



# YOUR INSPECTION REPORT

PREPARED BY:

Murray Parish



FOR THE PROPERTY AT:

3182 Monck Road  
Kawartha Lakes, ON K0M 2L0

PREPARED FOR:

TEAM VANRAHAN

INSPECTION DATE:

Friday, June 7, 2024



PARISH HOME INSPECTIONS

Serving Central  
Ontario, ON .CA

(cell) 416-524-2768

(office) 1-705-928-5121

[parishhomeinspections.com](http://parishhomeinspections.com)

[Murray@Parishhomeinspections.com](mailto:Murray@Parishhomeinspections.com)



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report



June 7, 2024

Dear Team vanRahan,

RE: Report No. 4070  
3182 Monck Road  
Kawartha Lakes, ON  
K0M 2L0

The RECOMMENDATION SECTION of the report indicates items of concern found during the inspection. PLEASE Note; The Blue Highlighted items found with in the report link to related information for your clarity. When estimates are given, they are based on fair market prices and practices, they do not include hidden items.

The cost estimates are measured in the following:

Minor - \$0 to \$1000.00

Medium- \$1001.00 to \$10,000.00.

Obtain Estimate - We recommend a more intense -Further evaluation of item,(see below) with a written estimate.

Further evaluation :

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

When requested to inspect outbuilding/s their respective physical descriptions are reported at beginning of Structure section, Observations/ Recommendations are in body of report.

Note; The inspection is not a Ontario codes inspection, but performance based. Older buildings may not meet the code requirements of the today.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Inspectors cannot predict the future and as such, we cannot be responsible for things that occur after the inspection is performed. If conditions change, we are available to revisit the property and update our report.

The report has been prepared for the exclusive use of 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.

Sincerely,

Murray Parish  
on behalf of  
PARISH HOME INSPECTIONS

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# AGREEMENT

3182 Monck Road, Kawartha Lakes, ON June 7, 2024

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## PARTIES TO THE AGREEMENT

### Company

PARISH HOME INSPECTIONS  
Serving Central  
Ontario, ON .CA

### Client

Team vanRahan  
Century 21 United Realty Inc

This is an agreement between Team vanRahan and PARISH HOME INSPECTIONS.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our Provincial Association. A copy of these Standards is available at <http://www.oahi.com/english/about/standards-of-practice.html>.

The Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty, or an insurance policy with regards to the property.

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

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

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 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. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

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

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

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

Some intermittent conditions 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.

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

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, 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 Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and 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 including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor, or ceiling.

If anyone in the 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.

5. Your Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be 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 that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We 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.

## PLEASE NOTE.

The liability of the Inspector & Oakford Development Inc. o/a Parish Home Inspections 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 \$1,000.00, whichever is greater and a term of Five (5) years from today's date.

**I, Team vanRahan (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# ROOFING

3182 Monck Road, Kawartha Lakes, ON June 7, 2024

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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## Description

**Sloped roofing material:** • Shingles

**Probability of leakage:** • Low

## Limitations

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

## Observations / Recommendations

### ROOF \ Flashings

**1. Condition:** • Debris

**Implication(s):** Chance of water entry,damage

**Location:** Roof flashings

**Task:** Clean as required

**Time:** Regular maintenance



Debris



Debris

# EXTERIOR

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ROOFING

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## Description

### General:

- Rear View



*Rear View*

**Gutter & downspout material:** • Metal

**Downspout discharge:** • [Above grade](#)

**Lot slope:** • Flat

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

**Wall surfaces and trim:** • [Vinyl siding](#)

**Driveway:** • Gravel

**Deck:** • Wood

**Porch:** • Wood

**Exterior steps:** • Wood

### Fence:

- Wood

Along road frontage

**Garage:** • Detached

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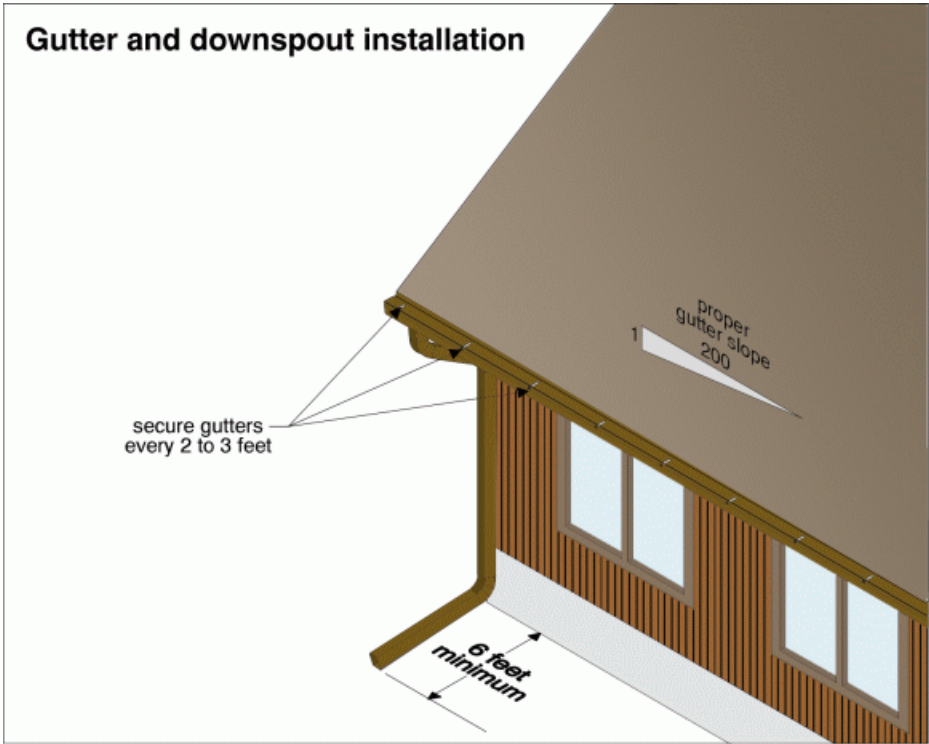
## Limitations

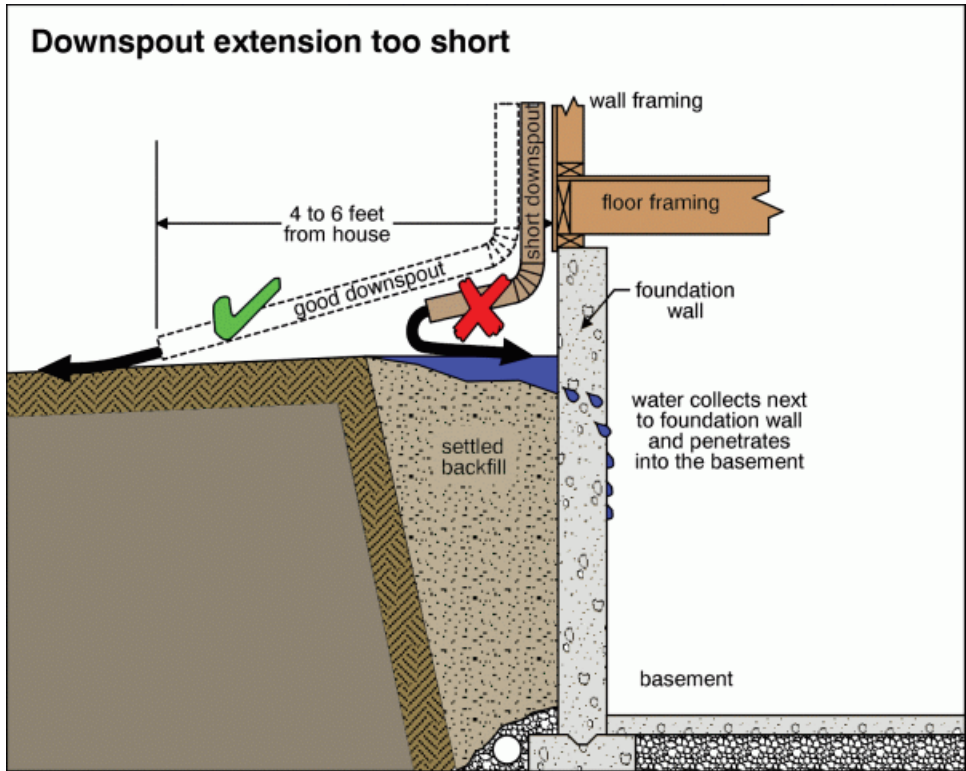
- Inspection limited/prevented by:** • Rain
- Exterior inspected from:** • Ground level
- Not included as part of a building inspection:** • Outbuildings

## Observations / Recommendations

### ROOF DRAINAGE \ Gutters / Downspouts

- 2. Condition:** • Discharge too close to building
- Implication(s):** Chance of water damage to structure, finishes and contents
- Location:** Various downspouts
- Task:** Improve discharge location
- Time:** Regular maintenance





*Discharge too close to building*

- 3. Condition:** • Dirty /clogged
- Implication(s):** Chance of water damage to structure, finishes and contents
- Location:** Various gutters
- Task:** Clean and improve drainage as required
- Time:** Regular maintenance





Dirty /clogged

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Overview

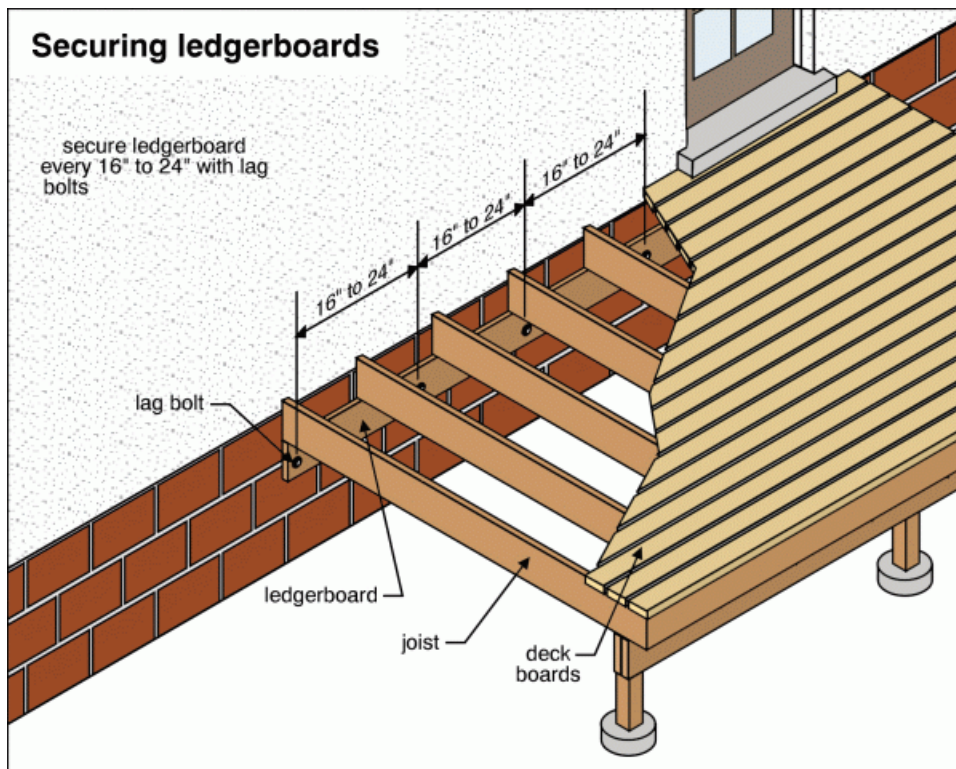
**4. Condition:** • Missing Lag Bolts

**Implication(s):** Chance of movement, collapse.

**Location:** Pool deck

**Task:** Provide fasteners as required

**Time:** As soon as possible



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Missing Lag Bolts

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

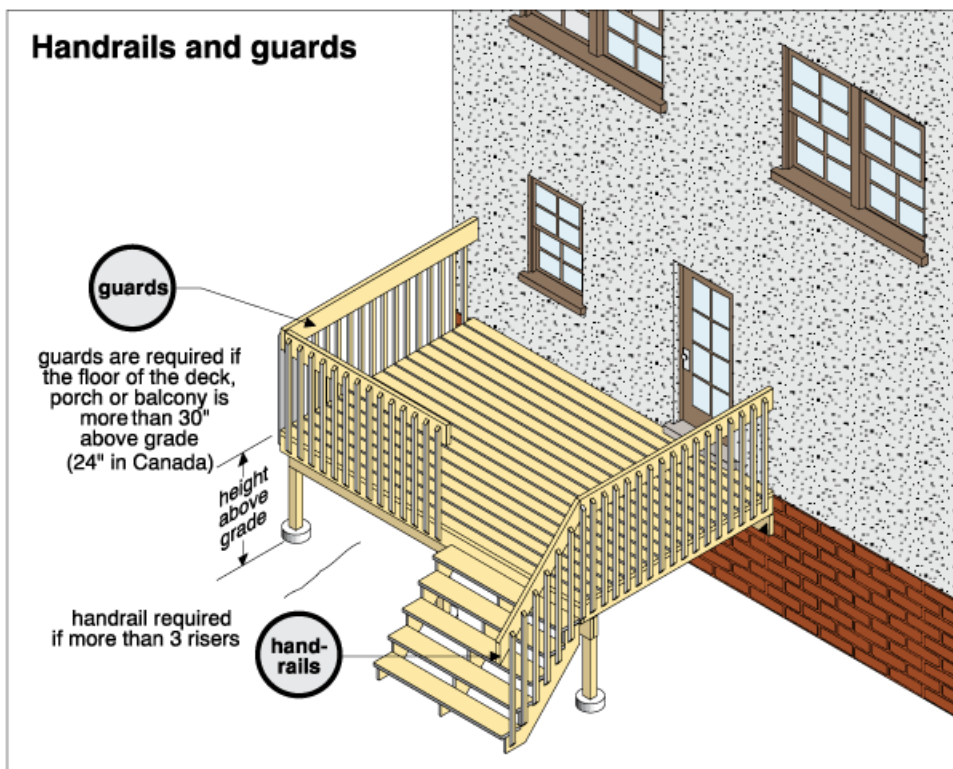
**5. Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Front porch steps

**Task:** Provide handrails, railings and spindles as required

**Time:** Immediate



# EXTERIOR

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*Missing*

**6. Condition:** • Missing

**Implication(s):** Fall hazard

**Location:** Pool deck

**Task:** Provide handrails, railings and spindles as required

**Time:** Immediate



*Missing*

# STRUCTURE

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## Description

### General:

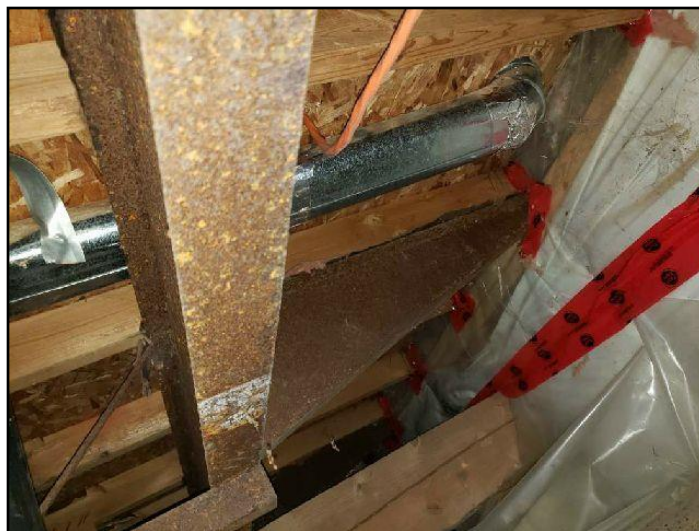
- Modular Building
- Garage
- Slab on grade , metal shell

**Configuration:** • [Crawlspace](#)

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

### Floor construction:

- [Joists](#)



*Joists*

- Subfloor - OSB (Oriented Strand Board)
- Steel beams
- Wood beams

### Exterior wall construction:

- [Wood frame](#)

Additions

**Roof and ceiling framing:** • Not visible / No Access

## Limitations

**Inspection limited/prevented by:** • Modular Building

**Attic/roof space:** • No access

### Crawlspace:

- No access

Additions

# STRUCTURE

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No access

- Entered Home crawlspace

Percent of foundation not visible: • 60 %

## Observations / Recommendations

### RECOMMENDATIONS \ Overview

**7. Condition:** • Renovation

**Implication(s):** Unknown scope of work completed.

**Location:** Addition

**Task:** Disclosure of permits not obtained



Renovation

## Description

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

**Service size:** • [100 Amps \(240 Volts\)](#)

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

- Breaker  
Rear bedroom exterior wall

**System grounding material and type:** • Copper

**Distribution panel type and location:**

- [Breakers](#)  
Rear bedroom exterior wall



*Breakers*

**Auxiliary panel (subpanel) type and location:**

- Breakers  
Garage

# ELECTRICAL

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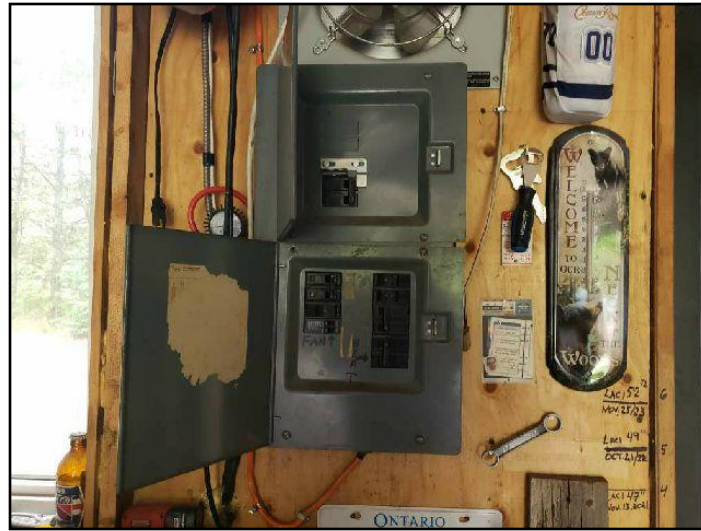
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Breakers

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 - bathroom](#) • [AFCI - panel](#)

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

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

## Limitations

Inspection limited/prevented by: • Parts Of Electrical system Not Seen

System ground: • Quality of ground not determined

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

## Observations / Recommendations

### RECOMMENDATIONS \ Overview

**8. Condition:** • Meter

**Implication(s):** Electric shock hazard, chance of fire.

**Location:** Meter base

**Task:** Secure meter base

**Time:** Immediate



Meter

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

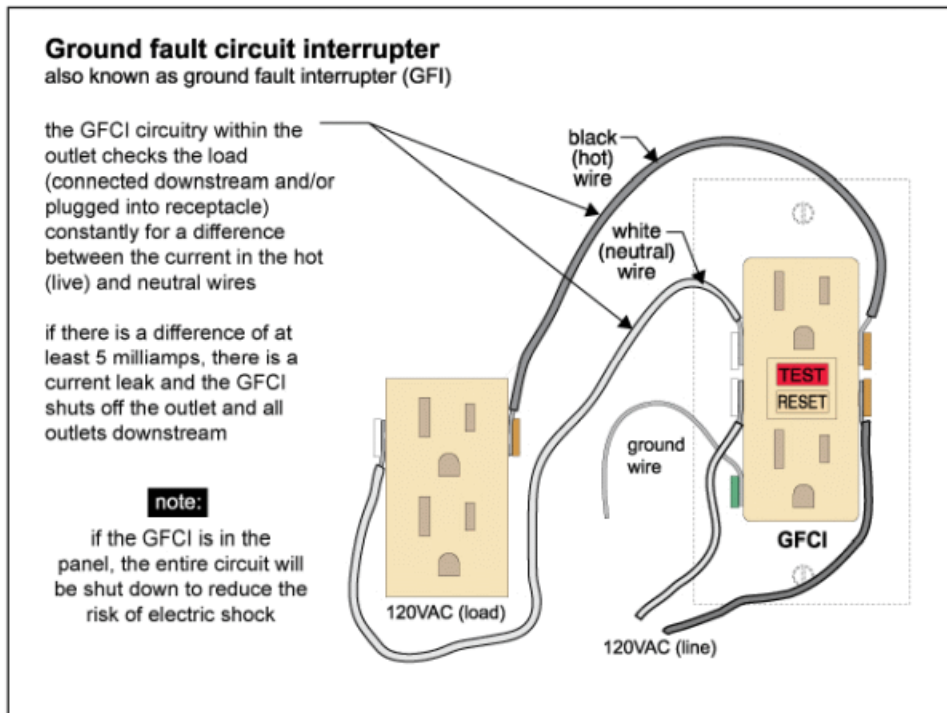
**9. Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock hazard

**Location:** Rear exterior receptacles

**Task:** Provide GFCI protection and cover

**Time:** Immediate





# ELECTRICAL

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GFCI/GFI needed (Ground Fault Circuit...



GFCI/GFI needed (Ground Fault Circuit...

**10. Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

**Implication(s):** Electric shock hazard

**Location:** Under pool deck

**Task:** Provide GFCI protection

**Time:** Immediate



GFCI/GFI needed (Ground Fault Circuit...

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**11. Condition:** • Recommend Installing New units

**Implication(s):** Fire hazard, Life threat

**Location:** House as required

**Task:** Provide new units

**Time:** As soon as possible

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

**12. Condition:** • Recomend Installing New units

**Implication(s):** Health hazard,Life threat.

**Location:** House as required

**Task:** Provide new units

**Time:** As soon as possible

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## Description

**Heating system type:**

- Gas Fireplace
  - [Wood stove](#)
- Garage

**Fuel/energy source:** • Wood • Propane

**Furnace manufacturer:**

- Lennox



Lennox

**Efficiency:** • [High-efficiency](#)

**Combustion air source:** • Outside

**Approximate age:** • [8 years](#)

**Typical life expectancy:** • Furnace 18 to 25 years

**Main fuel shut off at:** • Furnace • Propane Tank

**Failure probability:** • [Low](#)

**Chimney/vent:** • Sidewall venting

## Limitations

**Inspection prevented/limited by:** • Vent connectors, chimney interiors and flues are not inspected

**Heat exchanger:** • Not accessible

**Not included as part of a building inspection:**

- WETT Inspection Not performed
- Garage

## Observations / Recommendations

### RECOMMENDATIONS \ Overview

**13. Condition:** • Not operational

Pilot light only

**Implication(s):** No heat from unit

**Location:** Family Room fireplace

**Task:** Further evaluation of no heat

**Time:** As soon as possible



*Not operational*

**14. Condition:** • Data Plate

**Implication(s):** May be required to decommission

**Location:** Family room fireplace

**Task:** Further evaluation of data plate location, information

**Time:** As soon as possible



*Data Plate*

## FURNACE \ Ducts, registers and grilles

15. Condition: • [Dirty](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Heating ducts

Task: Clean, service ducts as required

Time: Regular maintenance



Dirty

## CHIMNEY AND VENT \ Inspect/sweep chimney

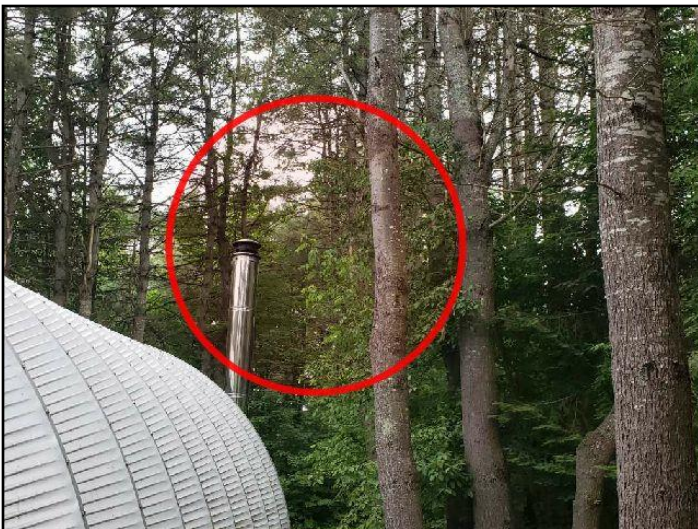
16. Condition: • [WETT Inspection](#)

Implication(s): Inspection of solid fuel appliance and chimney for Code Compliance.

Location: Garage solid fuel appliance

Task: Further evaluation for safe operation and code compliance

Time: As soon as possible .before use.



WETT Inspection



WETT Inspection

# HEATING

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*WETT Inspection Not performed*

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • None present

# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Not determined / No Access

## Limitations

**General:** • No Attic Access

## Observations / Recommendations

### VENTILATION \ General notes

**17. Condition:** • Dirty Vent

**Implication(s):** Reduced exhaust flow, fire hazard.

**Location:** Rear exterior vent

**Task:** Service ,clean as required

**Time:** As soon as possible



*Dirty Vent*



**Description**

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

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

**Supply piping in building:** • PEX (cross-linked Polyethylene)

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

- Utility room



Utility room

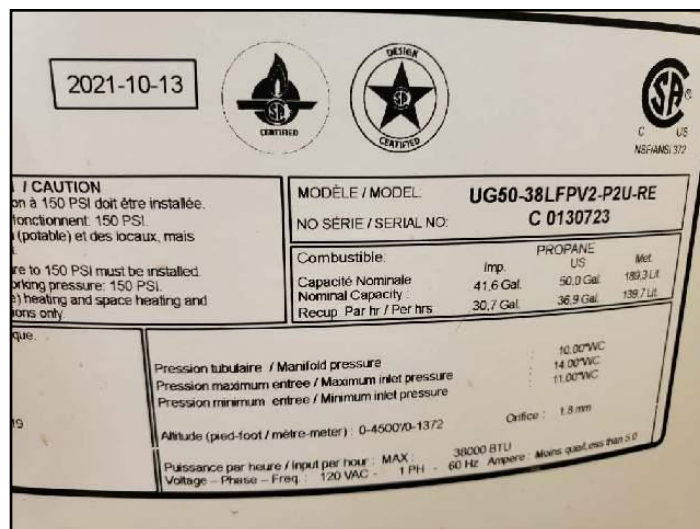
**Water flow and pressure:** • [Functional](#)

**Water heater fuel/energy source:** • Propane

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

**Water heater manufacturer:**

- Giant



Giant

# PLUMBING

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**Water heater tank capacity:** • 189 liters

**Water heater approximate age:** • 3 years

**Water heater typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Low](#)

**Waste disposal system:**

- Septic System



*Septic System*

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

**Pumps:** • Water pump

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

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing • Water quality • Water Supply (Gallons per Minute -Flow Rate ) • Septic system

## Observations / Recommendations

### **FIXTURES AND FAUCETS \ Faucet**

**18. Condition:** • [Aerator obstructed](#)

**Implication(s):** Reduced water pressure and volume

**Location:** Bathroom sink

**Task:** Clean or replace aerator

**Time:** Regular maintenance



*Aerator obstructed*

### **FIXTURES AND FAUCETS \ Toilet**

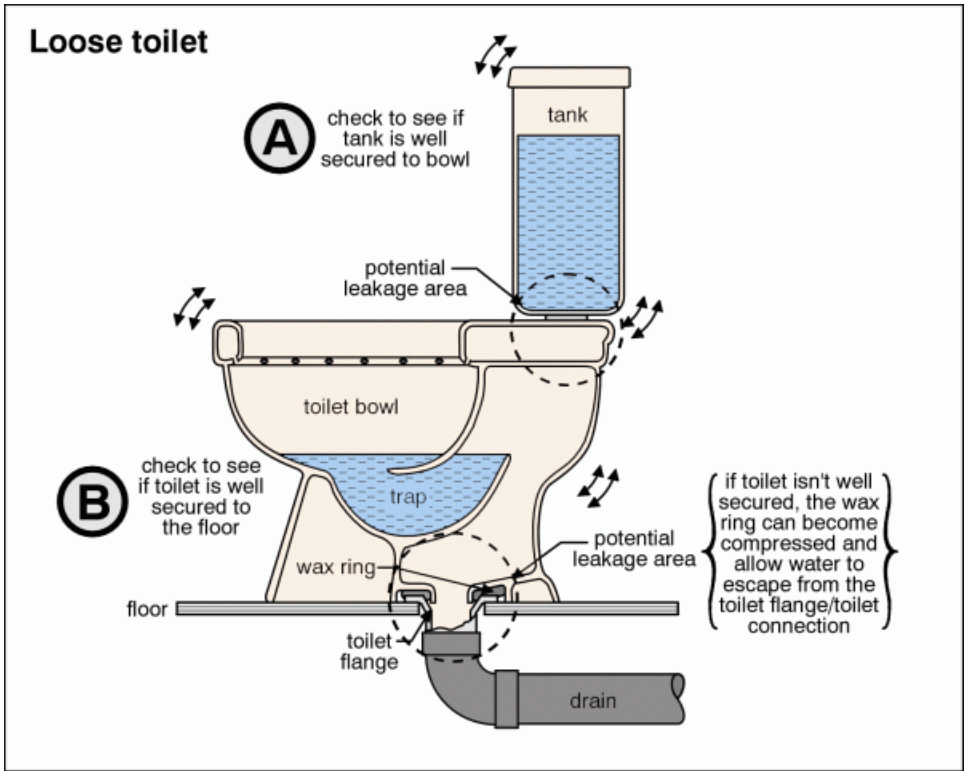
**19. Condition:** • Loose

**Implication(s):** Chance of water, sewage damage to finishes and contents | Possible hidden damage

**Location:** Bathroom by bedrooms

**Task:** Repair as required

**Time:** As soon as possible



Loose

**PRIVATE WATER WELL \ Observations**

**20. Condition:** • Lid Missing, Damaged.

**Location:** Dug well

**Task:** Provide correct lid as required

**Time:** Immediate

# PLUMBING

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*Lid Missing, Damaged.*

## Description

**Major floor finishes:** • Wood

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

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Casement](#) • Vinyl

**Exterior doors - type/material:** • Hinged • Metal-clad • Garage door - metal

## Limitations

**Not included as part of a building inspection:** • Appliances • Aesthetics or quality of finishes

## Observations / Recommendations

### RECOMMENDATIONS \ Overview

**21. Condition:** • No access

**Implication(s):** Not inspected

**Location:** Front porch

**Task:** Disclosure of no access(pets present)



No access

### WINDOWS \ Frames

**22. Condition:** • Damaged

**Implications:** Chance of water entry, further material deterioration.

**Location:** Family Room

**Task:** Repair damage as required

**Time:** Regular maintenance

# INTERIOR

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*Damaged*

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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

