



# Your Inspection Report

1351 Ogden Avenue.  
Miss, ON

**PREPARED FOR:**

KIM KEHOE  
LISTING AGENT

**INSPECTION DATE:**

Thursday, March 19, 2015

**PREPARED BY:**

Scott Aitken

Aitken Home Inspections  
49 Riverdale ave  
Toronto, ON m4k1c2

416 407-4663  
scottaitken@live.ca

# AGREEMENT

Report No. 1387

1351 Ogden Avenue., Miss, ON March 19, 2015

## PARTIES TO THE AGREEMENT

### **Company**

Aitken Home Inspections  
49 Riverdale ave  
Toronto, ON m4k1c2

### **Client**

Kim Kehoe

### **Client**

Listing Agent

This is an agreement between Kim Kehoe, Listing Agent and Aitken Home Inspections.

**THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.**

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

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

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

### 7) REPORT IS FOR OUR CLIENT ONLY

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The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

**I, Kim Kehoe (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

**I, Listing Agent (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

Report No. 1387

1351 Ogden Avenue., Miss, ON March 19, 2015

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Note:** For the purpose of this report the building is considered to be facing **West**.

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

Roof will require reshingling in near future.

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

**Location:** Roof

**Task:** Reshingle

**Time:** 2-3 years

**Cost:** \$7,000

## Structure

### **ROOF FRAMING \ Sheathing**

**Condition:** • [Mold](#)

Plywood sheathing is sagging and has mould growth on underside. Recent attempt at improved ventilation incomplete (see INSULATION). Options after improved ventilation include: maintaining existing, replacing at reroofing, mould encapsulation or removal. Cost \$2000 for treatment, \$3000 for replacement.

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

**Location:** Throughout Attic

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Depends on approach

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

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

**Probability of leakage:** • Medium

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

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

Roof will require reshingling in near future.

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

**Location:** Roof

**Task:** Reshingle

**Time:** 2-3 years

**Cost:** \$7,000



1. *Near end of life expectancy*

# EXTERIOR

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## Description

- Gutter & downspout material:** • [Aluminum](#)
- Downspout discharge:** • [Below grade](#)
- Lot slope:** • [Flat](#)
- Wall surfaces - masonry:** • [Brick](#)
- Soffit and fascia:** • [Aluminum](#)
- Driveway:** • Asphalt
- Walkway:** • Interlocking brick
- Deck:** • Raised • Pressure-treated wood
- Porch:** • Concrete
- Exterior steps:** • Concrete
- Patio:** • Concrete
- Garage:** • Masonry • Attached.

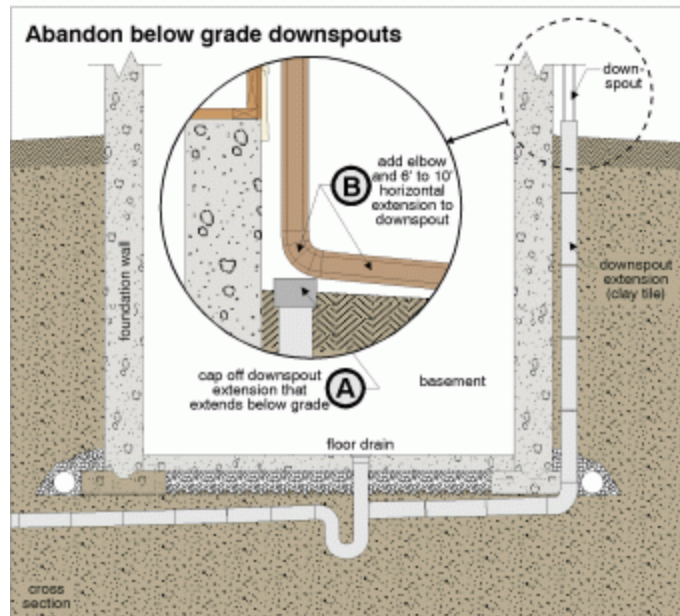
## Limitations

- General:** • Pool closed and not included in inspection.

## Recommendations

- ROOF DRAINAGE \ Downspouts**
- 2. Condition:** • [Downspouts discharging below grade](#)
- Disconnect downspouts and route well away from foundation.
- Implication(s):** Chance of water damage to contents, finishes and/or structure
- Location:** Throughout Exterior
- Task:** Improve
- Time:** Discretionary
- Cost:** Minor

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[Click on image to enlarge.](#)

## WALLS \ Brick, stone and concrete

**3. Condition:** • Seal utility entrance at wall.

**Location:** North Exterior Wall

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



2.



# EXTERIOR

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## **EXTERIOR GLASS \ Exterior trim**

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

Typical caulking maintenance needed.

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

**Location:** Throughout Exterior

**Task:** Improve

**Time:** Discretionary

**Cost:** Minor



*3. Caulking loose, missing or deteriorated*

## **EXTERIOR GLASS \ Window wells**

### **5. Condition:** • [Missing](#)

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

**Location:** North Exterior

**Task:** Provide

**Time:** Unpredictable

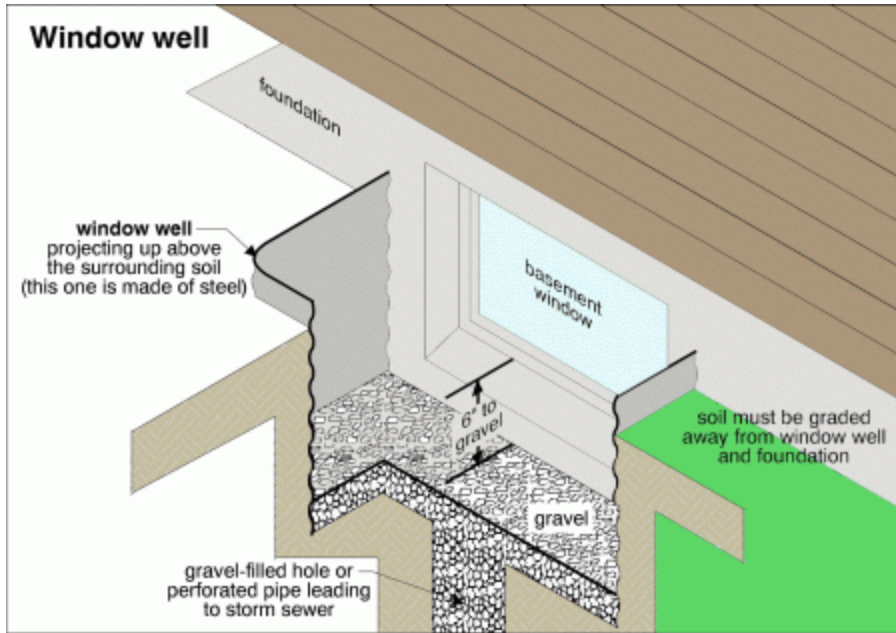
**Cost:** Minor

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## REFERENCE



[Click on image to enlarge.](#)



4. Missing

### PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

**6. Condition:** • Too weak for structure. Improve spacing and/or end bearing.

**Location:** East Exterior Deck

**Task:** Improve

**Time:** Unpredictable

**Cost:** Depends on approach

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5.

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

7. Condition: • [Concrete spalled](#)

Damage to patio is mainly cosmetic.

Implication(s): Cosmetic defects | Material deterioration

Location: Southeast Exterior

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



6. Concrete spalled

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

8. Condition: • [Missing](#)

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## REFERENCE

Add railing to deck and stairs

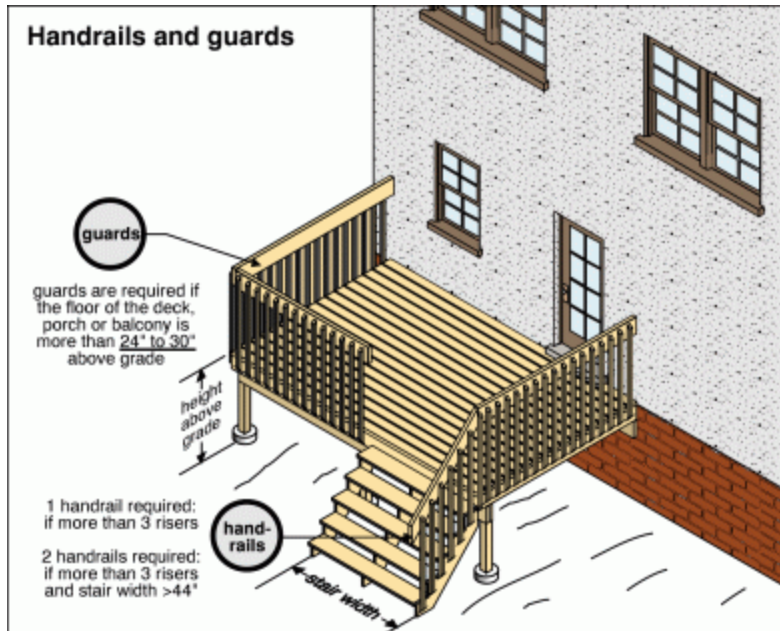
**Implication(s):** Fall hazard

**Location:** East Exterior Deck

**Task:** Provide

**Time:** Immediate

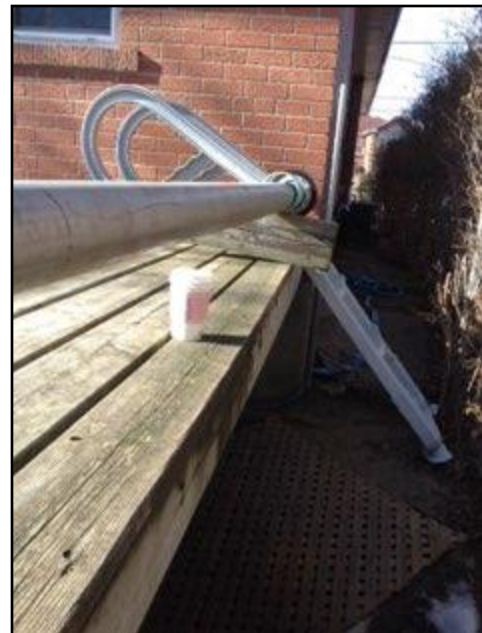
**Cost:** Depends on approach



[Click on image to enlarge.](#)



7. Missing



8. Missing

## GARAGE \ Vehicle door operators

9. Condition: • [Inoperative](#)



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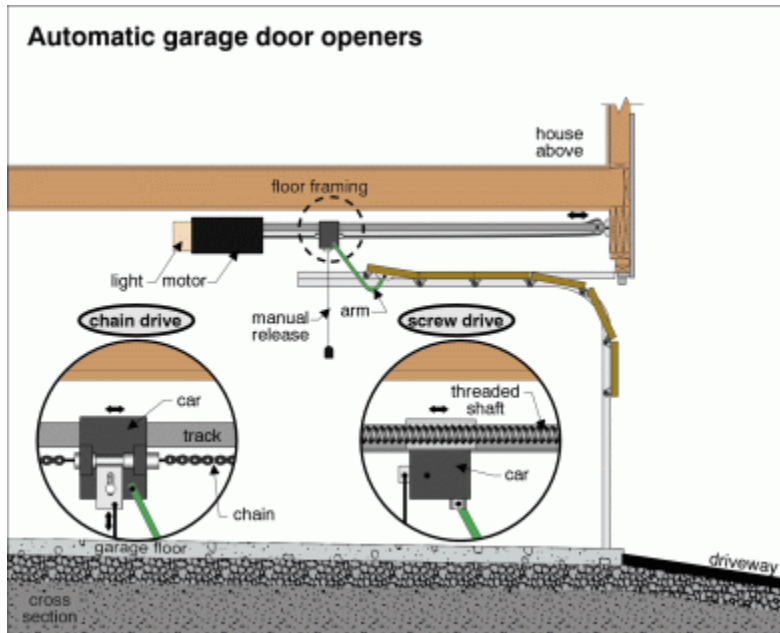
**Implication(s):** System inoperative

**Location:** Garage

**Task:** Replace

**Time:** Discretionary

**Cost:** \$500



[Click on image to enlarge.](#)

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#) • [Concrete](#)

**Exterior wall construction:** • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plywood sheathing](#)

## Limitations

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

**Percent of foundation not visible:** • 80 %

## Recommendations

### **ROOF FRAMING \ Sheathing**

**10. Condition:** • [Mold](#)

Plywood sheathing is sagging and has mould growth on underside. Recent attempt at improved ventilation incomplete (see INSULATION). Options after improved ventilation include: maintaining existing, replacing at reroofing, mould encapsulation or removal. Cost \$2000 for treatment, \$3000 for replacement.

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

**Location:** Throughout Attic

**Task:** Further evaluation

**Time:** Discretionary

**Cost:** Depends on approach



9. Mould on plywood

## Description

**Service entrance cable and location:** • [Overhead copper](#)  
**Service size:** • [100 Amps \(240 Volts\)](#)  
**Main disconnect/service box rating:** • [100 Amps](#)  
**Main disconnect/service box type and location:**  
• [Breakers - basement](#)  
N/W basement  
**System grounding material and type:** • [Copper - water pipe](#)  
**Distribution panel rating:** • [100 Amps](#)  
**Distribution panel type and location:** • [Breakers - basement](#)  
**Auxiliary panel (subpanel) rating:** • [200 Amps](#)  
**Auxiliary panel (subpanel) type and location:** • [Breakers - basement](#)  
**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)  
**Type and number of outlets (receptacles):** • [Grounded and ungrounded - typical](#)  
**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#)

## Recommendations

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

**11. Condition:** • [Fuses or breakers too big](#)  
Replace 20 amp breaker with 15 amp.  
**Implication(s):** Equipment overheating | Fire hazard  
**Location:** Basement sub panel  
**Task:** Replace  
**Time:** Immediate  
**Cost:** Minor



10. Fuses or breakers too big

## SERVICE BOX, GROUNDING AND PANEL \ Panel wires

### 12. Condition: • [Not well secured](#)

Unprofessional installation of sub panel and wiring needs clean up. (Second panel will accept 200 amps but is fed by a 60 amp breaker. Entire house is fed by 100 amps which is typical for a single family home. No panel changes are needed.)

**Implication(s):** Electric shock | Fire hazard

**Location:** N/W Basement

**Task:** Improve

**Time:** Immediate

**Cost:** Minor



11.

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

### 13. Condition: • [Damage](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Garage

**Task:** Replace

**Time:** Immediate

**Cost:** Minor





12. Damage

14. Condition: • [No GFI \(Ground Fault Interrupter\)](#)

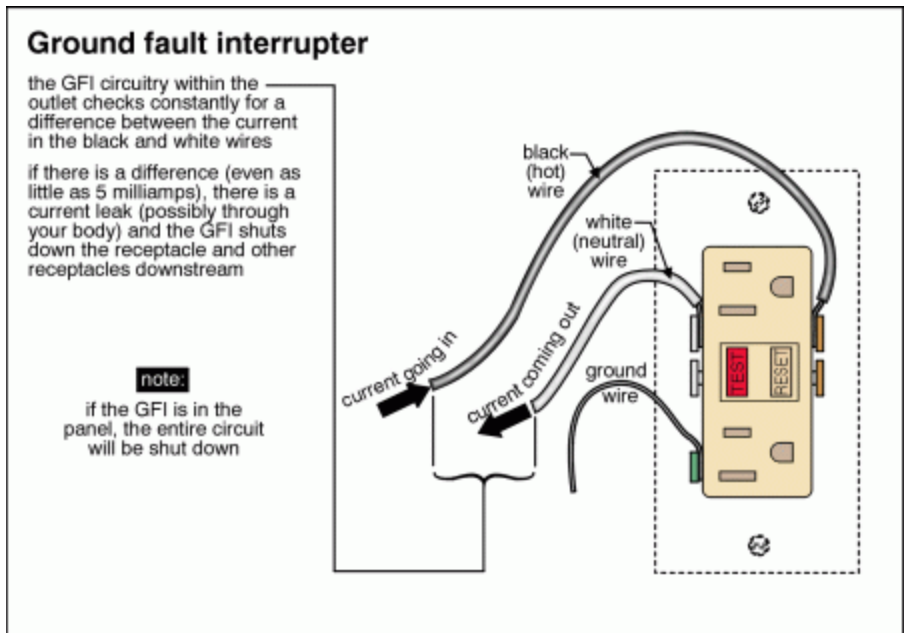
Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Discretionary

Cost: Minor



[Click on image to enlarge.](#)

# HEATING

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## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

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

**Approximate capacity:** • [60,000 BTU/hr](#)

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

**Approximate age:**

- [8 years](#)

2007

**Main fuel shut off at:** • Meter

**Fireplace:** • [Gas fireplace](#) • [Zero clearance](#)

**Chimney/vent:** • Sidewall venting

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

## Limitations

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

## Recommendations

**GAS FURNACE \ Cabinet**

**15. Condition:** • [Missing components](#)

Replace missing furnace cover.

**Implication(s):** Reduced operability | Equipment not operating properly

**Location:** Basement Furnace Room

**Task:** Replace

**Time:** Immediate

**Cost:** Minor if available

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13. Missing cover

## GAS FURNACE \ Venting system

16. Condition: • [Improper material](#)

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Basement Furnace Room

**Task:** Replace

**Time:** If necessary

**Cost:** Minor



14. Improper material

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Air cooled](#)  
**Cooling capacity:** • [24,000 BTU/hr](#)  
**Compressor approximate age:**  
• 8 years  
2007  
**Failure probability:** • [Low](#)

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

## Recommendations

### RECOMMENDATIONS \ Overview

**17. 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](#)

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

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

**Attic/roof air/vapor barrier:** • [Kraft paper](#)

**Wall insulation amount/value:** • Spot checked only • [None found](#)

**Foundation wall insulation material:** • [Glass fiber](#)

**Foundation wall insulation amount/value:**

• [R-12](#)

Where present. Some areas have none.

## Limitations

**Attic inspection performed:** • From access hatch

## Recommendations

### ATTIC/ROOF \ Roof vents

**18. Condition:** • [Obstructed](#)

Styrofoam baffles recently installed do not allow enough air entry into attic due to being obstructed by masonry at roof overhang. Remove one or two bricks at top of wall (from attic) where each baffle is present. Increased air flow will prevent further mould growth.

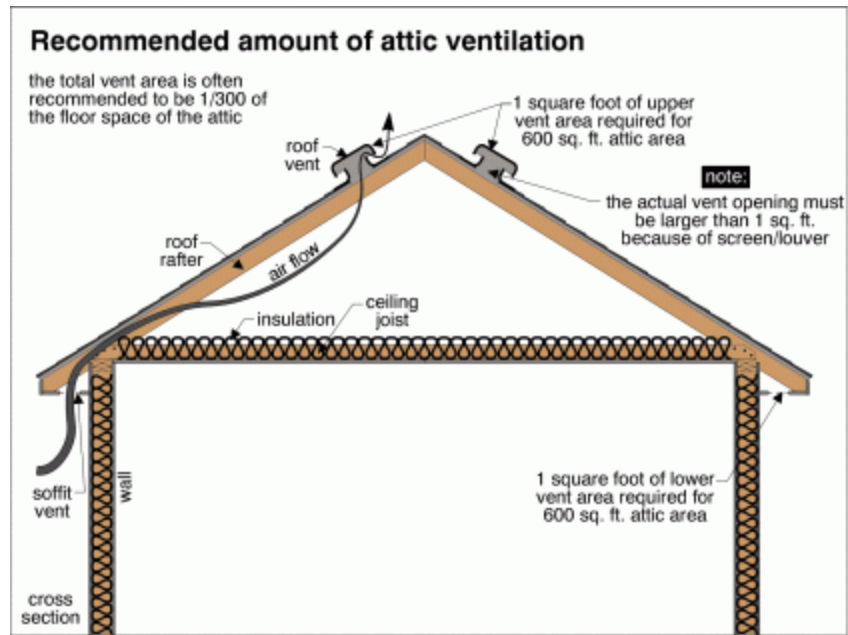
**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Throughout Attic

**Task:** Improve

**Time:** Discretionary

**Cost:** \$500



[Click on image to enlarge.](#)



15. *Obstructed*

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## Description

**Water supply source:** • Public

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

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

**Main water shut off valve at the:**

• Basement

Under stairs

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

**Water heater type:** • [Conventional](#) • Rental

**Tank capacity:** • 189 liters

**Water heater approximate age:** • 9 years

**Water heater failure probability:** • [Low](#)

**Waste piping in building:** • [ABS plastic](#) • [Copper](#)

**Floor drain location:** • None found

## Limitations

**Items excluded from a building inspection:** • Concealed plumbing • Pool

## Recommendations

### **WASTE PLUMBING \ Drain piping - performance**

**19. Condition:** • [Leak](#)

**Implication(s):** Sewage entering the building

**Location:** West Basement

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



16. Leak

### WASTE PLUMBING \ Venting system

**20. Condition:** • Suspect at basement washroom

**Location:** Basement Bathroom

**Task:** Further evaluation

**Time:** When remodelling

### FIXTURES AND FAUCETS \ Toilet

**21. Condition:** • [Broken or cracked tank lids, bowls or seats](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Physical injury

**Location:** Basement Washroom

**Task:** Replace Lid

**Time:** Discretionary

**Cost:** Minor (if available)

### FIXTURES AND FAUCETS \ Shower stall

**22. Condition:** • [Entrance problems](#)

Door loose at shower stall

**Implication(s):** Difficult access

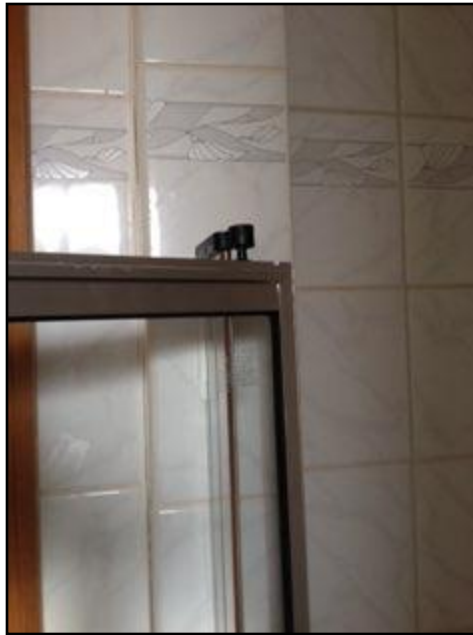
**Location:** Basement Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor





**17. Entrance problems**

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## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Laminate](#)  
**Major wall finishes:** • [Plaster/drywall](#)  
**Major ceiling finishes:** • [Plaster/drywall](#)  
**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#) • [Awning](#)  
**Glazing:** • [Double](#) • [Primary plus storm](#)  
**Exterior doors - type/material:** • Hinged • [Solid wood](#) • [Hollow wood](#)

## Limitations

**Not included as part of a building inspection:** • Appliances  
**Percent of foundation not visible:** • 80 %

## Recommendations

### WINDOWS \ Glass (glazing)

**23. Condition:** • [Cracked](#)

**Implication(s):** Cosmetic defects | Physical injury

**Location:** Northwest Basement

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



18. Cracked

### DOORS \ Hardware

**24. Condition:** • [Missing](#)

# INTERIOR

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**Implication(s):** System inoperative or difficult to operate

**Location:** West Storm Door

**Task:** Replace Handle

**Time:** Immediate

**Cost:** Minor



19. *Missing*

## STAIRS \ Guardrails

25. **Condition:** • [Missing](#)

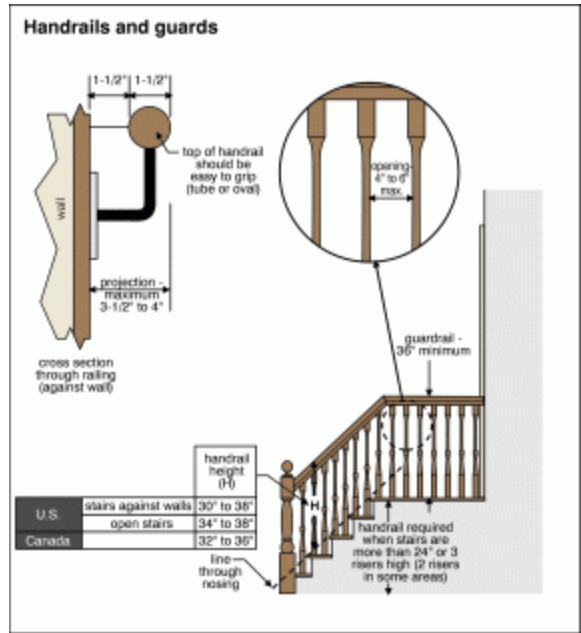
**Implication(s):** Fall hazard

**Location:** Basement Staircase

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



Click on image to enlarge.

END OF REPORT

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## REFERENCE

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

