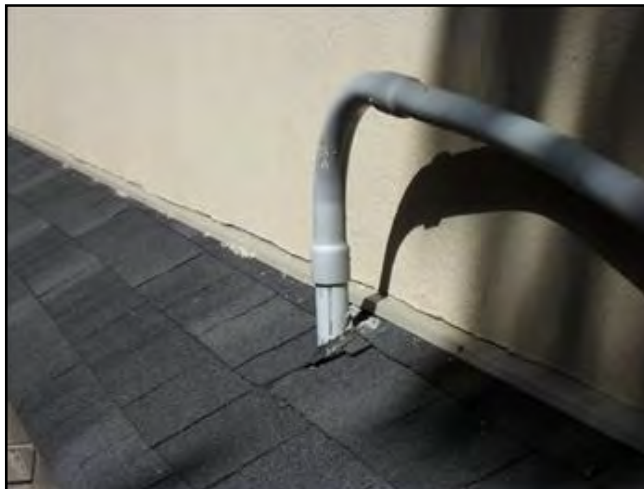
Damage

FLASHINGS \ Plumbing stack/mast/flue

Condition: • [Missing](#)

Caulking - deteriorated or missing

Location: South First Floor



Missing

FLASHINGS \ Roof-to-sidewall

Condition: • [Counter flashing - missing or ineffective](#)

Caulking - missing

Location: Southeast and Northeast First Floor

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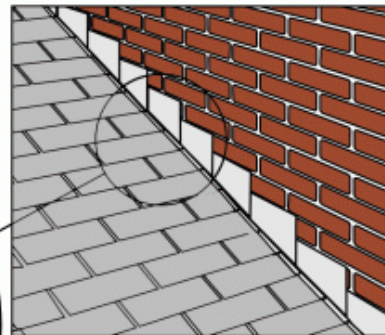
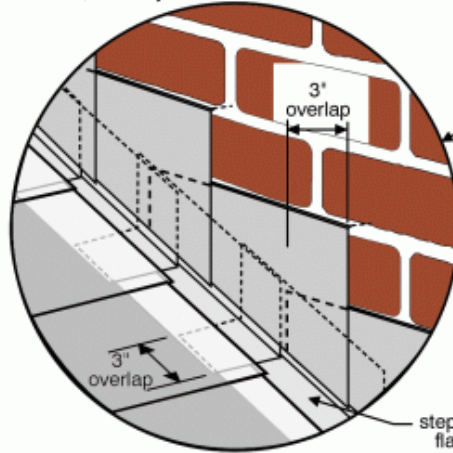
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Roof/masonry sidewall flashings

base flashings can be nailed to roof (preferable) or wall to allow for differential movement, but they should not be nailed to both



counter flashing or side cap flashing - embed top at least 1" into chimney mortar and lap bottom over step flashing

step or base flashings

typically 9"

[Click on image to enlarge.](#)



Counter flashing - missing or ineffective



Counter flashing - missing or ineffective

Condition: • [Kick-out flashing missing or ineffective](#)

Location: Southwest Second Floor

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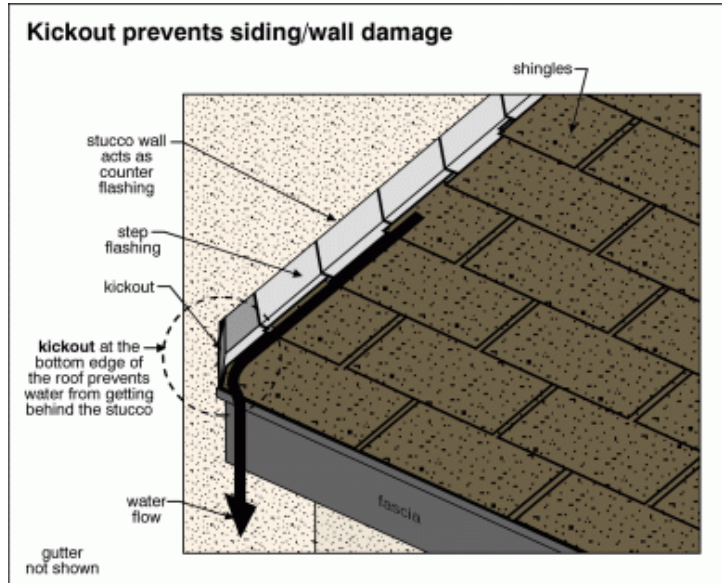
INTERIOR

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[Click on image to enlarge.](#)



Kick-out flashing missing or ineffective

FLASHINGS \ Roof-to-wall-above

Condition: • [Caulking deteriorated/missing](#)

Location: East First Floor Porch

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Caulking deteriorated/missing

Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

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Descriptions

Gutters and Downspouts: • [Aluminum](#)

Gutter and Downspout Discharge: • [Discharge above grade](#)

Wall Surfaces: • [EIFS \[Exterior Insulation and Finish System\]](#) • [Metal siding](#) • [Stucco](#)

Observations and Recommendations

GUTTERS AND DOWNSPOUTS \ Observations

Condition: • Defects noted:

Task: Repair

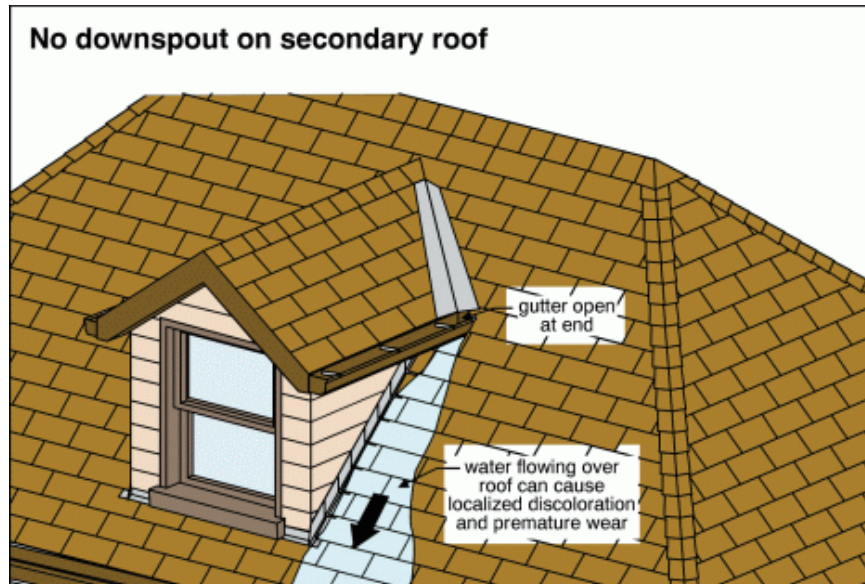
Time: Immediate

Cost: \$250 - \$500

GUTTERS \ Observations

Condition: • [Discharge onto lower roof - causes premature roof wear](#)

Location: Northeast, Southeast, Northwest and Southwest Second Floor



[Click on image to enlarge.](#)

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Discharge onto lower roof - causes...



Discharge onto lower roof - causes...



Discharge onto lower roof - causes...



Discharge onto lower roof - causes...

Condition: • [Slope improper to drain water](#)

Location: North First Floor

DOWNSPOUTS \ Observations

Condition: • [Discharge onto roof - extend to lower gutter to protect lower roof](#)

Location: Northeast, Southeast and Southwest Second Floor

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Discharge onto roof - extend to lower...



Discharge onto roof - extend to lower...



Discharge onto roof - extend to lower...

Condition: • [Discharge too close to home. It should typically direct water at least 6 feet from the building.](#)

Location: Northeast, Southeast

EXTERIOR

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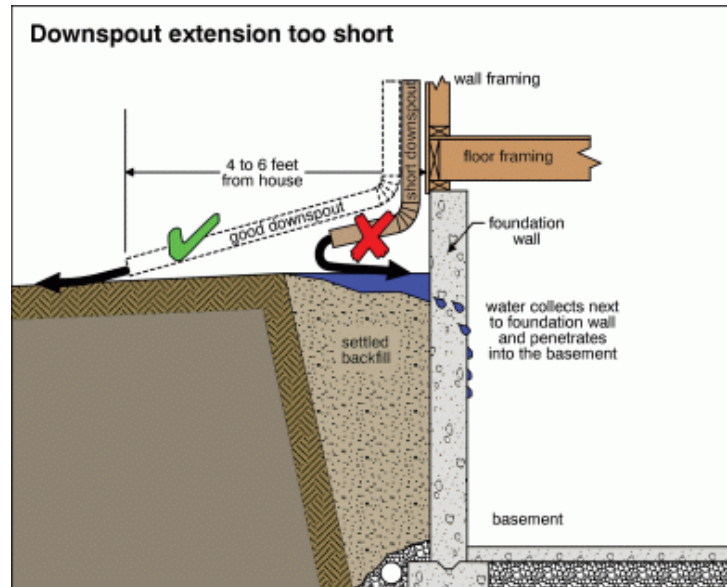
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Discharge too close to home. It should...



Discharge too close to home. It should...

LOT GRADING \ Observations

Condition: • [Garden against wall](#)

Location: Various

Condition: • [Grading directs water toward house](#)

Location: Throughout

Task: Repair

Time: Less than 1 year

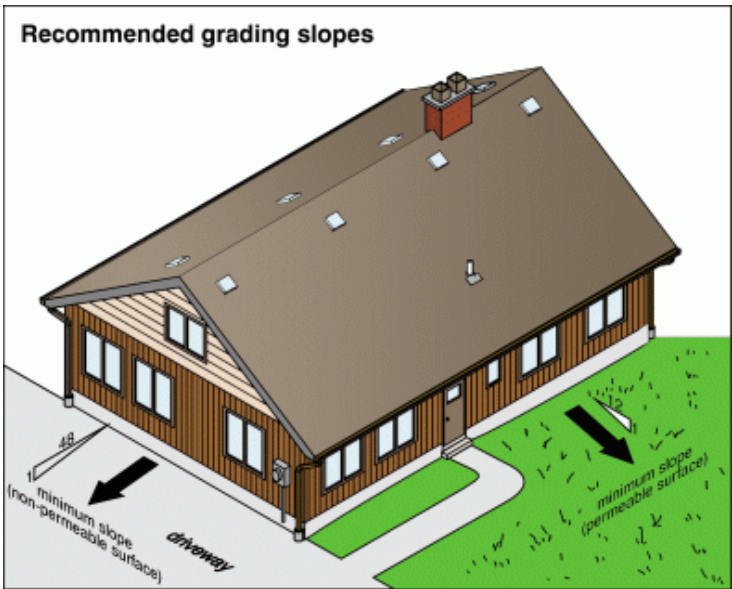
Cost: Depends on approach - More than \$4,000

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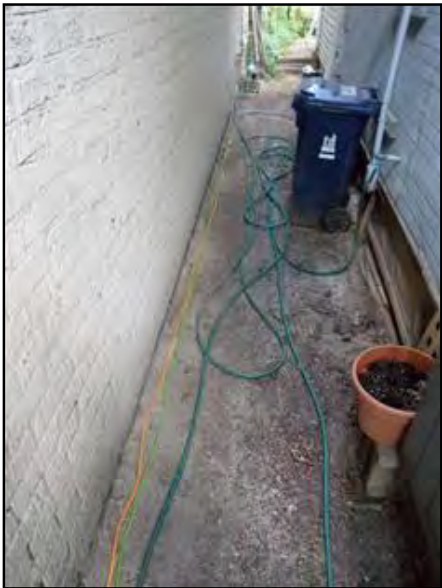
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RECALCHEK	THERMAL IM	MORE INFO	REFERENCE						



[Click on image to enlarge.](#)



Grading directs water toward house



Grading directs water toward house

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Grading directs water toward house



Grading directs water toward house



Grading directs water toward house



Grading directs water toward house

EXTERIOR

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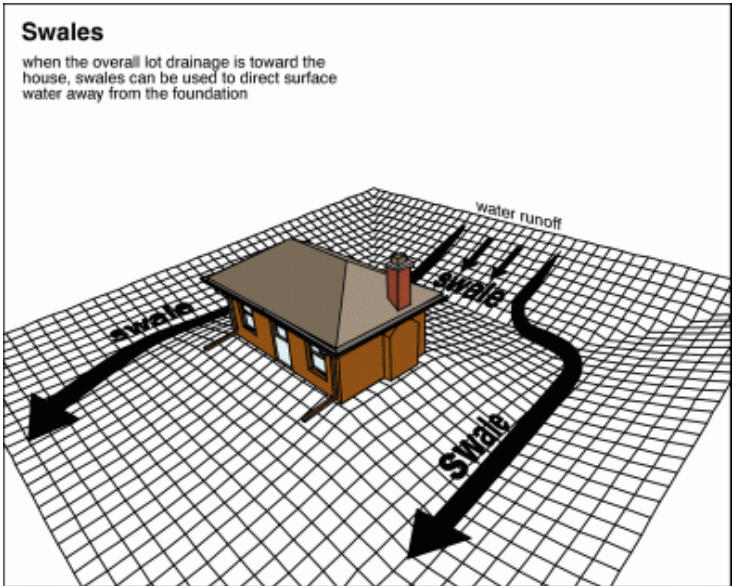
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Grading directs water toward house

Condition: • [Swale needed](#)

Location: North, South



Condition: • Window well - missing 6 to 8 inches clearance below window

Location: Northwest, Southeast

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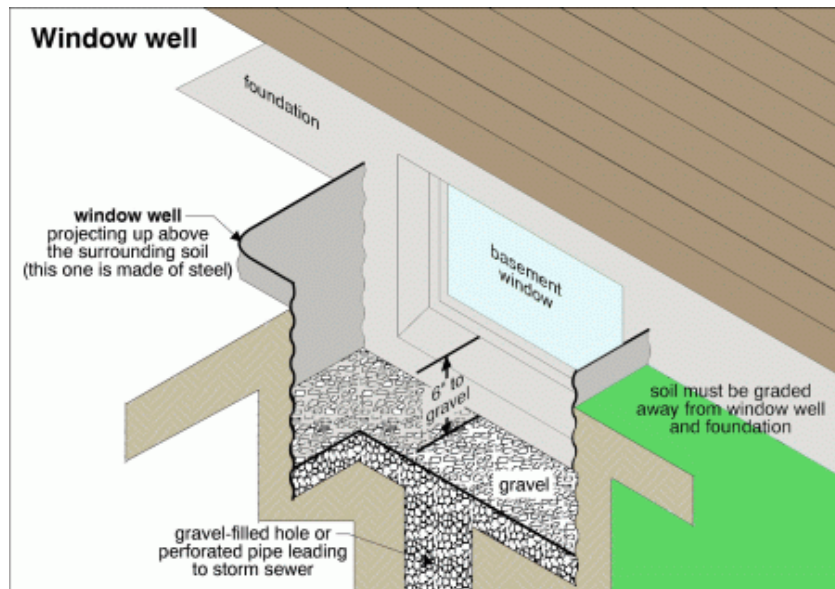
INTERIOR

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[Click on image to enlarge.](#)



Window well - missing 6 to 8 inches...



Window well - missing 6 to 8 inches...

LANDSCAPING \ Observations

Condition: • Trees - overall health is not evaluated as part of the home inspection

Consult a specialist

Location: Various Southeast

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

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Condition: • [Vines should be kept away from gutters or woodwork](#)

Location: Various

Task: Improve

Time: Ongoing

Cost: Regular maintenance item

WINDOWS \ Exterior side

Condition: • Caulking - deteriorated or missing

Location: Northwest Southeast Basement

Task: Repair

Time: Immediate

Cost: Minor

DOORS \ Exterior side

Condition: • Water damage

Location: West First Floor

Task: Repair

Time: Less than 1 year

Cost: \$250 - \$500



WALL SURFACES \ Observations

Condition: • Vent Cap (for Second Floor Bathroom Exhaust Fan) - suspect, loose

Location: West Second Floor

Task: Repair

Time: Immediate

Cost: Minor

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Vent Cap - suspect, loose

Condition: • EIFS (Synthetic stucco) needs good maintenance to prevent water entry. Vulnerable areas include doors, windows and wall penetrations.

EXTERIOR STRUCTURE \ Observations

Condition: • [Wood-soil contact](#)

Location: West Deck

Task: Repair

Time: Less than 1 year

Cost: Depends on work needed



Ex : Wood-soil contact

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Inspection Methods and Limitations

Exterior inspection method: • The exterior was inspected from ground level.

Limitations: • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection. • Irrigation System not evaluated as part of the home inspection

Limitations: • Absence of historical clues due to new finishes/paint/trim • Deck/porch/steps - restricted/no access under • Wall - vines/trees/shrubs restricted access

STRUCTURE

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Descriptions

Foundations: • [Poured concrete](#)

Configuration:

• [Basement](#)

• [Crawl space](#)

Under East Addition / Foyer

• [Crawl space](#)

Under West Addition

Floor Construction: • [Concrete](#) • [Joists - wood](#)

Exterior Wall Construction: • [Masonry](#) • [Wood frame](#)

Roof and Ceiling Framing: • [Rafters/Roof joists](#)

Observations and Recommendations

FOUNDATIONS \ Observations

Condition: • Restricted access (due to inadequate clearance)

Wood / soil contact

Location: West Crawlspace

Task: Further evaluation

Time: Less than 1 year

Cost: Depends on work needed



Restricted access (inadequate clearance)



Restricted access (inadequate clearance)

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Restricted access (inadequate clearance)



Restricted access (inadequate clearance)

Condition: • Freeze / thaw damage (spalling)

Recommend parging surface (cosmetic issue at present)

Location: North Exterior

Task: Repair

Time: Less than 5 years

Cost: Depends on work needed



Ex: Freeze / thaw damage (spalling)

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Condition: • Most foundation walls have small cracks due to shrinkage or settlement that do not represent a significant structural problem.

Condition: • Most foundation walls have small cracks that are potential sources of Basement (or Crawl space) dampness or leakage. See INTERIOR: BASEMENT LEAKAGE

Condition: • [Prior repairs noted](#)

Parging repairs noted (cosmetic issue)

Location: South Exterior

CONCRETE FLOORS \ Observations

Condition: • Concrete Formwork - not removed

Wood / soil contact

Location: East Crawlspace

Task: Remove

Time: Less than 1 year

Cost: Minor



Concrete Formwork - not removed

JOISTS \ Observations

Condition: • [Sag](#)

Location: Various First and Second Floors

TERMITES \ Observations

Condition: • This house is in a neighbourhood where termites are known to be active. Inspection for termites is outside the scope of a home inspection, however a termite inspection can be arranged, if desired, by calling Carson Dunlop at 416-964-9415.

Location: Throughout

Task: Further evaluation

Time: Immediate

Cost: Regular maintenance item

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Condition: • [Wood/soil contact makes house vulnerable to termites](#)



Inspection Methods and Limitations

Structure inspection method:

- Attic inspected from access hatch
- Crawlspace inspected from access hatch

At East Addition / Foyer

Limitations: • Crawlspace - restricted access at West Addition • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • Wall space - no access • Floor space - restricted / no access • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Limitations: • Roof space - no access

ELECTRICAL

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Descriptions

Service Entrance Cable: • [Overhead - The wire material was not determined](#)

Service Size: • [100 amps \(240 Volts\)](#)

System Grounding: • [Water pipe - copper](#)

Distribution Panel Rating: • [125 amps](#)

Distribution Panel Type & Location:

- [Breakers - basement](#)



Breakers - basement

Subpanel Type & Location:

- [Breakers - basement](#)



Breakers - basement

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Distribution Wire: • [Copper - metallic sheathed](#) • [Copper - non-metallic sheathed](#)

Outlet Type & Number: • [Grounded - typical number](#)

Ground Fault Circuit Interrupters: • [Bathroom\(s\)](#)

Arc Fault Circuit Interrupters: • Panel

Observations and Recommendations

General

• Defects noted:

Task: Repair

Time: Immediate

Cost: Minor - Each

• All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

SERVICE ENTRANCE \ Observations

Condition: • Mast clamps - missing/damaged/loose

Location: Southeast Second Floor



Mast clamps - missing/damaged/loose

MAIN PANEL \ breakers and fuses

Condition: • Breaker - shut off (why?)

Location: South Basement

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HOUSE WIRING \ Observations

Condition: • [Exposed](#)

Junction Box - missing

Location: East Crawlspace



Exposed

OUTLETS \ Observations

Condition: • [Ungrounded](#)

Location: Southwest First Floor Office

Condition: • [Ungrounded](#)

Location: Kitchen

GROUND FAULT CIRCUIT INTERRUPTERS \ Observations

Condition: • [Missing](#)

Location: Kitchen (near Sink)

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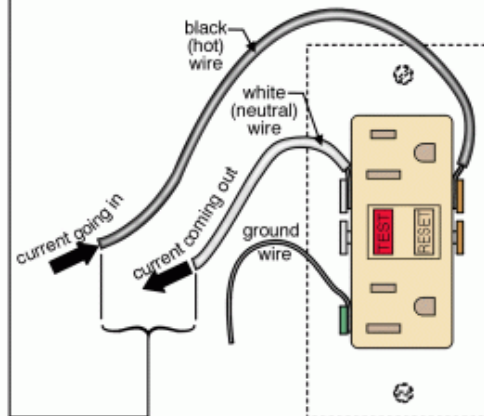
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)

SWITCHES \ Observations

Condition: • Timer Switch (for Exhaust Fan) recommended (due to Supply Register location near Fan)

Location: Basement Bathroom

Condition: • [Location poor](#)

Location: Southwest First Floor Office

Inspection Methods and Limitations

Limitations: • 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 following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

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Descriptions

Main Heating System - Type:

- [Furnace](#)



Furnace

Efficiency: • [High efficiency](#)

Main Heating System - Fuel/Energy Source: • Natural gas

Approximate Input Capacity: • [100,000 BTU/hr](#)

Approximate Age: • [11 years](#)

Typical Life Expectancy : • [Furnace \(high efficiency\) - 15 to 20 years](#)

Main Fuel Shut-off Location:

- Meter

At South Exterior

Observations and Recommendations

FURNACE \ Observations

Condition: • Waste Water Line - routing poor to Shower Stall Drain

Location: South Basement / Basement Bathroom

Task: Improve

Time: Discretionary

Cost: Minor

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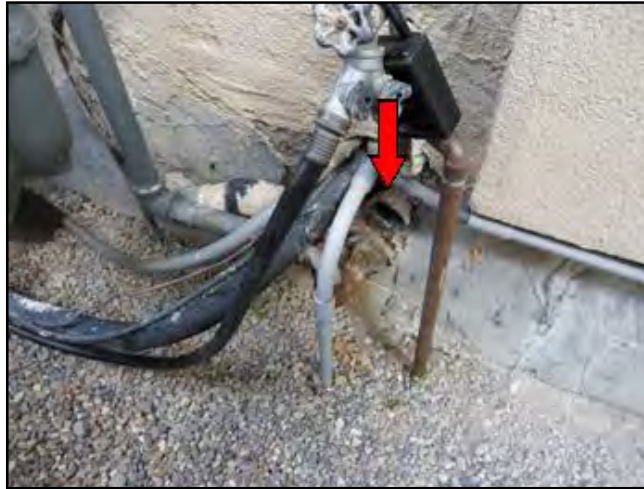
Condition: • Exhaust Piping - termination incorrect at exterior (risk of obstruction)

Location: South Exterior

Task: Repair

Time: Immediate

Cost: Minor



Exhaust Piping - termination incorrect

AIR FILTER \ General

Condition: • [Air filter dirty](#)

Location: South Basement

Task: Replace

Time: Immediate

Cost: Regular maintenance item

SUPPLY/RETURN DUCTWORK, REGISTERS AND GRILLES \ Observations

Condition: • Supply Registers - weak air flow

Location: Various Second Floor

Condition: • Ductwork - layout typical; performance not ideal in some areas

Consult HVAC specialist

Task: Further evaluation / Improve

Time: Less than 1 year / If necessary

Cost: Depends on work needed

Condition: • Supply Register - not visible (due to furnishing / storage)

Location: Southwest Bedroom

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Condition: • [Return grilles - poor location](#)

Location: South Bedroom

Condition: • Return grilles - weak/no airflow

Location: Second Floor Hall

Condition: • [Supply registers - poor location](#)

Near Exhaust Fan (at ceiling)

Location: Basement Bathroom

Condition: • [Supply registers missing](#)

Location: Northwest Basement

Inspection Methods and Limitations

Limitations: • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected. • High outdoor temperature limited testing

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

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Descriptions

Air Conditioning Type: • [Central air conditioning - air cooled](#)

Cooling Capacity: • [18,000 BTU/hr](#)

Approximate Compressor Age: • [12 years](#)

Typical Life Expectancy: • 10 to 15 years

Observations and Recommendations

OUTDOOR \ Unit

Condition: • Near end of normal lifespan

Location: South

Task: Replace

Time: Unpredictable

Cost: \$2,500 - and up



Near end of normal lifespan

Condition: • [Coil dirty](#)

Location: South

Task: Improve

Time: Ongoing

Cost: Regular maintenance item

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Coil dirty

REFRIGERANT \ Lines

Condition: • [Unsealed gap at plenum](#)

Location: South Basement

Task: Repair

Time: Less than 1 year

Cost: Minor



Unsealed gap at plenum

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SUPPLY/RETURN DUCTWORK, REGISTERS AND GRILLES \ Observations

Condition: • See HEATING: SUPPLY/RETURN DUCTWORK...

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection.

INSULATION

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Descriptions

Attic insulation - value & material: • R-32 • [Fiberglass](#)

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

Roof ventilation: • [Ridge vent](#) • [Soffit vents](#)

Wood frame wall insulation - value & material: • Not determined in some areas • [Plastic/foam board](#)

Masonry wall insulation - value & material: • Not determined in some areas • [Plastic/foam board](#)

Basement wall insulation - value & material: • Not determined in some areas • [Fiberglass](#)

Basement wall air/vapour barrier: • Not visible

Crawlspace wall insulation - value & material : • Not determined in some areas • [Plastic/foam board](#)

Crawlspace ventilation: • Vents into basement

Observations and Recommendations

ATTIC \ Insulation

Condition: • Access hatch: Insulation and Weather Stripping - missing

Location: Southwest Bedroom

Task: Repair

Time: Less than 1 year

Cost: Minor

Inspection Methods and Limitations

General: • See STRUCTURE: Inspection Methods and Limitations

Limitations: • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

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Descriptions

Water Piping to the Building:

- [Copper](#)

Appears to be 3/4" upgrade



Copper

Supply Piping in the Building: • [Copper](#)

Main Shut-off Valve Location: • At Northeast Basement

Water Flow (Pressure): • [Functional](#)

Water Heater Type and Energy Source: • [Gas](#) • [Induced draft](#)

Water Heater Age (Estimated): • 12 years

Typical Life Expectancy: • 10 to 15 years

Water Heater Tank Capacity: • [189 liters/41.6 gallons](#)

Waste Piping Material: • Copper • Plastic

Floor Drain Location: • At Northwest Basement / Laundry Room

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Observations and Recommendations

WATER HEATER EXHAUST \ Observations

Condition: • Exhaust Piping - slope suspect, termination incorrect at exterior (risk of obstruction)

Location: South Basement / Exterior

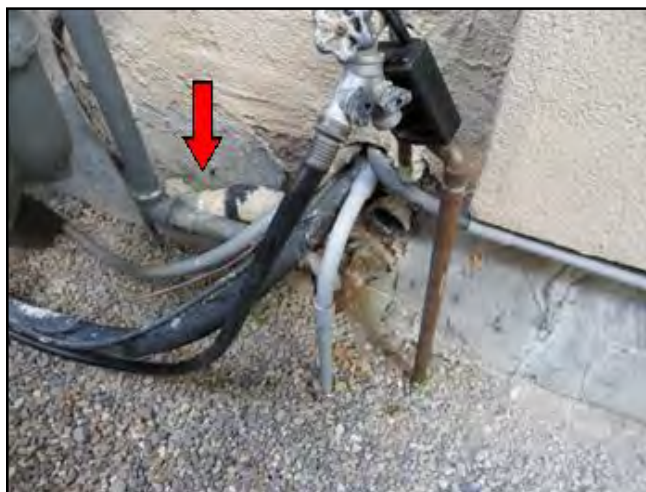
Task: Repair

Time: Immediate

Cost: Minor



Exhaust Piping - slope suspect



Exhaust Piping - termination incorrect

WASTE PIPING \ Observations

Condition: • Waste Piping: Cleanout - not visible

Location: Northwest Basement

Task: Provide

Time: When necessary

Cost: Minor

Condition: • A video inspection of the waste plumbing is recommended to determine whether there are tree roots, other obstructions, or damaged pipe. This is common on older properties, especially when mature trees are nearby. This is a great precautionary measure and can help prevent a sewage backup, although many homeowners wait until there are problems with the drains. This Specialty Service can be booked through Carson Dunlop at 1-800-268-7070.

Location: Basement / Exterior

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

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Condition: • [Floor drain - not visible](#)

Location: South Basement / Furnace Room

Task: Provide

Time: If necessary

Cost: Depends on work needed \$1,000 - \$2,000

EXHAUST FAN \ Observations

Condition: • [Ductwork arrangement poor](#)

Location: Second Floor Bathroom / Attic

Task: Repair

Time: Less than 1 year

Cost: \$250 - \$500



Ductwork arrangement poor

SINK \ Observations

Condition: • [Trap - leak](#)

Location: Kitchen

Task: Repair

Time: Immediate

Cost: Minor

FAUCET \ Sink, Basin, Laundry tub

Condition: • [Loose](#)

Location: Basement Bathroom

Task: Repair

Time: Immediate

Cost: Minor

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FAUCET \ Shower

Condition: • Risk of freezing at exterior wall

Location: Basement Bathroom

Task: Monitor

Time: Ongoing

Cost: Regular maintenance item

TOILET \ Observations

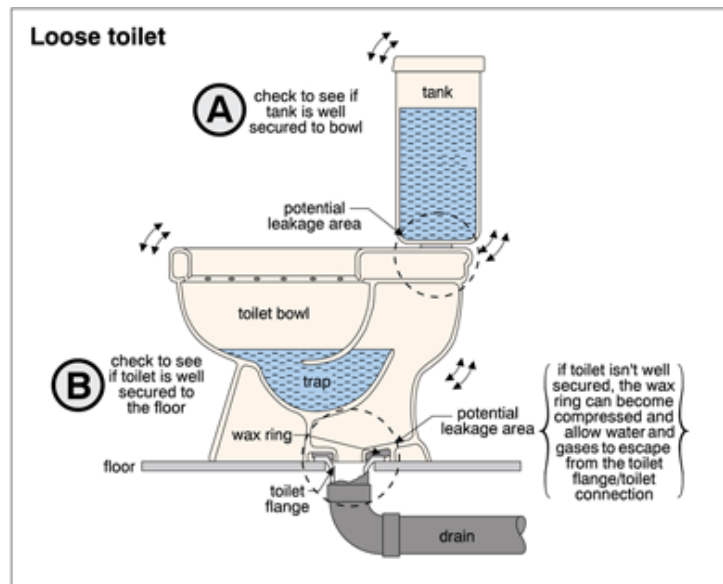
Condition: • [Loose](#)

Location: Basement Bathroom

Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

BATHTUB \ Observations

Condition: • [Caulking deteriorated/missing](#)

Location: Second Floor Bathroom

SHOWER STALL \ Observations

Condition: • [Leak](#)

Caulking - deteriorated or missing

Mold noted

Location: Basement Bathroom

Task: Repair

Time: Immediate

Cost: Minor

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Leak

Inspection Methods and Limitations

Limitations: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Environmental issues outside the scope of a home inspection: • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

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Descriptions

Major Floor Finishes: • [Carpet](#) • [Ceramic/Quarry Tile](#) • [Concrete](#) • [Hardwood](#) • Laminate

Major Wall Finishes: • [Plaster/Drywall](#)

Major Ceiling Finishes: • [Plaster/Drywall](#)

Fireplaces and Stoves:

• [Fireplace – gas - factory built](#)



Fireplace – gas - factory built

Observations and Recommendations

WALLS \ Observations

Condition: • Drywall - installation incomplete

Location: Southwest Bedroom Closet

Task: Repair

Time: Discretionary

Cost: Minor

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Drywall - installation incomplete

Condition: • Water stains

Location: East Crawlspace

Task: No action required at present

Condition: • Water stains

Location: Southeast, North and Northwest Basement

Task: Improve

Time: Discretionary

Cost: Depends on approach

WINDOWS \ Observations

Condition: • Screens - not installed

Consult Seller for availability

Location: Throughout

Task: Further evaluation

Time: Immediate

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Screens - not installed

Condition: • [Seal lost on double or triple glazing](#)

Location: Southwest First Floor, Throughout Second Floor

Task: Replace

Time: Discretionary

Cost: Depends on approach

DOORS \ Exterior

Condition: • Hardware - does not latch properly, loose

Location: East

Task: Repair

Time: Immediate

Cost: Minor

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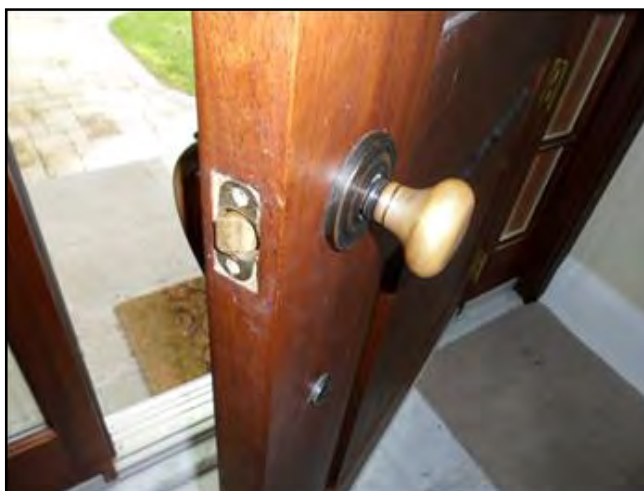
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Hardware - does not latch properly

STAIRS \ Observations

Condition: • [Headroom marginal](#)

Location: Basement / First Floor Stairwell

Task: Improve

Time: If necessary

Cost: Depends on approach

FIREPLACE OR WOOD STOVE \ Observations

Condition: • Glass - dirty (byproducts of combustion)

Location: Living Room

Task: Service

Time: Before using

Cost: Regular maintenance item

BASEMENT LEAKAGE \ Observations

Condition: • Evidence of basement leakage was noted.

Location: Southeast, Northeast, North, Northwest

Condition: • [Dampness](#)

Condition: • [Efflorescence](#)

Condition: • [Water stains](#)

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BASEMENT LEAKAGE POTENTIAL \ 10.0

Condition: • [Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read](#)

Condition: • [We cannot predict the frequency or severity of basement leakage.](#)

WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ Observations

Condition: • 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 Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 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 homeowner. Higher cost if done by 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. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

Inspection Methods and Limitations

Limitations: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. • Limited access to cabinets and closets • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Basement leakage frequency or severity cannot be predicted during a home inspection • No comment is made on cosmetic finishes during a home inspection.

Limitations: • Absence of historical clues due to new finishes/paint • Basement finishes restricted the inspection • Storage/furnishings in some areas limited inspection

% of interior foundation wall not visible: • 99

Environmental issues outside the scope of a home inspection: • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

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Descriptions

Furnace :

- International Comfort Products
Model number: N9MP110014A1

Air Conditioner/Heat Pump:

- International Comfort Products
Model number: CAC018AKA1

Refrigerator: • Kenmore

Range :

- Jenn-Air
Model number: FCG20510W

Dishwasher :

- GE
Model number: GSD4148X03BB

Washing Machine :

- KitchenAid
Model number: KAWS777EQ0

Dryer :

- Kenmore
Model number: 110.9867290

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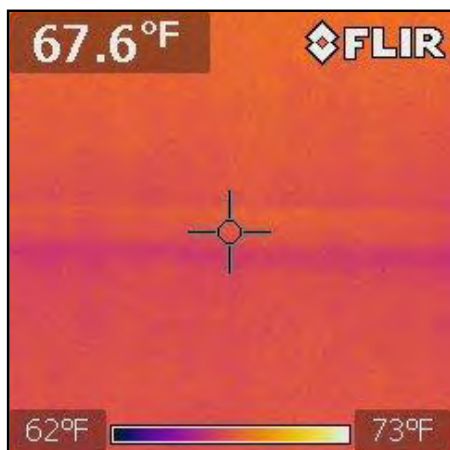
REFERENCE

Observations and Recommendations

FOUNDATION WALLS \ Anomaly noted

Condition: • Moisture detected with moisture meter

Location: South Basement



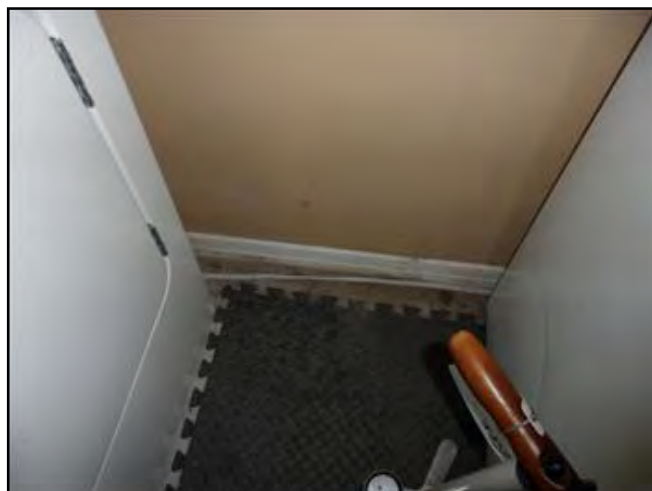
Moisture detected with moisture meter



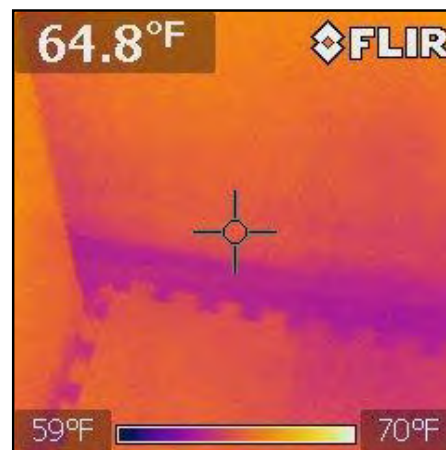
Moisture detected with moisture meter

Condition: • Moisture detected with moisture meter

Location: Northwest Basement



Moisture detected with moisture meter



Moisture detected with moisture meter

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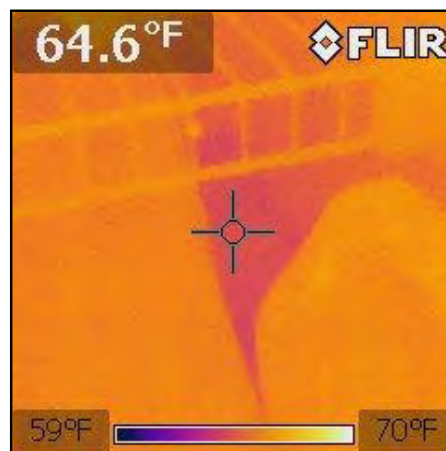
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Condition: • Moisture detected with moisture meter

Location: Southwest Basement



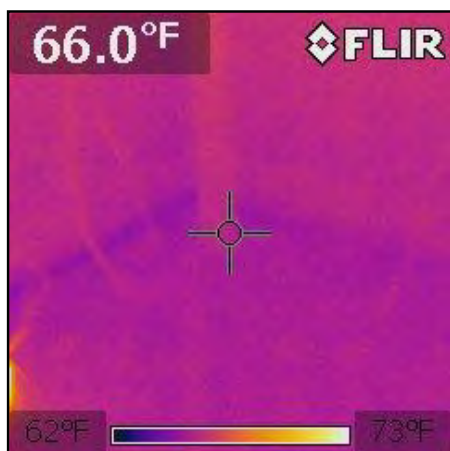
Moisture detected with moisture meter



Moisture detected with moisture meter

Condition: • Moisture detected with moisture meter

Location: Southeast Basement



Moisture detected with moisture meter



Moisture detected with moisture meter

Condition: • Moisture detected with moisture meter

Location: Northeast Basement

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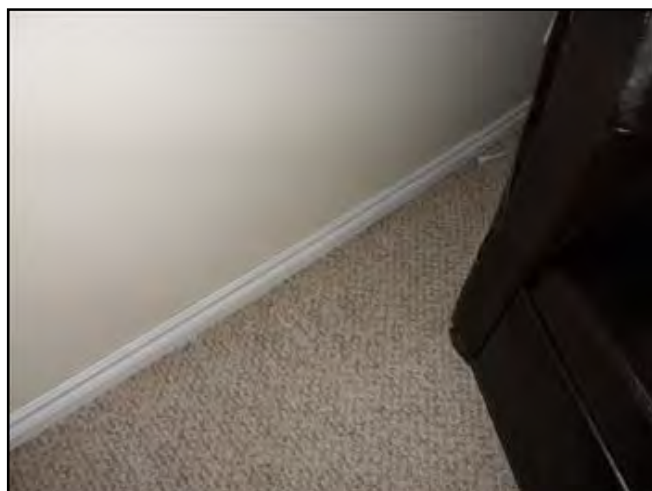
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RECALCHEK

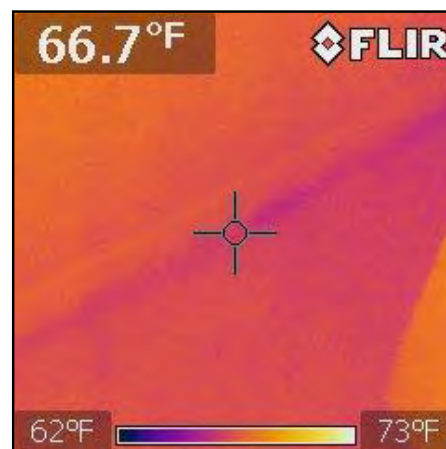
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Moisture detected with moisture meter

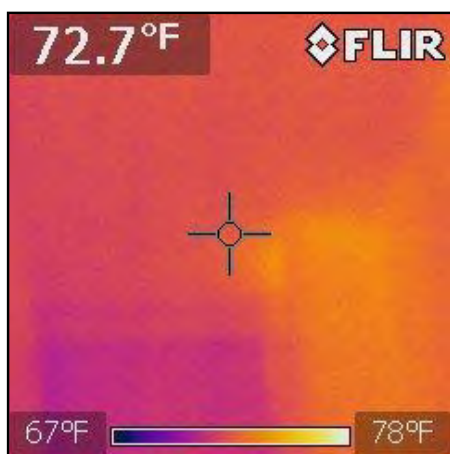


Moisture detected with moisture meter

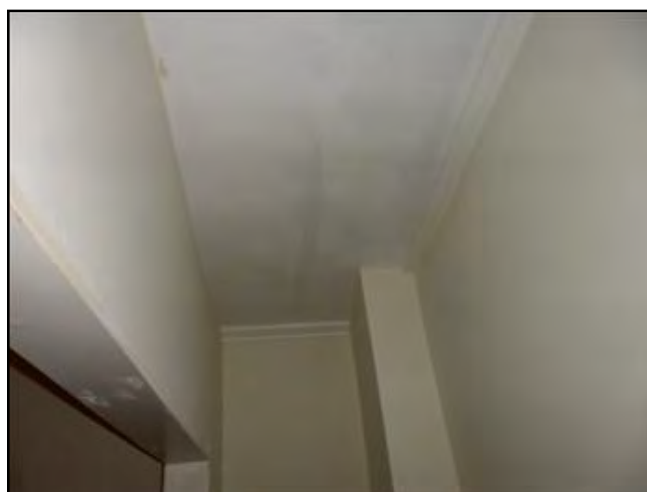
CEILINGLS BELOW PLUMBING FIXTURES \ No anomalies noted

Condition: • Typical image

Location: Under Second Floor Bathroom



Typical image



Typical image

Condition: • Typical image

Location: Under Second Floor Bathroom

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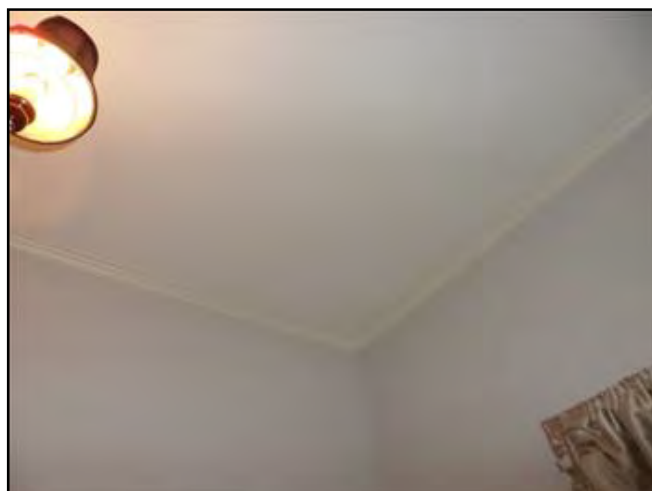
INTERIOR

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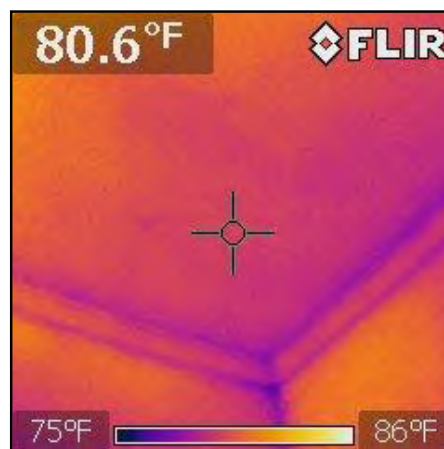
REFERENCE



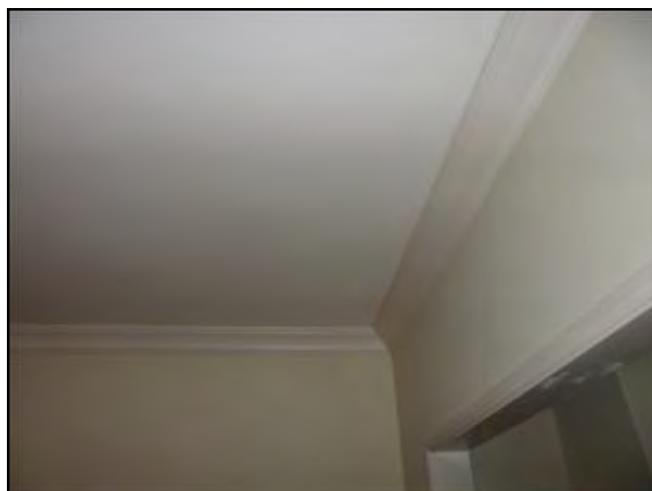
Typical image

Condition: • Typical image

Location: Under Second Floor Bathroom



Typical image

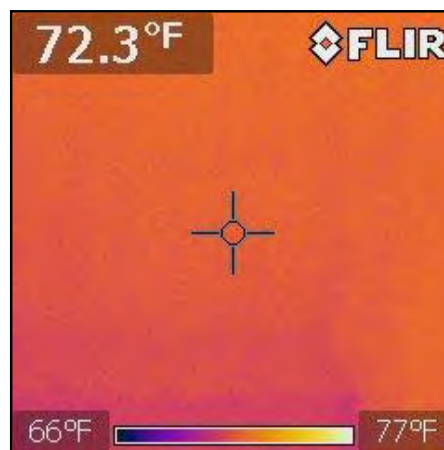


Typical image

CEILINGS BELOW ROOFING \ Anomaly noted

Condition: • [No elevated moisture found with meter](#)

Location: East Bedroom



Typical image

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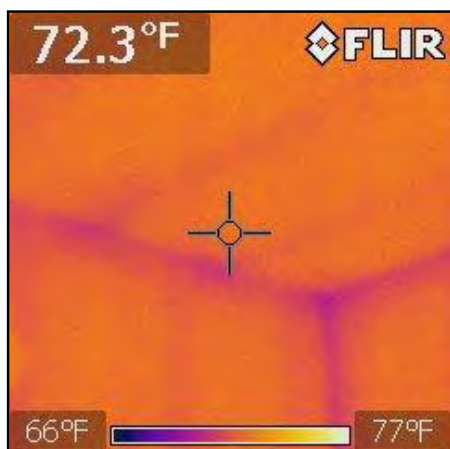
INTERIOR

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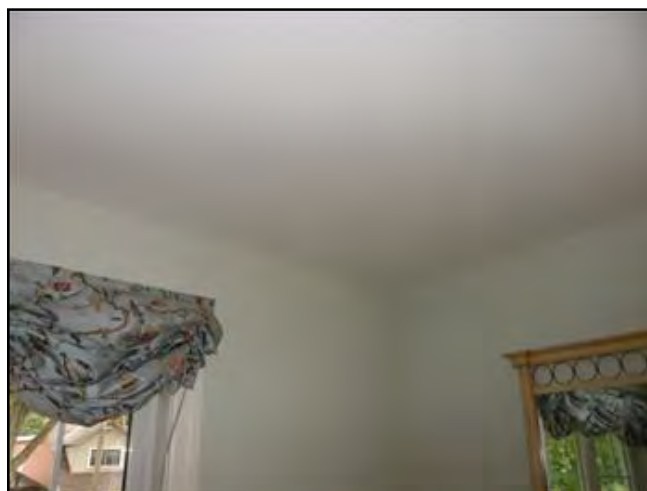
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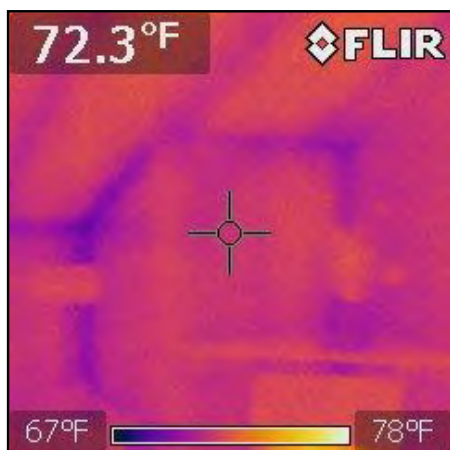
No elevated moisture found with meter



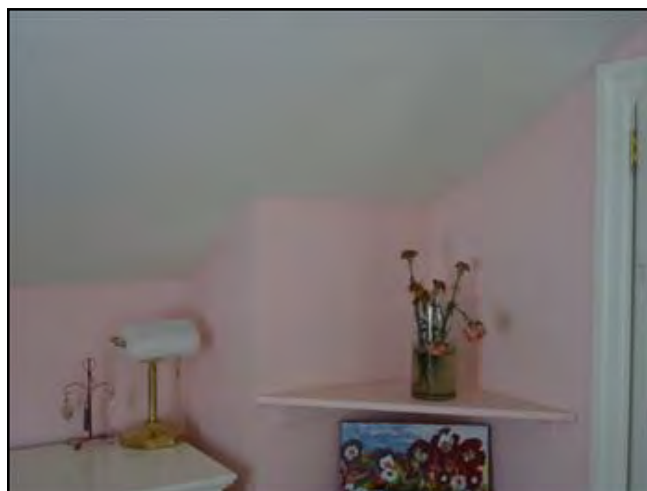
No elevated moisture found with meter

Condition: • [No elevated moisture found with meter](#)

Location: Southwest Bedroom



No elevated moisture found with meter



No elevated moisture found with meter

Condition: • [No elevated moisture found with meter](#)

Location: Northwest Bedroom

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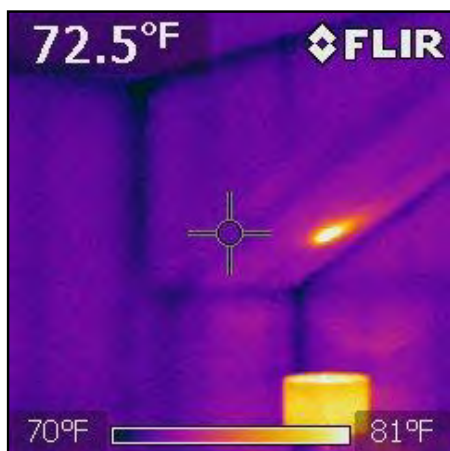
INTERIOR

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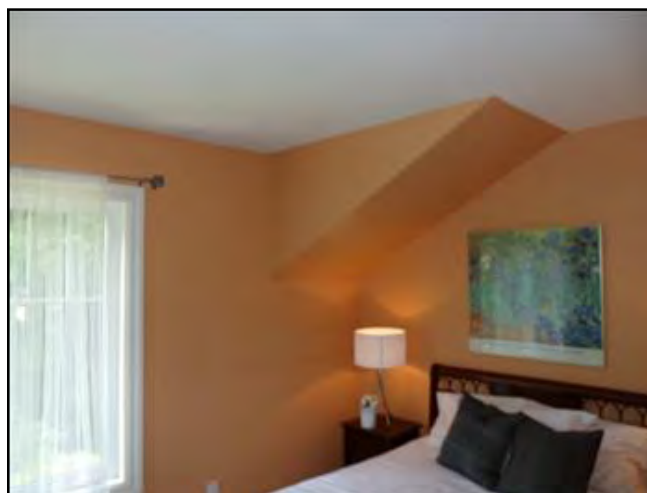
THERMAL IM

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No elevated moisture found with meter



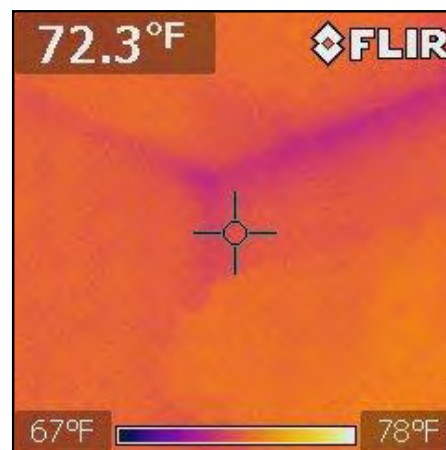
No elevated moisture found with meter

Condition: • [No elevated moisture found with meter](#)

Location: East Bedroom



No elevated moisture found with meter



No elevated moisture found with meter

BATHTUB AND SHOWER ENCLOSURES \ Anomaly noted

Condition: • Moisture detected with moisture meter

Location: Basement Bathroom

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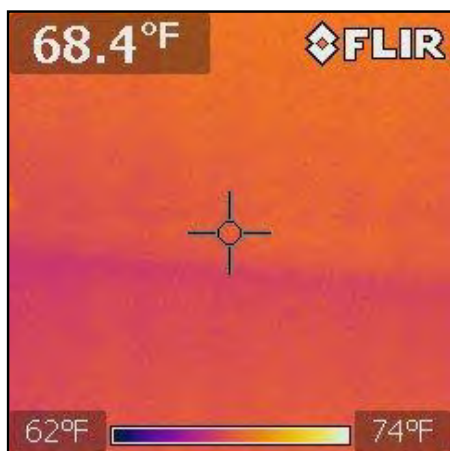
INTERIOR

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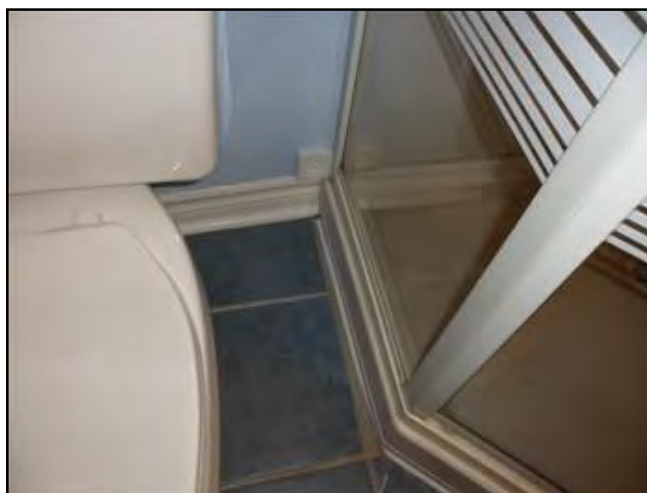
THERMAL IM

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Moisture detected with moisture meter



Moisture detected with moisture meter

Inspection Methods and Limitations

Scope: • [Thermal imaging is used as a screening tool to identify potential areas of moisture.](#)

Limitations: • Storage and/or furnishings limited inspection

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Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items apply to all homes and explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Ice Dams on Roofs: • [Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather.](#)

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood. Trees and shrubs should be kept trimmed away from the walls and roof to prevent vermin access and mechanical damage.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

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Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

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 area of the home.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

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