

# INSPECTION REPORT



For the Property at:  
**14183 HIGHWAY 62**  
MADOC, ON

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Prepared for: TEAM VANRAHAN  
Inspection Date: Tuesday, May 2, 2023  
Prepared by: David Sharman



County Home Inspection  
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May 2, 2023

Dear Team VanRahan,

RE: Report No. 4296  
14183 Highway 62  
Madoc, ON

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

14183 Highway 62, Madoc, ON May 2, 2023

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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

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

**Condition:** • Movement

**Implication(s):** Weakened structure | Chance of continued movement

**Location:** Raised decking

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Structure

### FOUNDATIONS \ General notes

**Condition:** • Spalling, crumbling or broken material

**Implication(s):** Continued material deterioration, Weakened structure

**Location:** Rear elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Prior repairs

**Implication(s):** Weakened structure

**Location:** Rear elevation

**Task:** Monitor

**Time:** Ongoing

**Condition:** • Prior repairs

**Implication(s):** Weakened structure

**Location:** Garage

**Task:** Monitor

**Time:** Ongoing

### FOUNDATIONS \ Performance opinion

**Condition:** • Acceptable

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## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • Fuses too big

**Implication(s):** Equipment overheating | Fire hazard

**Location:** Distribution panel

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**Condition:** • Double taps

**Implication(s):** Fire hazard

**Location:** Distribution panel

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Depends on approach

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

Although not a deficiency in a home of this age, safety may be improved by upgrading this receptacle.

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • Missing

**Implication(s):** Inadequate lighting

**Location:** Bedroom

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

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## Heating

### GAS FURNACE \ Mechanical air filter

**Condition:** • Replace - regular maintenance

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

**Location:** Cold air return

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item

## 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

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • Leak

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

**Location:** Bathroom

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • Obstructed or weak flush

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** Bathroom

**Task:** Improve

**Time:** As soon as is practicable

**Cost:** Minor

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## Interior

### WINDOWS \ Sashes

**Condition:** • Won't stay open

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### BASEMENT \ Damp/Wet basement - evidence

**Condition:** • Crumbling/spalling masonry, concrete or plaster

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

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

**Condition:** • Water on floor

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

**Location:** Throughout

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on work needed

### GARAGE \ Door between garage and living space

**Condition:** • Door not fire rated or exterior type

**Implication(s):** Increased fire hazard

**Location:** Garage

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor

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

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

**Location:** Garage

**Task:** Provide

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](#)

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## Description

The home is considered to face: • East

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 5-10 years

Typical life expectancy: • 15-20 years

Roof Shape: • Hip

## Limitations

Inspection limited/prevented by: • Lack of access (too high/steep) • Wet roof surface hides flaws

Inspection performed: • From roof edge • Telescopic video inspection equipment

Age determined by: • Visual inspection from roof surface

## Recommendations

### RECOMMENDATIONS \ Overview

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

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## Description

**Gutter & downspout material:** • Aluminum

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

**Downspout discharge:** • Above grade

**Lot slope:** • Away from building

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

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

**Driveway:** • Asphalt

**Walkway:** • Concrete

**Deck:** • Raised • Wood • Railings

**Porch:** • Wood • No performance issues were noted.

**Exterior steps:** • Concrete • Wood • No performance issues were noted.

**Patio:** • Concrete

**Garage:** • Attached

## Limitations

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

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

**Exterior inspected from:** • Ground level

## Recommendations

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

**2. Condition:** • Movement

**Implication(s):** Weakened structure | Chance of continued movement

**Location:** Raised decking

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



# EXTERIOR

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3. Movement

## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:** • Joists • Wood columns • Wood beams • Subfloor - plank

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Rafters/ceiling joists • Plank sheathing

## Limitations

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

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

**Percent of foundation not visible:** • 60 %

## Recommendations

### FOUNDATIONS \ General notes

**3. Condition:** • Spalling, crumbling or broken material

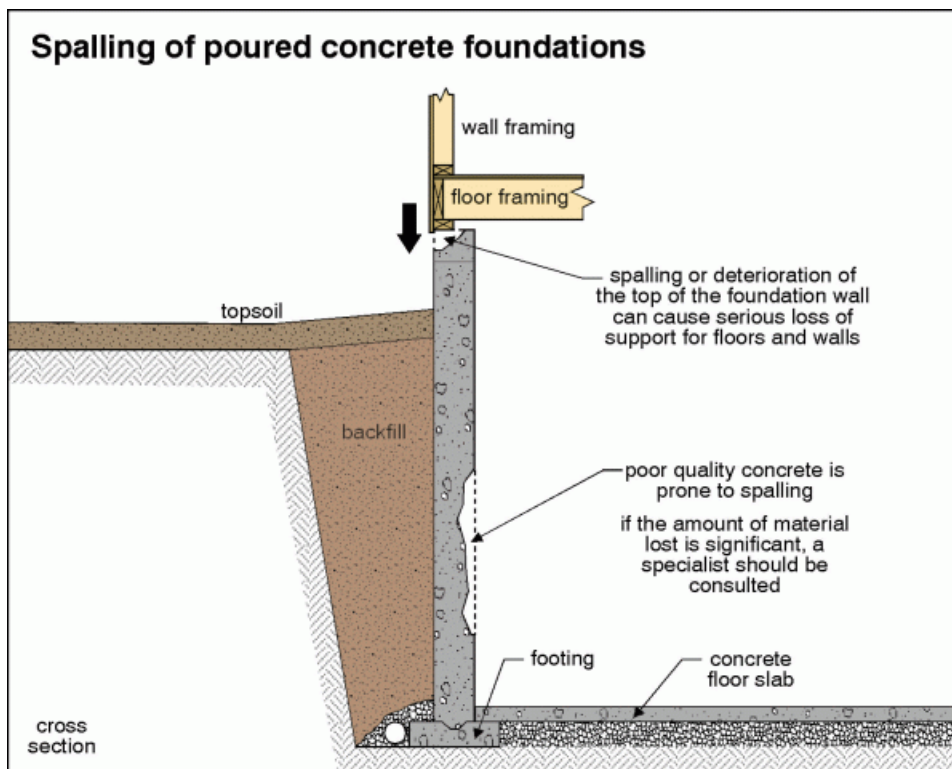
**Implication(s):** Continued material deterioration, Weakened structure

**Location:** Rear elevation

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



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4. *Spalling, crumbling or broken material*

**4. Condition:** • Prior repairs

**Implication(s):** Weakened structure

**Location:** Rear elevation

**Task:** Monitor

**Time:** Ongoing



5. *Prior repairs*

**5. Condition:** • Prior repairs

**Implication(s):** Weakened structure

**Location:** Garage

**Task:** Monitor

**Time:** Ongoing

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6. Prior repairs

## FOUNDATIONS \ Performance opinion

6. Condition: • Acceptable



## Description

**Service entrance cable and location:** • Overhead copper

**Service size:** • 100 Amps (240 Volts)

**Main disconnect/service box rating:** • 100 Amps

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

- Fuses - basement



7. Main electrical disconnect

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

**Distribution panel type and location:**

- Fuses - basement



8. Distribution panel



9. Fuses - basement

**Distribution panel rating:** • 100 Amps

**Electrical panel manufacturers:** • AEC

**Number of circuits installed:** • 16

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

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

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

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

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

## Limitations

**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

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**7. Condition:** • Fuses too big

**Implication(s):** Equipment overheating | Fire hazard

**Location:** Distribution panel

**Task:** Correct

**Time:** As soon as is practicable

**Cost:** Minor

### Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



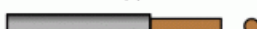
common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire

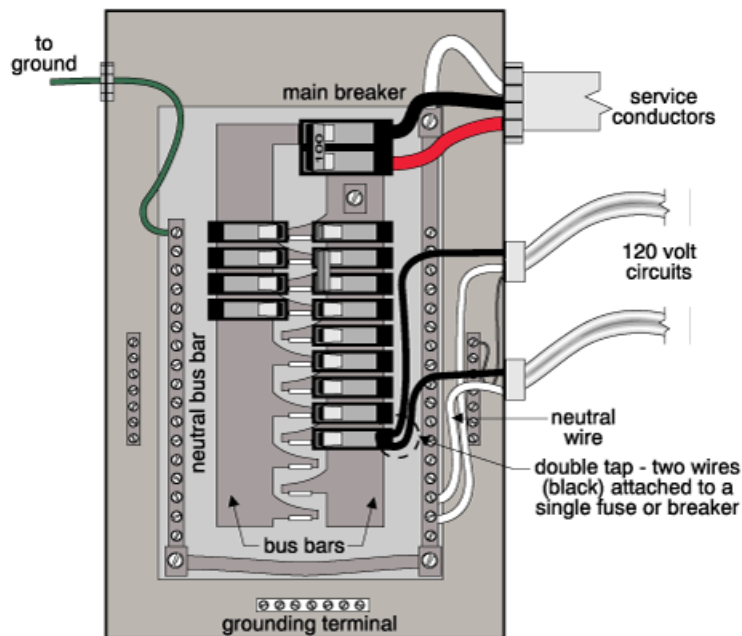


common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps

**SERVICE BOX, GROUNDING AND PANEL \ Panel wires****8. Condition:** • Double taps**Implication(s):** Fire hazard**Location:** Distribution panel**Task:** Correct**Time:** As soon as is practicable**Cost:** Minor**Double tapping (double lugging)****10. Double taps****11.**



## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**9. Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Various locations

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Depends on approach



12. Ungrounded



13.



14.



15.



# ELECTRICAL

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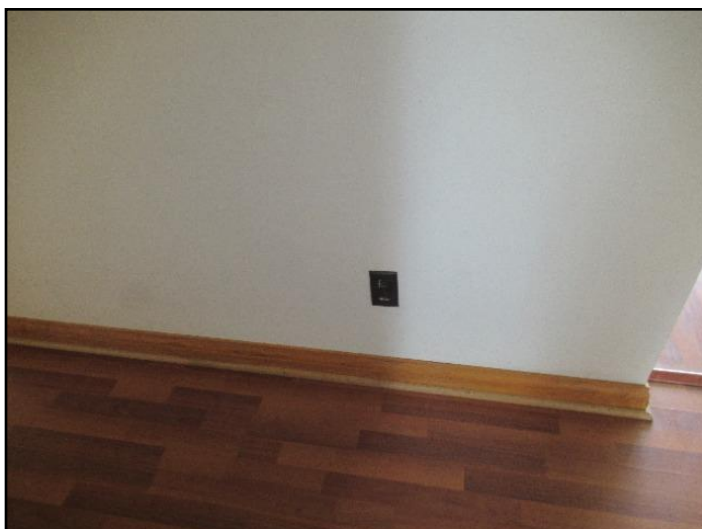
17.



18.



19.



20.



21.

# ELECTRICAL

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22.



23.

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

Although not a deficiency in a home of this age, safety may be improved by upgrading this receptacle.

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Minor

**Ground fault circuit interrupter**

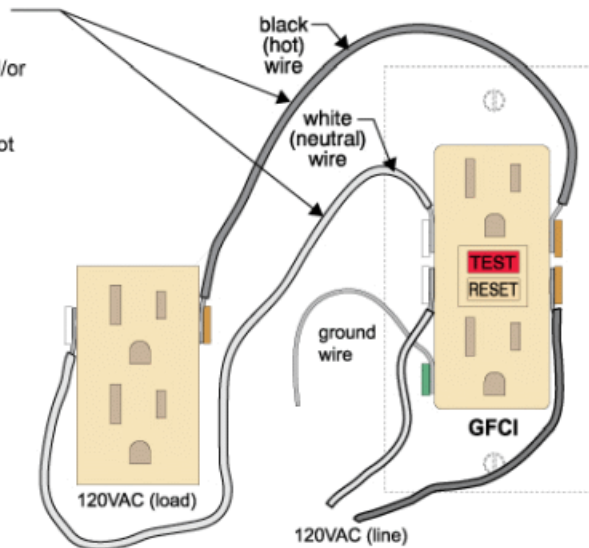
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



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

**DISTRIBUTION SYSTEM \ Lights**

11. **Condition:** • Missing

**Implication(s):** Inadequate lighting

**Location:** Bedroom

**Task:** Replace

**Time:** Discretionary

**Cost:** Minor

# ELECTRICAL

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25. Missing



26.



27.



# HEATING

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## Description

### Heating system type:

- Furnace



28. Furnace

**Fuel/energy source:** • Propane

### Furnace manufacturer:

- York

*Model number:* TG9S060B12MP11B *Serial number:* W1G7967395

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 60,000 BTU/hr

**Efficiency:** • High-efficiency

**Exhaust venting method:** • Direct vent - sealed combustion

**Combustion air source:** • Outside - sealed combustion

**Approximate age:** • 6 years

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

### Main fuel shut off at:

- Basement

# HEATING

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29. Main fuel shut off



30. Electrical disconnect

**Failure probability:** • Low

**Propane tank type/age:** • Vertical • Above ground

**Air filter:** • Disposable • 16" x 25" • 1" thick

**Exhaust pipe (vent connector):**

- PVC plastic
- Sidewall vented

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31. Sidewall vented

## Fireplace/stove:

- Wood-burning insert

Osburn

Model number: 2400 Serial number: 17761



32. Wood-burning insert

## Chimney/vent:

- Masonry

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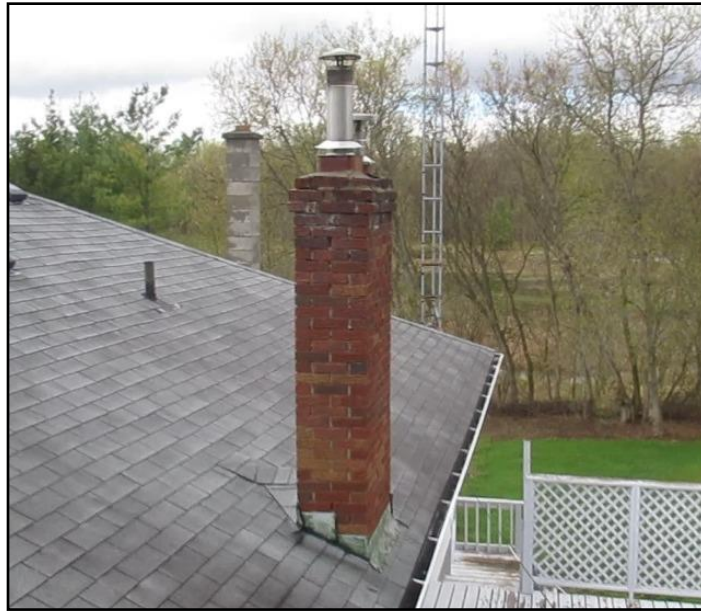
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33. *Masonry*

- No longer in use



34. *No longer in use*

**Chimney liner:** • Metal • Clay

**Mechanical ventilation system for building:** • Bathroom exhaust fan

**Condensate system:** • Discharges into sump



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## Limitations

**Inspection prevented/limited by:** • Chimney clean-out not opened

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

**Fireplace/wood stove:** • Quality of chimney draw cannot be determined • Connection to chimney not inspected

**Not included as part of a building inspection:** • Interiors of vent systems, flues, and chimneys • Wood-burning insert

## Recommendations

### GAS FURNACE \ Mechanical air filter

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

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

**Location:** Cold air return

**Task:** Replace

**Time:** Regular maintenance

**Cost:** Regular maintenance item



35. Replace - regular maintenance

# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- Glass fiber



36. Glass fiber

**Attic/roof insulation amount/value:** • R-20

**Attic/roof air/vapor barrier:** • Kraft paper

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

**Wall insulation material:** • Not determined

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

**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

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

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## Recommendations

### ATTIC/ROOF \ Insulation

**13. 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):

- Private



37. Well pump & pressure tank

Service piping into building: • PE (polyethylene)

Supply piping in building: • Copper

Main water shut off valve at the:

- Basement

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38. Main water shut off

**Water flow and pressure:** • Functional

**Water heater type:** • Rental

**Water heater location:** • Basement

**Water heater fuel/energy source:**

- Electric



39. Electric

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## Water heater manufacturer:

- Giant

Model number: 152E-3F8M-OH-K Serial number: A8108779

Water heater tank capacity: • 181 liters

Water heater approximate age: • 6 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 • Cast iron

## Pumps:

- Sump pump



40. Sump pump

Floor drain location: • None found

## Water treatment system:

- Water softener





41. Water softener

Exterior hose bibb (outdoor faucet): • Present

## Limitations

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

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

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

## Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

**14. Condition:** • Leak

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

**Location:** Bathroom

**Task:** Repair

**Time:** As soon as is practicable

**Cost:** Minor

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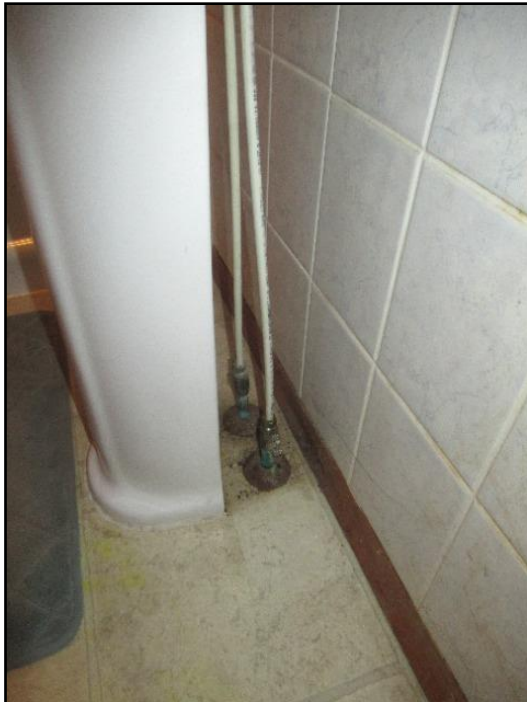
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42. Leak



43.

## FIXTURES AND FAUCETS \ Toilet

**15. Condition:** • Obstructed or weak flush

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building

**Location:** Bathroom

**Task:** Improve

**Time:** As soon as is practicable

**Cost:** Minor



# PLUMBING

14183 Highway 62, Madoc, ON May 2, 2023

Report No. 4296

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

SUMMARY

ROOFING

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**44.** *Obstructed or weak flush*

# INTERIOR

14183 Highway 62, Madoc, ON May 2, 2023

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## Description

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

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

**Major ceiling finishes:** • Plaster/drywall • Stucco/texture/stipple

**Windows:** • Fixed • Single/double hung • Vinyl

**Glazing:** • Double

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

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Range hood

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

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

**Bathroom ventilation:** • Exhaust fan

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

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

**Not tested/not in service:** • Range • Oven

**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:** • 60 %

## Recommendations

### WINDOWS \ Sashes

**16. Condition:** • Won't stay open

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Various locations

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

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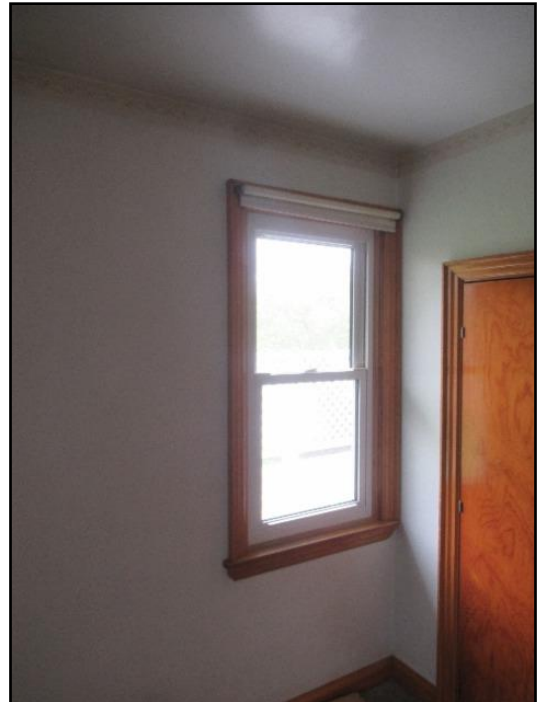
PLUMBING

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45. Won't stay open



46.



47.

## **BASEMENT \ Damp/Wet basement - evidence**

**17. Condition:** • Crumbling/spalling masonry, concrete or plaster

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

**Location:** Various locations

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**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



48. Crumbling/spalling masonry, concrete or...



49.

**18. Condition:** • Water on floor

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

**Location:** Throughout

**Task:** Improve

**Time:** Discretionary

**Cost:** Depends on work needed



50. Water on floor



51.





52.

## GARAGE \ Door between garage and living space

**19. Condition:** • Door not fire rated or exterior type

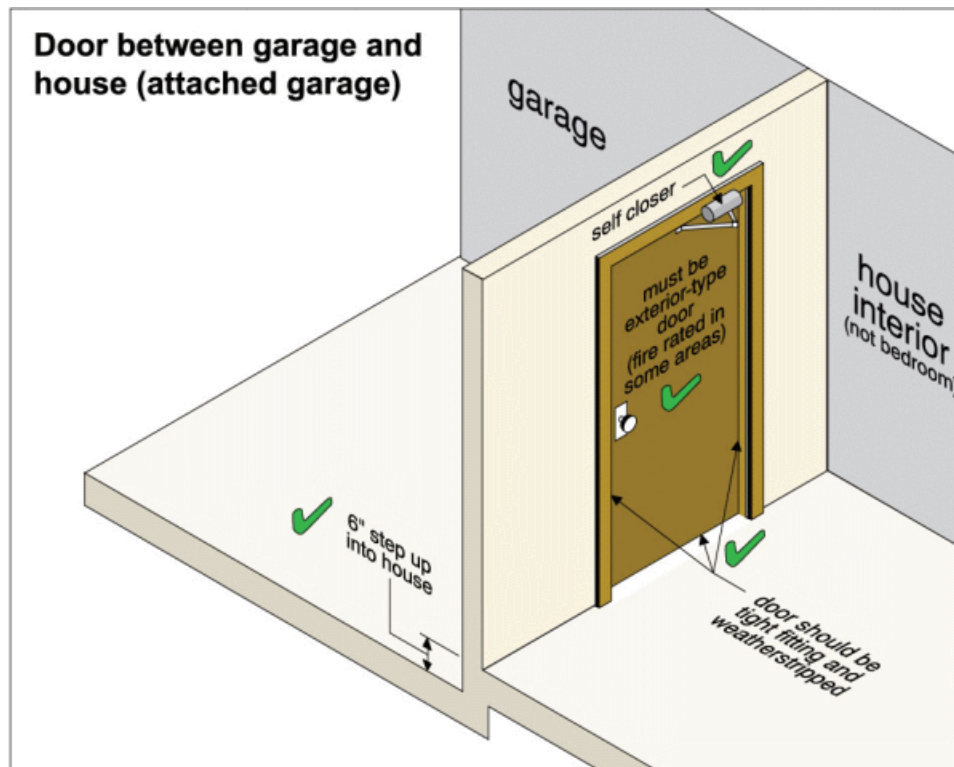
**Implication(s):** Increased fire hazard

**Location:** Garage

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



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

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

**Location:** Garage

**Task:** Provide



**53.** *Self closer missing, damaged or disconnected*

**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