

INSPECTION REPORT



For the Property at:
26 MAIN STREET
TORONTO, ON M4E 2V4

Prepared for: THE CURRENT HOME OWNER FOR PRE-LIST INSPECTION ONLY
Inspection Date: Saturday, July 18, 2026
Prepared by: Mario Nigro

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The best home inspection experience available.

SUMMARY

26 Main Street, Toronto, ON July 18, 2026

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Exterior

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

Condition: • [Missing](#)

Missing Railing at steps.

Guard was Climbable and Large gaps can allow for falls to occur.

Implication(s): Fall hazard

Location: Backyard -near Patio closer to rear property line

Task: Provide Railing (at steps) & Improve Guard (horizon spindle or glass)

Time: Immediately

Heating

FIREPLACE \ General notes

Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Location: 1st floor -Wood burning fireplace and associated Chimney flue

Task: Further evaluate by qualified Contractor & WETT certify

Time: Prior to use

Plumbing

WATER HEATER \ Life expectancy

Condition: • [High failure probability](#)

Past expected life.

Implication(s): No hot water

Location: Basement -Utility room (1 -Hot water tank)

Task: Replace

Time: Immediately

Interior

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement-I -lower portion of stairs

Task: Provide Railing (and proper guard)

Time: Immediately

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This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

General: • Two (2) storey / Semi-detached (left side) home.

Built approx 1920.

3 Bedrooms & 2 Bathrooms.

Finished Basement noted.

Inspection start time was 2:00 PM / Lasted approx 2.5 hours.

The home is considered to face: • East

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 10 years

Typical life expectancy: • 20-25 years

Roof Shape: • Gable

Limitations

Inspection performed: • With binoculars from the ground • From roof edge

Age determined by: • Visual inspection from ground

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof. Maintain all Roof surfaces

Location: Throughout -All Sloped and Flat roof surfaces

Task: Further evaluation by qualified Roofing contractor -Every 10 years / Tune-up, clear excess debris and Repair as needed

Time: Regular (on going) maintenance



2. Tune-up

SLOPED ROOF FLASHINGS \ General notes

2. Condition: • Inspect during annual tune-up.

All Metal Flashing areas are vulnerable to potential water leaks (due to rain, and snow & ice build-up during Winter months).

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

Location: Throughout Exterior (including but not limited to roof flashing / chimney flashing / plumbing & vent flashing)

Task: Inspect (ratify if needed)

Time: Every 5 to 10 years / Preventative maintenance

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

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

Wall surfaces and trim:

- [Brick](#)
- [Fiber cement](#)

Installed at rear addition and backyard shed only.

Driveway:

- Asphalt
Front (left side).
- Interlocking brick
Front (right side).

Walkway:

- Interlocking brick
Located at front.

Deck:

- Wood
Located at backyard -near rear property line.



3. Wood

Porch:

- Wood

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4. Wood

Exterior steps: • Wood

Patio:

- Stone

Stone pavers.

Located at backyard near rear exterior wall.

Complete with metal roof structure above.



5. Stone

- Stone

Stone pavers.

Located at backyard near rear property line.



6. Stone

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7. Stone

Fence: • Wood

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Outbuildings other than garages and carports

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • Loose

Location: Rear

Task: Improve -Secure as needed

Time: ASAP / Preventative maintenance

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8. Loose



9. Loose

ROOF DRAINAGE \ Downspouts

4. Condition: • Discharge onto roofs

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

Location: Rear -low roof above addition (1 -downspout)

Task: Extend downspout pipe to discharge water directly into lower gutter

Time: Preventative maintenance

Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



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10. Discharge onto roofs

WINDOWS AND DOORS \ General notes

5. Condition: • Paint and Caulking - deteriorated / missing

Location: Front (1 -window) & Left side (2 -window)

Task: Repaint wood surfaces & Replace Caulking

Time: Preventative maintenance



11. Paint and Caulking - deteriorated / miss



12. Paint and Caulking - deteriorated / miss

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

6. Condition: • [Missing](#)

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Missing Railing at steps.

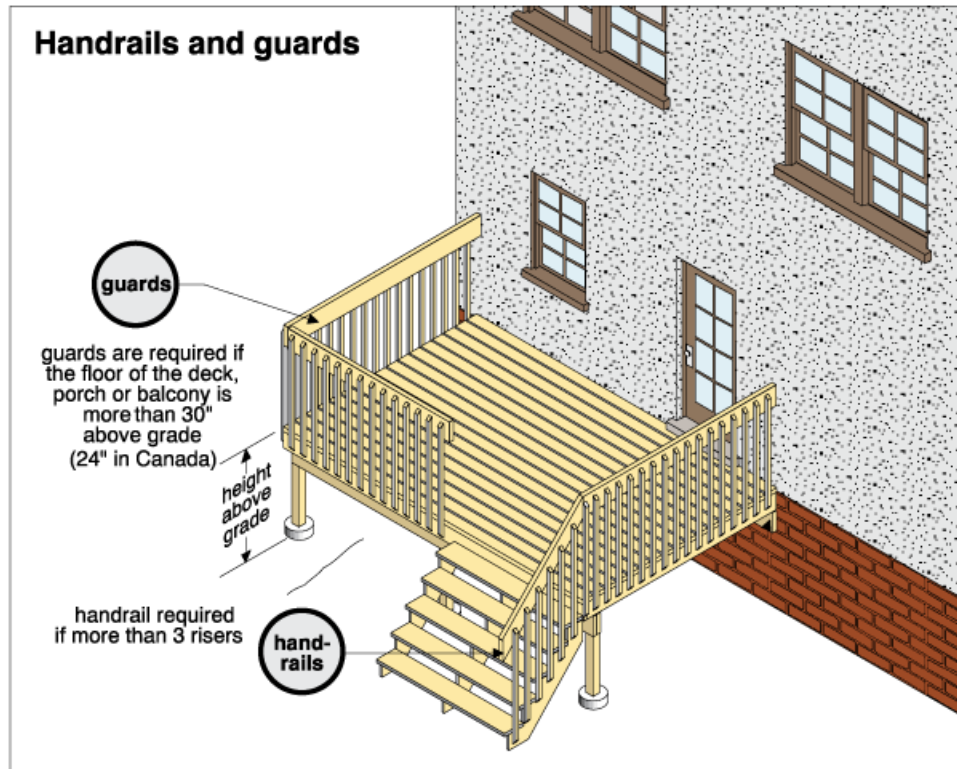
Guard was Climbable and Large gaps can allow for falls to occur.

Implication(s): Fall hazard

Location: Backyard -near Patio closer to rear property line

Task: Provide Railing (at steps) & Improve Guard (horizon spindle or glass)

Time: Immediately



13. Missing

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Masonry columns • Wood beams (girders) • Subfloor - plank

Exterior wall construction:

• [Masonry](#)

Double-brick wall construction.

Roof and ceiling framing:

• Rafters/ceiling joists



14. Rafters/ceiling joists

• [Plank sheathing](#)

Party wall: • [Masonry](#)

Limitations

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

Percent of foundation not visible:

• 70 %

Finished Basement walls and ceilings restricted visibility.

Recommendations

FOUNDATIONS \ Performance opinion

7. Condition: • Acceptable

Water proof membrane was not visible (not installed for Homes of this age)

Location: Various -Throughout foundation walls

Task: Monitor / Improve grading to Slope away from foundation wall (as needed or as indicated)

Time: On-going & Preventative maintenance

Description

Service entrance cable and location:

- [Overhead - cable type not determined](#)

Overhead wires approach from front.

Meter and Entry located at left side.

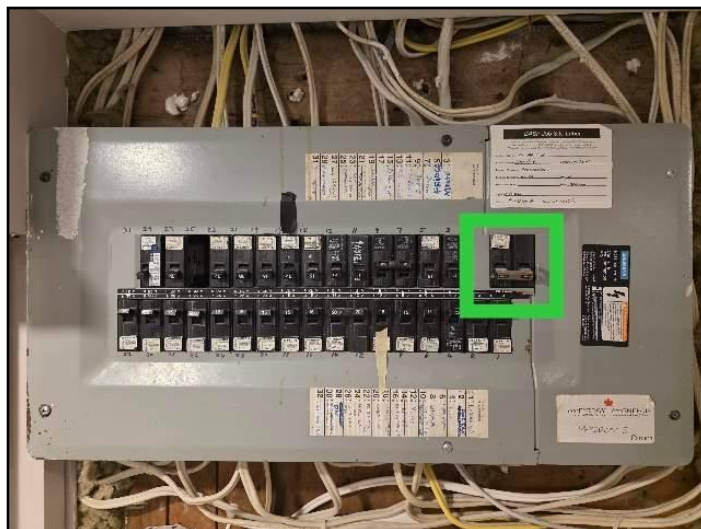


15. Overhead - cable type not determined

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

- [100 Amps](#)

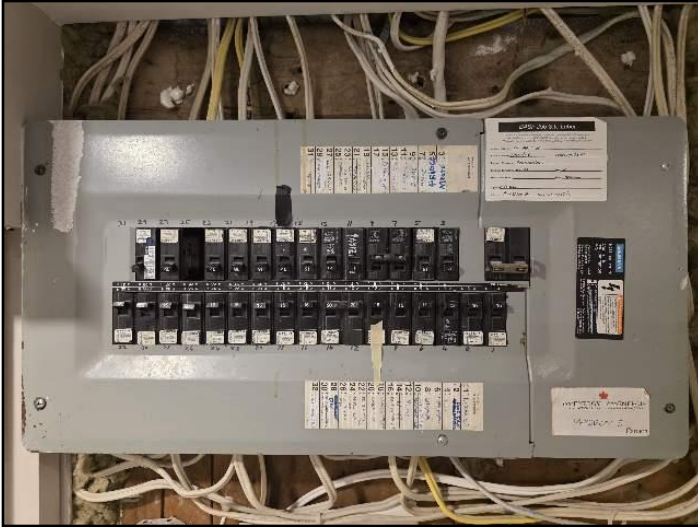


16. 100 Amps

Main disconnect/service box type and location:

- [Breakers - basement](#)

Panel was approx 30 years old.



17. Breakers - basement



18. Breakers - basement

System grounding material and type: • Copper material.
Continuity was not fully visible.

Distribution wire (conductor) material and type:

- [Copper - non-metallic sheathed](#)

Updated wire distribution throughout.

Approx 10 years old.

Type and number of outlets (receptacles): • [Grounded - typical](#)

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

- [GFCIs present](#)

Reminder -Test all units monthly & Replace every 15 years.

Smoke alarms (detectors):

- [Present](#)

Reminder -Test all units monthly & Replace Smoke detectors older than 10 years.

Required on all living levels at ceiling within 1.5m of stairs, and in newer homes inside each Bedroom.

Replace Batteries (if needed) annually.

Carbon monoxide (CO) alarms (detectors):

- Present

Plug-in style noted (2nd floor & 1st floor).

Reminder -Test all units monthly & Replace Carbon monoxide detectors older than 10 years.

Required on all levels.

Limitations

System ground: • Continuity not verified

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

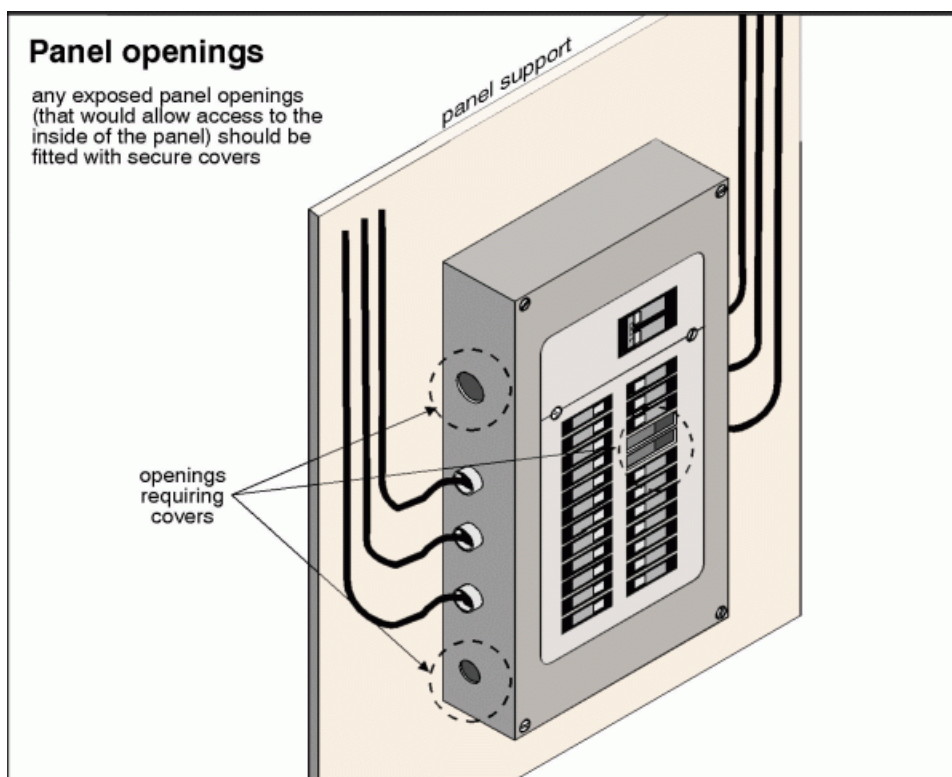
8. Condition: • [Unprotected openings](#)

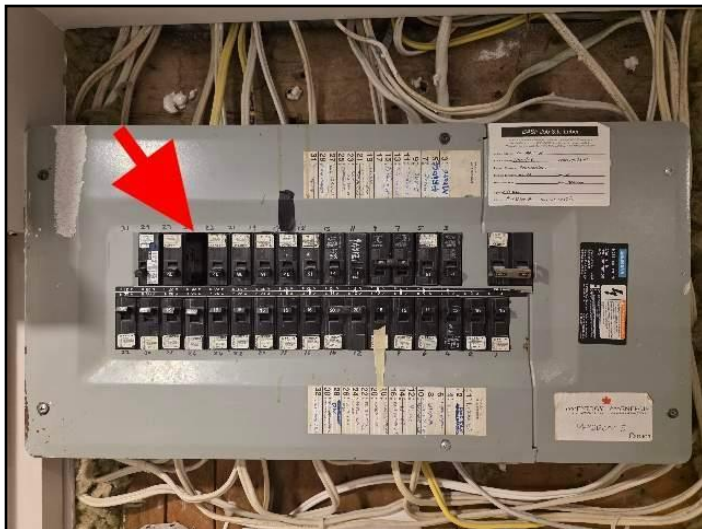
Implication(s): Electric shock

Location: Basement -main Electrical panel cover (1 -opening)

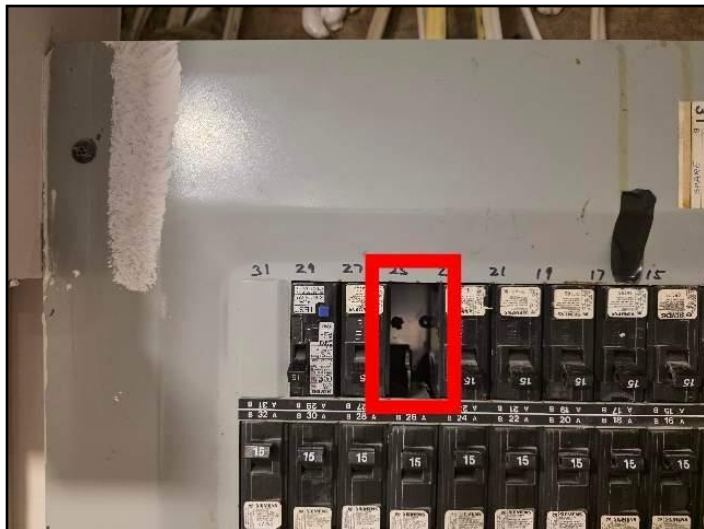
Task: Close down

Time: Immediately





19. Unprotected openings



20. Unprotected openings

Description

General: • One (1) Brick chimney noted at left side.
Used to exhaust Wood burning fireplace & Hot water tank.



21.

Heating system type:

- [Furnace](#)

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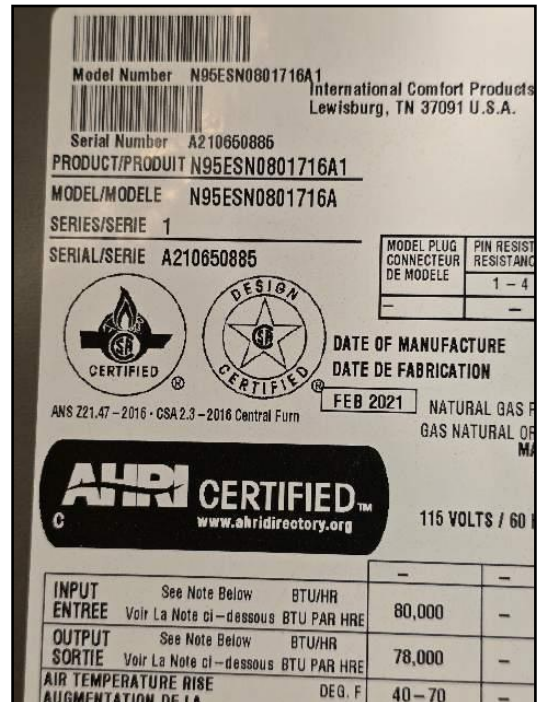
PLUMBING

INTERIOR

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22. Furnace



23. Furnace

Fuel/energy source:

- [Gas](#)

Meter and Entry located at front.



24. Gas

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

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Exhaust venting method: • [Forced draft](#)

Combustion air source: • Interior of building

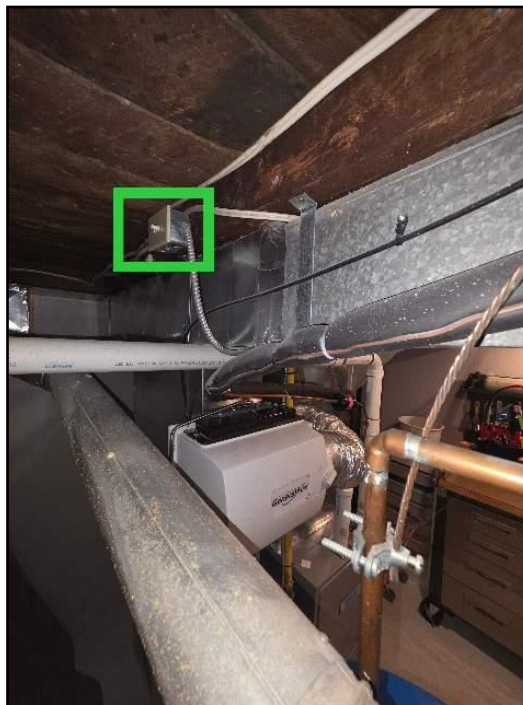
Approximate age: • [4 years](#)

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

Main fuel shut off at:

- Meter
- Basement

Furnace shut-off switch located high on ceiling (left side of Furnace).



25. Basement

Air filter:

- Disposable

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26. Disposable

Fireplace/stove:

- [Wood-burning fireplace](#)

Located at 1st floor.

Not tested or Certified during Inspection.



27. Wood-burning fireplace

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Chimney/vent: • PVC plastic

Chimney liner: • [Not required](#)

Humidifier:

• [Trickle/cascade type](#)

Reminder to replace mesh filter inside unit Every 2 years.



28. Trickle/cascade type

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

Limitations

Inspection prevented/limited by: • A/C or heat pump operating

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

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • Replace filter every 3 months.

Location: Basement -Furnace

Task: Replace air filter every 3 months

Time: Regular maintenance

10. Condition: • Air ducts.

Location: Throughout

Task: Clean

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Time: Regular maintenance (every 3 to 5 years)

GAS FURNACE \ General notes

11. Condition: • Service Furnace

Location: Basement -Furnace

Task: Service / Further evaluate

Time: Annually / Preventative maintenance

FIREPLACE \ General notes

12. Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Location: 1st floor -Wood burning fireplace and associated Chimney flue

Task: Further evaluate by qualified Contractor & WETT certify

Time: Prior to use



29. Inspect chimney, and sweep, if needed be



30. Inspect chimney, and sweep, if needed be

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)

Central Air.

Compressor unit located at front.



31. Air cooled



32. Air cooled

Cooling capacity: • [2 Tons](#)

Compressor approximate age: • 4 years

Typical life expectancy: • Approx 15 years.

Failure probability: • [Low](#)

Limitations

Heat gain calculations: • Not done as part of a building inspection

Recommendations

AIR CONDITIONING \ General notes

13. Condition: • Service air conditioner

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: A/C system

Task: Service / Further evaluate

COOLING & HEAT PUMP

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Time: Preventative maintenance

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Mineral wool \(rock wool\)](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined • Not visible

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

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not visible

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

14. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Throughout -Attic floor

Task: Increase Insulation value to current standards(R 60)

Time: For energy efficiency



33. Amount less than current standards

Description

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

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • [Plastic](#)

Main water shut off valve at the:

- Front of the basement



34. Front of the basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

- [Conventional](#)



35. Conventional



36. Conventional

Water heater location: • Utility room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • GSW

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 28 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • [High](#)

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

Floor drain location:

• Near heating system



37. Near heating system

Gas piping material: • Steel

Exterior hose bibb (outdoor faucet):

- Present

1 garden hose bibb noted at left side -near rear corner.

Interior shut-off valve visible.

Reminder to winterize exterior water source(s) annually -prior to first freeze.



38. Present

Limitations

Items excluded from a building inspection:

- Water quality
- Isolating/relief valves & main shut-off valve
- Concealed plumbing

Main drain lines below Basement floor and inside wall cavities were not Inspected during visit.

Older homes (built prior to 1990) may have conditions where drain pipe pieces become disconnected, or obstructed with but not limited to debris and tree roots.

Further evaluate by qualified Plumbing Contractor (scope drain with camera) to determine Integrity.

- Tub/sink overflows
- Water treatment equipment
- Water heater relief valves are not tested
- The performance of floor drains or clothes washing machine drains
- Landscape irrigation system

Recommendations

WATER HEATER \ Life expectancy

15. Condition: • [High failure probability](#)

Past expected life.

Implication(s): No hot water

Location: Basement -Utility room (1 -Hot water tank)

Task: Replace

Time: Immediately



39. High failure probability

FIXTURES AND FAUCETS \ Shower stall

16. Condition: • [Caulking loose, missing or deteriorated](#)

Missing Silicone.

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

Location: Basement -Bathroom (shower stall)

Task: Provide Silicone

Time: Preventative maintenance

PLUMBING

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40. Caulking loose, missing or deteriorated

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#) • [Ceramic](#)

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

Windows:

- [Fixed](#)
- [Single/double hung](#)
- [Sliders](#)
- [Casement](#)

• Vinyl

Updated.

Approx 8 years old.

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Metal](#)

Doors: • Inspected

Party wall: • [Masonry](#)

Oven fuel:

- Gas



41. Gas

Appliances:

- Refrigerator



42. Refrigerator

- Dishwasher



43. Dishwasher

- Microwave oven



44. Microwave oven

- Freezer
- Stand-up Freezer.
Located at Basement level.



45. Freezer

Appliances: • Garborator unit (below right side Kitchen sink).
Tested during Inspection.



46.

Laundry facilities:

- Washer



47. Washer

REFERENCE

- Laundry tub
- Hot/cold water supply
- Dryer



48. Dryer

- Vented to outside
- 120-Volt outlet
- 240-Volt outlet

Kitchen ventilation: • Exhaust fan • Discharges to exterior

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 • Storage in closets and cabinets / cupboards

Not included as part of a building inspection:

- Carbon monoxide alarms (detectors), security systems, central vacuum
- Central vacuum systems
- Cosmetic issues
- Perimeter drainage tile around foundation, if any
- Aesthetics or quality of finishes

Further evaluate Prior to undergoing future Renovations.

- Vermin, including wood destroying organisms.
- Underground components (e.g., oil tanks, septic fields, underground drainage systems)
- Environmental issues including asbestos

Percent of foundation not visible:

- 70 %
- Finished Basement walls and ceilings restricted visibility.

Recommendations

RECOMMENDATIONS \ General

17. Condition: • Dryer exhaust (potential for excess lint / fire hazard).

Location: Exterior -rear wall (1 -vent for Dryer exhaust)

Task: Inspect every 6 months / Clean as needed

Time: On going & Regular maintenance



49.

RECOMMENDATIONS \ Overview

18. Condition: • Appliances / Smoke Detector(s) / Carbon Monoxide (CO) detector(s) Windows & Doors.

Location: Throughout

Task: Further evaluate / Test for function

Time: Preventative maintenance / Prior to possession of property

STAIRS \ Handrails and guards

19. Condition: • [Too low](#)

Current Building Code standards require Guard to be 36".

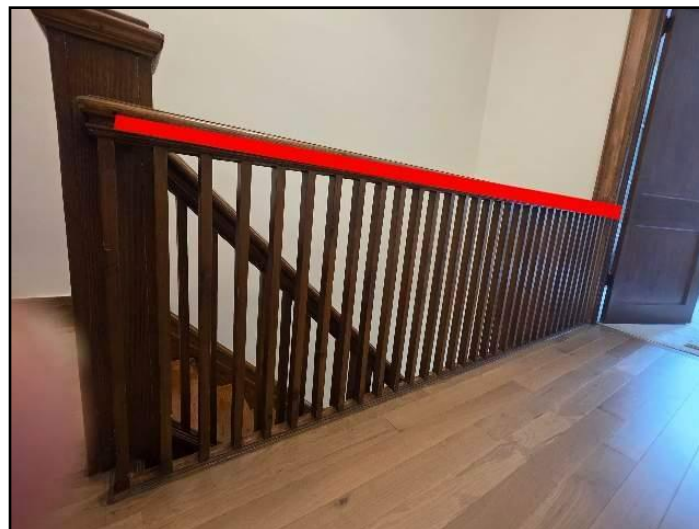
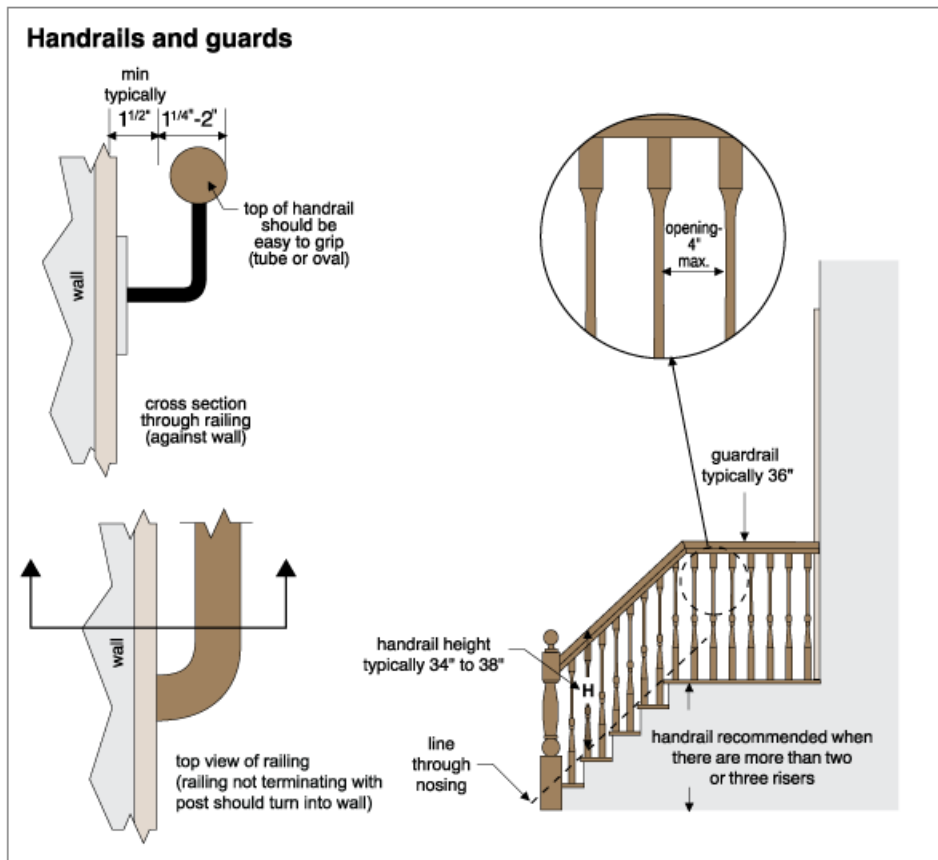
Homes of this age are allowed to be lower.

Implication(s): Fall hazard

Location: 2nd floor -hallway around Stairs

Task: Improve height to current standards(not required but strongly recommended for safety)

Time: Preventative maintenance



50. Too low

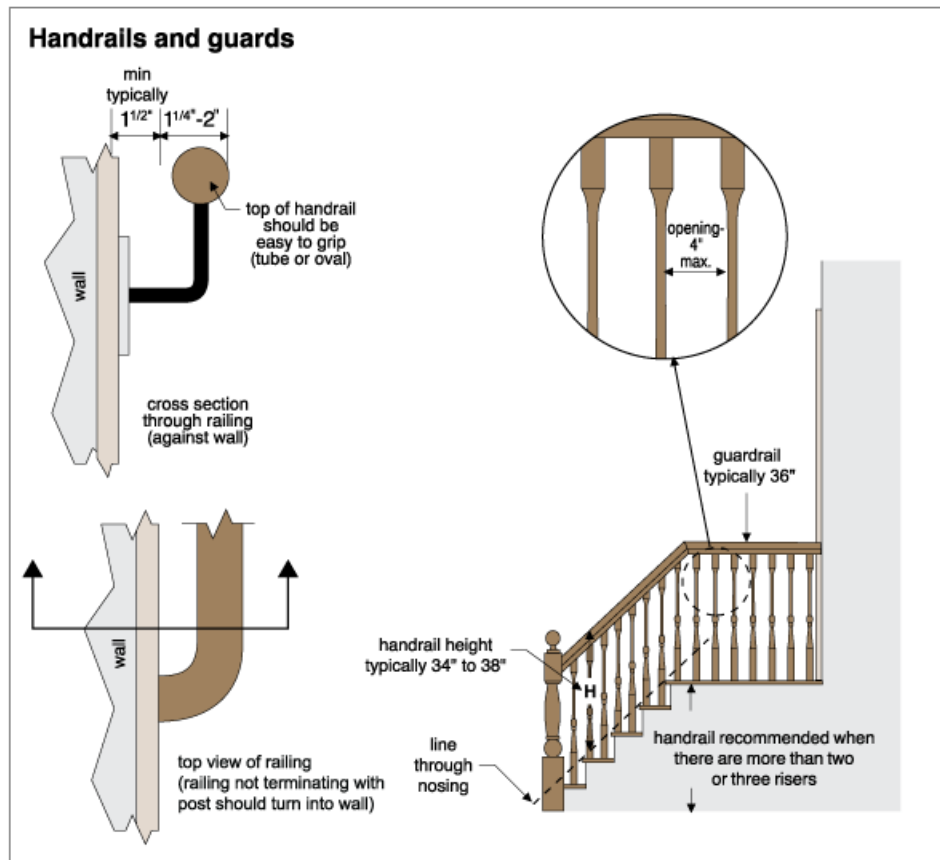
20. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement-I -lower portion of stairs

Task: Provide Railing (and proper guard)

Time: Immediately





51. Missing

APPLIANCES \ Washing machine

21. Condition: • Old/Low quality hoses

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

Location: Basement -Laundry area (2 -rubber hoses to supply Washer)

Task: Replace with Braided flex metal

Time: ASAP / Preventative maintenance



52. Old/Low quality hoses

COMMENTS \ Additional

22. Condition: • Radon gas may be present in some homes.(know to be present in 10% to 15% of Ontario homes).

Location: Gasses from decaying Uranium may seep into home (Basement & throughout)

Task: Install Radon test (monitoring) unit / Correct levels above 200 Bq/m³

Time: Ongoing & Preventative maintenance

23. Condition: • Garborator unit noted (not allowed by Municipality).

Location: Kitchen -below sink

Task: Remove unit and associated wiring

Time: Preventative maintenance



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END OF REPORT

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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