

Your Inspection Report

Sample Street
Atlanta, GA 12345

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Tuesday, December 18, 2012

PREPARED BY:
Rael Levin



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The Home Inspection Company

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SUMMARY

Sample Street, Atlanta, GA December 18, 2012

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

MORE INFO

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.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

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

Location: Throughout Exterior Roof

Task: Replace

Time: Less than 1 year

Cost: \$4,000 - \$8,000

Exterior

WALLS \ Wood siding

Condition: • [Rot or insect damage](#)

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

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: \$200 - \$400

Structure

ROOF FRAMING \ Sheathing

Condition: • [Mold](#)

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

Location: Throughout Attic

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: When necessary

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

SUMMARY

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Plumbing

SUPPLY PLUMBING \ Pressure regulator

Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Damage to equipment

Location: Crawl Space

Task: Provide

Time: Immediate

Cost: \$200 - \$400

Interior

BASEMENT \ Wet basement - evidence

Condition: • [Efflorescence](#)

Water coming into the basement.

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

Location: Front

Task: Correct

Time: Less than 1 year

Cost: Up to - \$10,000

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

ROOFING

Sample Street, Atlanta, GA December 18, 2012

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

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

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Leak](#)

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

Location: Attic at Chimneys

Task: Correct

Time: Immediate



ROOFING

Sample Street, Atlanta, GA December 18, 2012

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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2. Condition: • [Old, worn out](#)

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

Location: Throughout Exterior Roof

Task: Replace

Time: Less than 1 year

Cost: \$4,000 - \$8,000



ROOFING

Sample Street, Atlanta, GA December 18, 2012

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

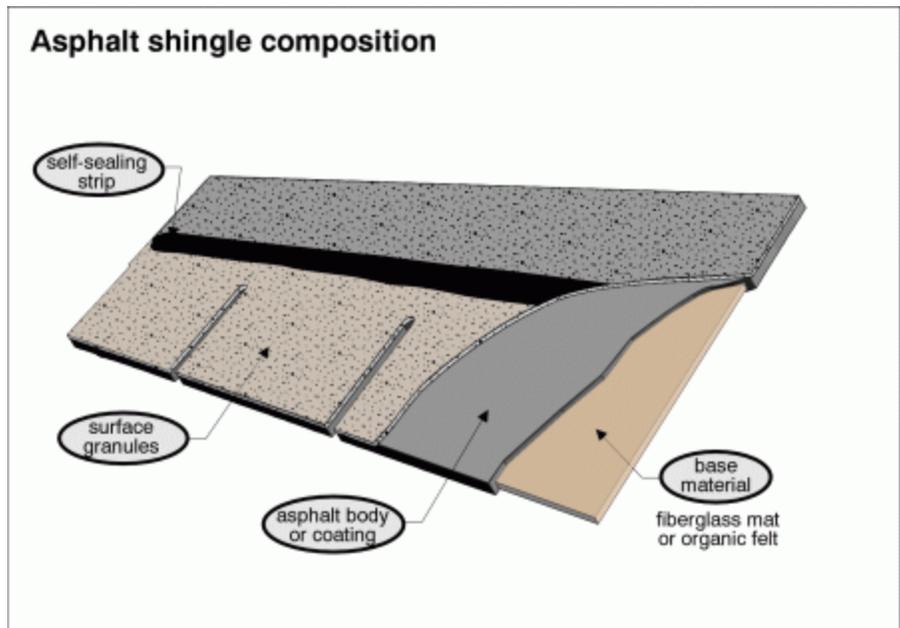


3. Condition: • [Granule loss](#)

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

Location: Throughout Exterior Roof

Task: Replace



[Click on image to enlarge.](#)

4. Condition: • [Damage](#)

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

Location: Various Exterior Roof

Task: Correct

Time: Immediate

Cost: \$300 - \$600

ROOFING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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5. Condition: • [Exposed fasteners](#)

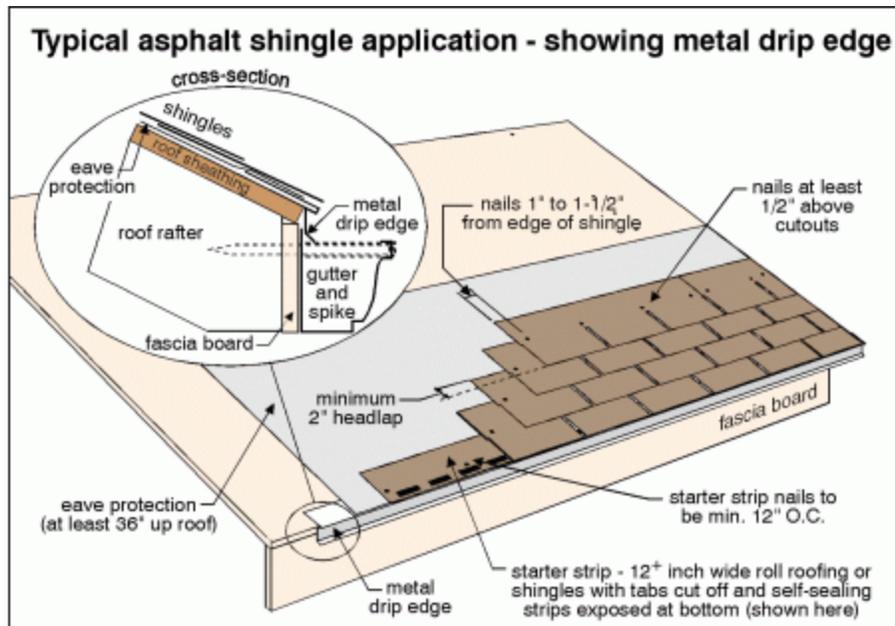
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



ROOFING

Report No. 4455, v.3

Sample Street, Atlanta, GA December 18, 2012

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Limitations

Inspection performed: • By walking on roof

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

- Gutter & downspout material: • [Aluminum](#)
- Gutter & downspout type: • [Eave mounted](#)
- Gutter & downspout discharge: • [Above grade](#)
- Lot slope: • [Towards house](#)
- Wall surfaces - wood: • [Boards](#)
- Retaining wall: • [Masonry](#)
- Deck: • Pressure-treated wood
- Exterior steps: • Wood
- Fence: • Metal

Recommendations

WALLS \ Wood siding

6. Condition: • [Rot or insect damage](#)

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

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: \$200 - \$400



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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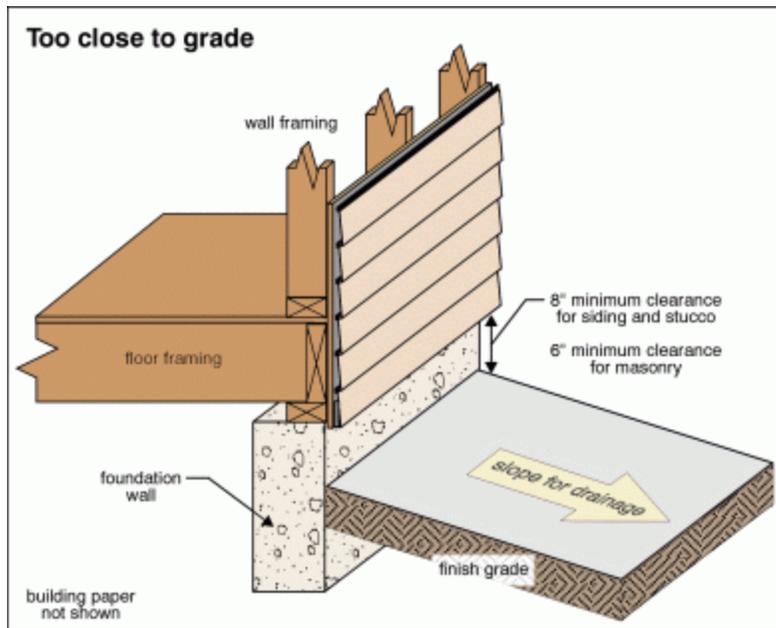
7. Condition: • [Too close to grade](#)

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

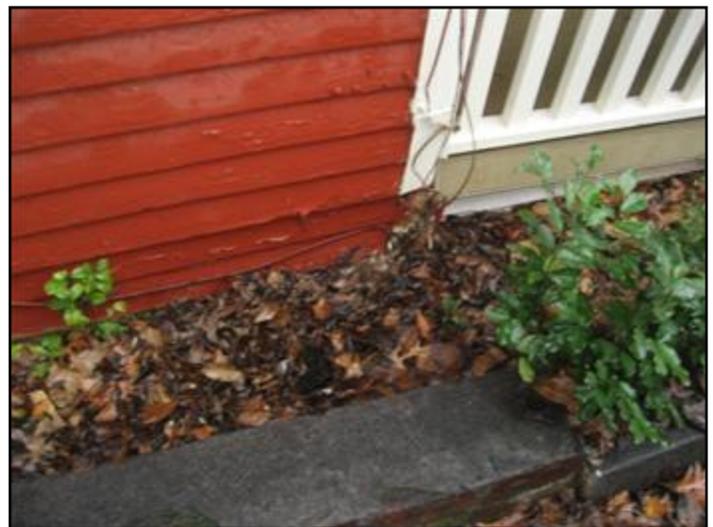
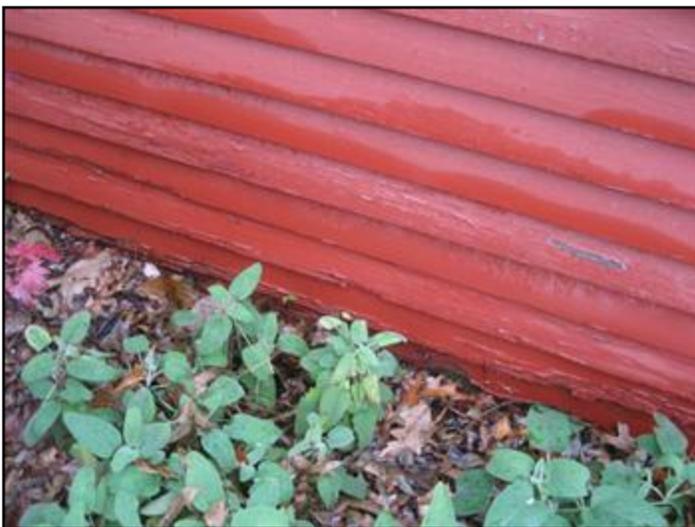
Location: Left Side Exterior Wall

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)



EXTERIOR

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EXTERIOR GLASS \ Exterior trim

8. Condition: • [Paint or stain needed](#)

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

Location: Right Side Exterior Master Bathroom

Task: Provide

Time: Immediate

Cost: Minor



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

9. Condition: • [Ledgerboard problems](#)

Implication(s): Weakened structure | Chance of movement

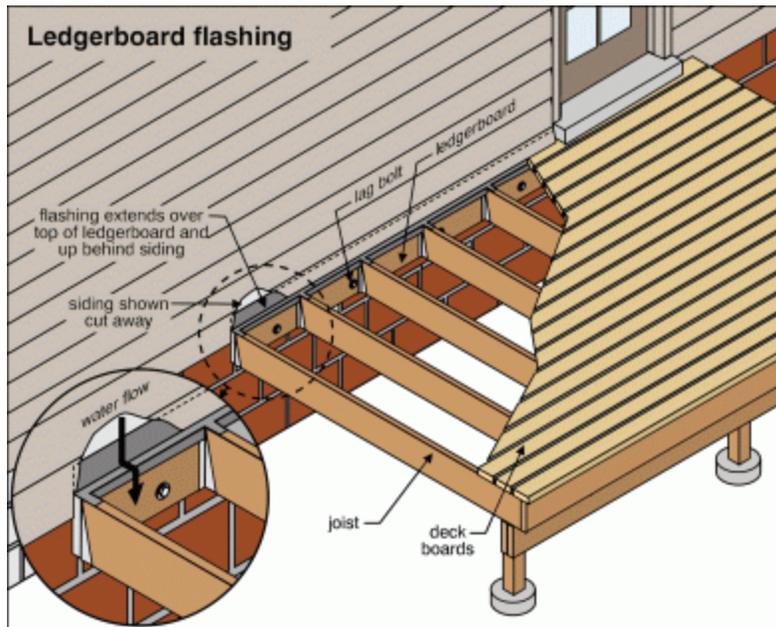
Location: Rear Exterior Deck

Task: Improve

Time: Immediate

Cost: \$300 - \$600

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Click on image to enlarge.



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

10. Condition: • [Landings missing or undersized](#)

Implication(s): Trip or fall hazard

Location: Rear Exterior Deck

Task: Provide

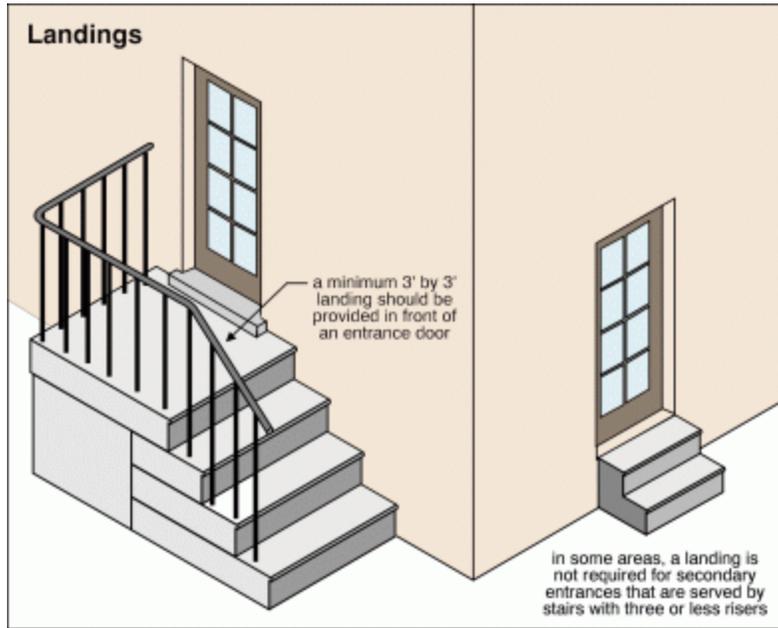
Time: Immediate

Cost: \$200 - \$400

EXTERIOR

Sample Street, Atlanta, GA December 18, 2012

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



Description

General: • Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Configuration: • [Crawl space](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#) • [Trusses](#) • Wood columns • Masonry columns • Wood beams • Subfloor - plank • Subfloor - OSB (Oriented Strand Board)

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

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

Recommendations

FLOORS \ Columns or piers

11. Condition: • There are multiple temporary supports installed in the crawlspace that should be replaced with permanent supports.

Recommend consulting a qualified framing contractor to determine best approach to remedying the support issues in the crawlspace.

Location: Throughout Crawl Space

Task: Correct

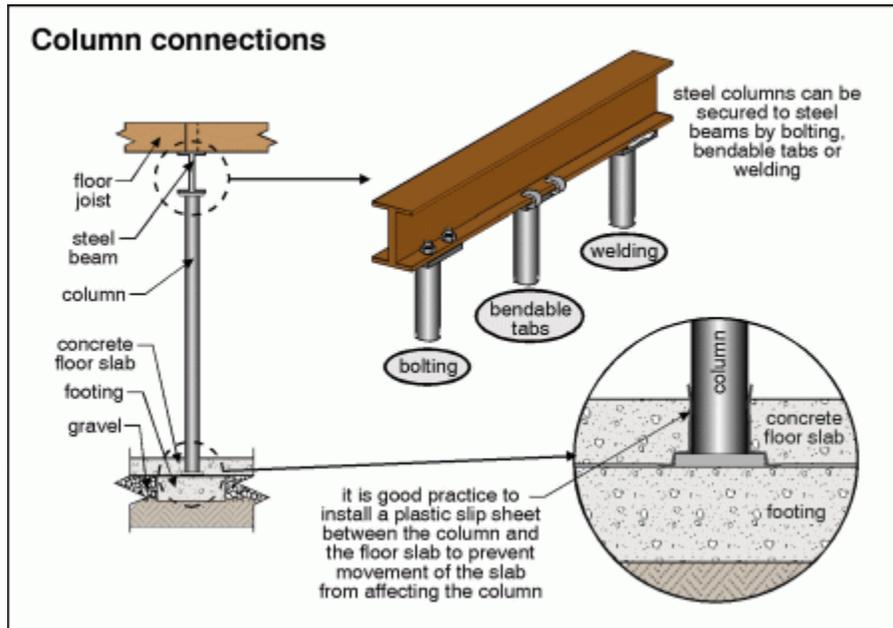
Time: Immediate

Cost: \$200 - \$400 per location



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12. Condition: • [Poorly secured at top or bottom](#)
Implication(s): Weakened structure | Chance of structural movement
Location: Throughout Crawl Space
Task: Improve
Time: Less than 1 year



[Click on image to enlarge.](#)

13. Condition: • [No footing](#)
Implication(s): Chance of structural movement
Location: Throughout Crawl Space
Task: Provide
Time: Immediate

ROOF FRAMING \ Sheathing

14. Condition: • [Mold](#)
Implication(s): Weakened structure | Chance of structural movement
Location: Throughout Attic
Task: Further evaluation
Time: Immediate
Cost: Depends on work needed

Description

General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

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

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [150 Amps](#)

Main disconnect/service box type and location: • Breaker - Laundry Room

System grounding material and type: • [Copper - ground rods](#)

Distribution panel rating: • Couldn't Determine

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

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

15. Condition: • [Circuits not labeled](#)

Implication(s): Nuisance

Location: Throughout Panel

Task: Correct

Time: Discretionary

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

16. Condition: • [Exposed on walls or ceilings](#)

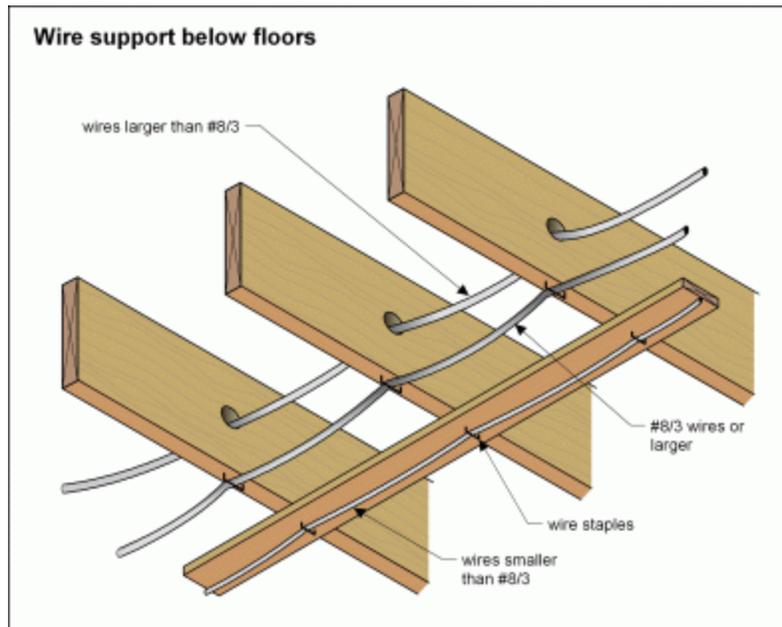
Implication(s): Electric shock

Location: Under Kitchen Sink

Task: Improve

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



DISTRIBUTION SYSTEM \ Junction boxes

17. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

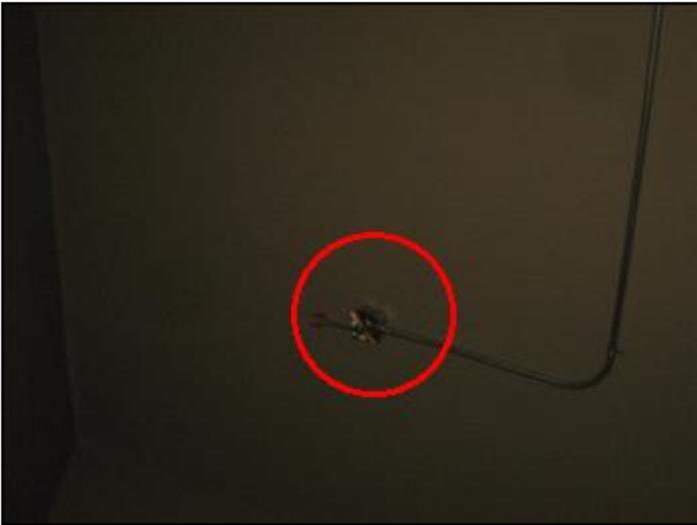
Location: Throughout Attic

Task: Correct

Time: Immediate

Cost: Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

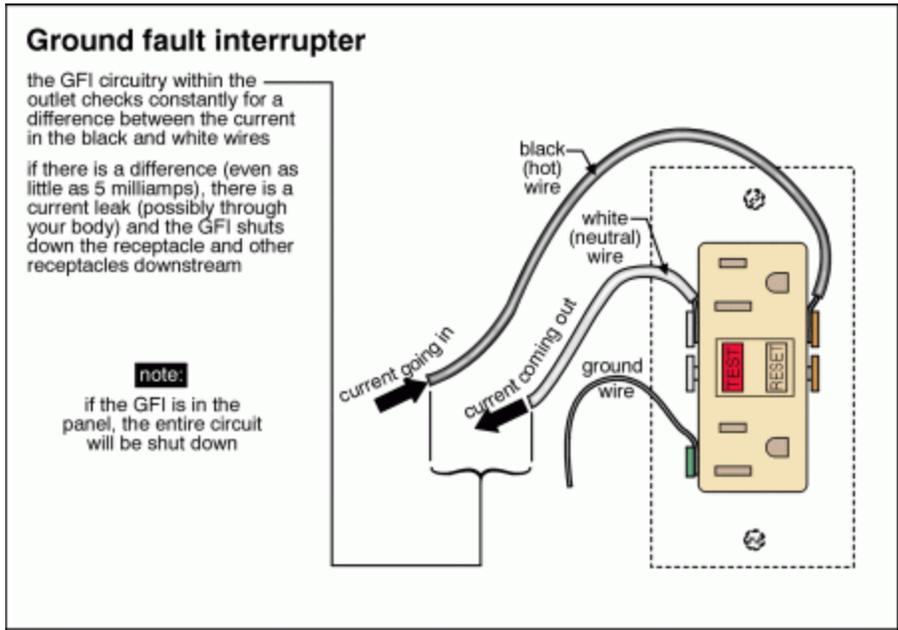
Implication(s): Electric shock

Location: Throughout Kitchen

Task: Provide

Time: Immediate

Cost: \$100 - \$300



DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

19. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Kitchen

Task: Upgrade

Time: If necessary

Cost: Depends on approach

Description

General: • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Recommendations

GAS FURNACE \ Gas piping

20. Condition: • [Inappropriate materials](#)

Insuflex piping is going through the furnace cabinet.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Crawl Space

Task: Correct

Time: Immediate

Cost: Minor



CHIMNEY AND VENT \ Masonry chimney cap

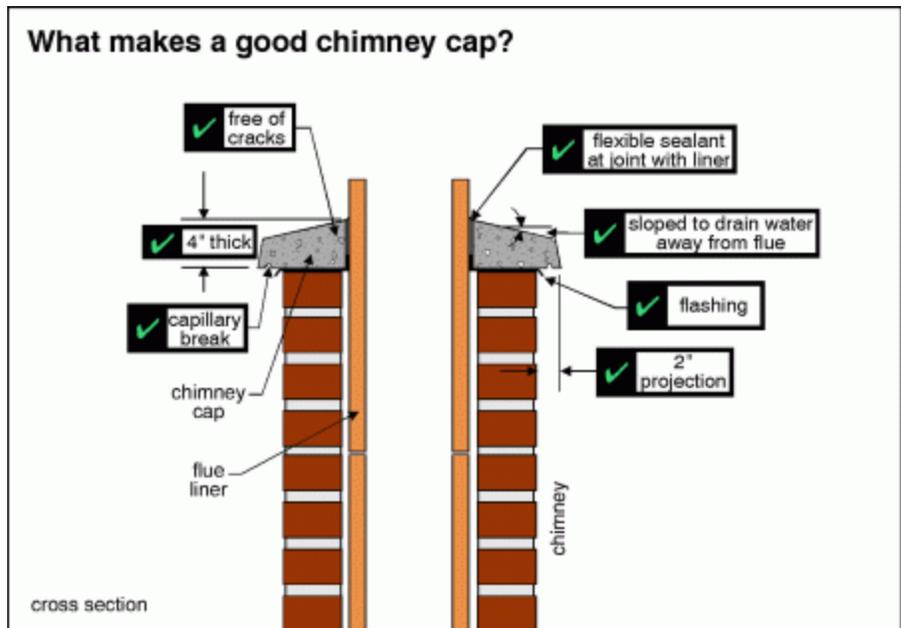
21. Condition: • [Improper slope on cap](#)

Implication(s): Shortened life expectancy of material | Material deterioration

Location: Exterior Roof

Task: Improve

Time: If necessary



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

Sample Street, Atlanta, GA December 18, 2012

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Description

Air conditioning type: • [Air cooled](#)
Compressor approximate age: • 20+ Years Old • 20+ Years Old
Typical life expectancy: • 10 to 15 years
Failure probability: • [High](#)

Recommendations

AIR CONDITIONING \ Life expectancy
22. Condition: • [Old](#)
Implication(s): Equipment failure | Reduced comfort
Task: Replace
Time: When necessary
Cost: \$1,000 - \$2,000



Limitations

Inspection limited/prevented by: • Low outdoor temperature

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

- Attic/roof insulation material:** • [Glass fiber](#)
- Wall insulation material:** • Not visible
- Floor above crawlspace insulation material:** • Not Present
- Crawlspace ventilation:** • [Wall Vents](#)
- Air/vapor barrier:** • [Plastic](#)

Recommendations

ATTIC/ROOF \ Insulation

23. Condition: • [Gaps or voids](#)

Section around the kitchen walls and area over laundry room.

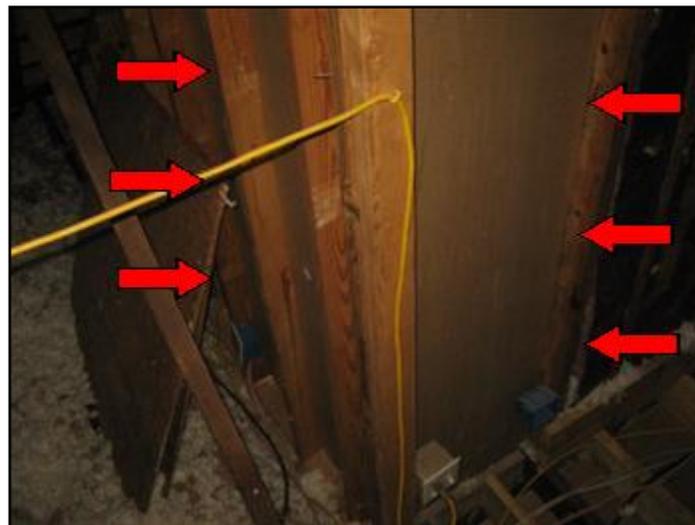
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic Kitchen

Task: Provide

Time: Immediate

Cost: \$300 - \$600



ATTIC/ROOF \ Pull-down stairs

24. Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

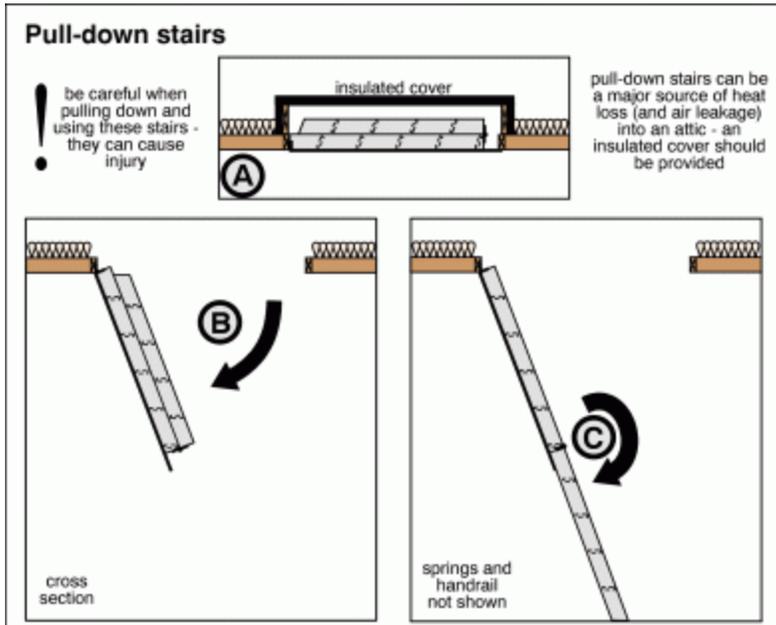
Location: Attic

Task: Correct

Time: Immediate

Cost: Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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[Click on image to enlarge.](#)



Description

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Service piping into building: • [Plastic](#)

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

Main water shut off valve at the: • Meter

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

Water heater type: • [Tankless/indirect](#)

Water heater approximate age: • 2 years

Waste piping in building: • [Plastic](#) • [Cast Iron](#)

Recommendations

SUPPLY PLUMBING \ Pressure regulator

25. Condition: • [Missing](#)

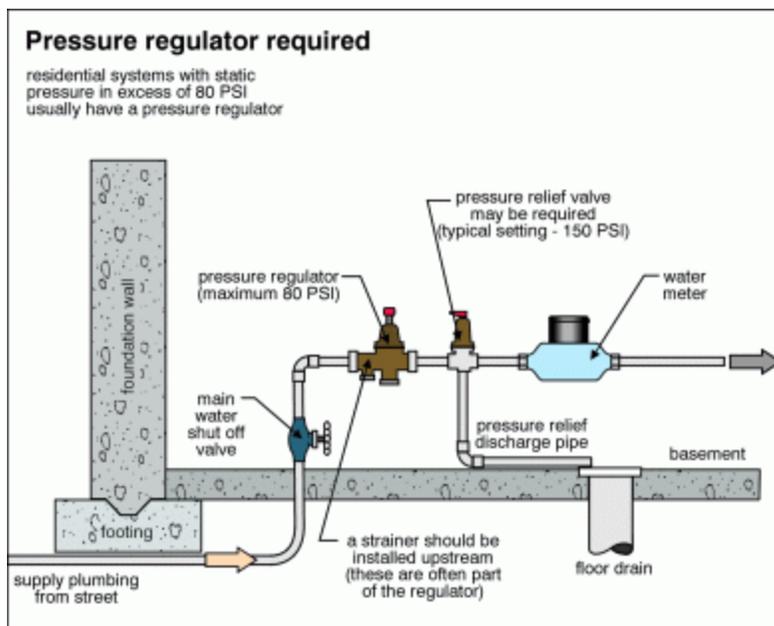
Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Damage to equipment

Location: Crawl Space

Task: Provide

Time: Immediate

Cost: \$200 - \$400



[Click on image to enlarge.](#)

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WATER HEATER \ Temperature/pressure relief valve

26. Condition: • [Discharge tube missing](#)

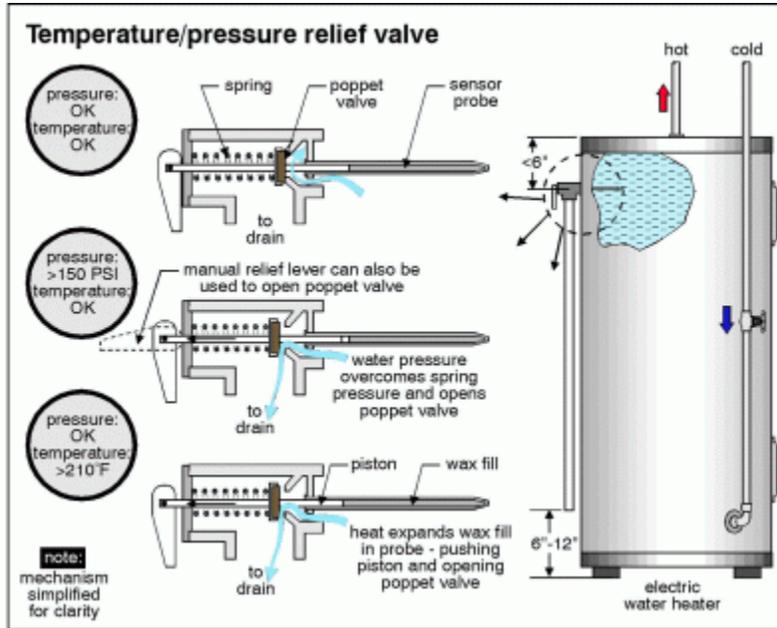
Implication(s): Scalding

Location: Crawl Space

Task: Provide

Time: Immediate

Cost: \$100 - \$200



[Click on image to enlarge.](#)



FIXTURES AND FAUCETS \ Whirlpool bath

27. Condition: • [Surface defects](#)

Implication(s): Cosmetic defects

Location: Right Side Master Bathroom

Task: Repair or replace

Time: If necessary

Cost: Depends on approach

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Description

Major floor finishes: • [Hardwood](#)

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

Windows: • Wood

Glazing: • [Single](#)

Exterior doors - type/material: • [Wood](#)

Evidence of crawlspace leakage:

- Present
- Water



- Mold



INTERIOR

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Oven type: • Conventional • Convection

Oven fuel: • Electricity

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Recommendations

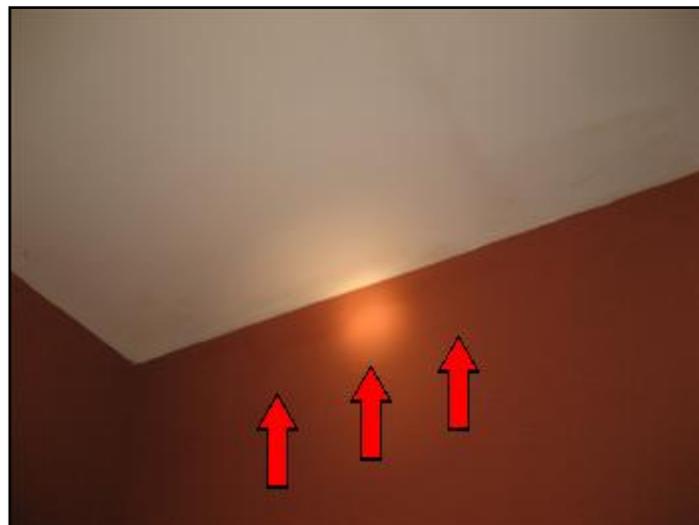
CEILINGS \ General

28. Condition: • Stains

Water stains present in front and middle bedrooms from leaks at the chimney in this area. Painting has been done in these areas to conceal stains.

Implication(s): Cosmetic defects

Location: Front Bedroom



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WINDOWS \ Glass (glazing)

29. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury**Location:** Various First Floor**Task:** Replace**Time:** Discretionary**Cost:** \$100 - \$200 per Location

WINDOWS \ Hardware

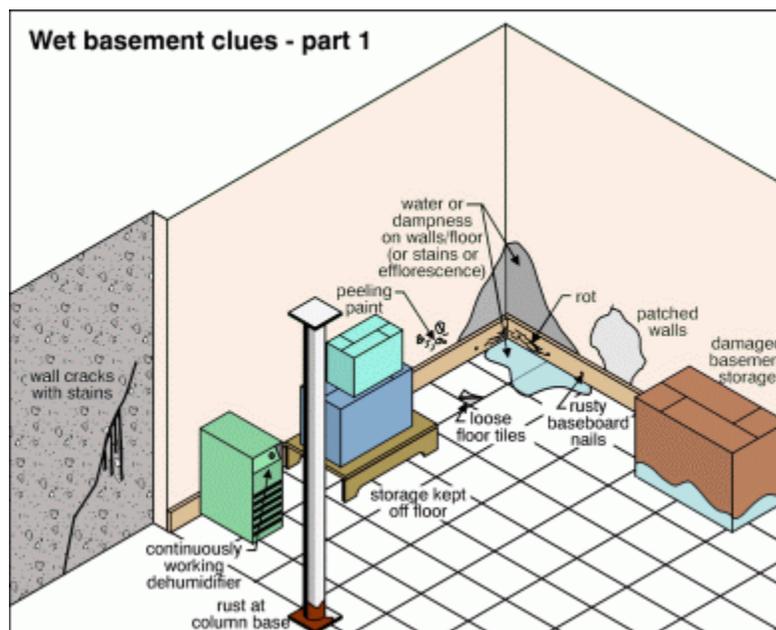
30. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate**Location:** Throughout First Floor**Task:** Provide**Time:** Immediate**Cost:** Minor

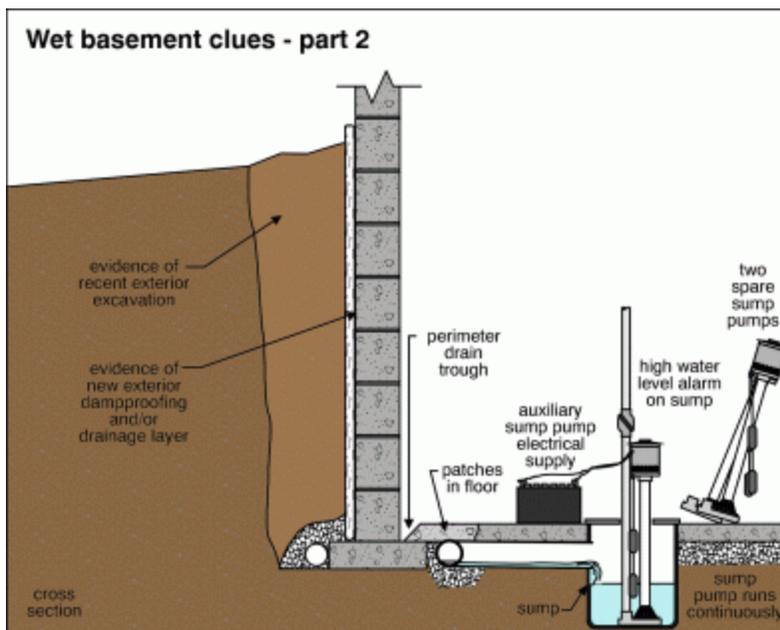
BASEMENT \ Wet basement - evidence

31. Condition: • [Efflorescence](#)

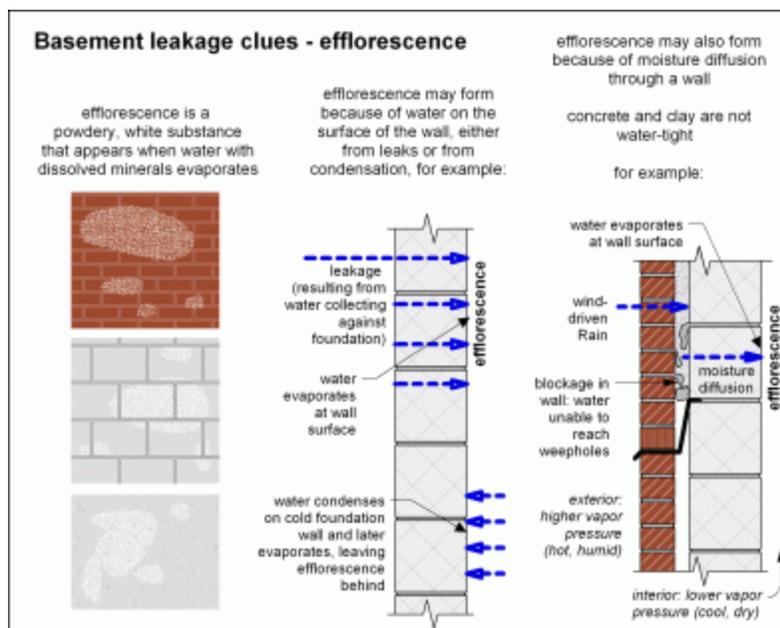
Water coming into the basement.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure**Location:** Front**Task:** Correct**Time:** Less than 1 year**Cost:** Up to - \$10,000[Click on image to enlarge.](#)

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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

APPLIANCES \ Dryer

32. Condition: • Not vented to exterior

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

Location: Crawl Space

Task: Repair

Time: Immediate

Cost: Minor

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Cost estimates have been provided throughout the inspection report. This is outside of the scope of a routine home inspection and is provided only as a courtesy to a client of Home-Probe, Inc. These costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Atlanta area and from RS Means. Our experience shows that actual contractor quotes can vary from our figures by as much as 300%. Naturally, the quality of workmanship and materials will influence the cost. The complexity of a certain job, accessibility, and even economic conditions can also alter actual costs. These numbers are intended to be used as a guide only. A guaranteed estimate for all work to be done should be obtained by a qualified contractor PRIOR to commitment to purchase.

General: • [Unfortunately, unpleasant surprises are part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

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

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

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

END OF REPORT

REFERENCE LIBRARY

Report No. 4455, v.3

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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](#)