

INSPECTION REPORT



For the Property at:
2826 TELEVISION ROAD
PETERBOROUGH, ON

Prepared for: TEAM VANRAHAN
Inspection Date: Thursday, August 6, 2026
Prepared by: David Sharman



County Home Inspection

Peterborough, ON
705 957 3642

www.countyhomeinspection.ca
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August 6, 2026

Dear Team VanRahan,

RE: Report No. 5819
2826 Television Road
Peterborough, 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

2826 Television Road, Peterborough, ON August 6, 2026

Report No. 5819

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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REFERENCE

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

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Location: Throughout

Task: Monitor

Time: Ongoing

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • Missing

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

Location: Rear elevation

Task: Provide

Time: Discretionary

Cost: Minor

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • Missing

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

Location: Right elevation

Task: Provide

Time: Discretionary

Cost: Minor

Exterior

WALLS \ Vinyl siding

Condition: • Heat damage

Implication(s): No implications exist for this condition

Location: Rear elevation

Task: Replace

Time: Discretionary

Cost: Minor

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Caulking missing, incomplete or deteriorated

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Rear elevation

Task: Provide

Time: Discretionary

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Cost: Minor

Structure

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Utility room

Task: Monitor

Time: Ongoing

Condition: • Basement lowered or underpinned

Implication(s): Chance of structural movement

Location: Utility room

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Beams (Girders)

Condition: • Notches or holes

Implication(s): Weakened structure | Chance of structural movement

Location: Utility room

Task: Monitor

Time: Ongoing

FOUNDATIONS \ Performance opinion

Condition: • Not determined

FLOORS \ Joists

Condition: • Notches or holes

Implication(s): Weakened structure

Location: Utility room

Task: Repair or replace

Time: Discretionary

Cost: Minor

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Mold

The mold may be indicative of the lower level of insulation noted in the attic

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout

Task: Remove

Time: Discretionary

Cost: Minor

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Wire crossing bus connections

Implication(s): Electric shock | Fire hazard

Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover missing

Implication(s): Electric shock | Fire hazard

Location: Utility room

Task: Provide

Time: As soon as is practicable

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

Implication(s): Electric shock

Location: Exterior & kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

Heating

RECOMMENDATIONS \ Overview

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

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

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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

WASTE PLUMBING \ Venting system

Condition: • Automatic air vents

Implication(s): Failure may allow sewer gasses to enter building

Location: Kitchen

Task: Monitor

Time: Ongoing

Interior

WINDOWS \ Glass (glazing)

Condition: • Cracked

Implication(s): Physical injury

Location: Office

Task: Replace

Time: Discretionary

Cost: Minor

Condition: • Lost seal on double glazing

Implication(s): Reduced efficiency

Location: Various locations

Task: Repair or replace

Time: Discretionary

Cost: Minor

DOORS \ General notes

Condition: • Door opens over a step

Implication(s): Trip or fall hazard

Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor

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DOORS \ Doors and frames

Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor

STAIRS \ Handrails and guards

Condition: • Missing

Implication(s): Fall hazard

Location: Basement

Task: Provide

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](#)

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The home/building is considered to face: • East

Sloped roofing material:

• Asphalt shingles



1. Asphalt shingles



2.



3.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 15 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

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Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

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

Age determined by: • Visual inspection from roof surface • Visual inspection with telescopic inspection equipment

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Aging

Location: Throughout

Task: Monitor

Time: Ongoing

SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. Condition: • Missing

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

Location: Rear elevation

Task: Provide

Time: Discretionary

Cost: Minor



4. Missing

SLOPED ROOF FLASHINGS \ Drip edge flashings

3. Condition: • Missing

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

Location: Right elevation

Task: Provide

Time: Discretionary

Cost: Minor

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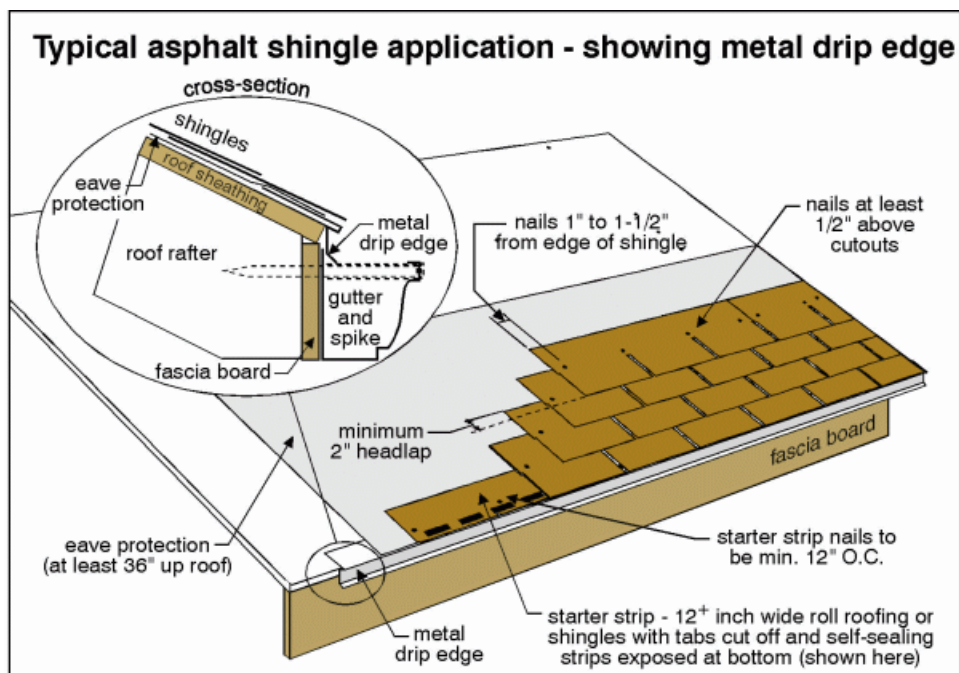
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5. Missing

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Downspout discharge: • Above grade

Lot slope: • Flat

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

Wall surfaces and trim: • Vinyl siding • Metal siding

Driveway: • Gravel

Walkway: • Concrete

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Wood

Fence: • Chain link

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

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

Exterior inspected from: • Ground level

Recommendations

WALLS \ Vinyl siding

4. Condition: • Heat damage

Implication(s): No implications exist for this condition

Location: Rear elevation

Task: Replace

Time: Discretionary

Cost: Minor

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6. Heat damage

EXTERIOR GLASS/WINDOWS \ Exterior trim

5. Condition: • Caulking missing, incomplete or deteriorated

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Rear elevation

Task: Provide

Time: Discretionary

Cost: Minor

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7. Caulking missing, incomplete or deteriorated



8.

Description

Configuration: • Basement

Foundation material: • Poured concrete • Masonry block

Floor construction: • Joists • Steel columns • Built-up wood beams • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/ceiling joists • Trusses • Plank sheathing • Plywood sheathing

Limitations

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

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 80 %

Recommendations

FOUNDATIONS \ General notes

6. Condition: • Typical minor cracks

Implication(s): Material deterioration

Location: Utility room

Task: Monitor

Time: Ongoing



9. Typical minor cracks

7. Condition: • Basement lowered or underpinned

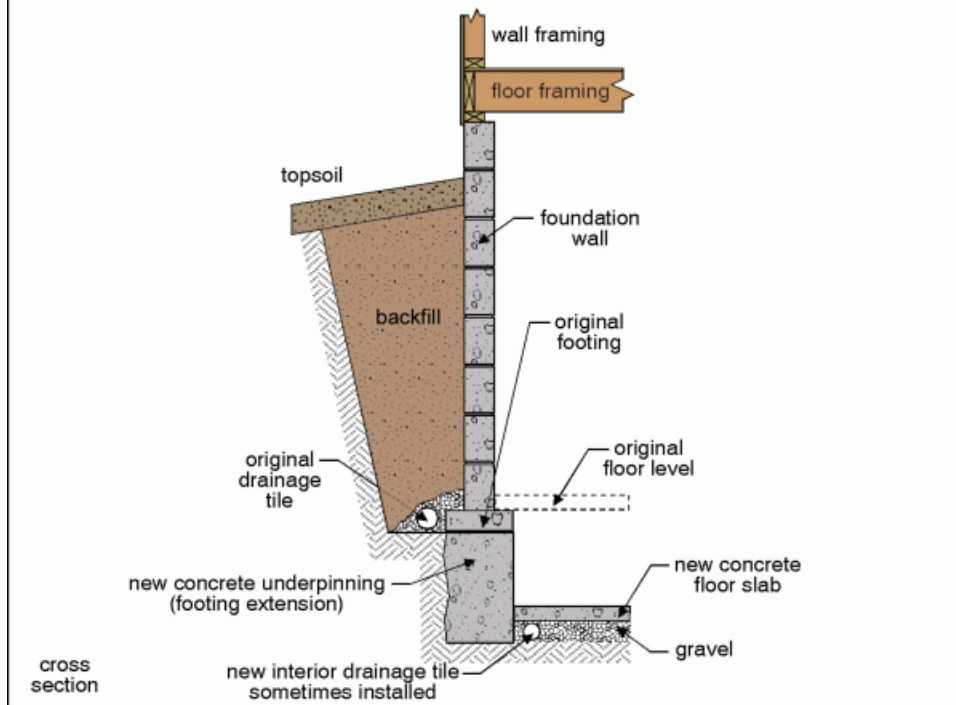
Implication(s): Chance of structural movement

Location: Utility room

Task: Monitor

Time: Ongoing

Lowering basement floors - underpinning



10. Basement lowered or underpinned

FOUNDATIONS \ Beams (Girders)

8. Condition: • Notches or holes

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Implication(s): Weakened structure | Chance of structural movement

Location: Utility room

Task: Monitor

Time: Ongoing



11. Notches or holes

FOUNDATIONS \ Performance opinion

9. **Condition:** • Not determined

FLOORS \ Joists

10. **Condition:** • Notches or holes

Implication(s): Weakened structure

Location: Utility room

Task: Repair or replace

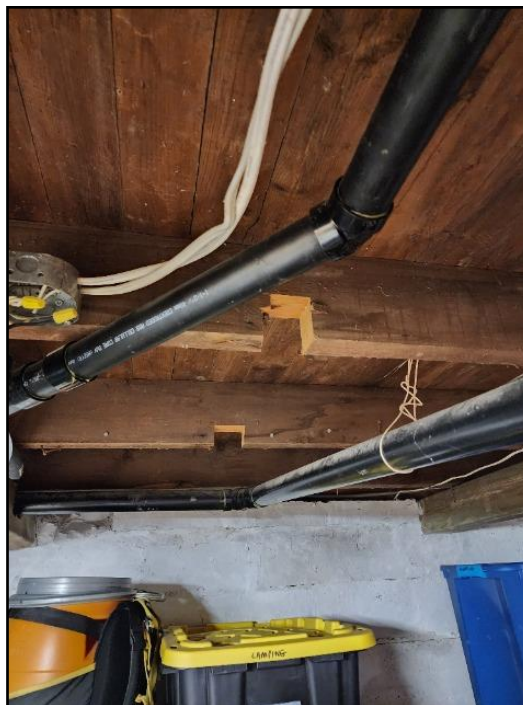
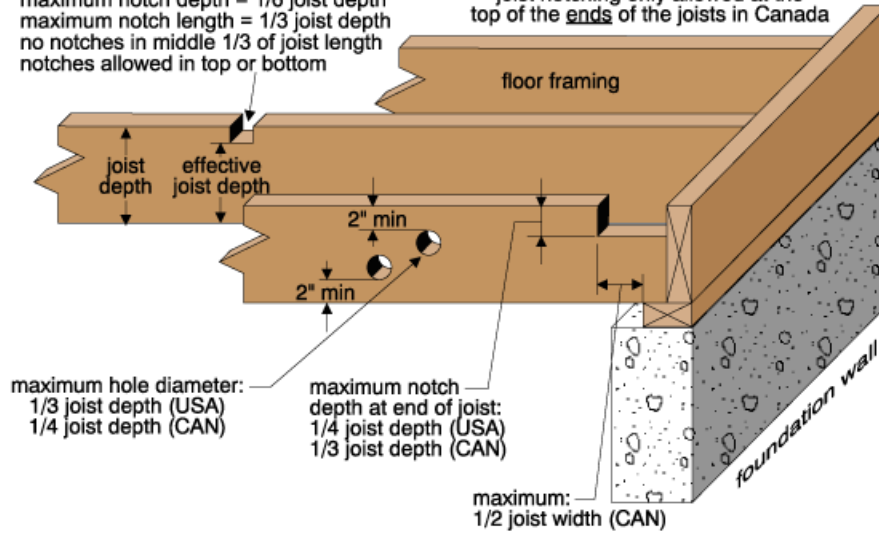
Time: Discretionary

Cost: Minor

Joist notching and drilling

maximum notch depth = $\frac{1}{6}$ joist depth
maximum notch length = $\frac{1}{3}$ joist depth
no notches in middle $\frac{1}{3}$ of joist length
notches allowed in top or bottom

note:
joist notching only allowed at the top of the ends of the joists in Canada



12. Notches or holes

ROOF FRAMING \ Sheathing (roof/attic)

11. Condition: • Mold

The mold may be indicative of the lower level of insulation noted in the attic

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout

STRUCTURE

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Task: Remove

Time: Discretionary

Cost: Minor



13. Mold

Description

Service entrance cable and location: • Overhead - cable type not determined

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 125 Amps

Main disconnect/service box type and location:

- Breakers - utility room

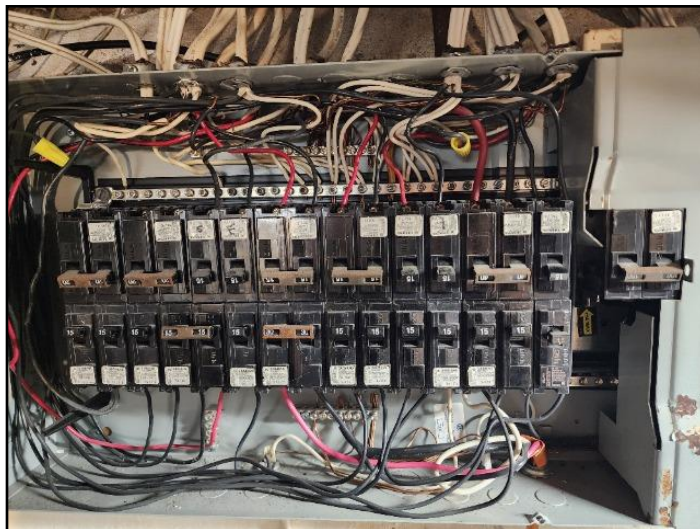


14. Main electrical disconnect

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

Distribution panel type and location:

- Breakers - utility room



15. Breakers - utility room

ELECTRICAL

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Distribution panel rating: • 125 Amps

Electrical panel manufacturers: • Siemens

Number of circuits installed: • 23

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

Smoke alarms (detectors): • Present

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

Limitations

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified

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 • Determination of the age of smoke and carbon monoxide alarms

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

12. Condition: • Wire crossing bus connections

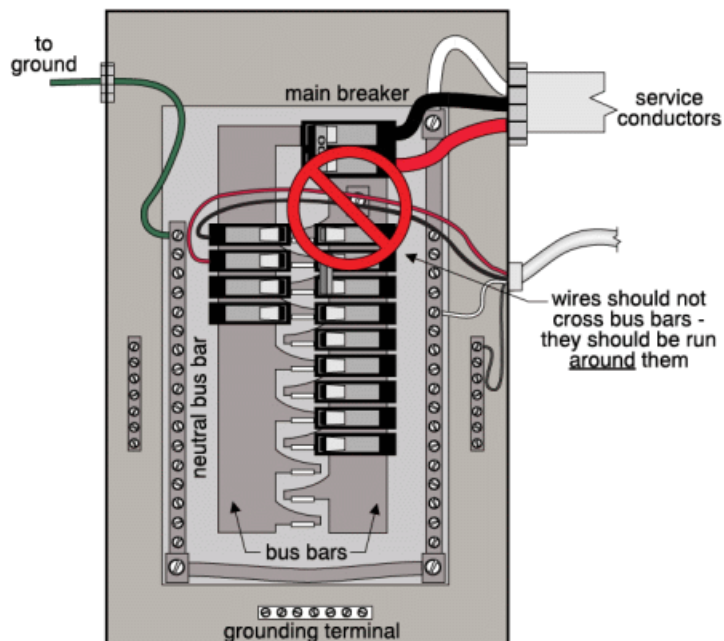
Implication(s): Electric shock | Fire hazard

Location: Distribution panel

Task: Correct

Time: As soon as is practicable

Cost: Minor

Wires shouldn't cross bus bars

16. Wire crossing bus connections

DISTRIBUTION SYSTEM \ Junction boxes

13. Condition: • Cover missing

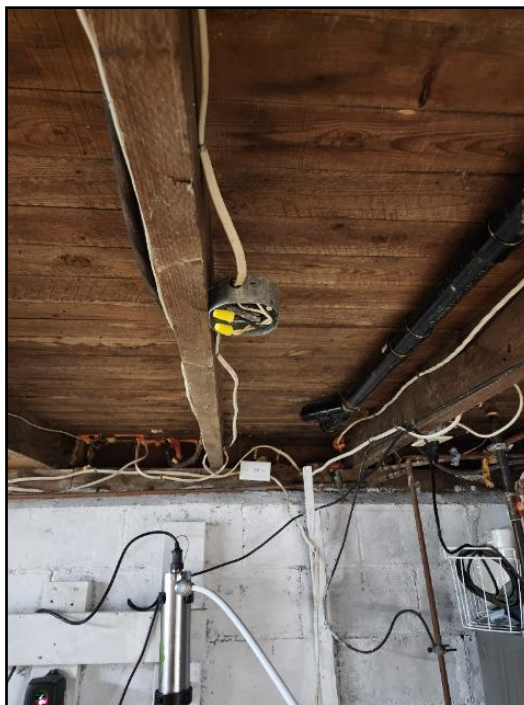
Implication(s): Electric shock | Fire hazard

Location: Utility room

Task: Provide

Time: As soon as is practicable

Cost: Minor



17. *Cover missing*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

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

Implication(s): Electric shock

Location: Exterior & kitchen

Task: Upgrade

Time: Discretionary

Cost: Minor

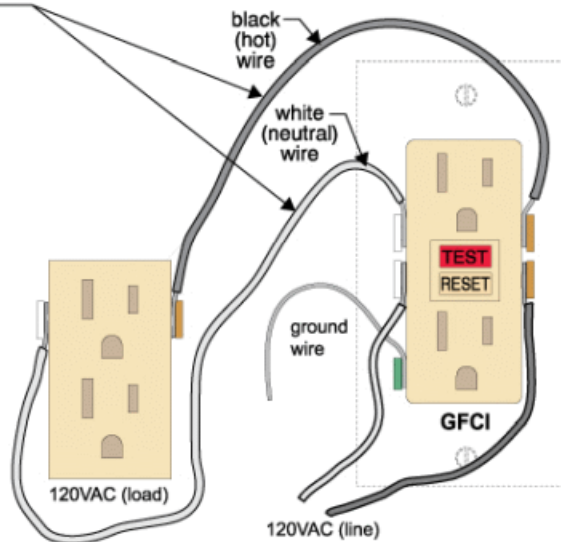
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

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



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



19.

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

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Description

Heating system type:

- Boiler



21. Boiler

Boiler manufacturer: • Eco King

Model number: C100 **Serial number:** AQM202000001

Heat distribution: • Radiators

Approximate capacity: • 95,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent • Forced draft

Combustion air source: • Outside - sealed combustion

Approximate age: • 6 years

Typical life expectancy: • Boiler (high-efficiency condensing) 18 to 25 years

Main fuel shut off/electrical disconnect at:

- Utility room

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22. Main fuel shut off

Failure probability: • Low

Exhaust pipe (vent connector):

- PVC plastic
- Sidewall vented



23. Sidewall vented

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Chimney/vent:

- Masonry



24. Masonry

- No longer in use

Chimney liner: • Metal • Clay

Mechanical ventilation system for building: • Bathroom exhaust fan

Condensate system: • Discharges into a sump

Limitations

Inspection prevented/limited by: • Storage

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

Warm weather: • Prevented testing in heating mode

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Boiler/heat pump circulating pumps: • Not tested

Heat exchanger: • Not visible

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Radiant heating systems

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Recommendations

RECOMMENDATIONS \ Overview

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

COOLING & HEAT PUMP

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Limitations

Window unit: • Window/independent A/C excluded from inspection

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber



25. Glass fiber

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

Attic/roof air/vapor barrier: • Kraft paper

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

INSULATION AND VENTILATION

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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.

Recommendations

ATTIC/ROOF \ Insulation

17. 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



26. Well pump & pressure tank

Service piping into building: • PE (polyethylene)

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

Main water shut off valve at the:

- Utility room

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27. Main water shut off

Water flow and pressure: • Functional

Water heater type: • Conventional • Rental

Water heater location: • Utility room

Water heater fuel/energy source:

- Gas

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28. Gas

Water heater exhaust venting method: • Direct vent • Induced draft

Water heater manufacturer:

• Rheem

Model number: D PVS50-36E2 *Serial number:* Q031651602

Water heater tank capacity: • 6 gallons

Water heater approximate age: • 10 years

Water heater typical life expectancy: • 12 -15 years

Water heater failure probability: • Low

Waste disposal system:

• Septic system

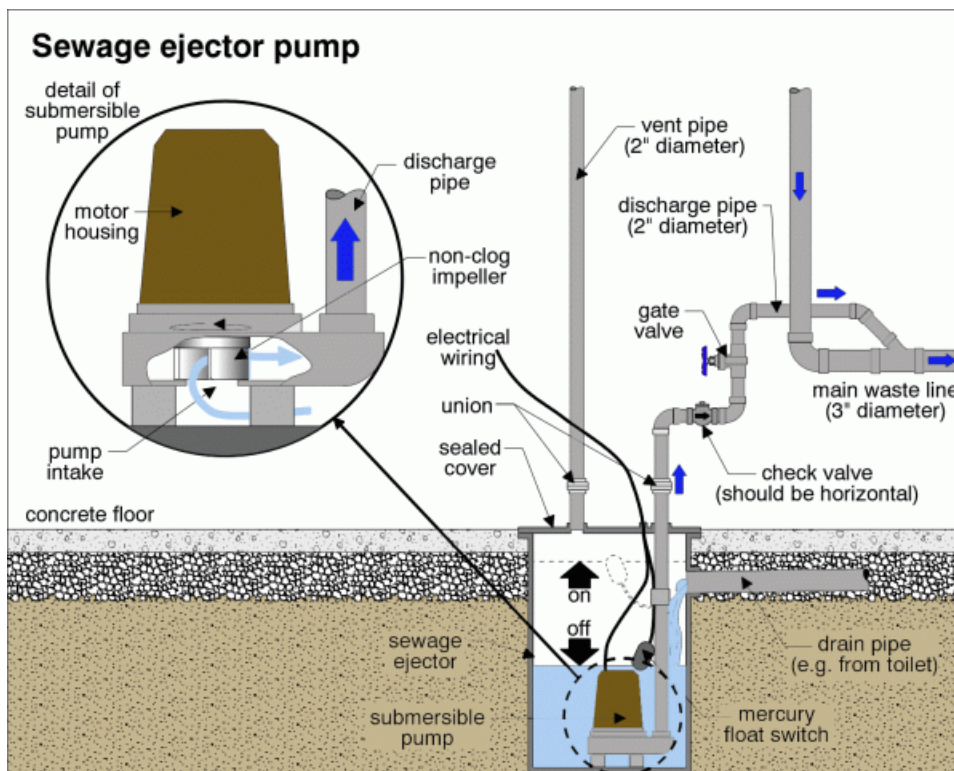


29. Septic system

Waste and vent piping in building: • ABS plastic

Pumps:

- Solid waste pump (ejector pump)



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30. Solid waste pump (ejector pump)

• Sump pump



31. Sump pump



32.

Floor drain/soakaway location: • None found

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Water treatment system:

- Mechanical filter
- Ultraviolet treatment



33. Ultraviolet treatment

Gas piping material: • Steel

Main gas shut off valve location:

- Utility room

PLUMBING

2826 Television Road, Peterborough, ON August 6, 2026

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34. Main fuel shut off

Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • Storage

Fixtures not tested/not in service: • Hot tub

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

WASTE PLUMBING \ Venting system

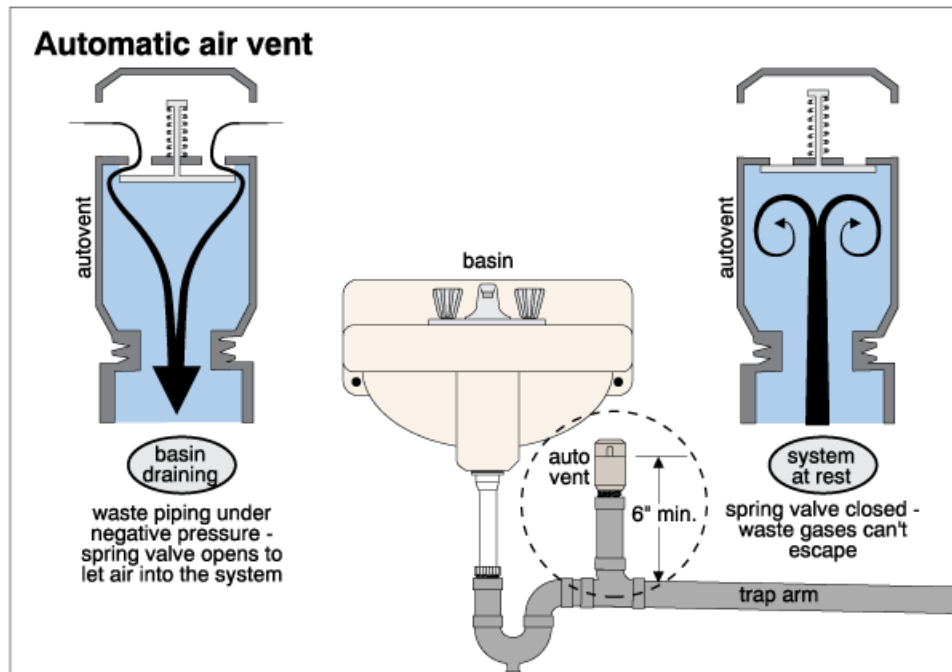
18. Condition: • Automatic air vents

Implication(s): Failure may allow sewer gasses to enter building

Location: Kitchen

Task: Monitor

Time: Ongoing



35. Automatic air vents

INTERIOR

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Description

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

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Sliders • Casement • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Metal-clad

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator

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

Kitchen ventilation: • None

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: • 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: • 80 %

Recommendations

WINDOWS \ Glass (glazing)

19. Condition: • Cracked

Implication(s): Physical injury

Location: Office

Task: Replace

Time: Discretionary

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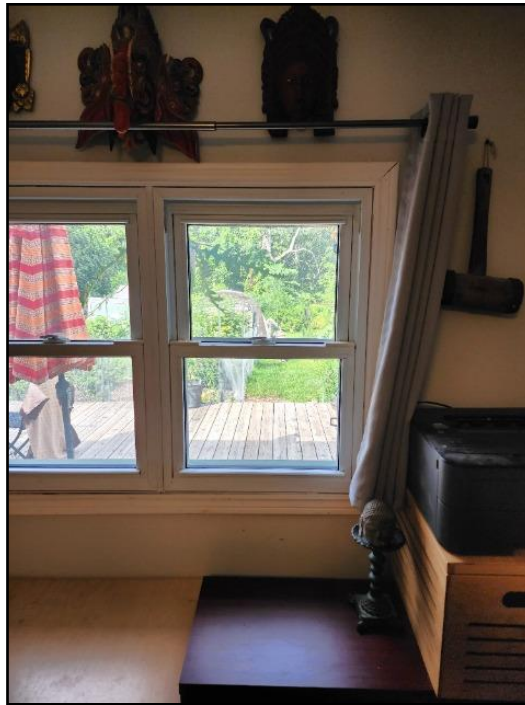
INSULATION

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Cost: Minor



36. *Cracked*

20. Condition: • Lost seal on double glazing

Implication(s): Reduced efficiency

Location: Various locations

Task: Repair or replace

Time: Discretionary

Cost: Minor

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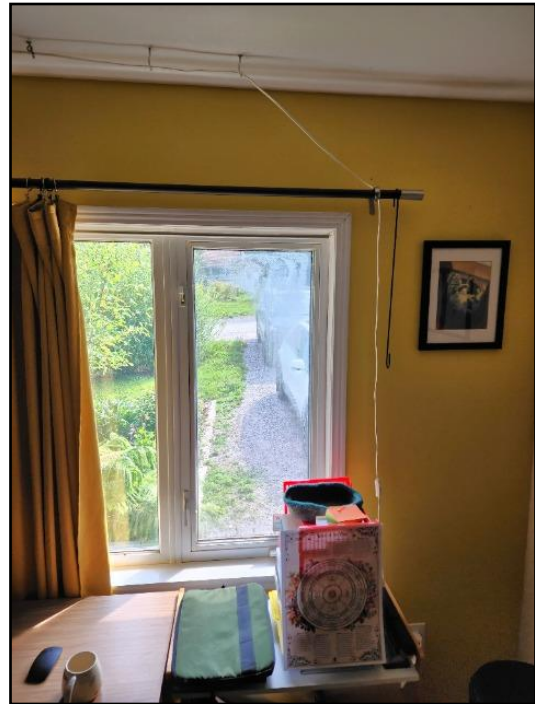
PLUMBING

INTERIOR

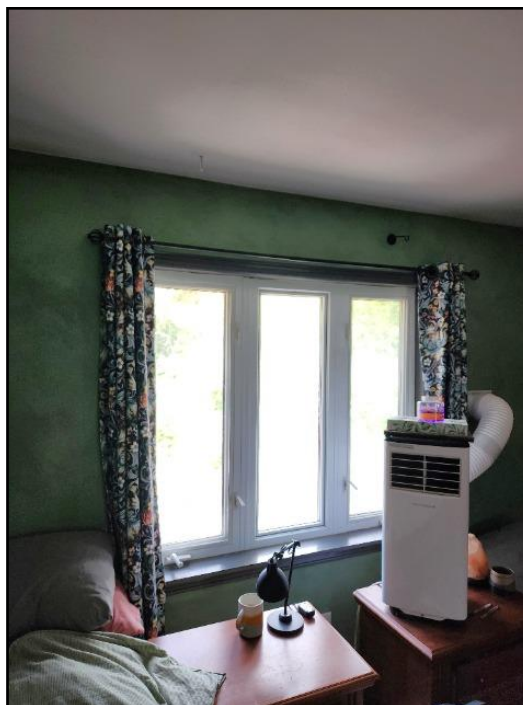
REFERENCE



37. Lost seal on double glazing



38.



39.

DOORS \ General notes

21. Condition: • Door opens over a step

Implication(s): Trip or fall hazard

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Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor



40. Door opens over a step

DOORS \ Doors and frames

22. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Basement

Task: Improve

Time: Discretionary

Cost: Minor

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41. Binds

STAIRS \ Handrails and guards

23. Condition: • Missing

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Discretionary

Cost: Minor

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42. Missing

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS