



Your Inspection Report

172 Major St
Toronto, ON



PREPARED FOR:

VIK & RAMONA KHULLAR

INSPECTION DATE:

Friday, February 12, 2010

PREPARED BY:

Carl DeBarros



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INSPECTION AGREEMENT

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

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PARTIES TO THE AGREEMENT

Company

CarsonDunlopBoulevard
120 Carlton St, Suite 407
Toronto, ON M5A 4K2

Client

Vik & Ramona Khullar

This is an agreement between Vik & Ramona Khullar and CarsonDunlopBoulevard.

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

The Inspection is performed in accordance with the STANDARDS OF PRACTICE of the Canadian Association of Home and Property Inspectors. These STANDARDS explain what an inspector must do and what an inspector is NOT required to do.

To review the STANDARDS OF PRACTICE, [click here](#)

In addition to the limitations in the Standards, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement.

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.

INSPECTION AGREEMENT

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

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.

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, mould or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mould 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, mould 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

INSPECTION AGREEMENT

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

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 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

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, or \$1,000, whichever is greater.

I, **Vik & Ramona Khullar (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

INTRODUCTION

This Summary lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text of the Home Reference Book.

ELECTRICAL

HOUSE WIRING - ALUMINUM \ 4.5

Condition: • BACKGROUND - Aluminum wiring was commonly used in the 1960s and 1970s. Although still permitted by code, it acquired a poor reputation and has not been used for general household circuits since. If not properly installed and maintained, it may be susceptible to overheating. We do not recommend replacement of aluminum wiring as a matter of course. Further authoritative information can be found at http://esainspection.net/pdf/Flash_Notices/06-03-FL.pdf

INSPECTION BY SPECIALIST - Some insurance companies may request an electrical safety inspection, and a few may insist on replacement of the aluminum wiring. A home inspection includes a sampling check only. We recommend an inspection of all aluminum wiring connections by a specialist. The cost of the inspection is typically \$600 to \$1,200 for an average sized home.

The outlets have been made safe for aluminum wiring. See vendor for details.

END OF SUMMARY

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

ROOFING

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Descriptions

General: • The roof is newer and in good condition.

Note: Ask vendor for warranty information.

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

Flat roofing material: • [Roll-roofing \(1.9\)](#)

Chimneys: • [Masonry](#)

Inspection Methods and Limitations

Roof inspection method: • Walking on the roof

Observations and Recommendations

CHIMNEY(S) \ 3.0

Condition: • [Cap poor design \(3.1\)](#)

Condition: • [Mortar deteriorated/missing](#)

Task: Repair

Time: Less than 1 year

Cost: \$1,000 - \$2,000



EXTERIOR

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Descriptions

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

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

Wall Surfaces (4.0): • [Brick \(4.1\)](#) • [Stucco \(4.4\)](#)

Inspection Methods and Limitations

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

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

Observations and Recommendations

DOWNSPOUTS \ 1.0

Condition: • [Poor location - potential erosion](#)

Task: Repair

Time: Less than 1 year



LOT GRADING \ (2.0 & 6.0)

Condition: • [Low areas](#)

EXTERIOR

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE



slopes towards house

WALL SURFACES \ 4.0

Condition: • Vines may damage the home over time. If vines are to remain, and we understand the aesthetic reasons for leaving them, we recommend controlling the growth so vines do not attach to wood surfaces or roofs, and do not clog gutters and downspouts.



Condition: • [Deteriorated](#)

This should be repaired in the near future to avoid further deterioration.

Task: Repair

Time: Less than 1 year

Cost: \$1000 and up depending on approach

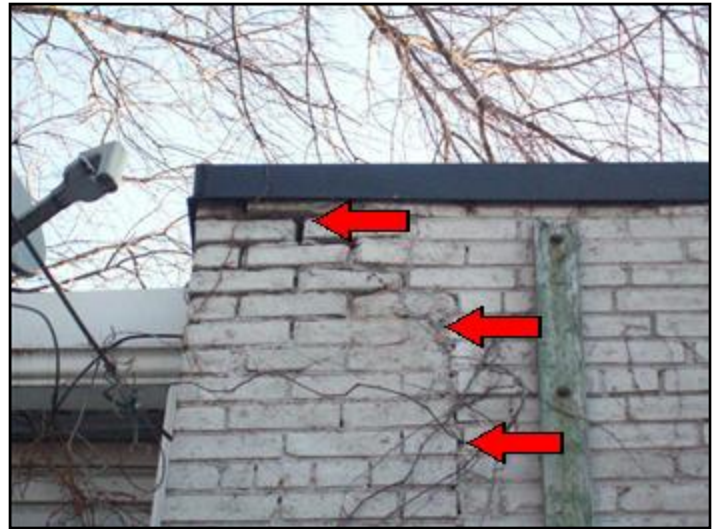
EXTERIOR

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

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



Mortar Deterioration



Mortar Deterioration in joints

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Descriptions

Foundations (3.0): • [Not visible](#)

Configuration (4.0): • [Slab-on-grade](#)

Floor Construction (5.0): • [Not visible](#)

Exterior Wall Construction (6.0): • [Masonry](#)

Roof and Ceiling Framing (7.0): • [Not visible in some areas](#) • [Rafters/Roof joists \(7.1\)](#)

Inspection Methods and Limitations

Limitations: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Limitations: • Slab on grade - no access

Observations and Recommendations

General

• Cracks were noted. It is not possible from a one-time visit to determine whether movement is ongoing, and if so at what rate.

Further evaluate.

Task: Monitor

Descriptions

Service Entrance Cable (2.1/2/3): • [Overhead - Aluminum](#)

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

Standalone Service Box Type & Location: • Breakers

System Grounding (2.7): • [Not visible](#)

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

Distribution Panel Type & Location: • [Breakers - first floor](#)

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

Outlet Type & Number (5.2): • [Grounded](#)

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

Arc Fault Circuit Interrupters (5.3): • Panel

Inspection Methods and Limitations

Limitations: • Concealed electrical components are not inspected. • Main disconnect cover not removed - unsafe to do so. • The continuity and quality of the system ground are not verified as part of a home inspection. • The following low voltage systems are not included in a home inspection: intercom, alarm/security, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc.

Observations and Recommendations

General

- All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.
 - A few electrical defects were noted during the inspection. We recommend a general clean-up of the electrical system, which may reveal additional conditions. Correcting individual issues typically costs \$75 - \$250.
 - Some low quality electrical work was noted.
- We recommend further evaluation by licensed electrician. Electrical Safety Certificate has been provided. See seller for details.

HOUSE WIRING - ALUMINUM \ 4.5

Condition: • BACKGROUND - Aluminum wiring was commonly used in the 1960s and 1970s. Although still permitted by code, it acquired a poor reputation and has not been used for general household circuits since. If not properly installed and maintained, it may be susceptible to overheating. We do not recommend replacement of aluminum wiring as a matter of course. Further authoritative information can be found at http://esainspection.net/pdf/Flash_Notices/06-03-FL.pdf

INSPECTION BY SPECIALIST - Some insurance companies may request an electrical safety inspection, and a few may insist on replacement of the aluminum wiring. A home inspection includes a sampling check only. We recommend an

ELECTRICAL

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

inspection of all aluminum wiring connections by a specialist. The cost of the inspection is typically \$600 to \$1,200 for an average sized home.

The outlets have been made safe for aluminum wiring. See vendor for details.

HEATING

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Descriptions

Main Heating System – Fuel/Energy Source: • Electricity

Main Heating System - Type: • [Electric radiant heat \(15.10\)](#)

Chimney Liner (7.0): • [Not visible](#)

Inspection Methods and 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.

COOLING

172 Major St, Toronto, ON February 12, 2010

Report No. 8752, v.3

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Descriptions

General: • No central air conditioning system was noted.

Inspection Methods and Limitations

Limitations: • Heat gain and heat loss calculations are not performed as part of a home inspection.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Descriptions

Flat roof insulation value (1.0/2.0) & material (B): • Amount not determined

Cathedral/sloped roof insulation value (1.0/2.0) & material (C): • R-8 • [Fiberglass \(3.0\)](#)

Inspection Methods and Limitations

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

Observations and Recommendations

AIR SEALING \ Air Sealing/Leakage Control

Condition: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Descriptions

Water Piping to the Building: • [Not determined](#)

Supply Piping in the Building: • [Not determined](#)

Main Shut-off Valve Location: • Not found

Water Flow (Pressure) (1.4.1): • [Below average](#)

Waste Piping Material: • Air admittance valve • Plastic

Floor Drain Location: • [Not found](#)

Inspection Methods and 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.

Observations and Recommendations

WATER HEATER \ 1.6

Condition: • No access to water heater. Reported to be from 1993 and to be a rental unit.

Implication(s): We cannot comment on its condition.

Task: Provide Access

WASTE PIPING \ 2.3

Condition: • A videoscan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains. The cost may be roughly \$200 to \$400.

Descriptions

Major Floor Finishes (1.0): • [Carpet \(1.4/1.5\)](#) • [Softwood \(1.3\)](#)

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

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

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

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

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

Fireplaces and Stoves (8.0): • [Fireplace – wood burning - masonry firebox](#)

Party Walls (9.0): • [Not visible](#)

Inspection Methods and Limitations

Limitations: • No comment is made on cosmetic finishes during a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. • 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. • Perimeter drainage tile around foundations is not visible and is not included as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection.

Observations and Recommendations

General

• Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear. Repair as required.



Deteriorating tile. Some mildew noted.

WINDOWS \ 6.0

Condition: • Federal and Provincial grants of \$80 per window and door are available if they are upgraded to ENERGY STAR qualified units. For more information about, please go to <http://www.carsondunlop.com/OBS/ecoeabout.htm>



Caution. Second storey window. Fall hazard.

FIREPLACE OR WOOD STOVE \ 8.0

Condition: • Fireplace, flue and chimney should be inspected and swept as needed by a WETT certified technician and any recommended repairs completed before the fireplace is used. (WETT - Wood Energy Technology Transfer Inc. is a non-profit training and education association.) See www.wettinc.ca.



ADDITIONAL \ Comments

Condition: • Inappropriate Materials or Installation

This dryer vent arrangement could be improved.

Task: Further evaluation

Time: Immediate



Dryer vent

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Ice Dams on Roofs: • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 of the Roofing Chapter for more detail and solutions.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

Saving Money While You Save the Planet: • [Saving energy now makes a lot more financial sense, because several levels of government and several utilities are participating.](#)

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)