



## Home Inspection Report

Prepared exclusively for  
**Rhonda Snary**



PROPERTY INSPECTED:  
**109 Glenmore Road**  
**Toronto, ON M4L 3M2**

**Date of Inspection: 11/27/2024**

Inspection No. 141465-1168

**INSPECTED BY:**

Go2 Team Inc.

15 Stavely Crescent

Toronto, ON M9W 2C2

[gonneauteam@pillartopost.com](mailto:gonneauteam@pillartopost.com)

(647) 749-3880

**INSPECTOR:**

Geoffrey Gonneau

[geoffrey.gonneau@pillartopost.com](mailto:geoffrey.gonneau@pillartopost.com)

(647) 749-3880

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*Each office is independently owned and operated*

## REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

### 7.0 ELECTRICAL SYSTEM

#### 7.2 Electrical General Comments

7.2.1 During the inspection, a number of electrical conditions were found. Example of these conditions are noted below. An electrical contractor should be hired to correct these conditions. An electrical contractor will likely discover other deficiencies that will also require improvement.

Missing GFCI near laundry equipment

We suggest replacement of smoke and carbon monoxide detectors upon occupancy

### 9.0 PLUMBING SYSTEM

#### 9.12 Tub(s) / Shower(s)

9.12.2 The jetted bathtub did not respond to testing. A qualified plumber should further assess and repair / replace as required to prevent water damage. **(Bathroom - Second Floor)**

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 General Information

- ☑ We are proud to provide you with Pillar To Post Connects is your single source for connecting all of your home services AT NO COST to you! From researching your new address, to figuring out all the logistics in connecting your new services, we've got you covered. No more headaches! Reach out to 1-833-242-9846 and provide your inspection number and we are here to help you move

1.1.1 This is our Market Ready Inspection / Pre Listing Home Inspection. This inspection is completed to CSA standards, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors. We would be pleased to return to the home to perform any additional inspection services, including Air Quality Inspection, Radon Inspection and our other specialty services.

This inspection report and report summary are for the exclusive use of the client and is not transferrable to any third-party. While we recognize that the client may share the information with others, our responsibility is to our client only.

Our home inspection packages now includes PTP Connect, a concierge service that assists the home buyer in moving / set up of utilities. Ask how we can assist you with this service

### 1.2 Inspector

1.2.1 The inspection was performed by Geoffrey Gonneau. Should you wish to discuss this inspection, please reach out and contact him at 647-749-3881.

### 1.3 Inspection / Site Conditions

1.3.1 The temperature was approximately 4 degrees at the start of our inspection. Winds were from the South West and it was sunny

## 2.0 PROPERTY AND SITE

### 2.1 Site Overview

2.1.1 This is a solid brick semidetached century home that has been renovated. The interior was opened up and having interior partition walls removed. There is a shared driveway and back yard.

### 2.2 Landscape / Grading

2.2.1 The landscaping was inspected and no significant deficiencies were observed.

### 2.3 Walkway(s)

- ☑ Concrete

2.3.1 The walkway(s) were inspected and no significant deficiencies were observed.

### 2.4 Driveway(s)

- ☑ Concrete

2.4.1 The driveway(s) were inspected and no significant deficiencies were observed.

### 2.5 Patio(s)

- ☑ Cut stone exterior rated tile - oversized

2.5.1 The patio(s) were inspected and no significant deficiencies were observed.

### 2.6 Enclosure(s)

2.6.1 The enclosure(s) were inspected and no significant deficiencies were observed.

2.6.2 The wall(s) were inspected and no significant deficiencies were observed.

## 3.0 EXTERIOR

### 3.1 Limitations

- △ Full access inspection limited by storage items / contents
- △ Deck skirt limited / prevented the inspection of the framing / supports

### 3.2 Exterior General Comments

- ☑ Exterior wall elevations were inspected from ground level and by drone

3.2.1 We would suggest that the foliage growing on the exterior be removed to extend the brick lifespan

### 3.3 Foundation Surface

- ☑ Brick

3.3.1 The visible portions of the exterior foundation were inspected

### 3.4 Wall Surface

- ☑ Wood siding
- ☑ Brick

3.4.1 The wall surfaces were inspected and no significant deficiencies were observed.

### 3.5 Eaves / Fascia / Soffit

- ☑ Aluminium
- ☑ Wood

3.5.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

### 3.6 Trim

- ☑ Aluminium

3.6.1 The trim was inspected and no significant deficiencies were observed.

### 3.7 Windows

- ☑ Screens removed for the season
- ☑ The dwelling has premium and updated double hung windows present

3.7.1 Exterior window frames and trim inspected from ground level.

### 3.8 Exterior Doors

- ☑ Multi Point Locking System
- ☑ Premium entry doors with cladding and stain grade interior.

3.8.1 Door system was opened and operated

### 3.9 Porch(es)

- ☑ Wood

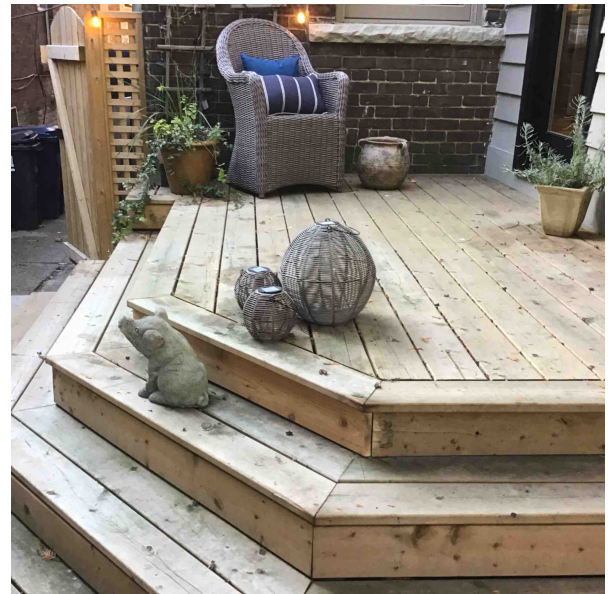
3.9.1 The porch(es) were inspected and no significant deficiencies were observed.

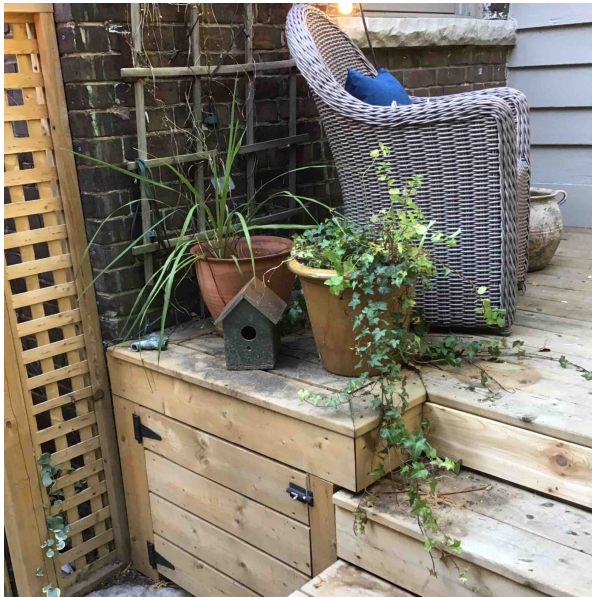
### 3.10 Deck(s)

- ☑ Pressure Treated Wood Deck System

3.10.1 The deck was inspected

3.10.2 The deck is missing guard/handrails. Install where required to prevent injury and improve safety. **(Rear Deck)**





### 3.11 Exterior Storage Room

3.11.1 Exterior inspection only

## 4.0 ROOFING SYSTEM

### 4.1 Roofing General Comments

☑ Semidetached dwelling with a gable roof and dormers. There is a flat roof to the rear.

### 4.2 Roofing Inspection Method

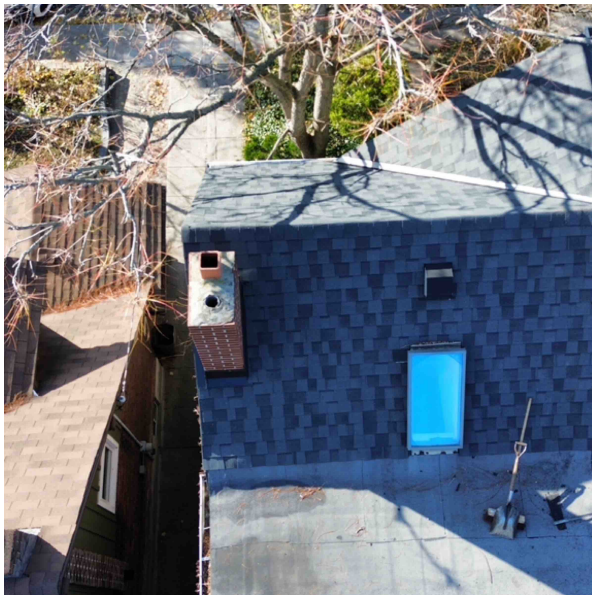
- ☑ Inspected from ground with binoculars / camera zoom.
- ☑ We used a drone based camera system to review the roof system

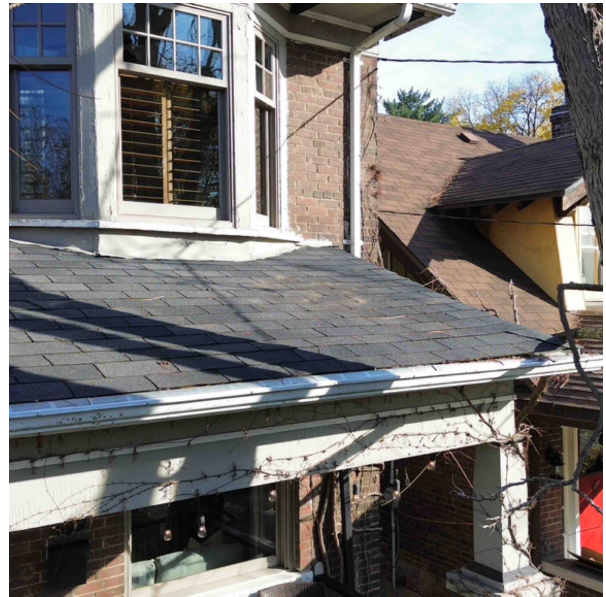
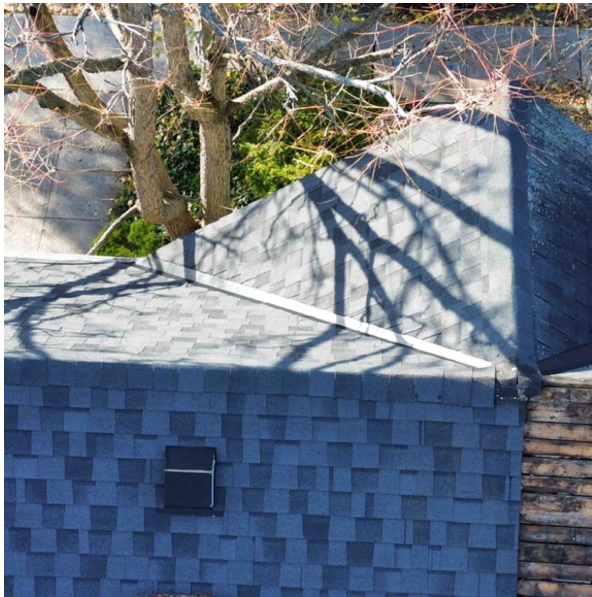
### 4.3 Sloped Surface(s)

4.3.1 The sloped roof is between the beginning to middle of its lifespan

4.3.2 Portions of the dwelling is covered with laminated shingles, also known as architectural roof shingles or three-dimensional shingles, are thick, double-layered fiberglass roofing shingles that offer a bold and visually striking aesthetic to the roof system.

Essentially, a laminated shingle is a stronger, denser version of a 3-tab asphalt shingle. It has multiple layers, uses a thicker and heavier fiberglass base mat, and the surface contains ceramic-coated minerals encased in water-resistant, high-quality asphalt.





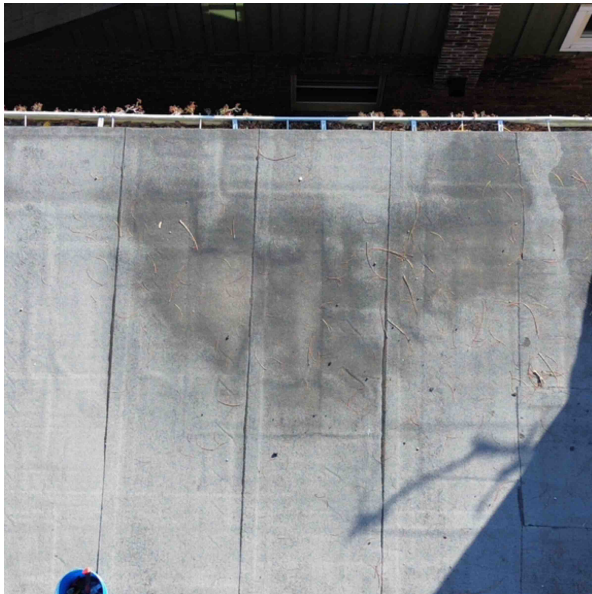
#### 4.4 Flat Surface(s)

- ☑ The roof system, or portions of it, have a modified bitumen roof membrane. Modified bitumen is an incredibly sturdy yet flexible asphalt membrane mixed with polymerized rubber or plastic and fiberglass reinforcement

4.4.1 The flat surfaces were inspected and no significant deficiencies were observed.

4.4.2 Portions of the dwellings roof system is covered with a modified bitumen roof covering. Modified Bitumen was developed to improve upon built-up roofing systems. This hybrid material combines asphalt membranes with polymerized rubber or plastic and is reinforced with fiberglass, creating a sturdy yet flexible roofing material.

Water ponding / pooling stains present on flat roof. Recommend drainage improvements on flat roof to prevent water damage inside house.



#### 4.5 Flashings

- ☑ Chimney
- ☑ Plumbing stack
- ☑ Valley
- ☑ Counter / Wall Flashing

4.5.1 The flashings were inspected and no significant deficiencies were observed.

#### 4.6 Roof Drainage

- ☉ Aluminum

4.6.1 Seasonal cleaning of gutters is suggested due to proximity of trees

4.6.2 The eavestrough and downspouts were inspected.

#### 4.7 Chimney(s)

- ☉ Masonry

4.7.1 The chimney(s) were inspected and no significant deficiencies were observed.

4.7.2 Recommend installing missing rain cap and screen to prevent water and animal entry into chimney.



#### 4.8 Skylight(s)

- ☉ Flat

4.8.1 Seasonal cleaning required to maintain water shedding ability

4.8.2 The skylight(s) were inspected and no significant deficiencies were observed.

### 5.0 ATTIC

#### 5.1 Limitations

- △ The dwelling has a flat roof system, and as a result there is no access to inspect the roof insulation and structure.

#### 5.2 Attic General Comments

5.2.1 Not Accessible

### 6.0 STRUCTURE

#### 6.1 Limitations

- △ Interior foundation wall is / walls are mostly concealed.
- △ Roof structure is concealed
- △ Support system is concealed

#### 6.2 Foundation

- ☉ Brick

6.2.1 The visible portions of the foundation were inspected.

#### 6.3 Floor Structure

- ☉ Wood - dimensional lumber.

6.3.1 The floor structure was inspected and no significant deficiencies were observed.

6.3.2 The joist(s) are improperly notched. Repair or replace the joist to restore structural integrity and safety.  
**(Storage Room)**



#### 6.4 Basement

☑ Portions of the basement are unfinished

6.4.1 The basement was inspected and no significant deficiencies were observed.

### 7.0 ELECTRICAL SYSTEM

#### 7.1 Limitations

- △ A visual inspection of the smoke alarm was performed with out the use of smoke as to not trigger the system
- △ As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

#### 7.2 Electrical General Comments

**7.2.1 During the inspection, a number of electrical conditions were found. Example of these conditions are noted below. An electrical contractor should be hired to correct these conditions. An electrical contractor will likely discover other deficiencies that will also require improvement.**

**Missing GFCI near laundry equipment**

**We suggest replacement of smoke and carbon monoxide detectors upon occupancy**

#### 7.3 Service Entrance

- ☑ Electrical service to home is by overhead cables.
- ☑ Service entry conductors are copper.

7.3.1 The service entrance was inspected and no significant deficiencies were observed.

#### 7.4 Service Size

- ☑ 100 Amps

7.4.1 The service size was inspected and no significant deficiencies were observed.

#### 7.5 Main Disconnect(s)

- ☑ Breaker

7.5.1 The main disconnect(s) were inspected and no significant deficiencies were observed.

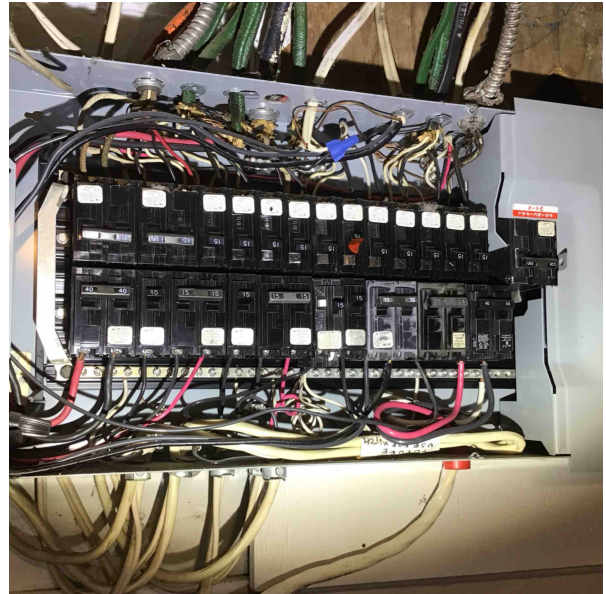
#### 7.6 Distribution Panel(s)

7.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

7.6.2 Two circuits were turned off



7.6.3 The panel cover screws are sharp, pointed screws. Replace these with blunt electrical panel screws to prevent damage to wires.



## 7.7 Sub-Panel(s)

7.7.1 The sub-panel(s) were inspected and no significant deficiencies were observed.

## 7.8 Grounding

- ☑ Grounded at water main.
- ☑ Grounded at water pipe near panel.

7.8.1 The grounding was inspected and no significant deficiencies were observed.

## 7.9 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring

7.9.1 The branch circuit wiring was inspected and no significant deficiencies were observed.

## 7.10 Receptacles

- ☑ Grounded
- ☑ Three pronged receptacles

7.10.1 The receptacles were inspected and no significant deficiencies were observed.

**7.11 Lighting / Ceiling Fan(s)**

- Ceiling pot lights
- Chandelier
- LED fixtures

7.11.1 The lighting / ceiling fan(s) were inspected and no significant deficiencies were observed.

**7.12 Exhaust Fan(s)**

- Bathroom

7.12.1 The exhaust fan(s) were inspected and no significant deficiencies were observed.

**7.13 GFCI Devices**

7.13.1 The GFCI(s) are missing. A qualified electrician should further assess and correct as required for electrical safety. **(Mechanical Room / Utility Room)**

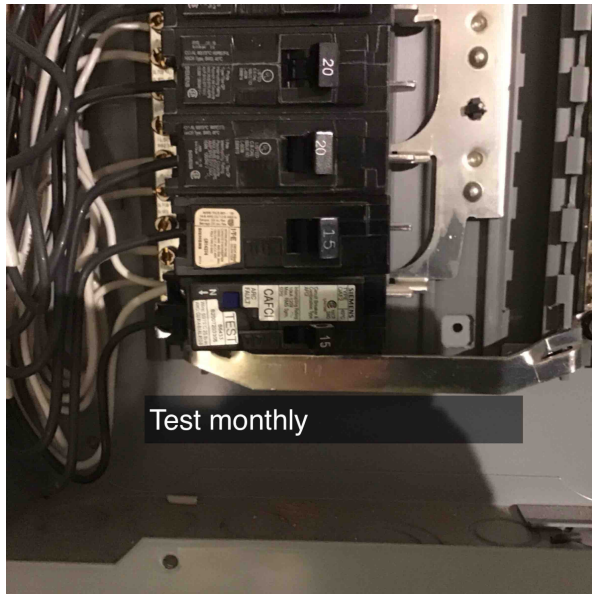
**7.14 AFCI Devices**

- Arc fault circuit breaker present in sub panel

7.14.1 The AFCI devices were inspected and no significant deficiencies were observed.

7.14.2 New electrical standards require AFCI circuits for all bedrooms. Add AFCI breaker(s) for safety in main panel. As per manufacturers' recommendations you should test AFCI breakers monthly and replace them if they fail to trip when tested.

An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



#### 7.15 Smoke Alarms

Smoke Alarm

7.15.1 Present

7.15.2 The smoke alarms were inspected and no significant deficiencies were observed.

7.15.3 Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

#### 7.16 Carbon Monoxide Alarms

CO detector

7.16.1 Present

7.16.2 The carbon monoxide alarms were inspected and no significant deficiencies were observed.

7.16.3 Consider replacing carbon monoxide alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place. **(Mechanical Room / Utility Room)**



## 8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 8.1 Limitations

△ Noting that we were unable to test the cooling system as exterior temperatures were below 15c

### 8.2 HVAC General Comments

8.2.1 We would suggest that the heating and cooling system be serviced upon occupancy.

8.2.2 For protection / insurance/ piece of mind, recommend a HIP (Home Insurance program) with the supplier as additional protection. These plans can include annual servicing/ maintenance of furnace, AC and air filtering equipment.

What Are Protection and Maintenance Plans?

A protection plan is like insurance for your furnace, air conditioner or boiler. The plan covers parts and labour costs for any necessary HVAC equipment repairs.

### 8.3 Thermostat(s)

☑ Programmable

8.3.1 The thermostat(s) were operated for primary function and worked as intended.

### 8.4 Energy Source(s)

- ☑ Shut-off is located at or near the meter
- ☑ Shut-off is located at or near the appliance
- ☑ Natural Gas is the primary energy source for heating

### 8.5 Meter

☑ Natural Gas

8.5.1 The meter(s) were inspected and no significant deficiencies were observed.

### 8.6 Air Conditioning System(s)

- ☑ Carrier Systems - Central Air Conditioning System
- ☑ Model 24ACB416A Serial Number 4409E05267 Assembled 2009.

8.6.1 Air Conditioner is between the middle and end of its lifespan

8.6.2 The air conditioning system is near the end of its typical life expectancy. Replace the system when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality. **(Exterior - Front)**



### 8.7 Forced Air Furnace(s)

- ☑ Carrier System - Natural Gas High Efficiency Forced Air Furnace
- ☑ Model 58MVC060-14 Serial Number 4209A04935 Assembled October 2009

8.7.1 The forced air furnace(s) were operated for primary function and worked as intended.

8.7.2 System is between the middle to end of its lifespan

### 8.8 Combustion/Venting

- ☑ The high efficiency furnace is exhausted through PVC piping

8.8.1 The combustion air was inspected and no significant deficiencies were observed.

8.8.2 The venting was inspected and no significant deficiencies were observed.

### 8.9 Distribution System(s)

- ☑ Ducts and registers

8.9.1 The distribution system(s) were inspected and no significant deficiencies were observed.

### 8.10 Natural Gas Piping

- ☑ Black pipe

8.10.1 The natural gas piping was inspected and no significant deficiencies were observed.

### 8.11 Filter

- ☑ 16" by 25" by 5" Disposable Filter

8.11.1 Basic furnace filters are designed to trap dust, dirt, and airborne particulates before they can get into the system and potentially damage the fan or the heating coil. More expensive filters perform the same role, plus they can enhance the air quality in your home by trapping bacteria, pollen, and mildew and mold spores. Since most of the air in your house circulates through your HVAC system, furnace filters are your first line of defense against dust and airborne allergens. Typically you should change a basic fiberglass furnace filter every one to two months and paper furnace filters every four months to a year.

8.11.2 The filter(s) were inspected and no significant deficiencies were observed.

8.11.3 Most heating equipment manufacturers suggest that 1" thick filters be changed monthly, and thicker (3" to 5") be changed quarterly.

8.11.4 We would suggest that the furnace filter be changed or cleaned upon occupancy and monthly changes be performed. Dirty filters affect HVAC lifespan. **(Mechanical Room / Utility Room)**



## 8.12 Humidifier

- ☑ AprilAire Humidifier - Trickle Style. The dwelling is outfitted with a trickle type humidifiers. These humidifiers are fed water from above and dribbles water through a metal screen. As furnace air moves across the pad, it air picks up moisture. Any excess water drains into a hose to the floor drain, laundry tub, or condensate pump.

8.12.1 A humidifier is present, however the functionality was not determined. Have the unit assessed by an HVAC technician during annual servicing.

8.12.2 We would suggest yearly cleaning of the humidifier prior to the start of the heating system r

8.12.3 The HVAC system included a trickle humidifier that resolves winter dryness **(Mechanical Room / Utility Room)**



## 9.0 PLUMBING SYSTEM

### 9.1 Limitations

- △ Drain system imbedded in finished walls / ceilings

### 9.2 Plumbing General Comments

9.2.1 Plumbing system was found to be functioning well. All toilets were flushed multiple times and the tub/showers were run consistently for five minutes or more. All faucets and visible drains were inspected for leakage. At the time of our inspection, no plumbing issues were found.

### 9.3 Water Main

- ☑ Water main is copper pipe.

9.3.1 The water main was inspected and no significant deficiencies were observed.

### 9.4 Distribution Piping

- ☑ Mixture of Copper and Plastic Water Lines

9.4.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

### 9.5 Drain, Waste, and Vent Piping

- ☑ Plastic

9.5.1 New exterior clean out found in front lawn

9.5.2 The visible portions of the interior drain, waste and vent system were inspected.

### 9.6 Water Heating Equipment

- ☑ Rinnai Natural Gas - Tankless Water Heater

9.6.1 The domestic hot water system was inspected and operated

### 9.7 Water Heater Venting

- ☑ Sealed Combustion Ducting

9.7.1 The water heater venting was inspected and no significant deficiencies were observed.

### 9.8 Hose Bib(s)

- ☑ Frost Free

9.8.1 The exterior hose bibs were inspected but not operated.

### 9.9 Fixtures / Faucets

- ☑ Kitchen faucet

- ☑ Laundry faucet

- ☑ Washroom / Bathroom Faucet

9.9.1 Faucets were run for up to five minutes.

### 9.10 Sink(s)

- ☑ Kitchen sink

- ☑ Laundry sink

- ☑ Washroom / Bathroom Sink (S)

- ☑ Wood trough / sink in rear storage room

9.10.1 The sinks were filled to test drainage. No defects found.

### 9.11 Toilet(s)

- ☑ Low Flush

9.11.1 The toilet(s) were operated and functioned as intended.

### 9.12 Tub(s) / Shower(s)

9.12.1 Jetted tub did not respond to testing

9.12.2 **The jetted bathtub did not respond to testing. A qualified plumber should further assess and repair / replace as required to prevent water damage. (Bathroom - Second Floor)**

### 9.13 Floor drain

9.13.1 The floor drain(s) were inspected and no significant deficiencies were observed.

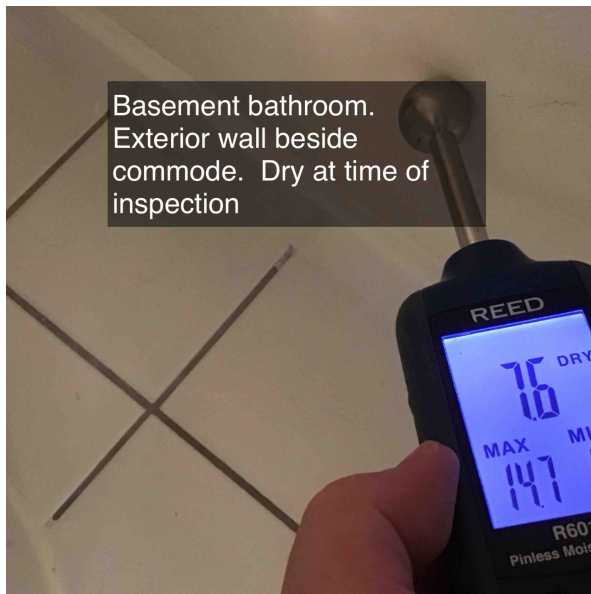
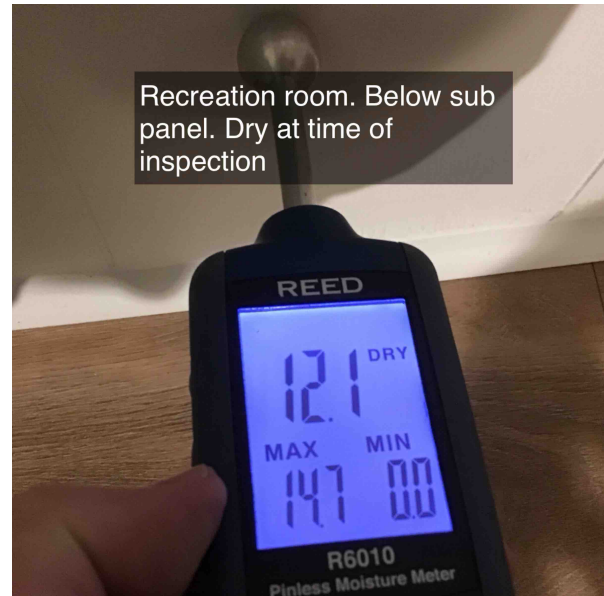
## 10.0 INTERIOR

### 10.1 Interior General Comments

- ☑ Imperfections and blemishes noted. Considered to be cosmetic in nature as normal moisture readings were found.

10.1.1 We have tested a random selection of the wall and ceiling areas with moisture monitoring equipment. At the time of our inspection, we did not find moisture. It is noted that site conditions may change after our inspection.

10.1.2 Water penetration: Active water seepage was not detected in the accessible areas of the basement. Most water problems are the result of non-functioning eavestroughs, downspouts, or poor surface drainage. We suggest that water not be allowed to pond beside the foundation.



## 10.2 Floors

- Hardwood
- Laminate

10.2.1 Typical cosmetic wear and tear was present during our inspection.

## 10.3 Walls / Ceilings

- Drywall
- Lath and Plaster

10.3.1 The ceilings were inspected and no significant deficiencies were observed.

10.3.2 Typical wear & tear blemishes were found and are of a cosmetic nature.

10.3.3 The walls were inspected and no significant deficiencies were observed.

## 10.4 Doors

- Wood

10.4.1 The doors were operated and functioned as intended.

## 10.5 Stairs / Railings / Guardrails

10.5.1 Advise installing a handrail for basement stairs



10.5.2 There is no handrail on the stairs. Provide one for improved safety. **(Stairwell to the Basement)**

## 10.6 Countertops / Cabinets

- ⊙ Premium countertop in the kitchen
- ⊙ Premium tile backsplash in kitchen

10.6.1 The countertop(s) / cabinets were inspected and no significant deficiencies were observed.

## 11.0 FIREPLACE(S)

### 11.1 Limitations

- △ Flue concealed by chimney cap

### 11.2 Fireplace General Comments

11.2.1 A WETT inspection is outside of today's inspection, and covers details not typically within a home inspection. We would be pleased to perform a WETT Inspection on all wood fired components.

11.2.2 The dwelling has a wood burning fireplace located in the living room.

### 11.3 Fireplace Damper(s)

- ⊙ Throat damper

11.3.1 The fireplace damper(s) were inspected and no significant deficiencies were observed.

### 11.4 Flue / Vent

- ⊙ Masonry

11.4.1 The flue(s) / vent(s) were inspected, however the majority of these components are not visually accessible. Inspection by a fireplace specialist is recommended to evaluate the functionality and safety of the entire system.

11.4.2 The flue / vent is dirty. A qualified chimney specialist should clean the flue / vent for safety.

### 11.5 Masonry Fireplace(s)

- ⊙ The fire box / combustion chamber is manufactured out of steel

11.5.1 Chimney cleaning suggested

11.5.2 The masonry fireplace(s) were inspected visually and no significant deficiencies were observed in the readily-accessible components. Inspection by a fireplace specialist is recommended to evaluate the functionality and safety of the entire system.

### 11.6 Hearth / Door / Screen

- ⊙ Wire Screen

11.6.1 The hearth(s) / door(s) / screen(s) were inspected and no significant deficiencies were observed.

## 12.0 APPLIANCES

### 12.1 Limitations

- △ Unable to read or find data plate.

### 12.2 Appliance General Comments

- ⊙ The dwelling has laundry equipment in the basement
- ⊙ The main kitchen is located in the ground floor areas

12.2.1 The kitchen appliances were operated for primary function and worked as intended.

12.2.2 Laundry equipment operated

### 12.3 Refrigerator

- ⊙ Samsung French Door Refrigerator

12.3.1 The refrigerator(s) were operated for primary function and worked as intended.

12.3.2 Typical cosmetic damages present

### 12.4 Ranges / Ovens / Cooktops

- ⊙ Jenn Air Gas Range - Double Oven

12.4.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.

### 12.5 Range Hood

- ⊙ Built in range hood vented to exterior

12.5.1 The range hood(s) were operated for primary function and worked as intended.

12.5.2 We suggest that filters be cleaned upon occupancy

**12.6 Dishwasher**

☺ Maytag Dishwasher

12.6.1 The dishwasher(s) were operated for primary function and worked as intended.

12.6.2 Typical cosmetic / wear and tear issues present

**12.7 Clothes Washer**

☺ LG Front Loading Washing Machine

12.7.1 The clothes washer(s) were operated for primary function and worked as intended.

**12.8 Clothes Dryer**

☺ LG Front Loading Gas Dryer

12.8.1 The clothes dryer(s) were operated for primary function and worked as intended.

**12.9 Mechanical Exhaust Vents**

12.9.1 We suggest that dryer exhaust ducting be cleaned upon occupancy. Yearly cleaning is suggested during high power vacuum or blower units. Clogged ducting will affect dryer efficiency and lifespan

**13.0 GENERAL COMMENTS ABOUT THIS INSPECTION****13.1 General Comments**

13.1.1 Here is a summary of details that your insurance company may ask of you when you submit a request insurance coverage. It's important to note that this is not an exhaustive list, and insurance companies may have specific requirements or concerns based on the property's location, age, and other factors.

- The dwelling has a 100 Amp Service
- The electrical wiring harness is copper and is grounded
- The dwelling has upgraded window systems
- The dwelling has upgraded door systems
- The dwelling has a copper main water line.
- There is a newer hot water heating system installed - Beginning of its lifespan – Less than a year old
- There are indications that the main drain system has been replaced as indicated by new clean outs.
- The roof system is newer - Beginning of its lifespan – Less than 10 years old
- The water distribution lines are copper and pex (plastic)

**13.2 Supplementary Comments**

13.2.1 The Gonneau Team, your Pillar to Post Home Inspector, is pleased to offer the home buyer a variety of supplemental services, including

Indoor Air Quality Testing, checking your air for mould and other toxic components  
Sewer Scoping, a through inspection of your main sewer line