

# YOUR Inspection Report



*Welcome Home!*

**FOR THE PROPERTY AT:**

8 Cumberland Drive  
Mississauga, ON L5G 3M6

**PREPARED FOR:**

BELINDA MULFORD

**INSPECTION DATE:**

Thursday, October 9, 2025

**PREPARED BY:**

Tom Woolley, RHI



**thehome**  **check**



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report

The Home Check  
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HST#140534322RT0001

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# OVERVIEW

8 Cumberland Drive, Mississauga, ON October 9, 2025

Report No. 9200, v.2

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## IMPORTANT NOTE

The goal of a home inspection is to identify significant issues that would affect a person's decision to buy a re-sale home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of issues.

FOR THE BUYER This inspection report is very helpful, but a more thorough home inspection includes both an onsite review of the property with the home inspector and the inspection report. To book your Onsite Review, call us at 905-916-6888. Without an Onsite Review, our obligation and liability are limited to the seller.

When you move into the home you may find some issues not identified in the report. That is to be expected for a number of reasons, such as furniture and storage that has been removed, changes to the property conditions, etc. Therefore, we suggest you allow roughly .5 % of the value of the home annually for maintenance and repair.

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## CONCLUSION

Most houses are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. A home with older systems does not mean a poor quality house.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary home improvements are typically planned projects.

Unplanned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

## A WORD ABOUT WATER

Uncontrolled water is the enemy of homes. It not only damages the replaceable components, it also attacks the permanent elements of a home including wood and steel structural members, siding, trim, windows, doors, walls, floors, and ceilings. Water also promotes mould growth.

Water sources include rain, snow, surface water, ground water; leaks from plumbing and heating systems and condensation. Again, preventative maintenance is the key to protecting your investment and avoiding water damage. This includes keeping gutters and downspouts clear and leak free and discharging water well away from the building. Lot grading should slope slightly down away from the home to direct surface water away from the home. Annual maintenance programs on roofs, gutters, heating and cooling systems help minimize water damage.

## ASBESTOS, MOULD and other ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a home inspection. Inspectors do not identify or evaluate issues such as asbestos, mould and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mould. An Environmental Consultant can assist with these types of issues. If you need help, call us at 905-916-6888.

[Home Improvement - ballpark costs](#)

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Sloped roofing material: • [Asphalt shingles \(1.1\)](#)

Flat roofing material: • [Modified bitumen \(1.10\)](#)

## Limitations

Roof inspection method: • Drone

## Recommendations

### RECOMMENDATIONS \ General

Condition: • View of roof from above:



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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

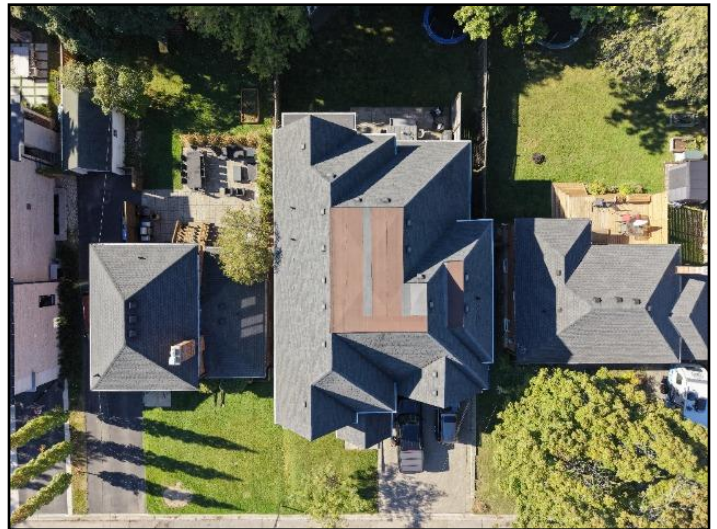
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



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8 Cumberland Drive, Mississauga, ON October 9, 2025

Report No. 9200, v.2

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## SLOPED ROOF(S) \ 1.0

**Condition:** • This roof is not new. Based on its condition and typical life expectancy, it's likely mid-to-late life. It may continue to perform for a number of years, but budgeting for replacement in the foreseeable future would be prudent. The roof is estimated to be 13 years old. This type of roof covering has an typical total life expectancy of approximately 20 years. Monitor over time and maintain as required.

## FLAT ROOF(S) \ 1.0

**Condition:** • Patched

It is unclear if this was during original construction - the current homeowner may have insight



*Patched flat roof*

**Condition:** • Age of flat roof

The installed flat roof covering is 13 years old. This type of flat roof has a typical total life expectancy of 20 years. Monitor over time and maintain as necessary.

## VULNERABLE AREAS \ 1.13, 1.14 & 1.15

**Condition:** • Flashings are vulnerable areas

**Task:** Monitor/maintain as necessary

**Condition:** • 'Log jam' roof design will be more prone to water issues.

Note: No evidence of problems/patching noted at the time of inspection

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Vulnerable area*



*Vulnerable area*

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Gutters and Downspouts (1.0):** • [Aluminum \(1.1\)](#)

**Gutter and Downspout Discharge (1.2):** • [Discharge above grade \(1.2\)](#)

**Wall Surfaces (4.0):** • [Stone \(4.2\)](#) • [Wood siding \(4.5\)](#)

## Limitations

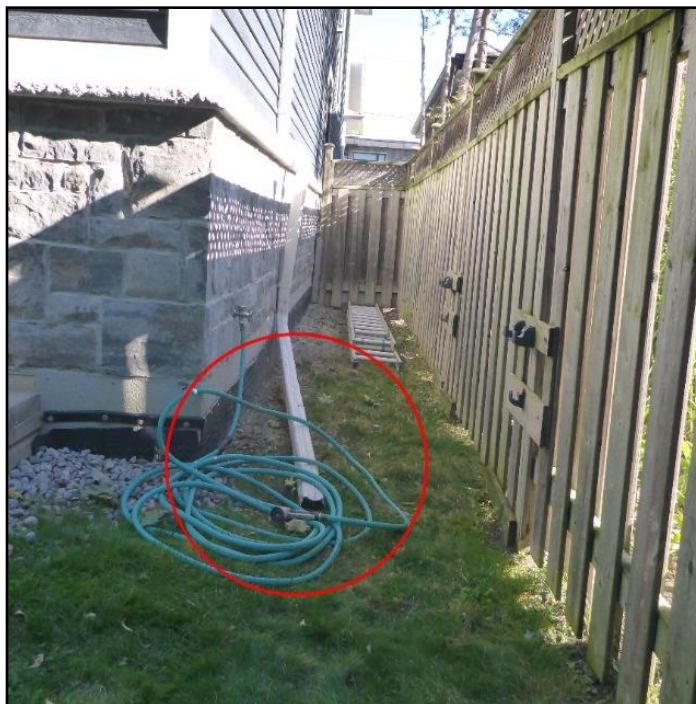
**Exterior inspection method:** • The exterior was inspected from ground level.

**Limitations:** • Garage - storage restricted the inspection • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

## Recommendations

### DOWNSPOUTS \ 1.0

**Condition:** • [Downspout ends too close to home. It should direct water at least 6 feet from building.](#)



*Extend downspouts away from foundation*

### LOT GRADING \ (2.0 & 6.0)

**Condition:** • Low areas

To reduce the likelihood of water penetration to the basement, always maintain a positive slope away from the foundation wall.

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Report No. 9200, v.2

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OVERVIEW

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

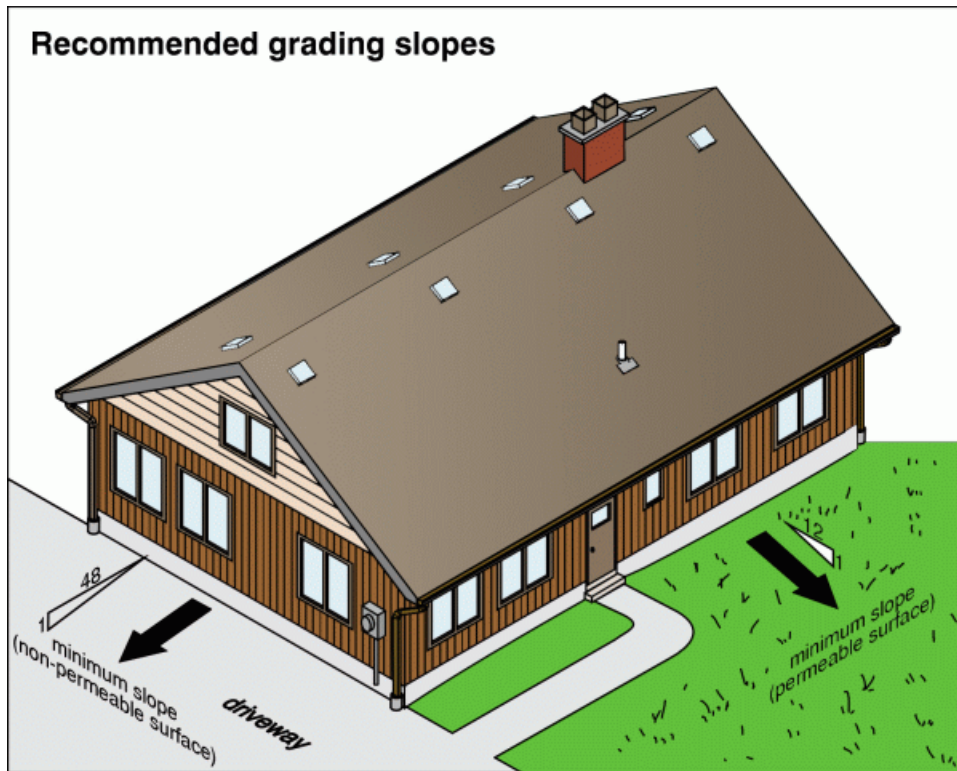
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



## WALL SURFACES \ 4.0

Condition: • [Vent damaged](#)

Task: Repair as part of regular maintenance



*Missing louver*

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OVERVIEW

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## EXTERIOR STRUCTURE \ Columns (5.3)

Condition: • Regular maintenance is important



*Wood columns require careful maintenance*

## GARAGE \ 8.0

Condition: • [Man-door closer ineffective \(8.3\)](#)



*Remove door stopper*

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Condition:** • Patched garage ceiling noted

**Task:** Ask homeowner for insight



*Patched in garage*

# STRUCTURE

8 Cumberland Drive, Mississauga, ON October 9, 2025

Report No. 9200, v.2

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Foundations (3.0):** • [Poured concrete](#)

**Configuration (4.0):** • [Basement](#)

**Floor Construction (5.0):** • [Joists - engineered wood](#)

**Exterior Wall Construction (6.0):** • [Wood frame](#) • Wood frame with stone veneer

**Roof and Ceiling Framing (7.0):** • [Trusses \(7.4\)](#)

## Limitations

**Structure inspection method:** • Attic inspected from access hatch

**Limitations:** • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • It is not possible to determine the presence or extent of ongoing movement based on a one-time visit.

## Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • No STRUCTURE recommendations are offered as a result of this inspection

## Description

**Service Entrance Cable (2.1/2/3):** • [Overhead - The wire material was not determined](#)

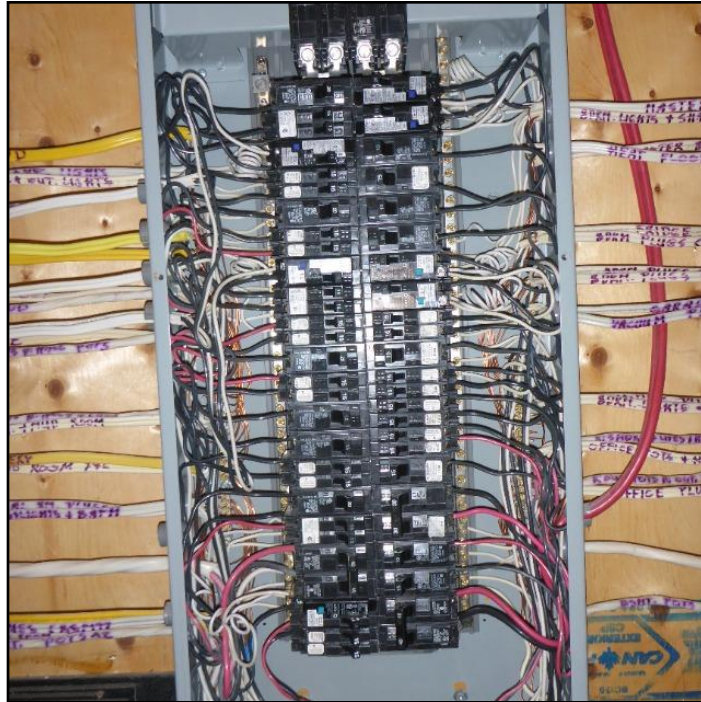
**Service Size (2.4/5):** • [200 amps \(240 Volts\)](#)

**System Grounding (2.7):** • [Water pipe - copper](#)

**Distribution Panel Rating (3.0):** • [200 amps](#)

**Distribution Panel Type & Location:**

• [Breakers - basement](#)



*Electrical protected by breakers*

**Distribution Wire (4.0):** • [Copper - non-metallic sheathed](#)

**Outlet Type & Number (5.2):** • [Grounded - typical number](#)

**Ground Fault Circuit Interrupters (5.3):** • [Bathrooms](#) • [Exterior](#) • [Kitchen](#)

**Arc Fault Circuit Interrupters (5.3):** • Panel

## Limitations

**Limitations:** • Main disconnect cover not removed • Concealed electrical components are not inspected. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc. • The continuity and quality of the system ground are not verified as part of a home inspection. • Post lamp(s) function not tested

## Recommendations

### LIGHTS \ 5.1

Condition: • [Inoperative](#)

Various lightbulbs were not working. It is assumed that these are burned out bulbs but this was not confirmed.



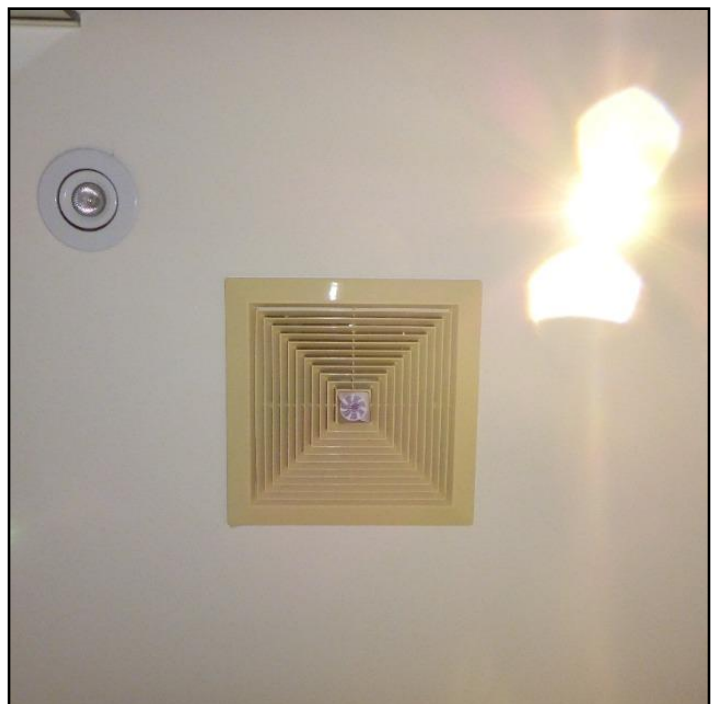
Basement



Shower stall



Front bedroom closet



Bathroom

# ELECTRICAL

8 Cumberland Drive, Mississauga, ON October 9, 2025

Report No. 9200, v.2

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Kitchen exhaust*

## **COVER PLATES \ 5.6**

Condition: • [Damage](#)



*Cracked at primary ensuite*

# HEATING

8 Cumberland Drive, Mississauga, ON October 9, 2025

Report No. 9200, v.2

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Main Heating System - Fuel/Energy Source:** • Natural gas

**Main Fuel Shut-off at:** • Meter

**Main Heating System - Type:** • [Furnace \(3.0\)](#)

**Efficiency (8.0):** • [High efficiency](#)

**Approximate Input Capacity (9.0):** • [105,000 BTU/hr.](#)

**Approximate Age:** • [14 years](#)

**Typical Life Expectancy:** • [Furnace \(high efficiency\) - 15 to 20 years](#)

**Auxiliary Heating:** • Electric radiant heating in the floor

**Heat Recovery Ventilator (14.24):** • [Connected to heating system](#)

## Limitations

**Limitations:** • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected. • Air conditioning or heat pump operating (16.3) • The performance of radiant floor heating cannot be evaluated during a home inspection. • Performing airflow analysis at each supply register is not part of a home inspection • HRV was unplugged

## Recommendations

### **GAS PIPING AND BURNER \ 11.0 and 14.0**

**Condition:** • Determining the appropriate size/capacity or suitability of gas piping to/within the home falls outside the scope of a home inspection. Consultation with a gas fitter is recommended if this is a concern or significant changes will be happening in the future.

### **FURNACE \ 10.0 & 12.0**

**Condition:** • Prior condensate leaks noted inside furnace cabinet.  
This is a heating issue. Monitor during the heating season.

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Report No. 9200, v.2

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

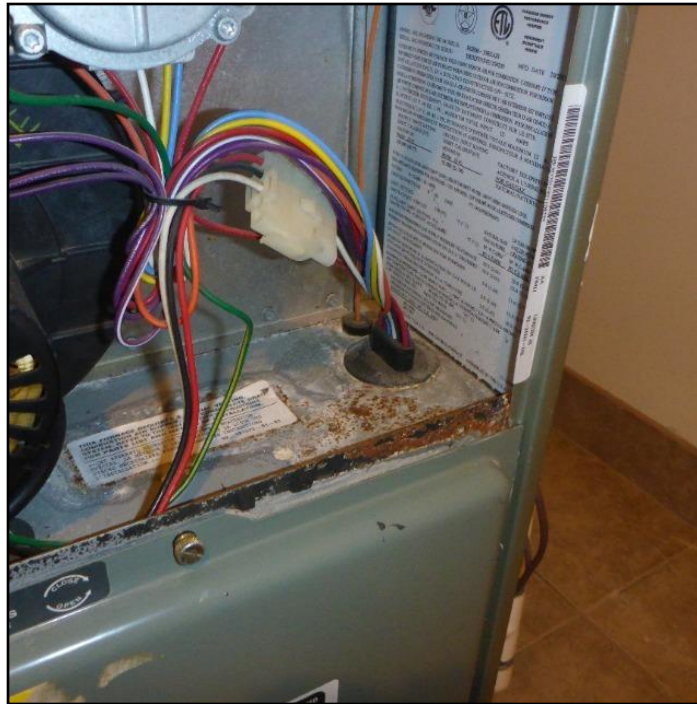
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Stains inside furnace cabinet*

**Condition:** • Age of furnace

The furnace is 13 years old. This type of heating system has a typical total life expectancy of 15 to 20 years. Continue to use and service until replacement is necessary.

**HEAT RECOVERY VENTILATOR \ 14.24**

**Condition:** • The intake and exhaust vent locations are less than ideal. Consultation with a heating contractor is recommended to determine if improvements are warranted.

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

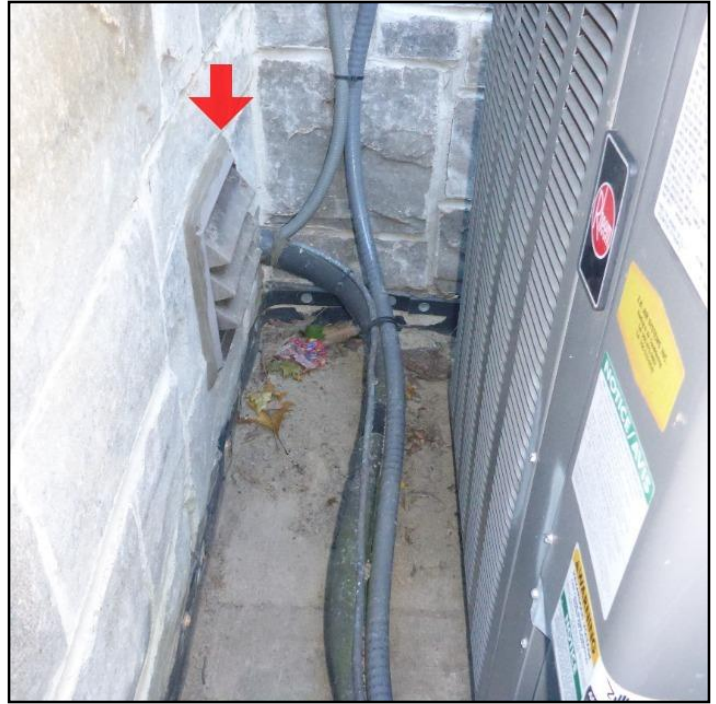
PLUMBING

INTERIOR

REFERENCE



*Too low*



*Should not be in corner*

## **REGULAR MAINTENANCE \ Good advice for all homeowners**

**Condition:** • An annual maintenance agreement with a reputable heating contractor is recommended.

# COOLING

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Report No. 9200, v.2

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Air Conditioning (1.0):** • [Central air conditioning - air cooled \(1.1\)](#)

**Cooling Capacity (3.0):** • [42,000 BTU/hr.](#)

**Approximate Compressor Age (5.0):** • [13 years](#)

**Typical Life Expectancy:** • 10 to 15 years

## Limitations

**Limitations:** • Heat gain and heat loss calculations are not performed as part of a home inspection. • Performing airflow analysis at each supply register is not part of a home inspection

## Recommendations

### **AIR CONDITIONING SYSTEM - GENERAL \ 1.0 & 18.0**

**Condition:** • Age of air conditioner

The air conditioner is 12 years old. This system has a typical total life expectancy of 10 to 15 years. Continue to use and service until replacement is necessary. Working well at the time of inspection.

# INSULATION

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Report No. 9200, v.2

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

OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

REFERENCE

## Description

Attic insulation value (1.0/2.0) & material (A): • R50 • [Fiberglass \(3.0\)](#)

Basement wall insulation value (1.0/2.0) & material (I/J): • Not determined

Floor above porch/garage value (1.0/2.0) & material (L): • Not determined

Air/vapour barrier (13.0): • [Not determined](#)

Roof ventilation (15.0): • [Roof vents](#) • [Soffit vents](#)

## Limitations

**Insulation inspection method:** • See Structure Limitations • Attic inspected from access hatch

**Limitations:** • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

## Recommendations

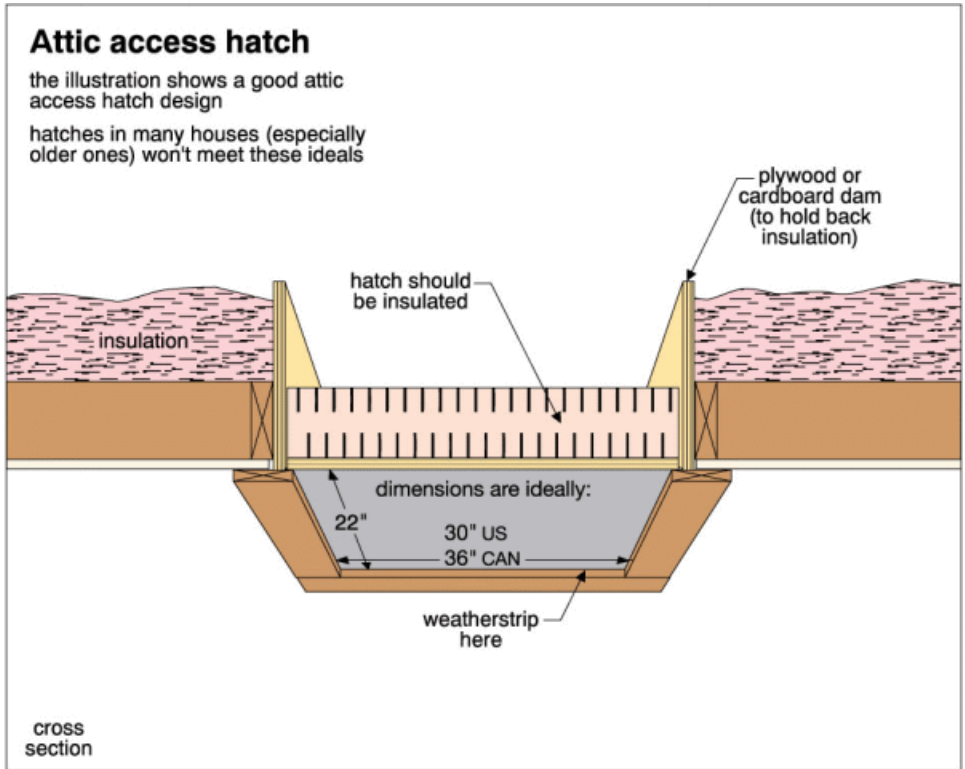
### RECOMMENDATIONS \ General

**Condition:** • View of attic:



### ATTIC \ Insulation (A & 1.0 to 19.0)

**Condition:** • Access hatch insulation/weatherstripping/fit less than ideal



*Missing insulation*

## Description

**Water Piping to the Building:** • [Copper](#)

**Supply Piping in the Building:** • Copper and Pex (cross linked polyethylene)

**Main Shut-off Valve Location:** • Basement

**Water Flow (Pressure) (1.4.1):** • [Functional](#)

**Water Heater Type and Energy Source (1.6):** • [Gas](#) • [Induced draft](#)

**Water Heater Age (Estimated) (1.6):** • 13 years

**Typical Life Expectancy:** • 10 to 15 years

**Water Heater Tank Capacity (1.6):** • 189 liters/50 US gallons

**Waste Piping Material:** • Plastic

**Floor Drain Location:** • [Furnace area](#) • Cold room

**Pump:** • [Sump pump \(2.8\)](#)

## Limitations

**Limitations:** • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem. • Water treatment equipment is not included as part of a home inspection. • Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection. • Storage under sinks prevented a complete view of the supply and waste lines • Appliances are not checked as part of a home inspection • The battery backup function of the sump pump(s) was not tested

## Recommendations

### **WATER HEATER \ 1.6**

**Condition:** • [Near end of normal life expectancy](#)

**Task:** Replace

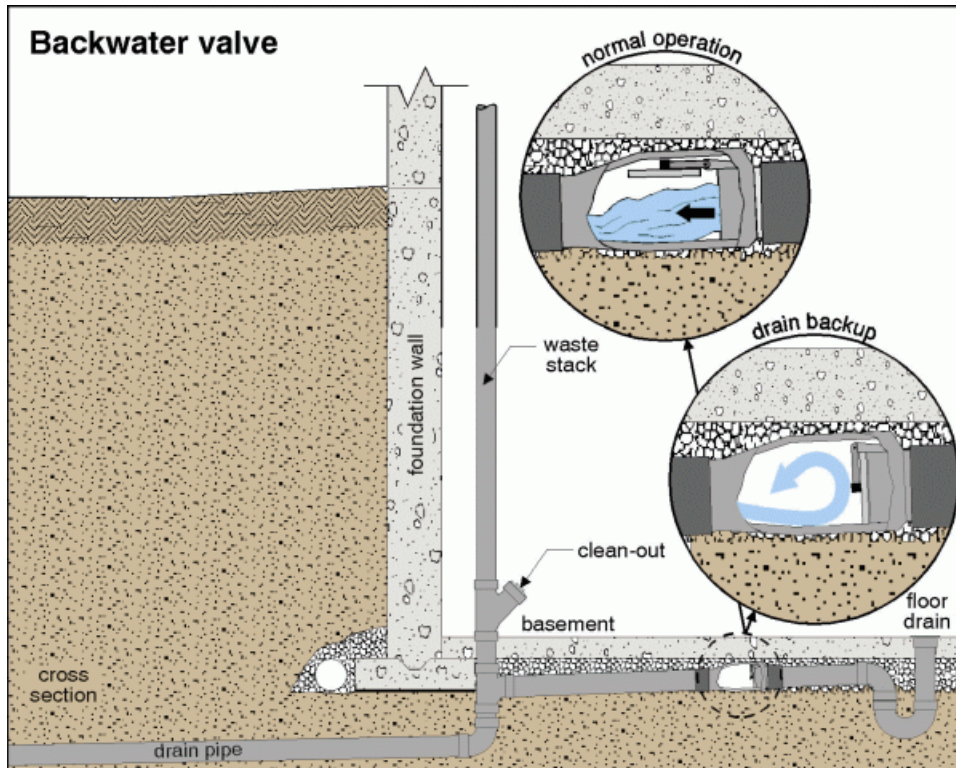
**Time:** Unpredictable



*Corroded water heater*

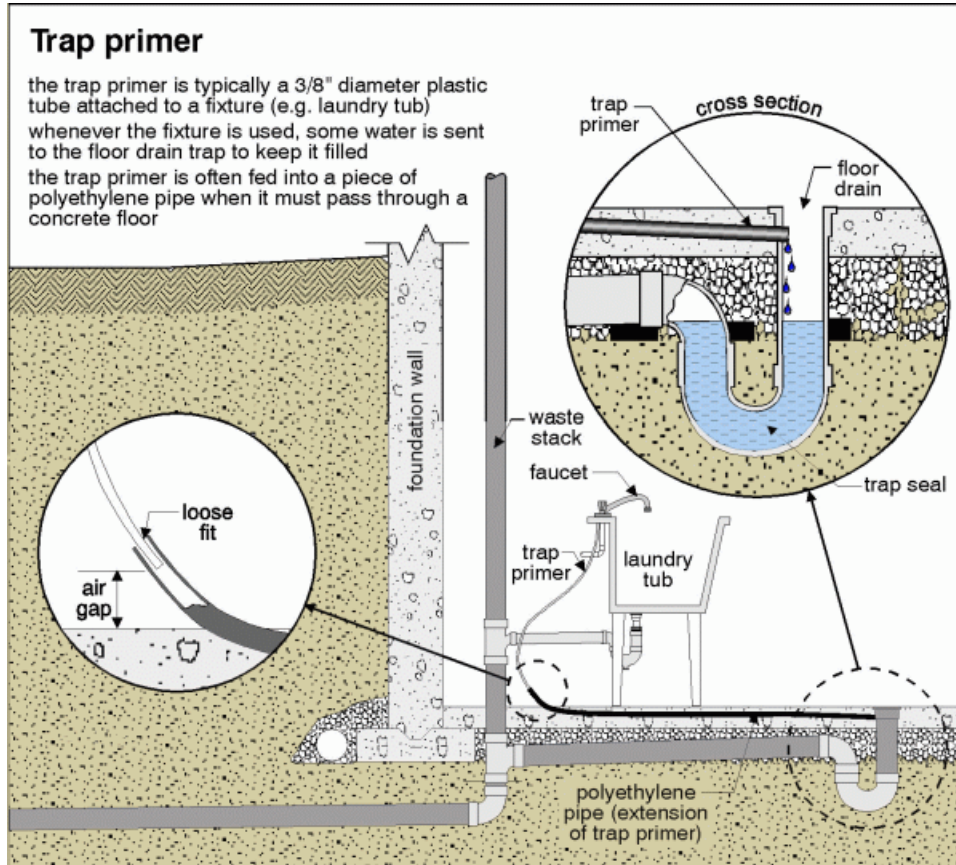
**WASTE PIPING \ 2.3**

**Condition:** • We recommend the installation of a wastewater backflow preventer to help reduce the likelihood of a sewage back up event in the basement. Many municipalities offer subsidies. Many insurers offer discounts if they are in place.



**Condition:** • Trap primer missing/disconnected

This is not likely to cause problems. If concerned, hook the trap primer back up or pour mineral oil down the floor drains (won't evaporate and environmentally friendly).





*Disconnected at laundry room*

### SINK \ 3.1

Condition: • [Drain slow](#)



*Slow drain in basement*



*Slow drain at primary ensuite*

**FAUCET \ 3.3**

Condition: • [Leak](#)



*Leak at kitchen*

Condition: • [Loose](#)



*Loose at kitchen*

**Condition:** • Loose handle noted



*Loose handle at tub*

### TOILET \ 3.4

**Condition:** • Stains noted at toilet bowl. These are often permanent.



*Stained toilets*

## **BATHTUB \ 3.5 & 3.6**

**Condition:** • Overflow cover is missing



*Missing cover in primary ensuite*

## **SHOWER STALL \ 3.7**

**Condition:** • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Shower stall maintenance required*

**Condition:** • [Door - adjustment needed](#)

**Location:** Basement bathroom



*Door hits at top*

## **SUMP PUMP \ 2.8**

**Condition:** • [Regular testing](#)

Checking the sump pump for proper function on a regular basis is important.

## **MAINTENANCE AND MONITORING \ Good advice for all homeowners**

**Condition:** • Plugged dryer vent



*Plugged dryer vent*

## Description

**Major Floor Finishes (1.0):** • [Ceramic/Quarry Tile \(1.7\)](#) • [Hardwood \(1.2\)](#)

**Major Wall Finishes (2.0):** • [Drywall \(2.1\)](#)

**Major Ceiling Finishes (3.0):** • [Drywall \(3.1\)](#)

**Windows (6.0):** • [Casement \(6.1.2\)](#) • [Fixed \(6.1.5\)](#) • [Sliders \(6.1.3\)](#)

**Glazing (6.2):** • [Double \(6.2.2\)](#)

**Exterior Doors (7.0):** • [Conventional - hinged](#) • [Garage](#)

**Fireplaces and Stoves (8.0):** • [Fireplace – gas - factory built](#)

## Limitations

**Limitations:** • Storage/furnishings in some areas limited inspection • No comment is made on cosmetic finishes during a home inspection. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection. • Appliances are not checked as part of a home inspection

**% of interior foundation wall not visible:** • 99

## Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

### **WINDOWS \ 6.0**

**Condition:** • [Hardware missing or defective](#)

# INTERIOR

8 Cumberland Drive, Mississauga, ON October 9, 2025

Report No. 9200, v.2

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OVERVIEW

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

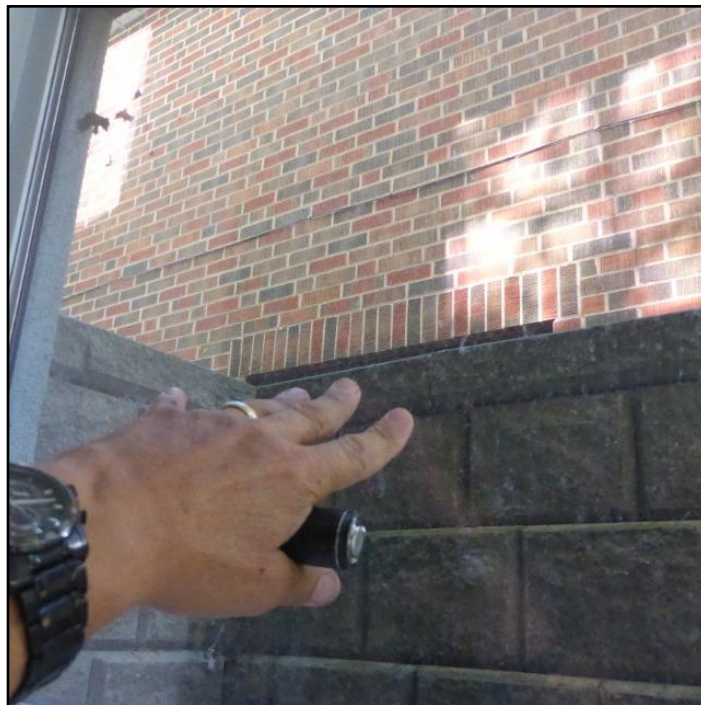
INTERIOR

REFERENCE



*Missing cover in dining room*

Condition: • [Screen missing](#)



*Missing screens in basement*

## **DOORS - INTERIOR \ 7.0**

**Condition:** • Missing door stops noted.



*Missing door stop in powder room*

## **FIREPLACE OR WOOD STOVE \ 8.0**

**Condition:** • A specialist should be engaged to inspect the gas fireplace prior to using the appliance. There are many manufacturers and many models of these units, with many different installation rules. We also recommend the gas fireplace be covered under a maintenance contract that includes regular service.

## **WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0**

**Condition:** • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the text before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$500 to \$1,000 per crack or hole.)

4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

**SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS \ Good advice for homeowners**

**Condition:** • Safety is the number one priority of any homeowner. We recommend installing new smoke and carbon monoxide detectors in accordance with the current fire code.

**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

