

# INSPECTION REPORT



For the Property at:  
**1 ANY STREET, A**  
OTTAWA, ON

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Prepared for: JOHN SMITH  
Inspection Date: Saturday, July 1, 2023  
Prepared by: Michael Francis

Michael Francis Home Inspections Inc.  
4338 Innes Road, Suite #3  
Ottawa, ON K4A 3W3  
613 769 4364

[www.mfhomeinspection.com](http://www.mfhomeinspection.com)  
[mfhomeinspections@gmail.com](mailto:mfhomeinspections@gmail.com)

May 20, 2024

Dear John Smith,

RE: Report No. 1507

1 any street, A

Ottawa, ON

Thanks you for choosing Michael Francis Home Inspections Inc. for your Home Inspection. The Inspection itself and the attached report comply with the requirements of the Standards of Practice of our National Association and CSA A770 Standards. These documents defines the scope of a Home Inspection.

Clients sometimes assume that a Home Inspection will include 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.

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

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 .

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

#### USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information.

Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the

inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is

documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or

conditions will be supported with photos.

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

Yours Truly

Michael Francis

Sincerely,

Michael Francis  
on behalf of  
Michael Francis Home Inspections Inc.

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# SUMMARY

1 any street, Ottawa, ON July 1, 2023

Report No. 1507

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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COOLING

INSULATION

PLUMBING

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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](#)

## Exterior

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

**Condition:** • Missing

**Location:** Rear

**Task:** Provide

## Electrical

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**Condition:** • Openings in panel

**Location:** Basement

**Task:** Correct

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

**Condition:** • Open splices

**Location:** Front

**Task:** Correct

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

**Condition:** • Reversed polarity

**Location:** Basement

**Task:** Correct

### **DISTRIBUTION SYSTEM \ Switches**

**Condition:** • Missing door bell buttons

**Location:** Front and rear doors

**Task:** Provide

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

**Condition:** • Inoperative

Missed battery

**Location:** Throughout

**Task:** Provide

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## Heating

### FURNACE \ Air filter

**Condition:** • Dirty

**Task:** Replace

## Plumbing

### FIXTURES AND FAUCETS \ Bathtub enclosure

**Condition:** • Missing shower enclosure

**Location:** Basement

## Interior

### WINDOWS \ Storms and screens

**Condition:** • Missing

**Location:** Master bedroom

**Task:** Provide

### DOORS \ Interior trim

**Condition:** • Missing

**Location:** Front door

**Task:** Provide

### CARPENTRY \ Cabinets

**Condition:** • Stiff or inoperative drawers

Bottom drawer in second floor bathroom will not open. Back of drawer is hitting drain trap

**Location:** Second floor bathroom

**Task:** Correct

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:** • South

**Sloped roofing material:**

- Asphalt shingles



1. *Asphalt shingles*

**Probability of leakage:** • Low

**Approximate age:** • Age of the roof was not determined. There was no report of the age from the seller or real estate listing.

## Recommendations

### OPTIONAL \ Roofing

1. **Condition:** • Unit is a condominium and the roof is covered and maintained under the common elements.

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## Description

**Gutter & downspout material:** • Aluminum

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

**Gutter & downspout discharge:**

- Above grade



2. Above grade

**Lot slope:** • Away from building

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

**Wall surfaces and trim:**

- Vinyl siding



3. Vinyl siding



4. Vinyl siding

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5. Vinyl siding

**Walkway:** • Asphalt

**Porch:** • Concrete

**Exterior steps:**

• Concrete



6. Concrete

**Patio:**

• Patio stones



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7. Patio stones

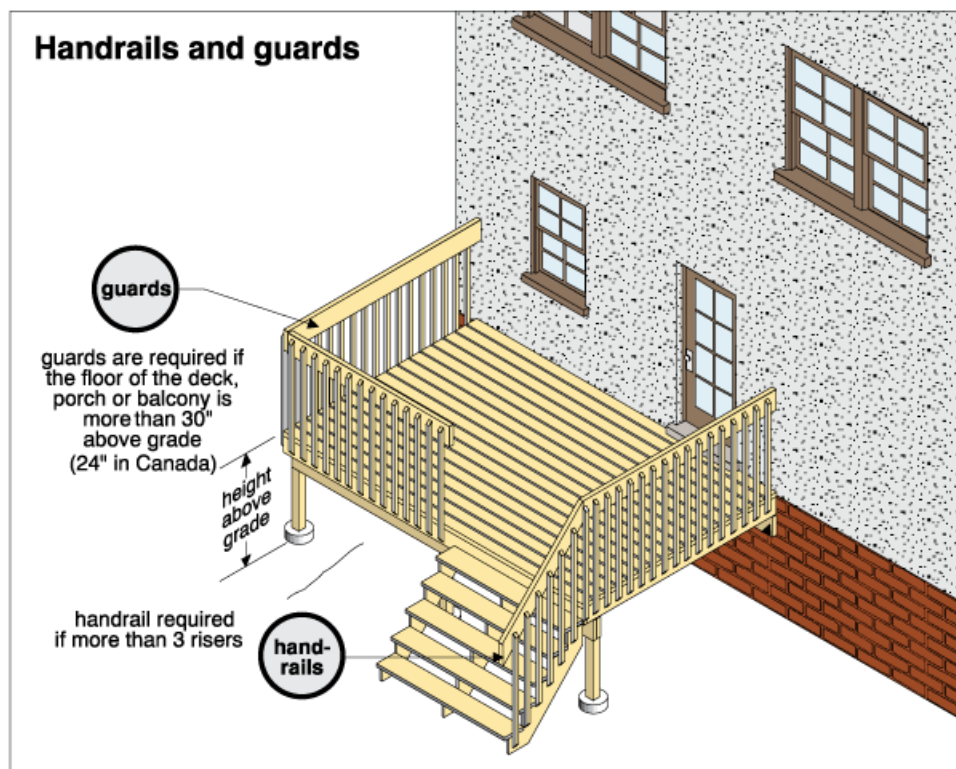
## Recommendations

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

2. Condition: • Missing

Location: Rear

Task: Provide



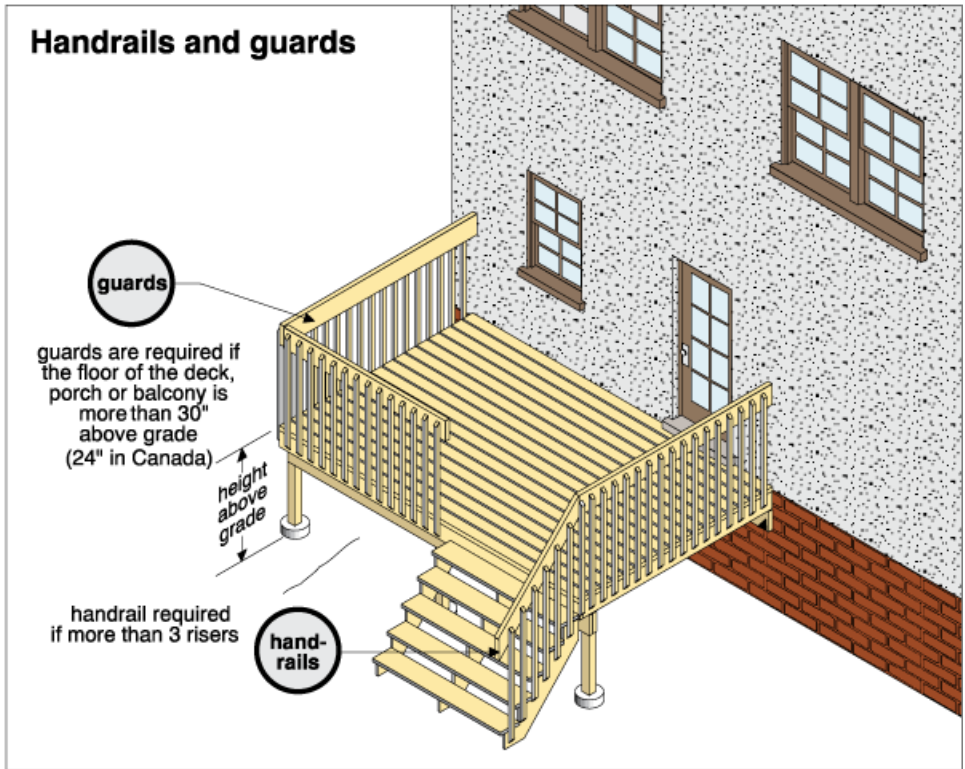
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8. Missing

### LANDSCAPING \ Patios

3. Condition: • Uneven (trip hazard)  
Location: Rear  
Task: Correct

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**9. Uneven (trip hazard)**

## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:**

- Joists



10. Joists

- Steel columns
- Steel beams (girders)
- Subfloor - plywood

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:**

- Trusses

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11. Trusses



12. Trusses

- Not visible

### Party wall:

- Wood frame



13. Wood frame

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- Not visible

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## Description

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

**Service size:** • Not determined

**Main disconnect/service box rating:** • Not determined, no data plate on service box

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

**Distribution panel type and location:**

- Breakers - basement

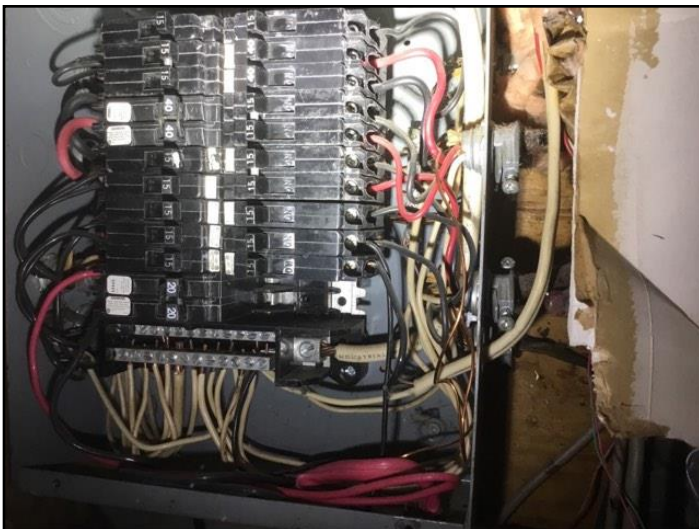


14. Breakers - basement

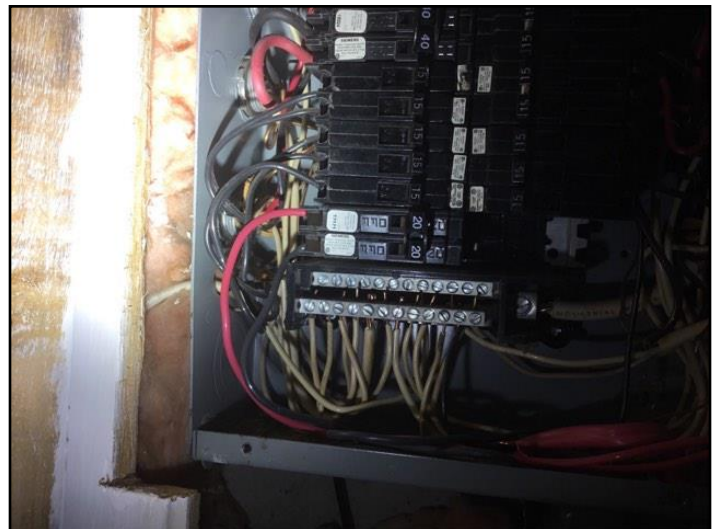
**Number of circuits installed:** • 22

**Distribution wire (conductor) material and type:**

- Copper - non-metallic sheathed



15. Copper - non-metallic sheathed



16. Copper - non-metallic sheathed

### Type and number of outlets (receptacles):

- Grounded - minimal  
In basement bedroom



17. Grounded - minimal



18. Grounded - minimal

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - bathroom • No AFCI

### Smoke alarms (detectors):

- Present



19. Present

### Carbon monoxide (CO) alarms (detectors):

- Present  
Battery operated type



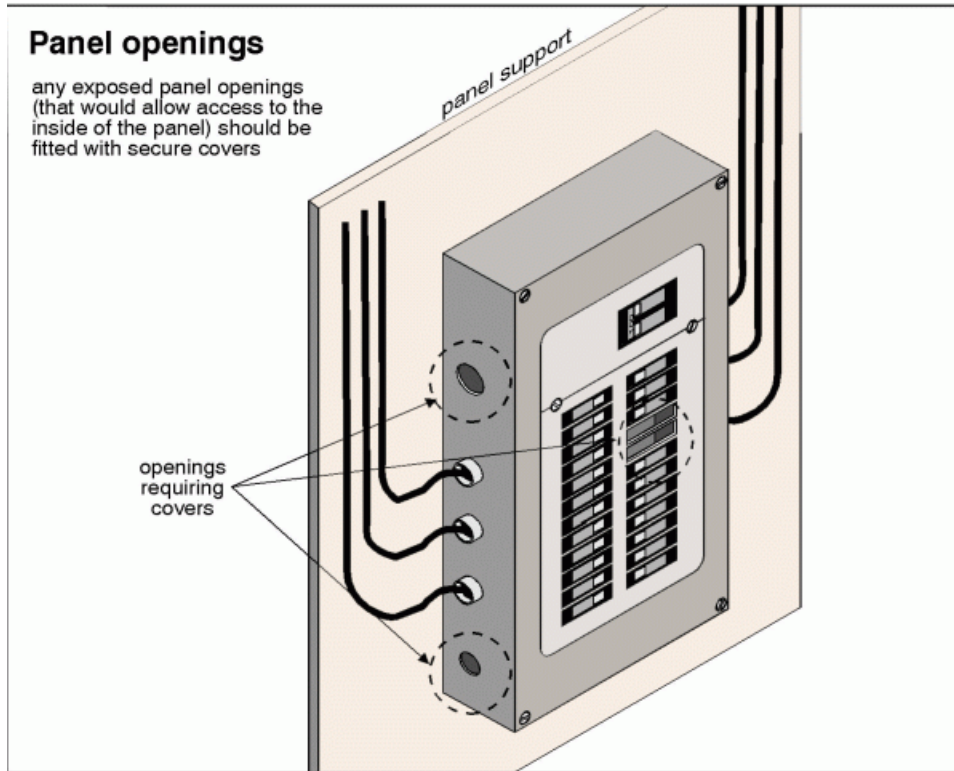
## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**4. Condition:** • Openings in panel

**Location:** Basement

**Task:** Correct



20. Openings in panel

5. **Condition:** • Circuits not labeled

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

6. **Condition:** • Not well secured

No strain relief on wire

**Location:** Basement

**Task:** Correct



21. *Not well secured*

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

7. **Condition:** • Open splices

**Location:** Front

**Task:** Correct



22. *Open splices*

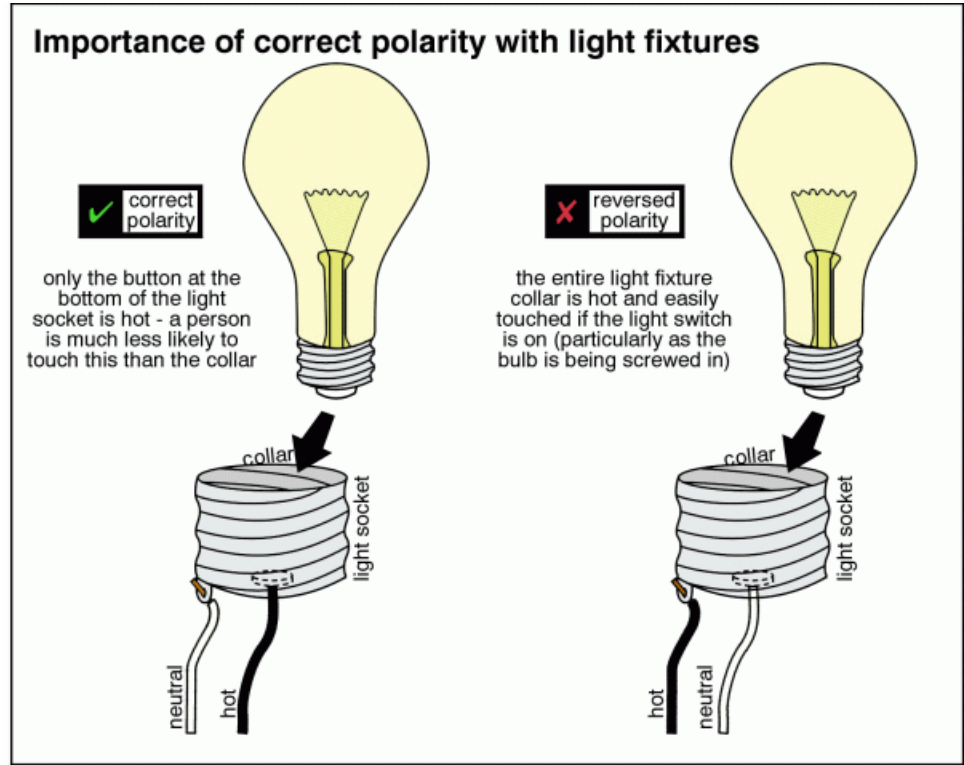
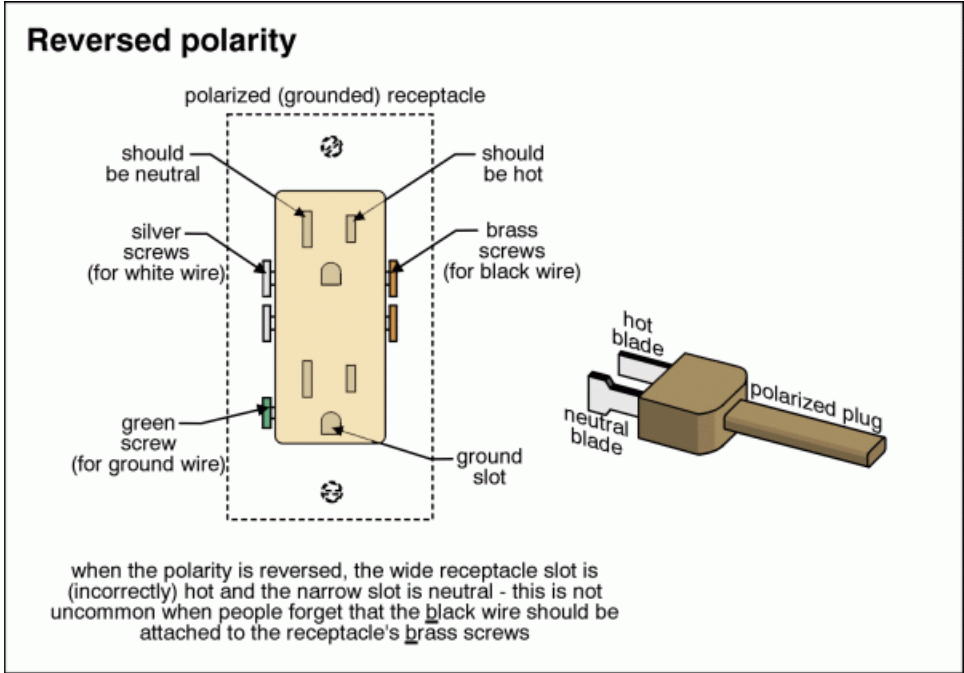
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**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**8. Condition:** • Reversed polarity

**Location:** Basement

**Task:** Correct



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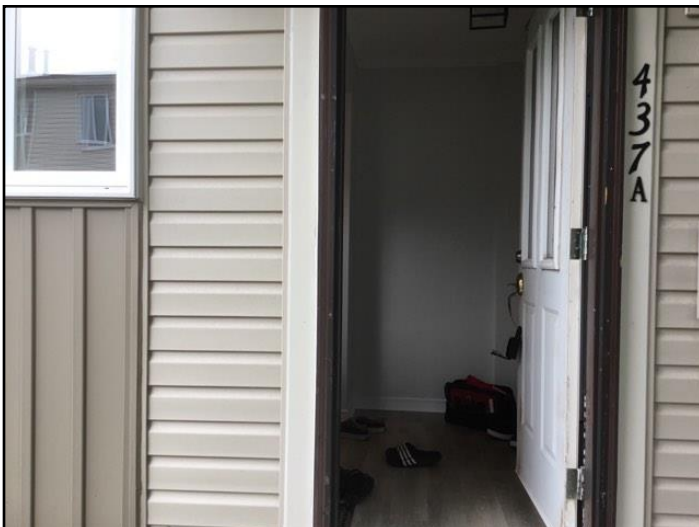
23. Reversed polarity

### DISTRIBUTION SYSTEM \ Switches

9. Condition: • Missing door bell buttons

Location: Front and rear doors

Task: Provide



24.



25.

### DISTRIBUTION SYSTEM \ Cover plates

10. Condition: • Damaged

Location: Basement

Task: Replace



26. *Damaged*

**11. Condition:** • Damaged

**Location:** Master bedroom

**Task:** Replace



27. *Damaged*

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

**12. Condition:** • Inoperative

Missed battery

**Location:** Throughout

**Task:** Provide



28. Inoperative

## Limitations

**System ground:** • Not found

**Circuit labels:** • The circuits are not labeled at the panel

# HEATING

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## Description

**Heating system type:** • Furnace

**Fuel/energy source:** • Gas

**Furnace manufacturer:**

• Payne



29. Payne

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 55,000 BTU/hr

**Efficiency:** • High-efficiency

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

**Combustion air source:** • Outside

**Approximate age:**

• 6 years

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30. 6 years

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

Main fuel shut off at:

- Basement



31. Basement

Failure probability: • Low

Air filter:

- Disposable



# HEATING

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32. Disposable

- 16" x 25"
- 1" thick

**Exhaust pipe (vent connector):** • PVC plastic

**Location of the thermostat for the heating system:** • Hallway

**Condensate system:**

- Drains into sink



33. Drains into sink

# HEATING

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## Recommendations

### FURNACE \ Air filter

13. Condition: • Dirty

Task: Replace



34. Dirty

## Limitations

**Warm weather:** • Prevents testing heating effectiveness • Prevented testing in heating mode

**Heat exchanger:**

• Not visible,



35. Not visible,

# COOLING & HEAT PUMP

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## Description

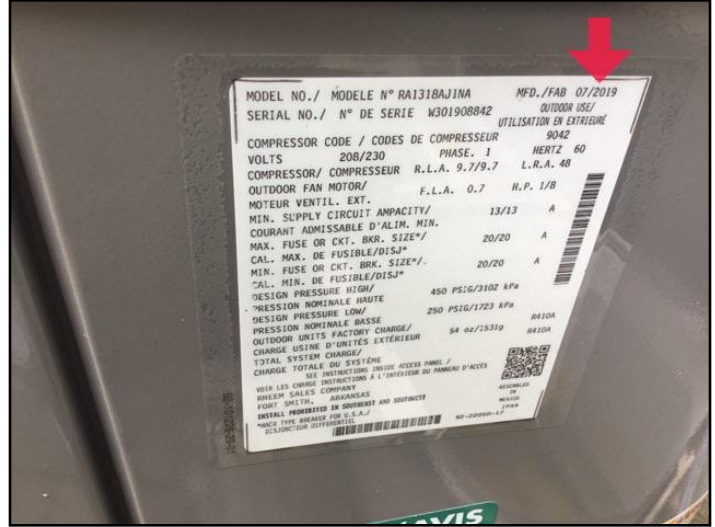
**Air conditioning type:** • Air cooled

**Manufacturer:**

• Rheem



36. Rheem



37. Rheem

**Cooling capacity:** • 18,000 BTU/hr

**Compressor type:** • Electric

**Compressor approximate age:** • 4 years • 28 years • 49 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • Low

**Refrigerant type:** • R-410A

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## Description

### Attic/roof insulation material:

- Glass fiber



38. Glass fiber



39. Glass fiber



40. Glass fiber

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- Not determined
- Not visible

**Attic/roof insulation amount/value:** • R-32 • Not determined • Not visible

**Attic/roof air/vapor barrier:** • Not determined • Not determined • Not visible

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

**Wall insulation material:** • Not determined • Not visible

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

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

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

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

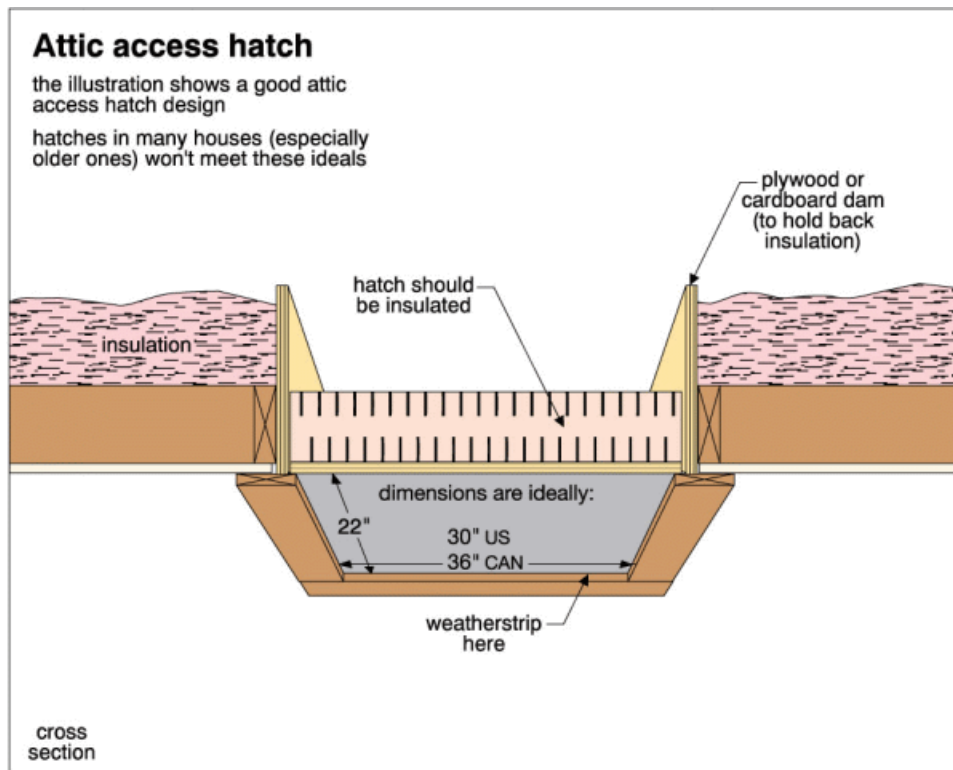
**Foundation wall air/vapor barrier:** • Not determined

## Recommendations

### ATTIC/ROOF \ Hatch/Door

**14. Condition:** • Not weatherstripped

**Location:** Second Floor Bathroom



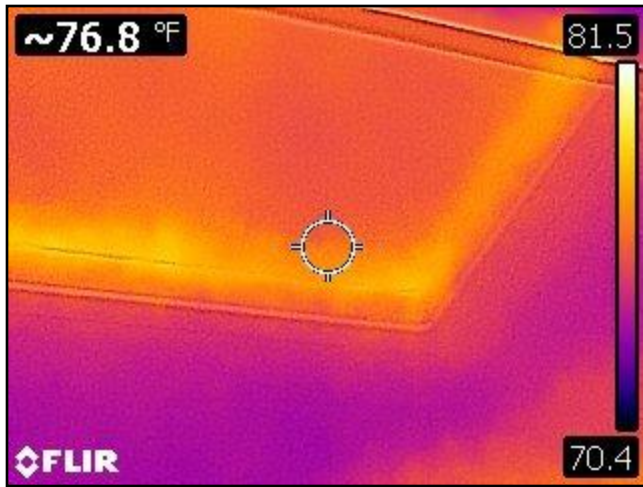
# INSULATION AND VENTILATION

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41. Inspection was performed by thermal imaging.



42. Not weatherstripped

## Limitations

### Inspection limited/prevented by lack of access to:

- Attic

access hatch was painted and could not be opened without damaging the trim or hatch

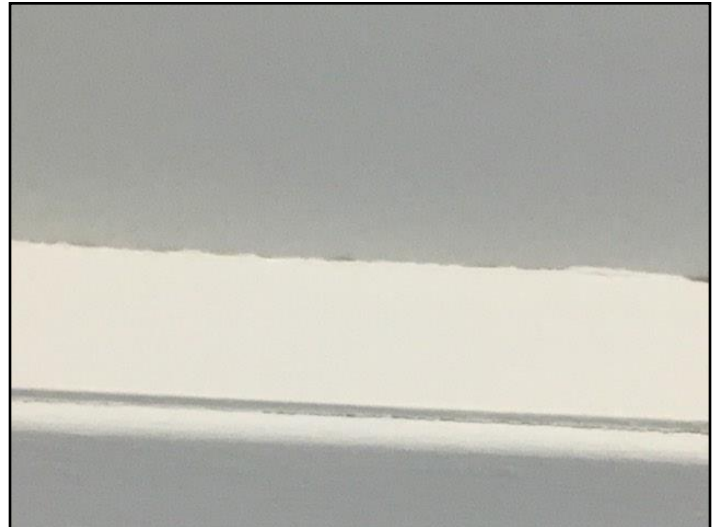


43. Attic

- Crawlspace

### Attic inspection performed:

- Inspection was performed by thermal imaging.



44. Attic

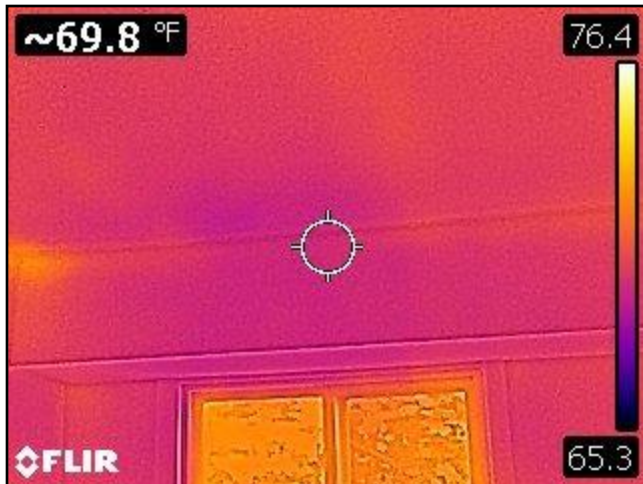
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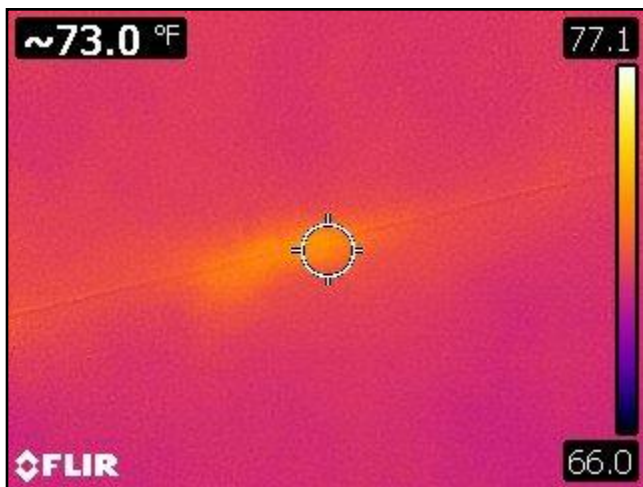
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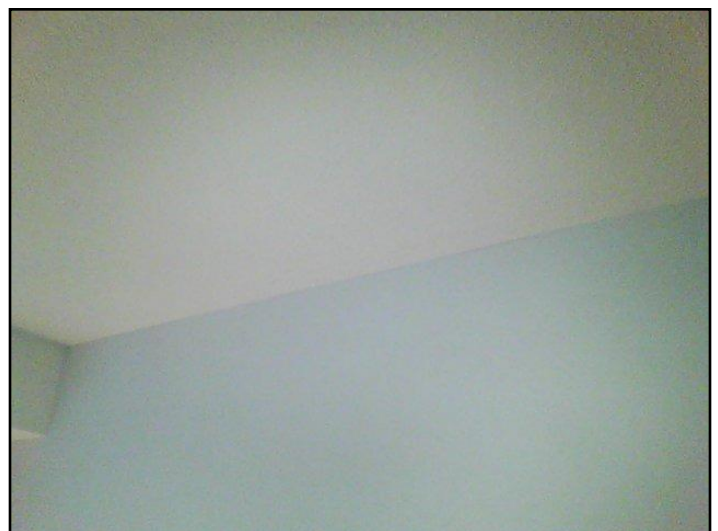
45. Inspection was performed by thermal imaging.



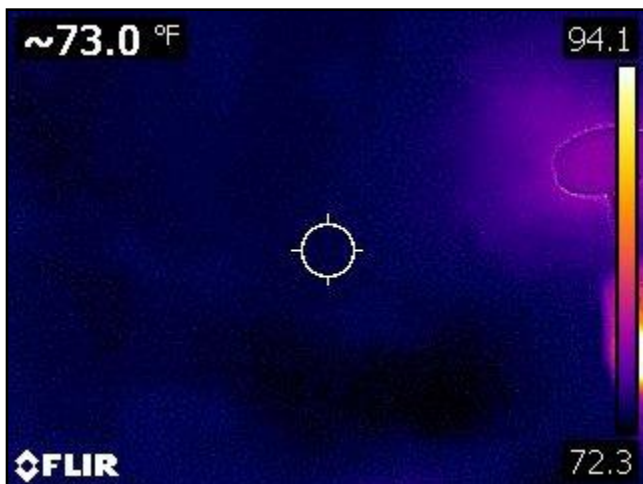
46. Inspection was performed by thermal imaging.



47. Inspection was performed by thermal imaging.



48. Inspection was performed by thermal imaging.



49. Inspection was performed by thermal imaging.

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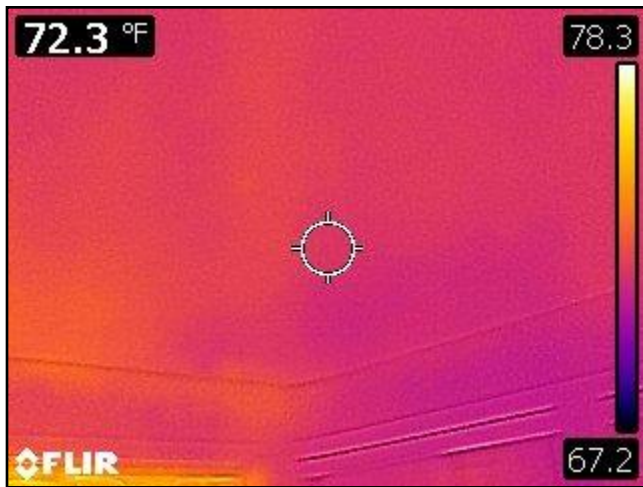
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50. Inspection was performed by thermal imaging.



51. Inspection was performed by thermal imaging.



52. Inspection was performed by thermal imaging.



# INSULATION AND VENTILATION

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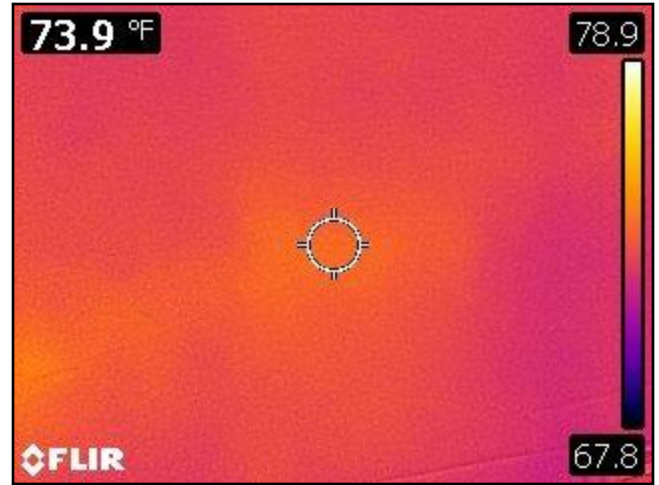
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53. Inspection was performed by thermal imaging.



54. Inspection was performed by thermal imaging.

# PLUMBING

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## Description

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

**Service piping into building:**

- Copper



55. Copper

**Supply piping in building:**

- Copper



56. Copper

- PEX (cross-linked Polyethylene)

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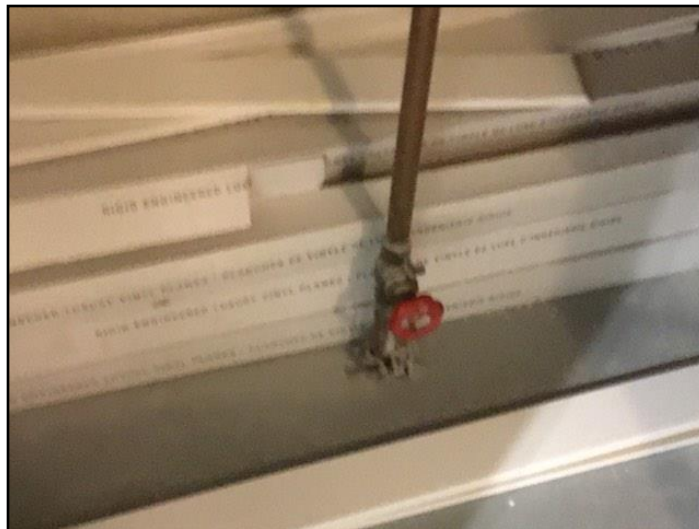
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57. PEX (cross-linked Polyethylene)

## Main water shut off valve at the:

- Basement



58. Basement

**Water flow and pressure:** • Functional

**Water heater type:** • Conventional

**Water heater location:** • Basement

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

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:**

- GSW

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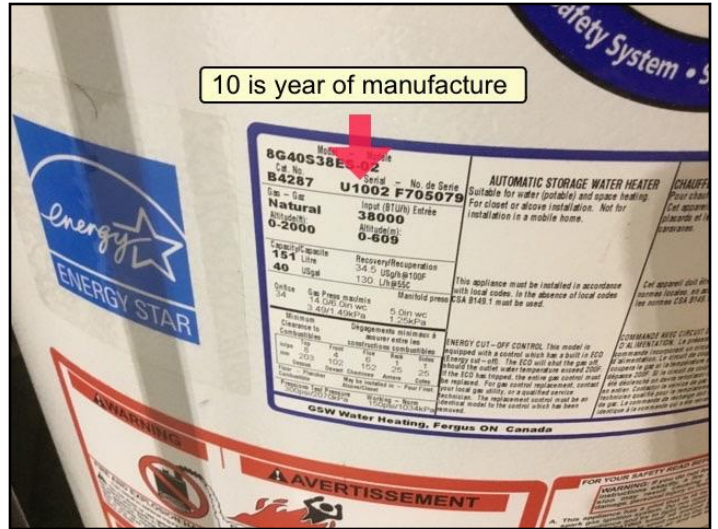
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



59. GSW



60. GSW

Water heater tank capacity: • 151 liters

Water heater approximate age: • 13 years

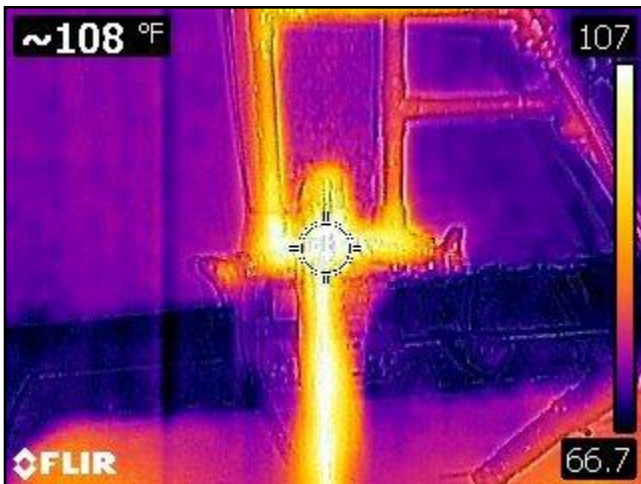
Water heater typical life expectancy: • 10 to 20 years

Water heater failure probability: • Low

Hot water temperature (Generally accepted safe temp. is 120° F):

• Less than 100° F

Set on vacation mode



61. Less than 100° F



62. Less than 100° F

Waste disposal system: • Public

Waste and vent piping in building:

• ABS plastic

# PLUMBING

1 any street, Ottawa, ON July 1, 2023

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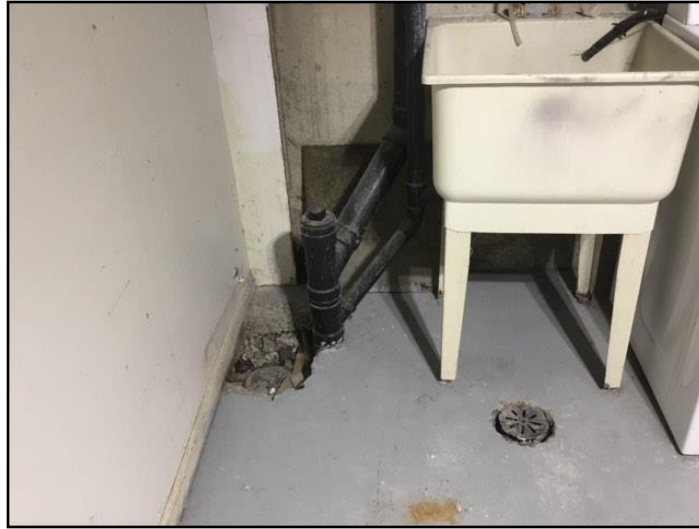
**PLUMBING**

INTERIOR

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63. ABS plastic

#### Floor drain location:

- Near laundry area



64. Near laundry area

#### Gas piping material:

- Steel

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65. *Steel*

- CSST (Corrugated Stainless Steel Tubing)

**Main gas shut off valve location:**

- Basement



66. *Basement*

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

- Present

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67. Present



68. Present

## Recommendations

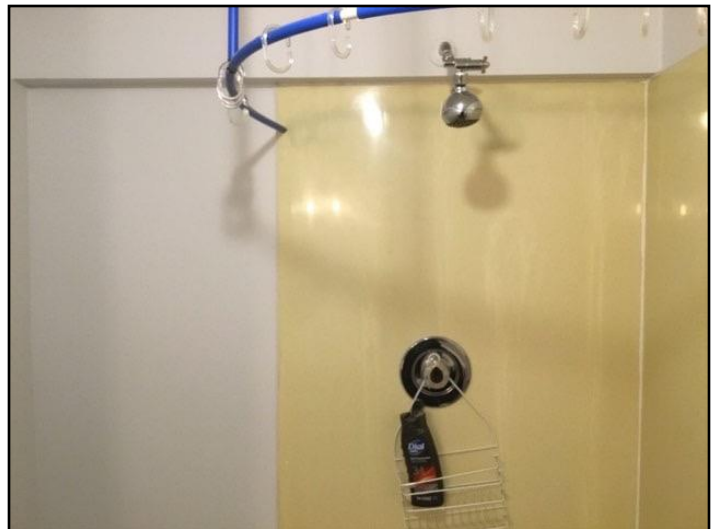
### FIXTURES AND FAUCETS \ Bathtub enclosure

15. Condition: • Missing shower enclosure

Location: Basement



69.



70.

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## Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains



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## Description

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

**Major wall finishes:** • Gypsum board

**Major ceiling finishes:** • Gypsum board

**Windows:** • Fixed • Sliders

**Glazing:** • Double

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

**Doors:** • Inspected

**Laundry facilities:**

- Washer
- Laundry tub
- Hot/cold water supply



71. Hot/cold water supply

- Dryer
- Vented to outside
- 120-Volt outlet

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72. 120-Volt outlet

- 240-Volt outlet



73. 240-Volt outlet

### Kitchen ventilation:

- Recirculating type
- Microwave/Exhaust Fan Combo.



74. Microwave/Exhaust Fan Combo.

**Bathroom ventilation:**

- Exhaust fan
- None

In basement bathroom



75. None

**Laundry room ventilation:**

- Clothes dryer vented to exterior

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76. Clothes dryer vented to exterior



77. Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Recommendations

### WINDOWS \ Storms and screens

**16. Condition:** • Missing

**Location:** Master bedroom

**Task:** Provide



78. Missing

### DOORS \ Interior trim

**17. Condition:** • Missing

# INTERIOR

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**Location:** Front door

**Task:** Provide



79. Missing

## CARPENTRY \ Cabinets

**18. Condition:** • Stiff or inoperative drawers

Bottom drawer in second floor bathroom will not open. Back of drawer is hitting drain trap

**Location:** Second floor bathroom

**Task:** Correct



80. Stiff or inoperative drawers

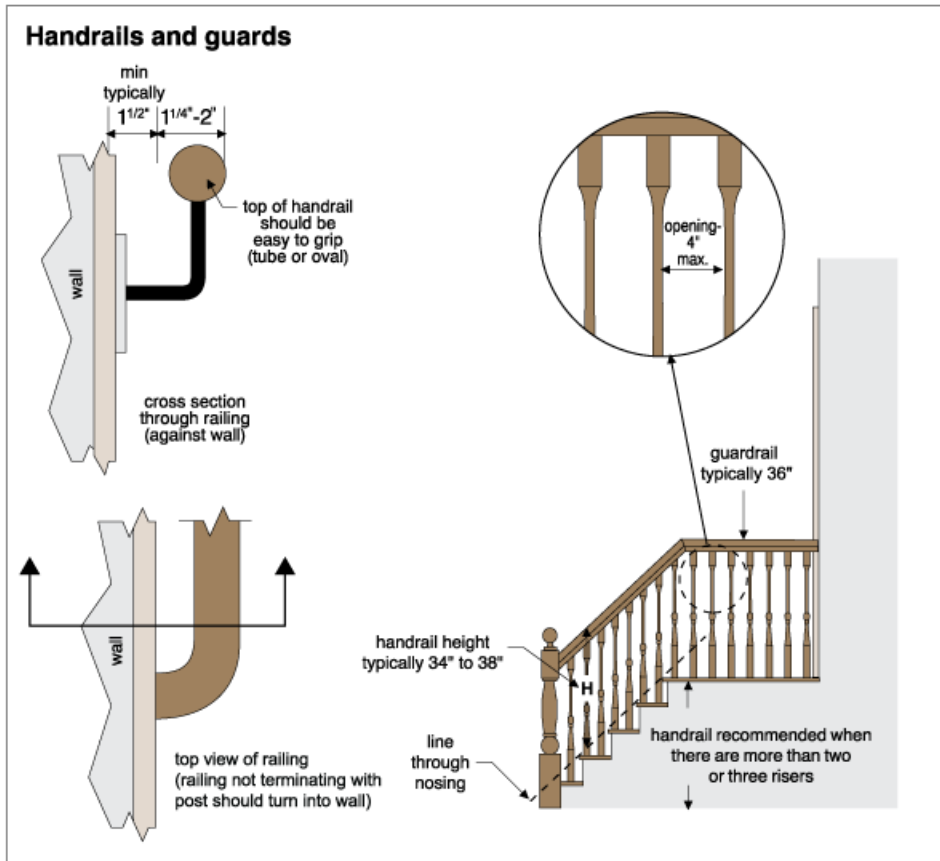


81. Stiff or inoperative drawers

## STAIRS \ Handrails and guards

**19. Condition:** • Missing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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82. Missing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Limitations

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

**Percent of foundation not visible:** • 100 %

**Basement leakage:** • Cannot predict how often or the extent a basement will leak • There were no signs of darkened walls or musty smells which could indicate the presence of mold during the inspection.

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## Description

**Weather:** • Overcast • Ground was damp • There was rain on the day of the inspection.

**Approximate temperature:** • 28°

**Attendees:** • Buyer • Buyer's Agent

**Access to home provided by:** • Buyer's agent

**Occupancy:** • The home was furnished during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 1:00 p.m.

**Approximate inspection End time:** • The inspection ended at 2:30 p.m.

**Building type:** • Townhouse condominium

**Number of dwelling units:** • Single-family

**Number of kitchens:** • 1

**Below grade area:** • Basement

**Area:** • Suburb

**END OF REPORT**



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#### WHEN THINGS GO WRONG

There may come a time that you discover something wrong with the house, and you may wonder if your home inspector let you down. These are a few things to consider.

#### INTERMITTENT OR CONCEALED PROBLEMS

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when water bounces off people in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when rain is very heavy or is accompanied by wind from a certain direction. Some problems will only be discovered when carpets are lifted, furniture and storage are moved, or finishes are removed.

#### NO CLUES

These problems may have existed at the time of the inspection but there were no clues as to their existence. Lawyers call these latent defects. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem. Home inspectors do not identify latent defects.

#### WE ALWAYS MISS SOME MINOR THINGS

Some say we are inconsistent because our reports identify some minor problems but not others. Any minor problems noted were discovered while looking for significant problems that would affect the typical person's decision to purchase. We note them as a courtesy.

#### SAMPLING EXERCISE

A home inspection is a sampling exercise with respect to components that are numerous such as bricks, windows, and electrical receptacles. As a result, some conditions that are visible may go unreported. This is not a failing of the inspector but because of sampling.

#### CONTRACTORS ADVICE

A common source of concern with home inspectors come from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised that three roofers all say the roof needs replacement when we said, that with some minor repairs the roof will last a few more years.

#### LAST MAN IN THEORY

When our advice represents the most prudent action in our professional opinion, many contractors are reluctant to undertake these repairs. This is because of "The Last Man Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, whether the leak is his fault. Consequently, he won't want to do minor repair with huge liability when he could re-roof the entire house for more money and reduce the likelihood of a call-back. This is understandable.

#### MOST RECENT ADVICE IS BEST

There is more to "The Last Man In Theory".

It is human nature for homeowners to believe the last "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

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