



## YOUR INSPECTION REPORT

*Premier home inspection services in Northern Colorado.*

**PREPARED BY:**

Joe Anderson



**FOR THE PROPERTY AT:**

Sample report  
Fort Collins, CO 80525

**PREPARED FOR:**

JOHN DOE

**INSPECTION DATE:**

Saturday, June 13, 2015



SiteLogic Home Inspections  
1405 Miramont Dr.  
Fort Collins, CO 80524

970-797-3387 (office)  
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[www.sitelogicinspections.com](http://www.sitelogicinspections.com)  
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Scan to download  
report



January 20, 2016

Dear John Doe,

RE: Report No. 1005  
Sample report  
Fort Collins, CO  
80525

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients 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.

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 behavior, 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.

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

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Joe Anderson  
on behalf of  
SiteLogic Home Inspections

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# SUMMARY

Sample report, Fort Collins, CO June 13, 2015

Report No. 1005

[www.sitelogicinspections.com](http://www.sitelogicinspections.com)

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](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Leak](#)

Roof Decking (sheathing) at junction point where the roof above the garage meets the second story exterior wall showed evidence of significant moisture damage. Discoloration of sheathing and evidence of leaking was present at time of inspection. Lack of flashing is the probable cause of this condition. Recommend repair of roof sheathing and the installation of a proper flashing as soon as possible by a licensed, qualified ROOFING CONTRACTOR. Failure to do so will lead to major damage and costly repairs.

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

**Location:** Attic

**Task:** Repair

**Time:** Immediate

**Condition:** • [Missing, loose or torn](#)

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

**Location:** Northwest Roof

**Task:** Replace

**Time:** Immediate

### SLOPED ROOF FLASHINGS \ Roof/wall flashings

**Condition:** • [Siding not cut back](#)

Signs of rotting on siding above roof covering. Recommend further evaluation by a professional roofing contractor.

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

**Location:** Throughout Roof

**Task:** Further evaluation

**Time:** Immediate

## Exterior

### WALLS \ Wood siding

**Condition:** • [Too close to grade](#)

Siding on north side of home is in direct contact with newer portion of driveway. Recommend a qualified contractor make repairs and replacements to prevent further damage to siding.

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

**Location:** North Exterior Wall

**Task:** Repair

**Time:** Immediate

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## DOORS \ General

**Condition:** • Weather stripping on exterior door leading into garage is deteriorating and cable found improperly leading through door. Also, ants have entered the garage at the base of the door. Recommend a qualified contractor replace the weather stripping or entire door.

**Location:** Rear Garage

**Task:** Replace

**Time:** Immediate

## Electrical

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

**Condition:** • [Loose breakers or fuses](#)

Extra breaker found resting at bottom of panel. Recommend further evaluation by a licensed and qualified electrician.

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

**Task:** Further evaluation

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Current standards call for GFCI protected outlets in bathrooms. Outlet near sink in basement bathroom was not GFCI protected. Recommend replacement by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Basement Bathroom

**Task:** Replace

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Smoke detectors

**Condition:** • Smoke detector near end of life expectancy.

**Implication(s):** When smoke detector plastic turns yellow it is a sign that they are at the end of life and should be replaced.

**Task:** Replace

**Time:** Immediate

## Heating

### GAS FURNACE \ Mechanical air filter

**Condition:** • [Loose or collapsed](#)

Air filter not installed correctly. Recommend correctly installing filter in channel provided up against the return air supply. Monitor monthly and replace when dirty

**Implication(s):** Increased fire hazard | Increased heating costs | Reduced comfort

**Task:** Improve

**Time:** Immediate

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## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

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

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Service annually

## Plumbing

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Loose](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building

**Location:** Basement Bathroom

**Task:** Repair or replace

**Time:** Immediate

## Interior

### EXHAUST FANS \ Exhaust fan

**Condition:** • [Inoperative](#)

Ventilation fan in basement bathroom was inoperative at the time of inspection. Recommend repair or replacement by a qualified professional.

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

**Location:** Basement Bathroom

**Task:** Repair or replace

**Time:** Immediate

### EXHAUST FANS \ Power vent for roof space

**Condition:** • Not well secured

The bathroom fan was observed to exhaust into the attic, which is an improper INSTALLATION. The fan should be vented to the exterior, either through the roof or through an outside wall, rather than to the soffit vent at the eaves of the roof. The present installation permits the bathroom fan to vent moisture into the attic space, which can reduce the R-value of the insulation, and promote mildew and mold growth on the underside of the roof sheathing. Recommend correction of the bathroom fan vent so that it exhausts to the exterior.

**Implication(s):** Damage to equipment

**Location:** Attic

**Task:** Repair

**Time:** Immediate

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.

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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

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

## Limitations

Inspection performed: • By walking on roof

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## Observations & Recommendations

### SLOPED ROOFING \ Asphalt shingles

#### 1. Condition: • [Leak](#)

Roof Decking (sheathing) at junction point where the roof above the garage meets the second story exterior wall showed evidence of significant moisture damage. Discoloration of sheathing and evidence of leaking was present at time of inspection. Lack of flashing is the probable cause of this condition. Recommend repair of roof sheathing and the installation of a proper flashing as soon as possible by a licensed, qualified ROOFING CONTRACTOR. Failure to do so will lead to major damage and costly repairs.

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

**Location:** Attic

**Task:** Repair

**Time:** Immediate



5. Leak

#### 2. Condition: • [Missing, loose or torn](#)

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

**Location:** Northwest Roof

**Task:** Replace

**Time:** Immediate



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6. Missing, loose or torn

## SLOPED ROOF FLASHINGS \ Roof/wall flashings

### 3. Condition: • [Siding not cut back](#)

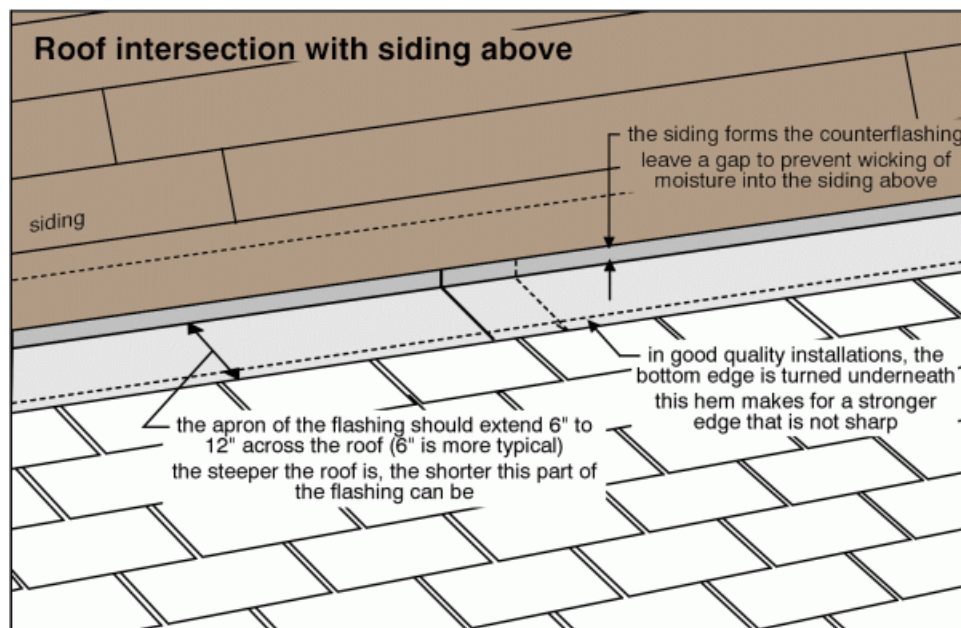
Signs of rotting on siding above roof covering. Recommend further evaluation by a professional roofing contractor.

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

**Location:** Throughout Roof

**Task:** Further evaluation

**Time:** Immediate



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*7. Siding not cut back*

# EXTERIOR

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## Description

**General:** • Exterior



8. Front Entrance



9. Driveway



10. Backyard

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

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

Lot slope: • [Away from building](#)

Wall surfaces - wood: • [Hardboard, plywood or OSB](#)

Wall surfaces - masonry:

• [Brick](#)



# EXTERIOR

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11. Brick

Soffit and fascia: • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Deck:

• Wood



12. Wood

Garage:

• General

Successfully operated by garage door opener



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## Limitations

Exterior inspected from: • Ground level

## Observations & Recommendations

### WALLS \ Wood siding

#### 4. Condition: • [Too close to grade](#)

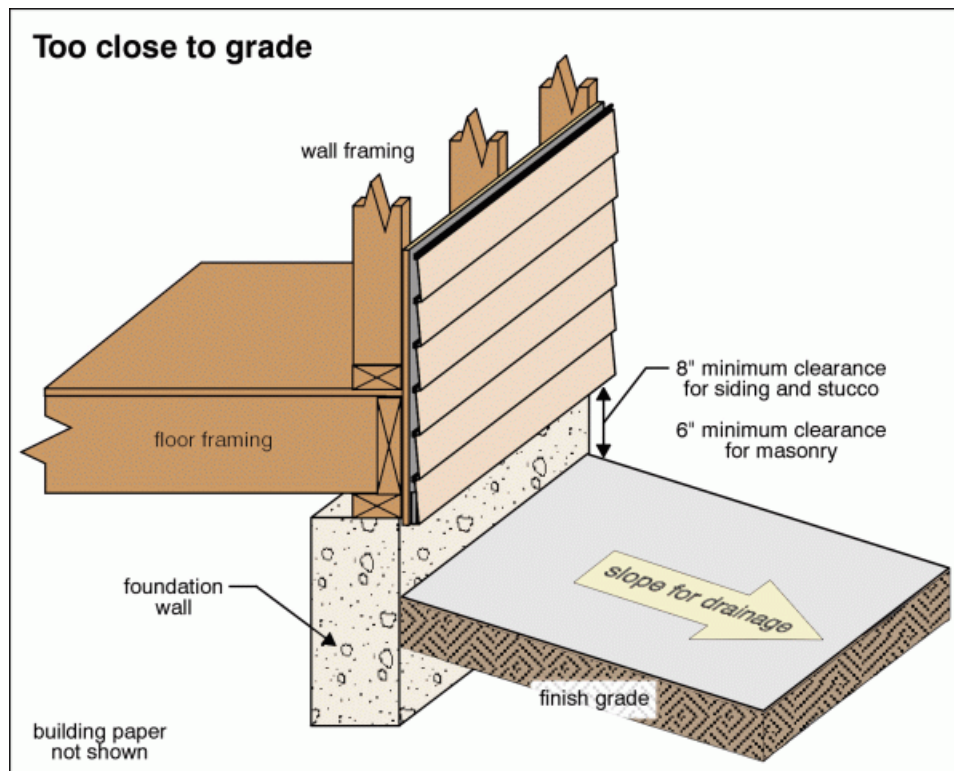
Siding on north side of home is in direct contact with newer portion of driveway. Recommend a qualified contractor make repairs and replacements to prevent further damage to siding.

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

**Location:** North Exterior Wall

**Task:** Repair

**Time:** Immediate



# EXTERIOR

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13. Too close to grade

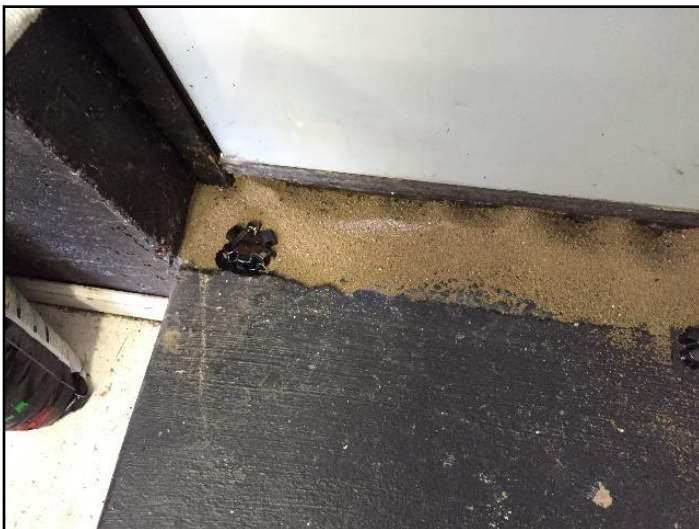
## DOORS \ General

**5. Condition:** • Weather stripping on exterior door leading into garage is deteriorating and cable found improperly leading through door. Also, ants have entered the garage at the base of the door. Recommend a qualified contractor replace the weather stripping or entire door.

**Location:** Rear Garage

**Task:** Replace

**Time:** Immediate



14.



15.

## Description

**Configuration:**

- [Basement](#)
- [Crawl space](#)

Crawlspace hatch located in utility room, in basement



16. Crawl space

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

## Limitations

Percent of foundation not visible: • 75 %

## Description

**Service entrance cable and location:** • [Underground aluminum](#)

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

**Main disconnect/service box type and location:**

- [Breakers - garage](#)



17. Breakers - garage

**System grounding material and type:**

- [Aluminum - water pipe](#)





18. Aluminum - water pipe

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

## Observations & Recommendations

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

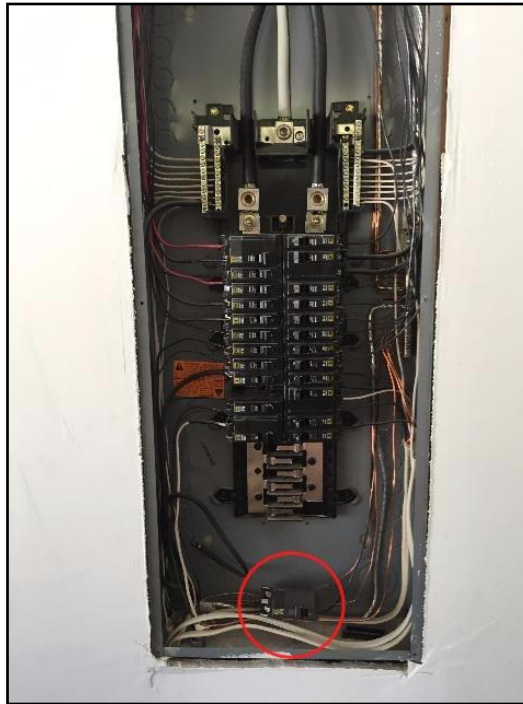
#### 6. Condition: • [Loose breakers or fuses](#)

Extra breaker found resting at bottom of panel. Recommend further evaluation by a licensed and qualified electrician.

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

**Task:** Further evaluation

**Time:** Immediate



19. Loose breakers or fuses

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

### **7. Condition:** • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Current standards call for GFCI protected outlets in bathrooms. Outlet near sink in basement bathroom was not GFCI protected. Recommend replacement by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Basement Bathroom

**Task:** Replace

**Time:** Immediate

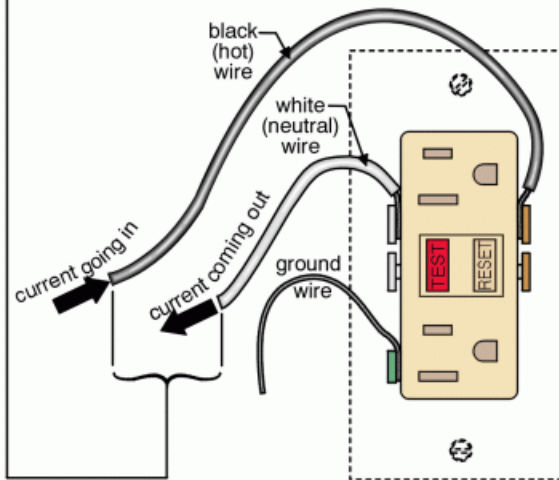
### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



20. No GFI (Ground Fault Interrupter)

### DISTRIBUTION SYSTEM \ Smoke detectors

8. Condition: • Smoke detector near end of life expectancy.

Implication(s): When smoke detector plastic turns yellow it is a sign that they are at the end of life and should be replaced.

Task: Replace

Time: Immediate

# ELECTRICAL

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21.



# HEATING

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## Description

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



22. Furnace

Furnace manufacturer: • Amana

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

Approximate capacity: • [70,000 BTU/hr](#)

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

Approximate age: • [25 years](#)

Typical life expectancy:

• Furnace (conventional or mid-efficiency) 18 to 25 years  
Furnace is near life expectancy. Budget for replacement.

Main fuel shut off at: • Basement

Fireplace:

• [Gas fireplace](#)

Operated with normal controls with no issues at time of inspection

Chimney/vent: • [Metal](#)

## Limitations

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

## Observations & Recommendations

### GAS FURNACE \ Life expectancy

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

**Implication(s):** Equipment failure | No heat for building

### GAS FURNACE \ Mechanical air filter

**10. Condition:** • [Loose or collapsed](#)

Air filter not installed correctly. Recommend correctly installing filter in channel provided up against the return air supply. Monitor monthly and replace when dirty

**Implication(s):** Increased fire hazard | Increased heating costs | Reduced comfort

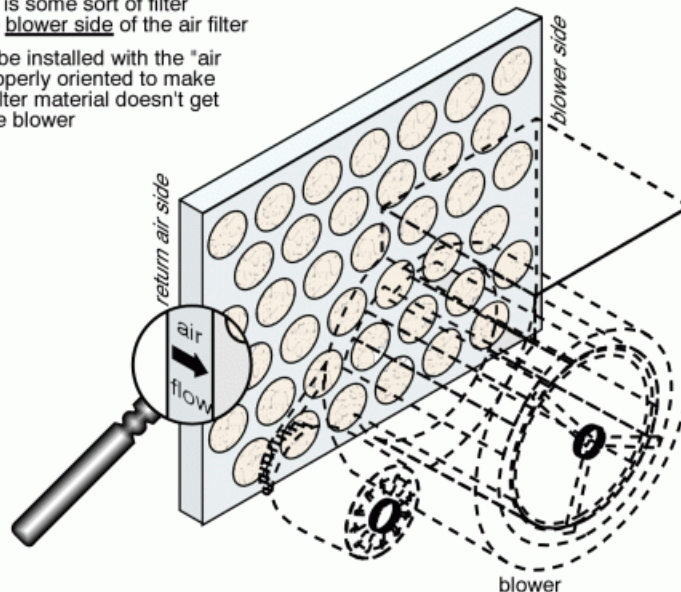
**Task:** Improve

**Time:** Immediate

#### **Air filter orientation**

typically, there is some sort of filter support on the blower side of the air filter

the filter must be installed with the "air flow" arrow properly oriented to make sure that the filter material doesn't get sucked into the blower



# HEATING

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**23.** *Loose or collapsed*

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Air cooled](#)

**Manufacturer:**

• Lennox



24. Lennox

**Cooling capacity:** • 42,000 BTU/hr

**Compressor approximate age:** • 18 years

## Observations & Recommendations

**AIR CONDITIONING \ Life expectancy**

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

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Service annually



# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- [Glass fiber](#)



25. Glass fiber



26. Glass fiber

### Attic/roof insulation amount/value:

- [R-40](#)

Average depth of about 16 inches of blown in insulation in the unfinished attic. This is below standards and homeowner should be advised to increase to 20 inches if the home feel uncomfortable.

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

### Wall insulation material:

- [Glass fiber](#)

Observed from crawlspace

**Mechanical ventilation system for home:** • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

# PLUMBING

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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



27. Basement

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

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

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

**Water heater manufacturer:** • General Electric

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 14 years

**Waste and vent piping in building:** • [Plastic](#)

**Floor drain location:** • Near water heater

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Utility room

## Observations & Recommendations

### FIXTURES AND FAUCETS \ Toilet

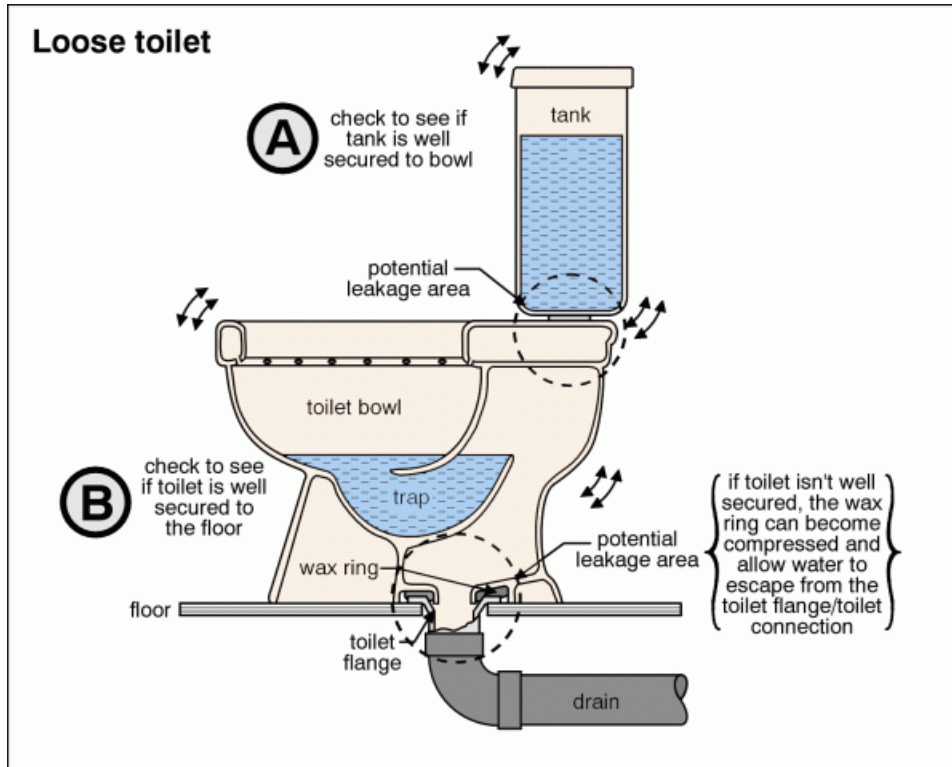
12. Condition: • [Loose](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building

**Location:** Basement Bathroom

**Task:** Repair or replace

**Time:** Immediate



28. Loose

## Description

**Major floor finishes:** • [Carpet](#) • [Carpet](#)

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

**Windows:** • [Sliders](#)

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

**Oven fuel:**

• Electricity



29. Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Waste disposal • Microwave oven

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Exhaust fan

**Inventory Thermostat:**

• Honeywell

Located in dining Room





30. Honeywell

## Observations & Recommendations

### EXHAUST FANS \ Exhaust fan

#### 13. Condition: • [Inoperative](#)

Ventilation fan in basement bathroom was inoperative at the time of inspection. Recommend repair or replacement by a qualified professional.

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

**Location:** Basement Bathroom

**Task:** Repair or replace

**Time:** Immediate



31. Inoperative

## **EXHAUST FANS \ Power vent for roof space**

**14. Condition:** • Not well secured

The bathroom fan was observed to exhaust into the attic, which is an improper INSTALLATION. The fan should be vented to the exterior, either through the roof or through an outside wall, rather than to the soffit vent at the eaves of the roof. The present installation permits the bathroom fan to vent moisture into the attic space, which can reduce the R-value of the insulation, and promote mildew and mold growth on the underside of the roof sheathing. Recommend correction of the bathroom fan vent so that it exhausts to the exterior.

**Implication(s):** Damage to equipment

**Location:** Attic

**Task:** Repair

**Time:** Immediate



32. *Not well secured*

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