

# INSPECTION REPORT



For the Property at:  
**672 PERCY BOOM ROAD**  
CAMPBELLFORD, ON K0L 1L0

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, May 28, 2024  
Prepared by: David Sharman



County Home Inspection

Peterborough, ON  
705 957 3642

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)  
[david@countyhomeinspection.ca](mailto:david@countyhomeinspection.ca)

A fully insured and professionally accredited inspection.



May 28, 2024

Dear Team VanRahan,

RE: Report No. 4823  
672 Percy Boom Road  
Campbellford, ON  
K0L 1L0

Thank you for choosing County Home Inspection to perform your home inspection.

The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

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

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

The report is effectively a snapshot of the house, recording the conditions on a given date and time. We cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection.

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

Please be sure to download a copy of this report to your computer, as the emailed link to the report will expire within 7 days.

Again, thank you for choosing County Home Inspection.

Sincerely,

David Sharman  
on behalf of  
County Home Inspection

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# SUMMARY

672 Percy Boom Road, Campbellford, ON May 28, 2024

Report No. 4823

[www.countyhomeinspection.ca](http://www.countyhomeinspection.ca)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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

[Priority Maintenance Items](#)

## Roofing

### RECOMMENDATIONS \ Overview

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

## Exterior

### RECOMMENDATIONS \ Overview

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

## Structure

### FOUNDATIONS \ General notes

**Condition:** • Parging damaged or missing

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

**Location:** Various locations

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### FOUNDATIONS \ Performance opinion

**Condition:** • Not determined

### FLOORS \ Joists

**Condition:** • Notches or holes

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### WALLS \ Masonry veneer walls

**Condition:** • Typical minor cracks

This cracking may be indicative of the exterior door having been changed/upgraded.

**Implication(s):** Chance of frost damage & material deterioration

**Location:** Rear elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Typical minor cracks

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**Implication(s):** Chance of frost damage & material deterioration

**Location:** Garage

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Electrical

### DISTRIBUTION SYSTEM \ Wiring (wires) - installation

**Condition:** • Not on dedicated circuit

Bathroom GFCI shares a branch circuit with a bedroom

**Implication(s):** Nuisance, safety hazard

**Location:** First floor Bathroom

**Task:** Correct

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a building of this age, safety may be improved by upgrading these receptacles

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

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

**Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Heating

### ELECTRIC FURNACE \ Mechanical air filter

**Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor

### CHIMNEY AND VENT \ Flue

**Condition:** • Cracked or damaged

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**Location:** Exterior  
**Task:** Repair or replace  
**Time:** Discretionary  
**Cost:** Minor

## FIREPLACE \ Glass doors

**Condition:** • Cracked or broken glass  
**Implication(s):** Hazardous combustion products entering home  
**Location:** Basement  
**Task:** Replace  
**Time:** Discretionary  
**Cost:** Minor

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Amount less than current standards  
Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.  
**Implication(s):** Increased heating and cooling costs  
**Location:** Attic  
**Task:** Upgrade  
**Time:** Discretionary  
**Cost:** Minor

## Plumbing

### RECOMMENDATIONS \ Overview

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

## Interior

### DOORS \ Doors and frames

**Condition:** • Binds  
**Implication(s):** System inoperative or difficult to operate  
**Location:** Basement bedroom  
**Task:** Improve  
**Time:** Discretionary  
**Cost:** Minor

### STAIRS \ Spindles or balusters

**Condition:** • Too far apart  
**Implication(s):** Fall hazard  
**Task:** Improve  
**Time:** Discretionary  
**Cost:** Minor

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## EXHAUST FANS \ General notes

**Condition:** • Missing

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

**Location:** Basement bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## BASEMENT \ Cold room/Root cellar

**Condition:** • Dampness on floors or walls

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

**Location:** Cold room

**Task:** Monitor

**Time:** Ongoing

## GARAGE \ Door between garage and living space

**Condition:** • Self closer missing, damaged or disconnected

**Implication(s):** Hazardous combustion products entering home

**Location:** Hall

**Task:** Provide

**Time:** As soon as is practicable

**Cost:** Minor

## GARAGE \ Vehicle door operators (openers)

**Condition:** • Inoperative

**Implication(s):** System inoperative

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**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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## Description

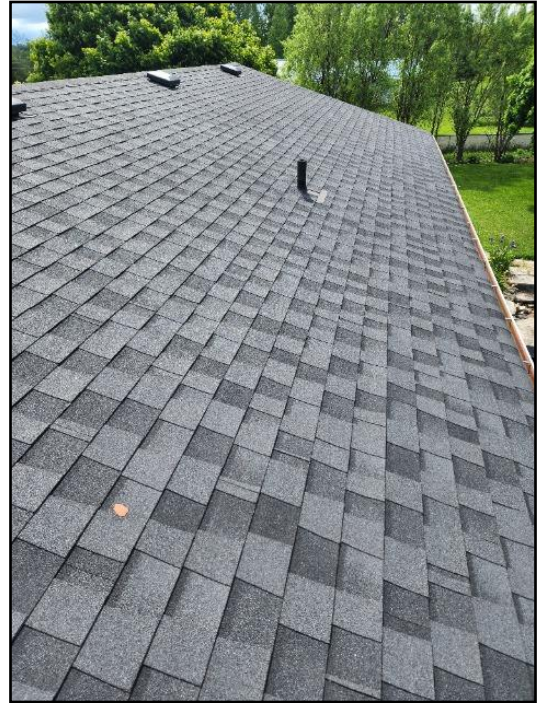
**The home is considered to face:** • North

**Sloped roofing material:**

- Asphalt shingles



1. Asphalt shingles



2.

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • 5 years

**Typical life expectancy:** • 25-30 years

**Roof Shape:** • Gable

## Limitations

**Inspection performed:** • By walking on roof

**Age determined by:** • Visual inspection from roof surface

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## Recommendations

### RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.



# EXTERIOR

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## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Downspout discharge:** • Below grade

**Lot slope:** • Flat

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Aluminum

**Wall surfaces and trim:** • Vinyl siding

**Wall surfaces - masonry:** • Brick

**Driveway:** • Gravel • No performance issues were noted.

**Walkway:** • Patio stones/slabs

**Window Shutters/Panels:** • Decorative shutters

**Porch:** • Raised • Concrete • Railings • No performance issues were noted.

**Exterior steps:** • Wood • Patio stones/slabs

**Patio:** • Patio stones

**Fence:** • Wood • Metal

**Garage:** • Attached

## Limitations

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

**Exterior inspected from:** • Ground level

## Recommendations

### RECOMMENDATIONS \ Overview

**2. Condition:** • No exterior recommendations are offered as a result of this inspection.

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## Description

**Configuration:** • Basement

**Foundation material:** • Masonry block

**Floor construction:** • Joists • Steel columns • Built-up wood beams • Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • Wood frame / Brick veneer

**Roof and ceiling framing:** • Trusses • Plywood sheathing

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 85 %

## Recommendations

### FOUNDATIONS \ General notes

**3. Condition:** • Parging damaged or missing

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

**Location:** Various locations

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor

### FOUNDATIONS \ Performance opinion

**4. Condition:** • Not determined

### FLOORS \ Joists

**5. Condition:** • Notches or holes

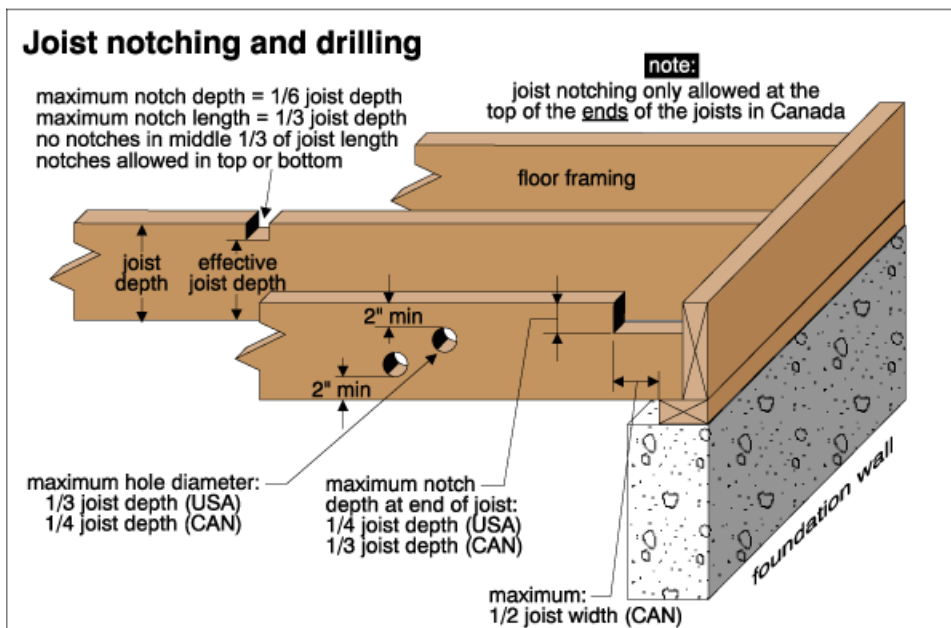
**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



3. Notches or holes

### WALLS \ Masonry veneer walls

**6. Condition:** • Typical minor cracks

**Implication(s):** Chance of frost damage & material deterioration

**Location:** Garage

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# STRUCTURE

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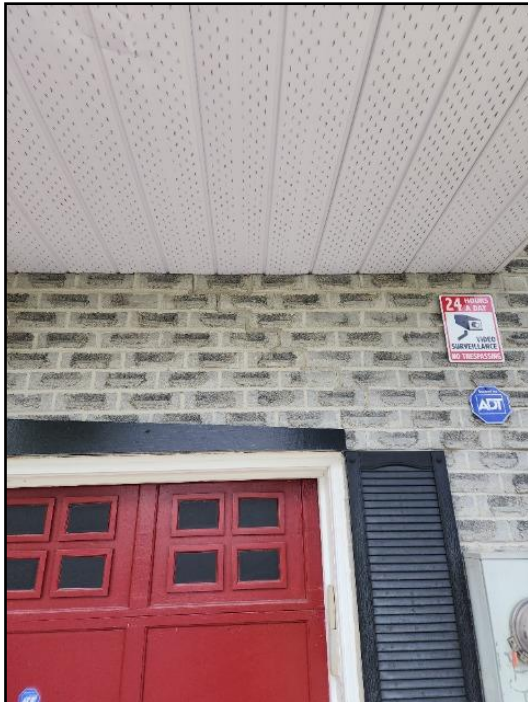
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4. Typical minor cracks



5. Typical minor cracks

## 7. Condition: • Typical minor cracks

This cracking may be indicative of the exterior door having been changed/upgraded.

**Implication(s):** Chance of frost damage & material deterioration

**Location:** Rear elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

# STRUCTURE

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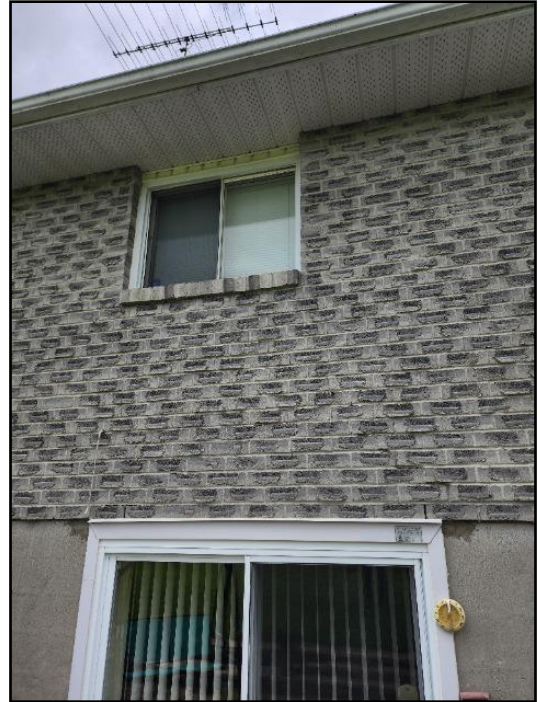
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6. Typical minor cracks



7.

## Description

**Service entrance cable and location:** • Underground - cable material not visible

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

**Main disconnect/service box type and location:**

- Breakers - basement

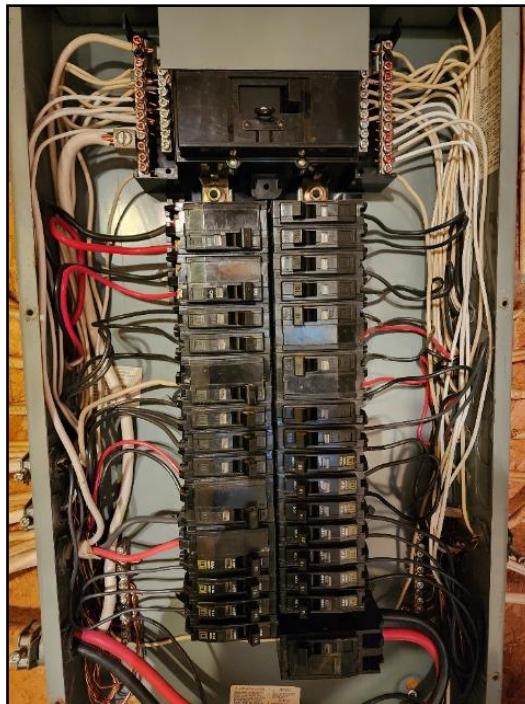


8. Main electrical disconnect

**System grounding material and type:** • Copper-termination not visible

**Distribution panel type and location:**

- Breakers - basement



9. Breakers - basement

**Distribution panel rating:** • 200 Amps

**Electrical panel manufacturers:** • Square D

**Number of circuits installed:** • 29

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

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

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

- GFCI - exterior
- GFCI - bathroom
- GFCI - kitchen

Basement

**Smoke alarms (detectors):** • Present

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

## Limitations

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

**System ground:** • 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:** • Testing of smoke and/or carbon monoxide alarms

## Recommendations

### **DISTRIBUTION SYSTEM \ Wiring (wires) - installation**

**8. Condition:** • Not on dedicated circuit

Bathroom GFCI shares a branch circuit with a bedroom

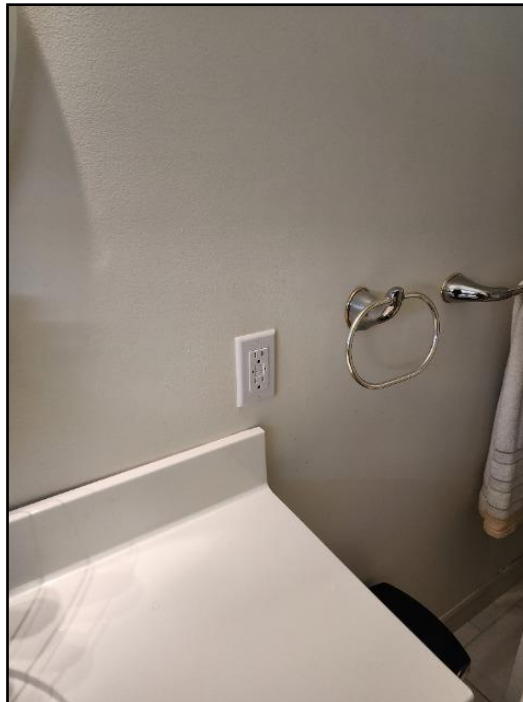
**Implication(s):** Nuisance, safety hazard

**Location:** First floor Bathroom

**Task:** Correct

**Time:** Discretionary

**Cost:** Minor



10. Not on dedicated circuit

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**9. Condition:** • No GFCI/GFI (Ground Fault Circuit Interrupter)

Although not a deficiency in a building of this age, safety may be improved by upgrading these receptacles

**Implication(s):** Electric shock

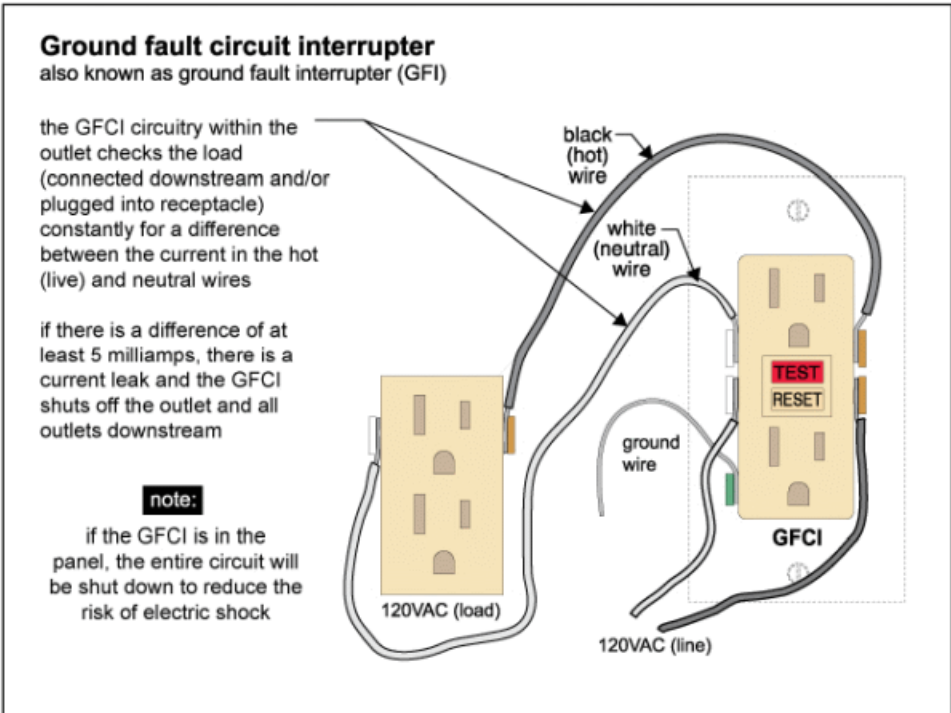
**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor





11. No GFCI/GFI (Ground Fault Circuit...

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

10. Condition: • None observed

Implication(s): Health hazard

Location: Throughout

# ELECTRICAL

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**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Description

### Heating system type:

- Furnace



12. Furnace

**Fuel/energy source:** • Electricity

### Furnace manufacturer:

- Granby

*Model number:* KHE-01-G015-03 *Serial number:* 7003773

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 15 kW • 51,000 BTU/hr

**Efficiency:** • High-efficiency

**Approximate age:** • 1 year

**Typical life expectancy:** • An electric forced air furnace/air handler doesn't have a life span in the same sense that a fossil fuel burning furnace would. Usually the furnace will contain three to five heating coils which burn out, much like the filament in a light bulb; however, as long as coils can be purchased, they can be replaced. The remaining mechanics (blower motor, relays, etc.) can also be swapped out as needed.

**Failure probability:** • Low

**Air filter:** • 20" x 20" • 1" thick

### Fireplace/stove:

- Wood-burning fireplace - not in service



13. Wood-burning fireplace - not in service

**Chimney/vent:**

- Masonry



14. Masonry

- Chimney liner:** • Clay

# HEATING

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**Mechanical ventilation system for building:** • None

## Limitations

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

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

**Not included as part of a building inspection:** • Wood-burning fireplace • Fireplace damper (if any)

## Recommendations

### ELECTRIC FURNACE \ Mechanical air filter

**11. Condition:** • Replace - regular maintenance

**Implication(s):** Increased heating & maintenance costs, Reduced comfort

**Location:** Cold air return

**Task:** Replace - regular maintenance

**Time:** Regular maintenance

**Cost:** Minor



15. Replace - regular maintenance

### CHIMNEY AND VENT \ Flue

**12. Condition:** • Cracked or damaged

**Location:** Exterior

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



16. Cracked or damaged

**FIREPLACE \ Glass doors**

**13. Condition:** • Cracked or broken glass

**Implication(s):** Hazardous combustion products entering home

**Location:** Basement

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

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17. *Cracked or broken glass*

## Description

**Attic/roof insulation material:**

- Glass fiber



18. Glass fiber

**Attic/roof insulation amount/value:** • R-32

**Attic/roof air/vapor barrier:** • Plastic

**Attic/roof ventilation:** • Roof and soffit vents

**Wall insulation material:** • Not determined

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

**Wall air/vapor barrier:** • Not determined

**Foundation wall insulation material:** • Not determined

**Foundation wall insulation amount/value:** • Not determined

**Foundation wall air/vapor barrier:** • Not determined

## Limitations

**Inspection limited/prevented by lack of access to:** • Wall space

**Attic inspection performed:** • From access hatch

**Roof space inspection performed:** • From access hatch

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified



## Recommendations

### ATTIC/ROOF \ Insulation

**14. Condition:** • Amount less than current standards

Although being below current standards is not a deficiency, the home may benefit from an increased level of insulation.

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

**Location:** Attic

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

## Description

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

**Service piping into building:** • Copper

**Supply piping in building:** • Copper

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

• Basement



19. Main water shut off

**Water flow and pressure:** • Typical for neighborhood

**Water heater type:** • Conventional • Owned

**Water heater location:** • Basement

**Water heater fuel/energy source:**

• Electric



20. Electric

**Water heater manufacturer:**

- John Wood
- Model number: E50T-30240 250 Serial number: 2249132030671*

**Water heater tank capacity:** • 182 Liters

**Water heater approximate age:** • 2 years

**Water heater typical life expectancy:** • 12 -15 years

**Water heater failure probability:** • Low

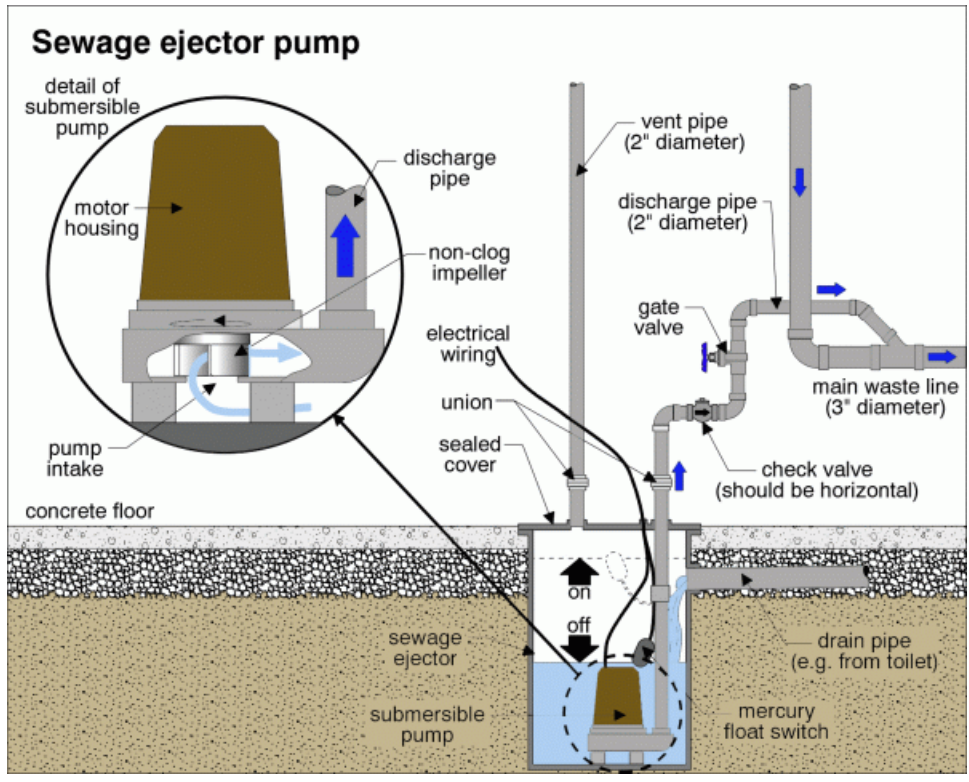
**Waste disposal system:**

- Septic system

**Waste and vent piping in building:** • ABS plastic

**Pumps:**

- Solid waste pump (ejector pump)



21. Solid waste pump (ejector pump)

- Sump pump



22. Sump pump

**Floor drain location:** • None found

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

## Limitations

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

**Fixtures not tested/not in service:** • Exterior hose bibb • Bidet

**Items excluded from a building inspection:** • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Performance of floor drains

**Not included as part of a building inspection:** • Washing machine connections

## Recommendations

### RECOMMENDATIONS \ Overview

**15. Condition:** • No plumbing recommendations are offered as a result of this inspection.

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## Description

**Major floor finishes:** • Carpet • Laminate • Ceramic

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Plaster/drywall

**Windows:** • Fixed • Sliders • Vinyl

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Sliding glass • Metal-clad

**Doors:** • Inspected

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Microwave/Exhaust Fan Combo

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

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

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

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

**Not tested/not in service:** • Microwave • Dishwasher

**Not included as part of a building inspection:** • Perimeter drainage tile around foundation, if any

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Appliances are not inspected as part of a building inspection

**Percent of foundation not visible:** • 85 %

## Recommendations

### DOORS \ Doors and frames

**16. Condition:** • Binds

**Implication(s):** System inoperative or difficult to operate

**Location:** Basement bedroom

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

### STAIRS \ Spindles or balusters

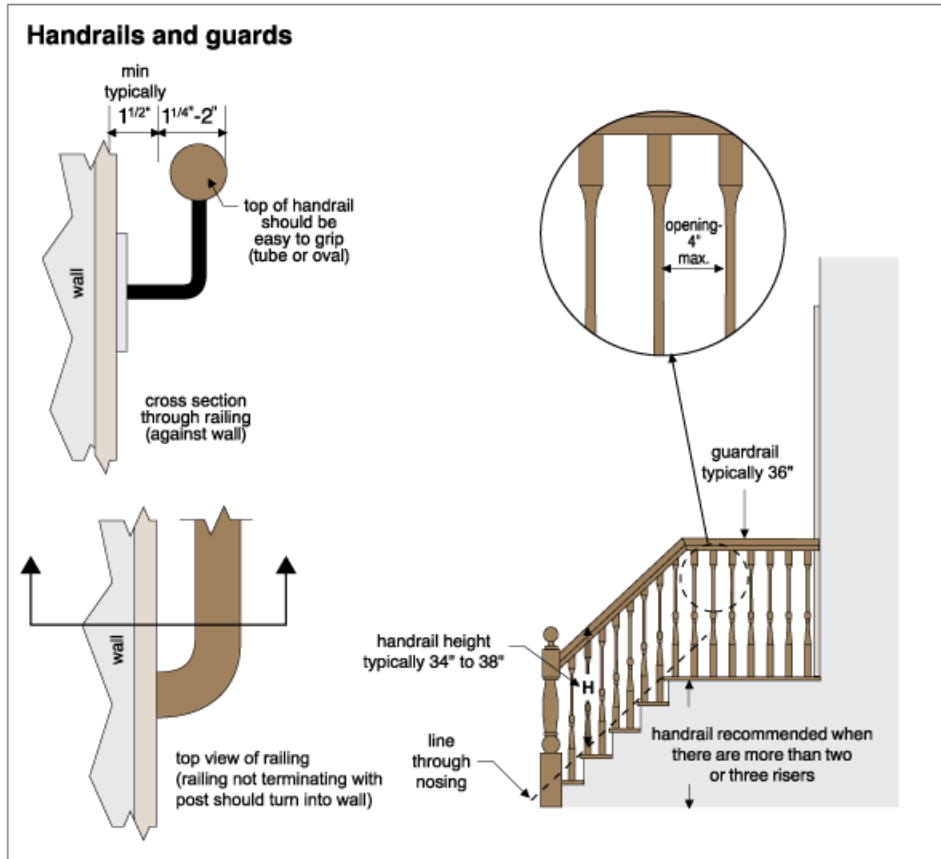
**17. Condition:** • Too far apart

Implication(s): Fall hazard

Task: Improve

Time: Discretionary

Cost: Minor





23. Too far apart

### **EXHAUST FANS \ General notes**

**18. Condition:** • Missing

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

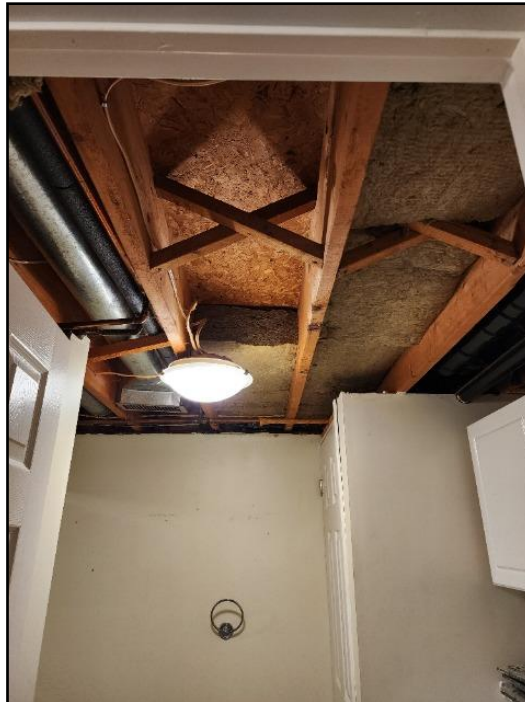
**Location:** Basement bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor





24. Missing

## **BASEMENT \ Cold room/Root cellar**

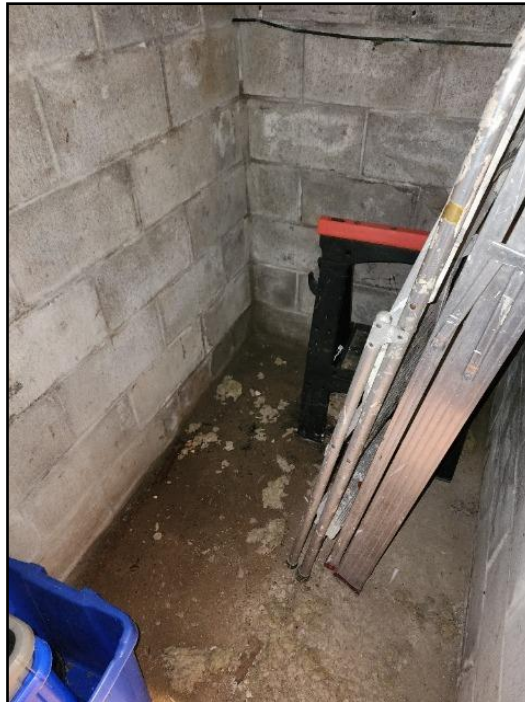
**19. Condition:** • Dampness on floors or walls

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

**Location:** Cold room

**Task:** Monitor

**Time:** Ongoing



25. Dampness on floors or walls

**GARAGE \ Door between garage and living space**

**20. Condition:** • Self closer missing, damaged or disconnected

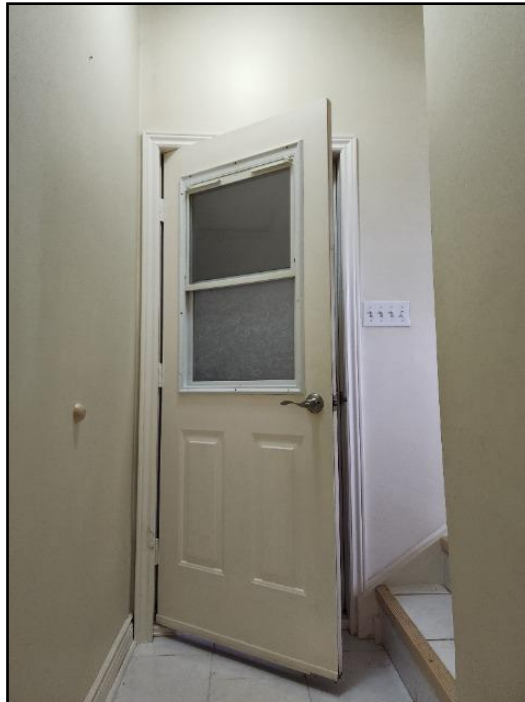
**Implication(s):** Hazardous combustion products entering home

**Location:** Hall

**Task:** Provide

**Time:** As soon as is practicable

**Cost:** Minor



26. Self closer missing, damaged or disconnected

**GARAGE \ Vehicle door operators (openers)**

**21. Condition:** • Inoperative

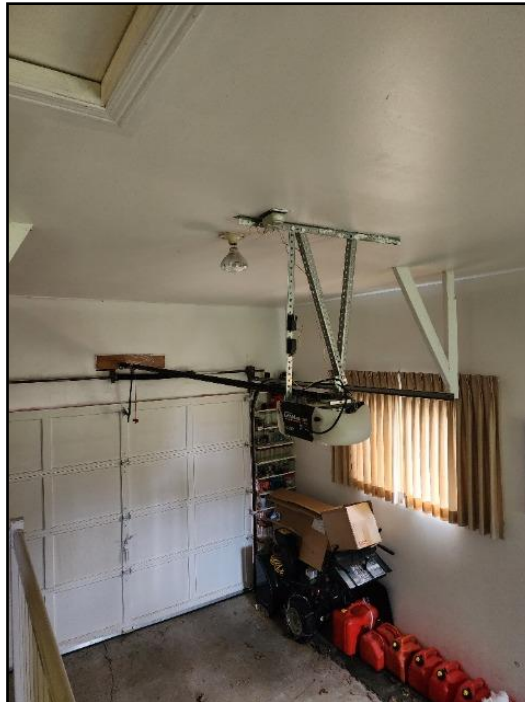
**Implication(s):** System inoperative

**Location:** Garage

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** Minor



27. Inoperative

**END OF REPORT**

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

