

# Your Inspection Report

**PREPARED FOR:**

**INSPECTION DATE:**

Thursday, July 27, 2023

**PREPARED BY:**

Shaun Hazel, 2066



HomeBridge Inspections LLC  
Tacoma, WA 98409

253.250.3307

Licensed Home Inspector #2066

<http://www.homebridgeinspections.com/>  
[homebridgeinsp@gmail.com](mailto:homebridgeinsp@gmail.com)





September 4, 2023

Dear \_\_\_\_\_,

RE: Report No. 2704, v.2

Thank you very much for choosing HomeBridge Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the 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. I encourage you to read the Standards of Practice under the Washington Administrative Code 308-408C so that you clearly understand what things are included in the home inspection and report. The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. I 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, thank you very much for choosing HomeBridge Inspections to perform your home inspection.

Sincerely,

Shaun Hazel  
on behalf of  
HomeBridge Inspections LLC

HomeBridge Inspections LLC  
South Oakes Street  
Tacoma, WA 98409  
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# INVOICE

September 4, 2023

Client:

Report No. 2704, v.2

For inspection at:

on: Thursday, July 27, 2023

Home inspection

\$425.00

Total

\$425.00

PAID IN FULL - THANK YOU!

HomeBridge Inspections LLC  
South Oakes Street  
Tacoma, WA 98409  
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# ROOFING

, Tacoma, WA July 27, 2023

Report No. 2704, v.2

<http://www.homebridgeinspections.com/>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

## Description

**General:** • The roofing materials appeared to be in general good condition.

**Sloped roofing material:**

• [Asphalt shingles](#)



*Asphalt shingles*



*Asphalt shingles*

**Sloped roof flashing material:** • Metal

**Approximate age:** • 5-10 years

**Typical life expectancy:** • 25-30 years

## Limitations

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

**Age determined by:** • Visual inspection from roof surface • Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

**Not included as part of a building inspection:** • Not readily accessible interiors of vent systems, flues, and chimneys

# EXTERIOR

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## Description

**General:** • The exterior siding appeared to be in general good condition.

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

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

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

**Wall surfaces and trim:** • [Brick](#) • [Wood](#)

**Driveway:** • Concrete

**Walkway:** • Concrete • Gravel

**Deck:** • Raised • Wood • Pressure-treated wood • Railings

**Exterior steps:** • Wood

**Patio:** • Patio stones

**Garage:** • Attached

**Garage vehicle doors:**

• Present

Functional / Tested

**Garage vehicle door operator (opener):**

• Present

Functional / Tested

## Limitations

**Exterior inspected from:** • Ground level

**Not included as part of a building inspection:** • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and carports

## Recommendations

### ROOF DRAINAGE \ Gutters

**1. Condition:** • Dirty/debris

**Implication(s):** Chance of water damage to building materials.

**Location:** Throughout Exterior

**Task:** Service / Clean

**Time:** As necessary regular maintenance



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Dirty/debris



Dirty/debris

## WALLS \ Wood siding

2. Condition: • Damage

Location: Exterior Wood Chimney

Task: Repair or replace

Time: As necessary



Damage



Damage

## EXTERIOR GLASS/WINDOWS \ Exterior trim

3. Condition: • [Rot](#)

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

Location: Right Side Exterior

Task: Repair or replace

Time: As necessary



Rot



Rot



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

4. Condition: • [Weak](#)

Implication(s): Fall hazard

Location: Various locations of exterior railings

Task: Improve Support



Weak



Weak



Weak



Weak

## LANDSCAPING \ Driveway

5. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard | Chance of weakened structure

Location: Front Exterior Driveway

Task: Repair

Time: As necessary



Cracked or damaged surfaces



Cracked or damaged surfaces



## Description

**General:** • The Structure has performed well, with no significant movement.

**Configuration:**

- [Basement](#)
- [Crawlspace](#)



*Crawlspace*



*Crawlspace*



*Crawlspace*



*Crawlspace*

• Attic



*Attic*



*Attic*



ROOFING

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*Attic*

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Wood columns • Wood beams (girders) • Subfloor - OSB (Oriented Strand Board)

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

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

**Location of access to under-floor area:** • Garage

## Limitations

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

**Attic/roof space:** • Entered but access was limited

**Crawl space:** • Entered Through Access Hatch

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### FOUNDATIONS \ General notes

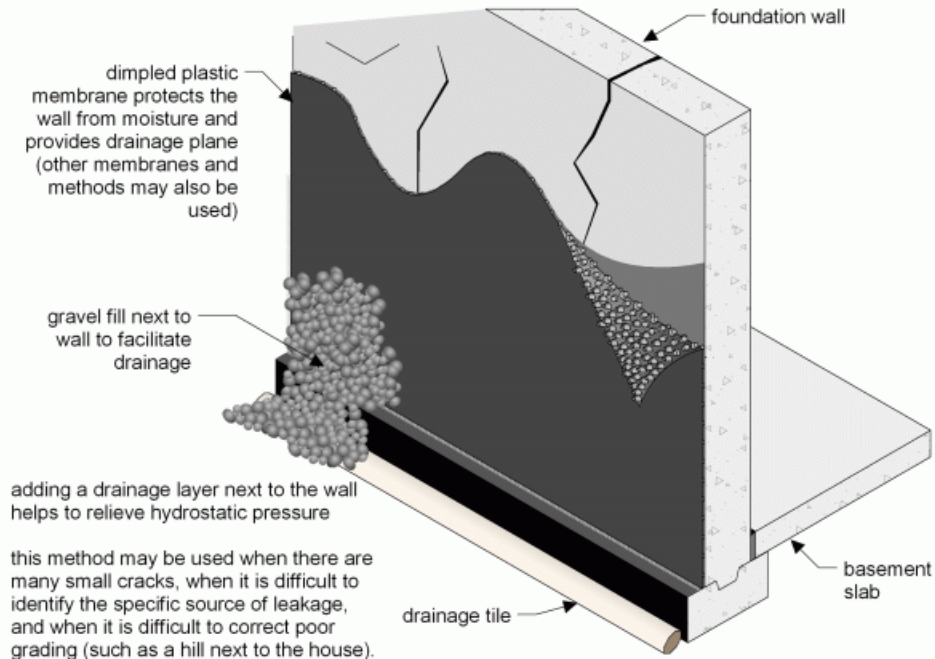
**6. Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building

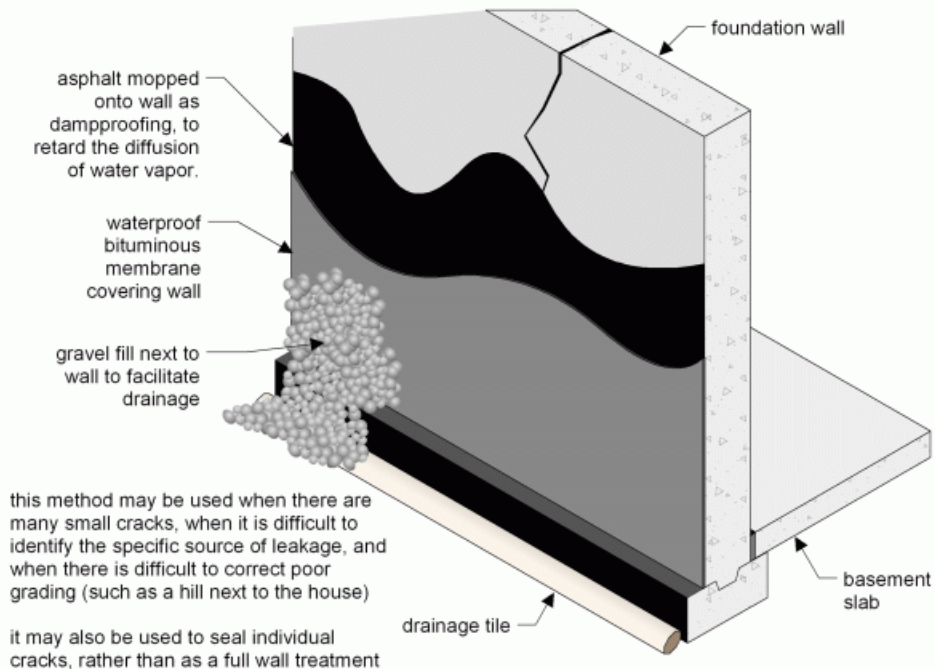
**Location:** Garage

**Task:** Monitor and Repair

## Crack repair - drainage layer



## Crack repair - exterior patching





*Typical minor cracks*

**7. Condition:** • Minor foundation crack with water stains

**Implication(s):** Chance of weakened structure

**Location:** Garage

**Task:** Repair



## **ROOF FRAMING \ Sheathing (roof/attic)**

**8. Condition:** • There is evidence of a mold-like substance growing on the underside of the roof sheathing visible from the attic. A mold mitigation company needs to be hired to further inspect the substance and make any needed repairs to include treating and sealing.

**Implication(s):** Material Deterioration / Health Hazard

**Location:** Various Locations of Attic

**Task:** Service



*There is evidence of a mold-like substance...*



*There is evidence of a mold-like substance...*



## Description

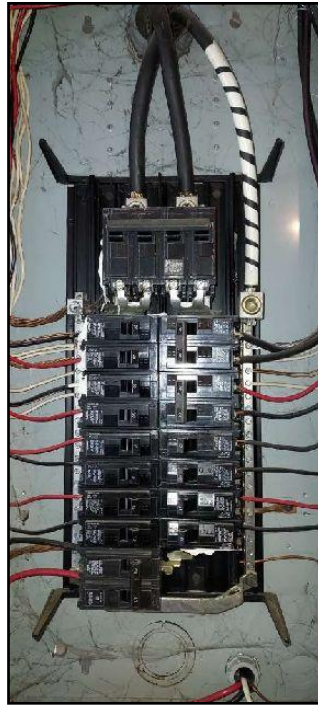
**Service entrance cable and location:** • [Underground aluminum](#)

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

**Main disconnect/service box type and location:** • [Breakers - garage](#)

**Electrical panel manufacturers:**

• ITE



ITE

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

Aluminum - multi-strand

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

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

• [GFCI - bathroom](#)

Protecting Garage Circuit

• [GFCI - kitchen](#)

• No AFCI

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • None noted

## Limitations

**Inspection limited/prevented by:** • Insulation

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

**Not included as part of a building inspection:** • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms

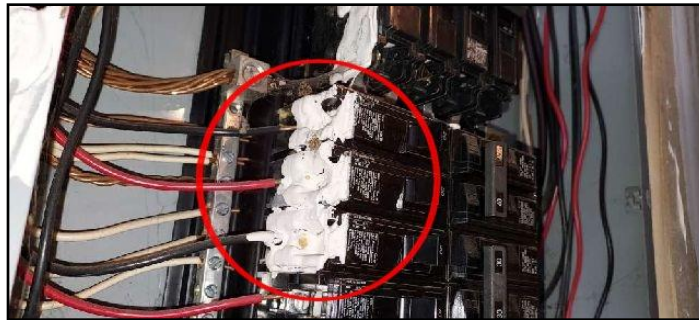
## Recommendations

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

**9. Condition:** • Foreign material (possibly drywall compound) on Breakers and Connections

**Task:** Remove

**Time:** As necessary



### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

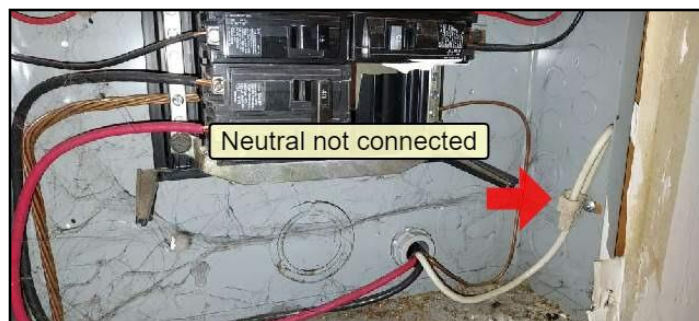
**10. Condition:** • Neutral wire for Furnace Circuit not connected to bus. A qualified electrician should be hired to include all necessary repairs or corrections.

**Implication(s):** Chance of Electrical Shock

**Location:** Distribution Panel

**Task:** Further evaluation

**Time:** Immediate



### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**11. Condition:** • [Loose](#)

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

**Location:** Garage

**Task:** Repair*Loose*

**12. Condition:** • There were no AFCI receptacles or breakers observed within the property. AFCI protection was not a common practice during this era of home construction. It is recommended to have AFCI protection installed according to industry standards.

**Implication(s):** Fire hazard

**Location:** Throughout

**Task:** Provide

### Arc fault circuit interrupter (AFCI)

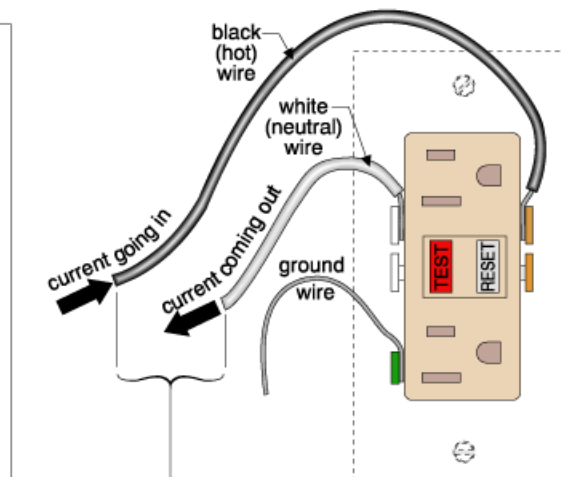
AFCIs look for abnormal current and voltage patterns

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

if there is a difference of at least 30 milliamps, there is a current leak and the AFCI shuts off the outlet and all outlets downstream

**note:**

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



### DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

**13. Condition:** • None observed

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Provide



## Description

**General:** • The furnace was operating and responding to user controls. • No Gas Leaks Detected

**Heating system type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:**

• Bryant

*Model number:* 31AJAV048090 *Serial number:* 0618A20372

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

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [5 years](#)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Exhaust pipe (vent connector):** • Type B

**Fireplace/stove:** • [Wood-burning fireplace](#)

**Chimney/vent:** • [Masonry](#) • [Wood over metal](#)

**Chimney liner:** • [Clay](#)

**Carbon monoxide test:** • 0 parts per million - approximate

## Limitations

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

**Heat exchanger:** • Only a small portion visible

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

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

## Recommendations

### **FURNACE \ General notes**

**14. Condition:** • Service Furnace

While the HVAC system was operating and responding to user controls, there was no indication of recent service (maintenance).

**Implication(s):** Chance of increased heating costs or system failure.

**Location:** HVAC System

**Task:** Service

**Time:** As necessary regular maintenance

### **CHIMNEY AND VENT \ Inspect/sweep chimney**

**15. Condition:** • Inspect (and/sweep if needed) before using

### **CHIMNEY AND VENT \ Masonry chimney**

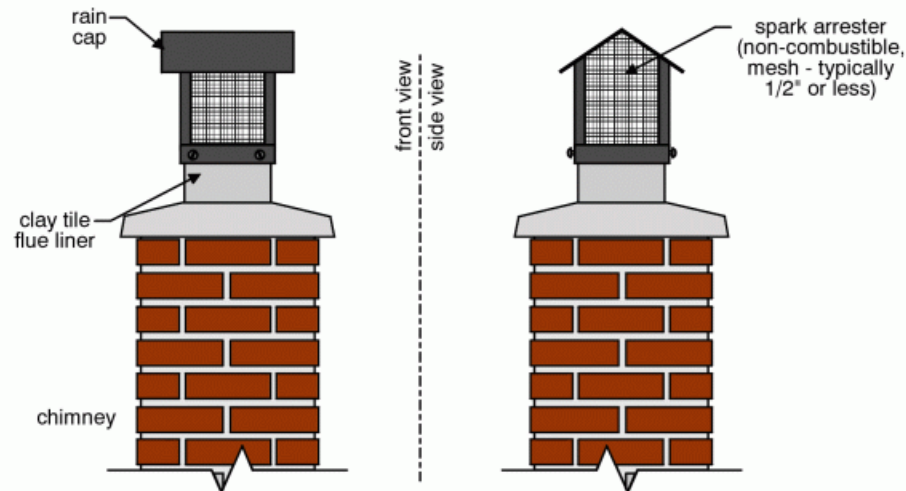
**16. Condition:** • Spark Arrestor Missing

**Implication(s):** Chance of fire to surrounding exterior vegetation and / or building materials

**Location:** Chimney

**Task:** Provide

## Rain caps and spark arresters



*Spark Arrester Missing*

## CHIMNEY AND VENT \ Metal chimney or vent

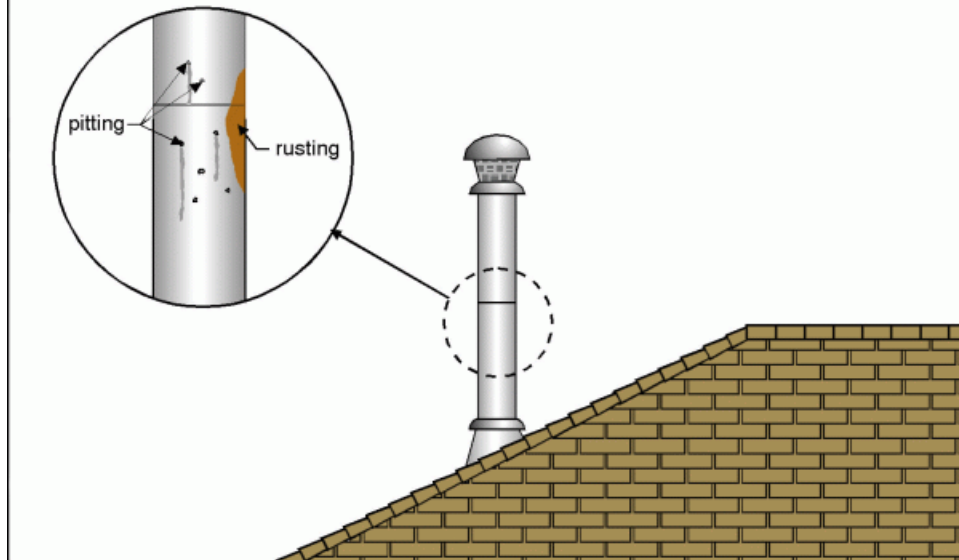
**17. Condition:** • [Chimney walls rusting or pitting](#)

**Implication(s):** Chance of movement | Hazardous combustion products entering home

**Location:** Exterior Roof

**Task:** Replace

## Rusting and/or pitting metal chimneys



*Chimney walls rusting or pitting*



*Chimney walls rusting or pitting*



# COOLING & HEAT PUMP

Tacoma, WA July 27, 2023

Report No. 2704, v.2

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## Description

**General:** • Cooling system was operating and responding to user controls.

**Air conditioning type:** • Split System Central Air Conditioning

**Manufacturer:**

• Carrier

*Model number:* 38TKB042420 *Serial number:* 1603E24557

**Compressor approximate age:** • 20 years

**Typical life expectancy:** • 10 to 15 years

**Refrigerant type:** • R-22

## Recommendations

### AIR CONDITIONING \ General notes

**18. Condition:** • The refrigerant labelled on this unit is R-22. As of January 2020, R-22 refrigerant is phased out. The ban doesn't require you to replace a functioning, R22 refrigerant AC. However, you may need to evaluate your options if your air conditioning system fails or requires emergency repairs as the refrigerant will not be obtainable. There are conversions that can be made through a qualified HVAC contractor which may require the replacement of the compressor.

### AIR CONDITIONING \ Life expectancy

**19. Condition:** • Old

The exterior air conditioning unit is an older system. While the system was operating and responding to user controls, there was no indication of recent service. I recommend service by a qualified HVAC professional and consider replacing/upgrading the system.

**Implication(s):** Chance of equipment failure | Reduced comfort

# INSULATION AND VENTILATION

Tacoma, WA July 27, 2023

<http://www.homebridgeinspections.com/>

Report No. 2704, v.2

ROOFING

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## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#) • [Ridge vent](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace air/vapor barrier: • Plastic

Crawlspace ventilation: • [Wall Vents](#)

## Limitations

Attic inspection performed: • By entering attic, but access was limited

Crawlspace inspection performed: • By entering through access hatch.

## Recommendations

### FOUNDATION \ Crawlspace floor

**20. Condition:** • Animal/pest droppings in crawlspace

There was evidence of rodent/animal activity within crawlspace. This can present a long term hygienic concern and potentially a health hazard. I recommend consultation with a qualified rodent/extermination contractor to include service, cleaning and proper sealing to minimize entrance points as necessary.

**Implication(s):** Health Hazard

**Location:** Throughout

**Task:** Service

**Time:** As necessary



Animal/pest droppings in crawlspace



Animal/pest droppings in crawlspace

## Description

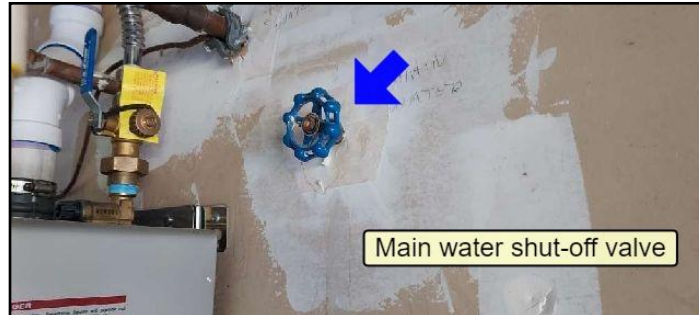
**General:** • Plumbing Systems Functional With No Visible Leaks

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

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

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

• Garage



Garage

**Water flow and pressure:** • [Functional](#)

**Water heater type:** • Tankless/On demand

**Water heater location:** • Garage

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

**Water heater manufacturer:**

• Noritz

*Model number:* EZ111DV *Serial number:* 2019.09 013868

**Water heater approximate age:** • 4 years

**Water heater typical life expectancy:** • 10 to 15 years

**Hot water temperature (Generally accepted safe temp. is 120° F):** • The Department of Energy recommends having your water heater set to 120 degrees Fahrenheit

**Waste disposal system:** • [Public](#)

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

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**Inspection limited/prevented by:** • Supply Plumbing Insulation

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

**Not included as part of a building inspection:** • Washing machine connections • Not readily accessible interiors of



vent systems, flues, and chimneys

## Recommendations

### WATER HEATER \ General notes

**21. Condition:** • Service water heater

While the water heater was functioning and hot water was present to the fixtures throughout the property, there was no indication of recent service (maintenance).

**Implication(s):** Chance of water heater failure

**Location:** Garage

**Task:** Service

**Time:** As necessary regular maintenance

### FIXTURES AND FAUCETS \ Bathtub

**22. Condition:** • Drain Stop Broken

**Implication(s):** Bathtub does not drain properly

**Location:** Second Floor Hallway Bathroom

**Task:** Repair



### FIXTURES AND FAUCETS \ Shower stall enclosure

**23. Condition:** • [Grout loose, missing or deteriorated](#)

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

**Location:** Second Floor Master Bathroom Shower



*Grout loose, missing or deteriorated*

### FIXTURES AND FAUCETS \ Toilet

**24. Condition:** • The toilet was loose and not properly secured. The toilet should be removed and the sub-flooring

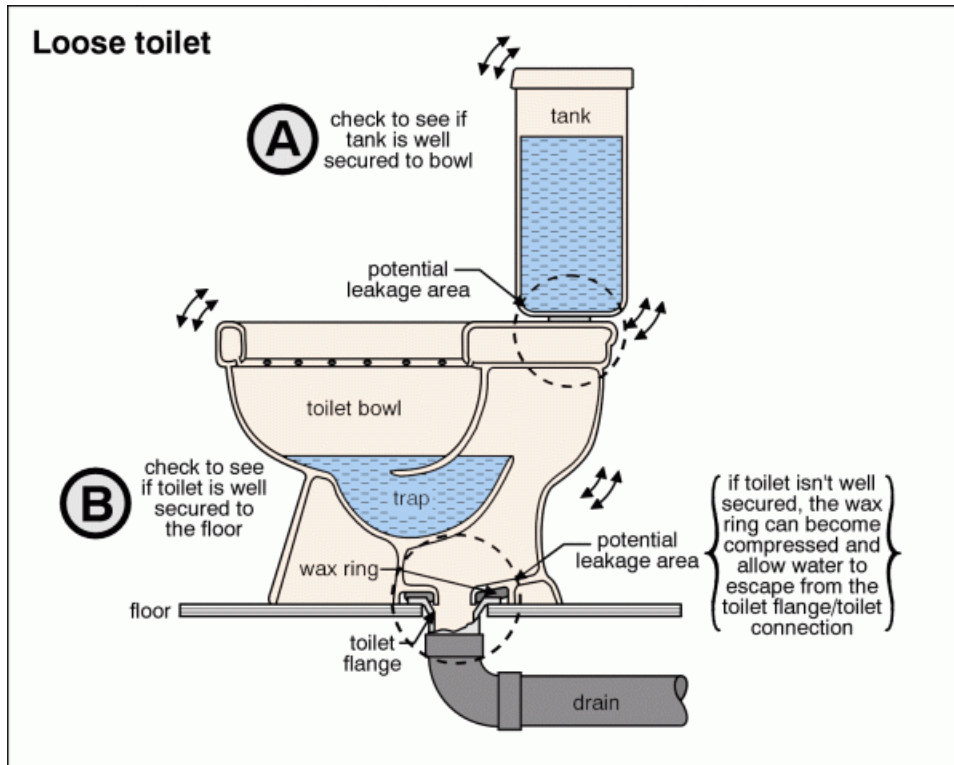
should be inspected for potential water damage. The unit should have a new seal installed and then the toilet should be properly secured.

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

**Location:** Second Floor Master Bathroom

**Task:** Correct

**Time:** Immediate



*Loose at base*

**25. Condition:** • Loose at base

**Implication(s):** Chance of water damage to interior, finish or structure

**Location:** Basement Bathroom

**Task:** Correct

**Time:** Immediate

# PLUMBING

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*Loose at base*



## Description

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

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

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • [Skylight](#) • Vinyl • Metal

**Glazing:** • [Double](#)

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Waste disposal • Door bell • Microwave/Exhaust Fan Combo • Range

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Interior Washer Waste Line

**Kitchen ventilation:** • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior • Exhaust fan

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors) • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

**Basement leakage:** • Cannot predict how often or how badly a basement may leak

**Crawlspace leakage:** • Cannot predict how often or how badly a crawlspace may leak

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

## Recommendations

### WINDOWS \ Glass (glazing)

**26. Condition:** • Lost seal on double or triple glazing

**Implication(s):** Shortened life expectancy of material | Chance of water damage to interior, finish or structure

**Location:** Second Floor Bedroom

**Task:** Repair or replace

# INTERIOR

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*Lost seal on double or triple glazing*

**27. Condition:** • Lost seal on double or triple glazing

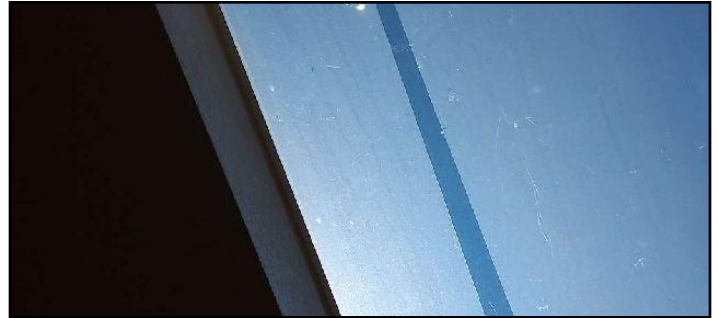
**Implication(s):** Shortened life expectancy of material | Chance of water damage to interior, finish or structure

**Location:** Skylights

**Task:** Repair or replace



*Lost seal on double or triple glazing*



*Lost seal on double or triple glazing*

## STAIRS \ Handrails and guards

**28. Condition:** • Weak

**Implication(s):** Fall Hazard

**Location:** Garage Staircase

**Task:** Improve Stability



*Weak*



*Weak*

# SITE INFO

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## Description

**Weather:** • Sunny • Clear • Ground was dry • There has been no rain in last 3 days.

**Approximate temperature:** • 68°

**Attendees:** • Buyer • Buyer's Agent

**Access to home provided by:** • Buyer's agent

**Occupancy:** • The home was vacant during the inspection. • The home was unfurnished during the inspection.

**Utilities:** • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate inspection End time:** • The inspection ended at 11:30 a.m.

**Approximate age of home:** • 36 years

**Approximate date of construction:** • 1987

**Approximate size of home:** • 2900 ft.<sup>2</sup>

**Building type:** • Detached home

**Number of dwelling units:** • Single-family

**Number of stories:** • Two

**Number of bedrooms:** • Three

**Number of bathrooms:** • 2.5

**Number of kitchens:** • One

**Below grade area:** • Basement • Crawlspace

**Garage, carport and outbuildings:** • Attached garage

**Area:** • Suburb

**Street type:** • Residential

**Street surface:** • Paved

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