



Your Inspection Report

123 Any Street
Any Town, TN 54321



PREPARED FOR:
JOE COMMERCIAL

INSPECTION DATE:
Friday, March 29, 2019

PREPARED BY:
Melanie Moore, 841

State of Tennessee

TENNESSEE HOME INSPECTOR LICENSING PROGRAM
HOME INSPECTOR
MELANIE M. MOORE

is to certify that all requirements of the State of Tennessee have been

841
ACTIVE
DATE: May 20, 2019



Full Disclosure Property Inspection
1724 Rivergate Terrace
Soddy Daisy, TN 37379

423.255.1300
423-664-3860
<https://fdpi.net>
melanie@fdpi.net

"BE AN INFORMED BUYER, A RESPONSIBLE SELLER"



May 18, 2021

Dear Joe Commercial,

RE: Report No. 4601, v.5
123 Any Street
Any Town, TN
54321

Thanks very much for choosing Full Disclosure to perform your property inspection. Please read this cover letter, Inspection Agreement and reports completely. A link to Tennessee State Standards of Practice is provided herein. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the State of Tennessee. This document, which is available on our website for your perusal, (you may go there by clicking here: <http://www.fdhomesinspection.com/TennesseeStandardsOfPractice.html>) defines the scope of a property inspection.

I cannot stress enough how important it is to review your report in full immediately and have any issues or concerns addressed by the proper licensed professional during your inspection period. Small issues not dealt with can grow into larger more difficult and more expensive issues. It is important to find out if something is going to cause you a problem in the near or far future. You had an inspection to find out all issues. Please do not disregard them.

Clients sometimes assume that a property inspection will include many things that are beyond the scope. By now you should have read the Tennessee Standards of Practice as well as the attached Inspection Agreement, both of which were made available to you prior to signing the agreement, so that you clearly understand what things are included in the property inspection and report.

Please understand that if you are buying an older home, it will most probably have older materials, mechanicals, plumbing, electrical, etc. Many things will not be in new condition. This is not atypical and such items will be identified but not necessarily found faulty. Older Mechanicals are more likely to cause you issues in the future. If this is a concern I highly recommend that you have a licensed professional come in and evaluate the remaining life and corrective measures that might be needed for the systems during your inspection period. Replacement of some of these systems could be very costly and invasive. (Example: An older garage door might be installed on a older home. That is not something I would address.)

PLEASE READ THE WHOLE REPORT! Information has been provided within the report that might pertain to your particular home concerning conditions that might exist due to the age or building materials used on/in the property. Note that not all Targeted Comments included will pertain to your property. Information such as this is generically included in all reports in an effort to try to educate you as to possible issues if any of the mentioned conditions/materials are present on this property.

The report has been prepared for the exclusive use of the listed 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 property, recording the conditions on a given date and time. Property inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. Should you have an issue where you feel like something was omitted/missed during your inspection, please contact your inspector immediately, without changing anything about the area of concern as that will immediately release the inspector from any/all liability, after referring to the included Inspection Agreement and TN State Standards of Practice.

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

An action list will be emailed to the client(s) and Buyer's agent that can be used to prepare your requests for the seller based on the information listed in your Summary report. You may also use this link <https://www.discoverhorizon.com/actionedit/5ac8f738-b806-47f0-a5f2-7df6b7606799> and access it from here. There will be a tutorial provided with the Action List.

Again, thanks very much for choosing Full Disclosure Property/Home Inspection to perform your home inspection.

Sincerely,

Melanie Moore
on behalf of
Full Disclosure Property Inspection

Full Disclosure Property Inspection
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Make Sure you are Informed before signing that dotted line...

AGREEMENT

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PARTIES TO THE AGREEMENT

Company

Full Disclosure Property Inspection
1724 Rivergate Terrace
Soddy Daisy, TN 37379

Client

Joe Commercial
Full Disclosure Property Inspection
123 Any Avenue

Total Fee: \$1,620.00

This is an agreement between Joe Commercial and Full Disclosure Property Inspection.

1. THIS AGREEMENT, made and entered into on this day by and between the above named client and Full Disclosure Property Inspection, a/k/a Full Disclosure Home Inspection, hereinafter referred to as Inspector. Inspector will conduct a visual inspection of the property in accordance with the State of Tennessee Real Estate Inspectors Standards of Practice Chapter 0780-5-12.10, promulgated by the commissioner, adhering to the same bodies Code of Ethics Chapter 0780-5-12.11. (Both documents are available at <http://www.fhomeinspection.com/TennesseeStandardsOfPractice.html>, or by visiting our website at fdhomeinspection.com under the heading Standards of Practice, and hereinafter will be referred to as the Governing Standards). This is not a Building Code Inspection, title examination, nor a By-law Compliance Inspection. The inspector does not offer an opinion pertaining to the advisability or inadvisability of the purchase of the property, its value or its potential use.

1A. The Inspection fee is based on a single visit to the property. Possessions in occupied properties cannot be moved by the inspector per TN State Standards of Practice Scope of work. Additional fees will be charged for any subsequent visits required/requested. In an effort to minimize inaccessible areas an email was sent, upon scheduling inspection, to the listing agent, buyer's agent and copied to client, requesting the listing agent forward it to the seller listing all areas that need accessed. Client is encouraged to ask their agent to verify this was done by sellers agent.

1B. If the inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charge at the Inspectors then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.

2. The client will receive a written report of Inspectors observations of the accessible/operable features of the Property. Subject to the terms and conditions stated herein, the inspection includes the visual examination of the properties exterior, structure, foundation, roof, attached patios/porches/decks, electrical service, plumbing, permanently installed heating and cooling systems, insulation, ventilation, interior including walls, ceilings, floors, steps, stairways, balconies and railings. A representative number of windows, interior doors built-in cabinets, plugs, and switches will be tested. The Inspector does not examine every one of these identical items, therefore, some detectable deficiencies may go unreported. Installed kitchen appliances (excluding clocks, timers, self-cleaning oven functions, dishwasher drying cycles or the quality of the dishwasher performance, or thermostats for automatic calibration or operation) will be normally operated verifying that they work. There is no guarantee that they will operate properly/satisfactorily for the client under regular use. It is a reasonable effort to disclose the condition of the house based on visual inspection. No engineering services are offered.

3. This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection. If you are buying an older home, it will most probably have older materials, mechanicals, plumbing, electrical, etc. Many things will not be in new condition. This is not atypical and such items will be identified but not necessarily found faulty. (Example: An older garage door might be installed on a older home. That is not something I would address.) Not all conditions may be apparent on the inspection day due but not limited to weather conditions, inoperable systems, inaccessible areas, etc. A defect that was apparent on any date prior to the inspection date may not be apparent on the

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inspection date. Without dismantling the property or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues or symptoms often do not reveal the extent of the severity of the problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property, however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided. Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date. Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector assumes no warranty, expressed or implied, as to the fitness for the use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any reported/unreported defect or condition, nor is Inspector responsible or liable for any future failures or repairs.

4. Unless prohibited by law, Inspector and its employees are limited in liability to the fee paid for the inspection services and report in the event that client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, for any breach or claim for breach of the Visual Inspection Agreement or for any other reason or claim. The Inspection Report is provided solely for the benefit of the Client and may not be relied upon by any other person. The Inspector will not review any other inspection report prior to the beginning of the inspection. The Client shall not rely on any other inspection report prepared at any time by the inspector that is not prepared for or addressed to the Client.

5. Inspections are done in Accordance with the Tennessee Governing Standards aforementioned, are visual, and are not technically exhaustive. The following items are specifically excluded from the inspection: water softening systems, sprinkler systems, telephone and TV cables, electronic wiring systems, timing systems, central vacuum systems, intercom systems, electronic air filters, central air conditioning when outside ambient temperature is below 65° F, heating system when outside temperature is above 60° F, and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine in accordance with the aforementioned Governing Standards. Removable, thermostatically or time-controlled electronics, mechanicals and/or systems (i.e. sprinkler systems, dusk to dawn lights, attic fans, etc.) are excluded from inspections with the exception of the accessible permanently installed HVAC equipment. Atypical mechanical/plumbing/electrical systems of any kind are excluded from inspection including but not limited to pumps, valves, filtering systems, circulation systems, solar, smart house features, etc. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that multi-layer paned windows glazing seals are intact. The Inspector will not dismantle any component or system; full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of the visual inspection.

6. Inspector will not inspect inaccessible or concealed areas of the property; will not conduct geological tests; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to lead-based paint; Radon*; Asbestos; Insects; Pesticides; Treated Lumber; Fungus; Mold*; Mercury; Carbon Monoxide; Other similar environmental hazards, etc., nor will underground services (i.e.: sewage disposal; water supply; fuel storage or delivery; etc.) be inspected.

6A. No item on the property that is not in or on the primary subject structure being inspected, including but not limited to electrical, plumbing, mechanicals, fencing, retaining walls or property grade that do not directly affect the primary structure, fencing that does not connect to the primary structure, etc. is included.

6B. Areas of Crawlspaces that have less than 18" of entry access or interior clearance, standing water or debris will not be entered. Insulation in crawlspaces will not be moved. (Some crawlspaces vary in depth. Accessible areas per the

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e guidelines will be inspected.)

*6C. In the event that you request environmental testing, (Indoor Air Quality; Radon) the inspector is the sample collector only. The test/sample will be collected as required and submitted following the supporting lab's chain-of-custody requirements. A copy of the paperwork sent from the lab will be forwarded to the client upon receipt, which could take up to 7 days from date mailed. The inspector is not responsible for the results of testing nor qualified to explain the results beyond a minimal comment as to the results being normal/abnormal. The labs listed on the reports can be contacted with questions pertaining to the findings.

7. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting in hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also excludes cosmetic features, including but not limited to paint, wall coverings, etc. The Inspector is not required to determine property boundary lines or encroachments.

8. Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of this Agreement, the scope of the services rendered by the Inspector, the Inspection Report provided to the client by the Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to arbitration in accordance with the applicable laws of the State of Tennessee. Any legal recourse shall be executed within Hamilton County, TN. Should the client be unsuccessful in maintaining the claim, then the client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for the time spent by the Inspector or Inspectors personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Unless prohibited by applicable law, any claims must be presented within two (2) months (60 days) from the date of the inspection. Inspector shall have no liability for any claims presented more than two (2) months (60 days) after the date of the inspection.

9. The Inspector shall have the right to examine the subject matter and area of any claim or potential claim against the Inspector arising here from and the right to offer a resolution prior to clients performance of remedial measures or making changes of any kind. Changing anything from the exact condition it was in during the inspection prior to the inspector being notified and allowed sufficient time to return to the property (a minimum of 72 hours) releases the inspector from any and all liability (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property). The right of examination herein is a condition precedent to the commencement of any claim by the client against the Inspector in any jurisdiction until client has notified the Inspector of said complaint and made reasonable efforts to afford the Inspector an opportunity to complete such examination.

10. This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersede any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agreed to, in writing, and signed by the parties hereto. If any provisions of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

11. THIS INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, GUARANTEE OR INSURANCE POLICY OF ANY KIND. There are no warranties made against roof leaks, wet basements, hidden structural damage or mechanical breakdowns. The Report is a professional opinion based on a visual inspection of the accessible area and features of the property as of the date and time of the inspection and not a listing of repairs to be made. The report is not an assessment nor is it an Appraisal. The Inspector is not related to or in business with the Seller, Buyer, Contractor, Lawyer or Realtor.

12. This report is not-transferable. The associated Report is prepared by the Inspector at the Clients request, on Clients behalf, and for Clients use and benefit only. Client hereby agrees to indemnify, defend and hold harmless Inspector if, through the unauthorized distribution of this report, any third party brings claim against Inspector relating to the Inspection or Inspection report.

Make Sure you are Informed before signing that dotted line...

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By signing below, you acknowledge that you were made aware that Full Disclosure Home Inspection, its Inspector(s) and all persons associated/employed by Full Disclosure Home Inspection are limited in liability to the fee paid for the Inspection and Report as designated at the top of this Agreement.

By signing below, you authorize us to distribute copies of the report to the real estate agent(s) working on client's behalf, directly involved in this transaction, who are not designated beneficiaries of the Report, intended or otherwise.

Acceptance of this agreement in full is acknowledged by the signing of this document, physically or electronically, or by making payment in full to either Full Disclosure Home Inspection, Full Disclosure Property Inspection or Melanie Moore in any form. If payment is made in cash a Paid in Full receipt will be given to client and kept on file by inspector.

Electronic Signature box and Acceptance button are at the very bottom of this document. Please complete signature electronically by typing name in the provided box, accepting then clicking Submit.

_____/_____/_____
Signature of Client or Clients Legal Representative Date Signed

I, Melanie M. Moore Tennessee Inspector's License #000841 do hereby agree to the terms and conditions of this document. Let the sending of this document from my verifiable I.P. address constitute legal signature to the client from Melanie M. Moore of Full Disclosure Property/Home Inspection.

I, Joe Commercial (Signature)_____ , (Date)_____ , have read, understood and accepted the terms of this agreement.

Make Sure you are Informed before signing that dotted line...

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SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

FLAT ROOFING \ Rubber single ply

Condition: • [Ponding](#)

At the bottom of the pitch of the roof there were areas near all of the interior roof drains that had signs of ponding. This roof does not appear to be old and is well-installed with the exception of these areas. I recommend having the roofing company that installed this roof if they can be located modify these areas or the roof drains so water completely sheds.

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

Location: Left Side Right Side Roof

Task: Improve

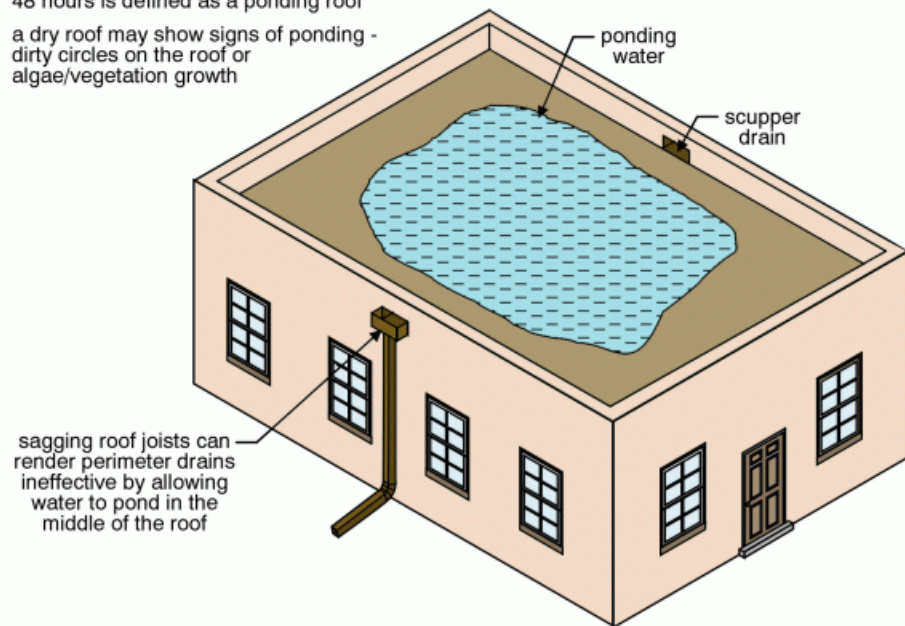
Time: Immediate

Cost: Depends on approach

Ponding on flat roofs

any roof that still has water on it after 48 hours is defined as a ponding roof

a dry roof may show signs of ponding - dirty circles on the roof or algae/vegetation growth



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1. Ponding



2. Ponding

Exterior

WALLS \ Masonry (brick, stone) and concrete

Condition: • Arched brick lintel sagging over third floor fire-escape door

Location: Rear Third Floor



3.

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Condition: • [Masonry deterioration](#)

The front right top corner of the masonry needs repair to prevent further damage and possible injury if materials fell.

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

Location: Right Side Exterior



4. Masonry deterioration



5. Masonry deterioration

Condition: • [Masonry deterioration](#)

The concrete soffit above the third-floor windows below the front of the building seems to be sagging. The mortar supporting it and the bricks below it seemed to be deteriorating. If this were to fall that could be very damaging or cause injury or death. I highly recommend that a masonry specialist come in and perform maintenance on this part of the structure to prevent damage or injury.

A masonry company that this inspector knows is experienced in repair of older masonry is Gentry Painter Masonry (G&P Masonry) They are located at 2901 S. Orchard Knob Ave., Chattanooga 37407 and their number is 423-624-9953. (This inspector is a certified masonry inspector and has dealt direct with (overseen) this company in the past)

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

Location: Front Exterior

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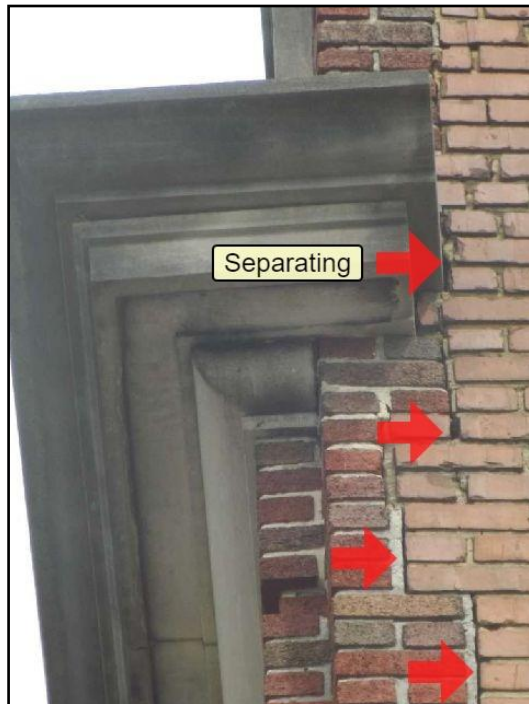
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6. Masonry deterioration



7. Masonry deterioration

Condition: • [Spalling](#)

Spalling is a common characteristic for masonry. It is non structural and cosmetic. Sealing the material could cause more damage than it can help so I do not suggest it be sealed

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

Location: Various

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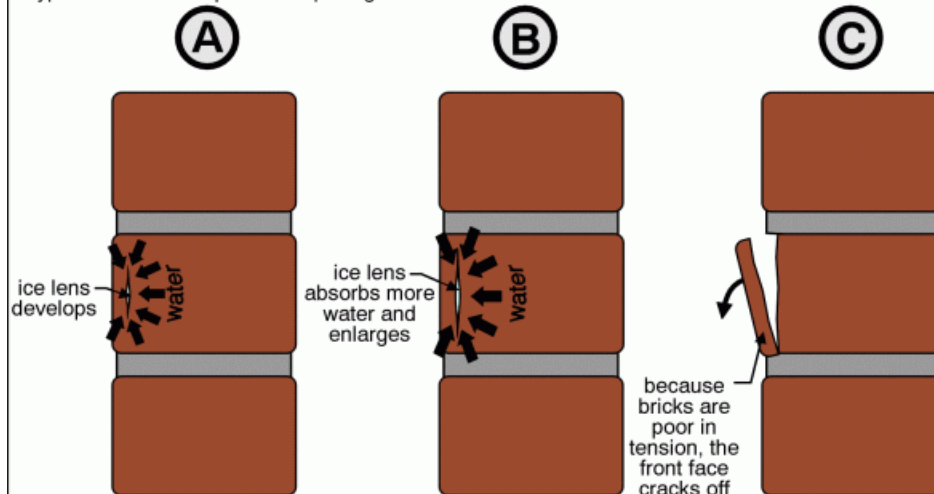
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Freezing water spalls bricks

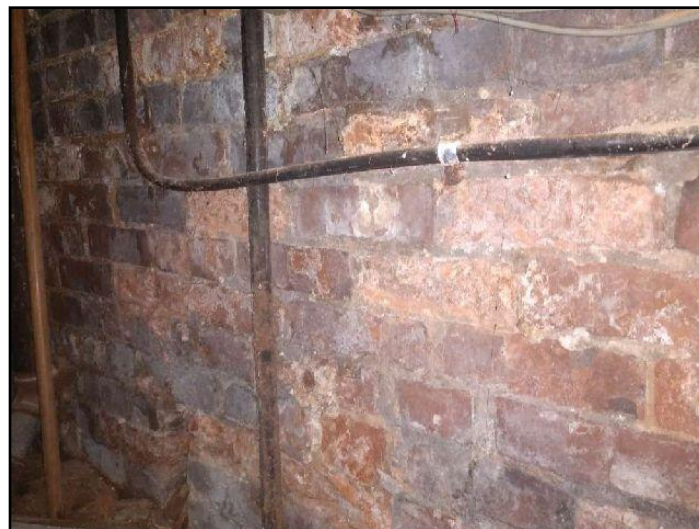
freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core



8. Spalling

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • Safety glass not installed

From the last ground-floor window in the front retail space on the Main street side of the building to the rear of the building this inspector could not locate markings noting these windows as safety glass.

Implication(s): Physical injury

Location: Left Side

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9. Safety glass not installed

EXTERIOR GLASS/WINDOWS \ Exterior trim

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

The circle top window trim on the upper-floor front windows was in need of maintenance

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

Location: Front Third Floor



10. Paint or stain needed



11. Paint or stain needed

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

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

Location: Front Lodge entry

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12. *Paint or stain needed*

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

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

Location: Trim around fixed glass retail shop windows



13. *Paint or stain needed*

DOORS \ Exterior trim

Condition: • [Rot](#)

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

Location: Rear Third Floor

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14. Rot



15. Rot

Structure

RECOMMENDATIONS \ General

Condition: • Signs of infestation in wood. (Past or present)

The activity is primarily isolated to the south and east perimeters reaching approximately half way accross the basement area with isolated spot areas observed also.

Location: Front Left Side Basement

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16. Signs of infestation in wood. (Past or...



17. Signs of infestation in wood. (Past or...



18. Signs of infestation in wood. (Past or...



19. Signs of infestation in wood. (Past or...

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20. Signs of infestation in wood. (Past or...

Condition: • Signs of infestation in wood. (Past or present)

Location: Center front Basement



21. Signs of infestation in wood. (Past or...

Condition: • Signs of infestation in wood. (Past or present)

Location: Front Basement

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22. Signs of infestation in wood. (Past or...

Condition: • Suspected Fungal growth on framing. Organic growth on wood framing is one of the most destructive conditions that can exist in a home built on a crawlspace. Elevated moisture, inadequate air flow, debris, insulation, duct leaks, dryers discharging under the floor, etc. can all quickly and catastrophically effect the structural integrity of the home. If any of these conditions exist, I recommend having a exterminator or indoor air quality expert further evaluate to see extent of conditions. I also recommend an invasive inspection of all framing where the insulation is removed and/or looked under throughout to evaluate the extent of the growth and damage. I DO NOT recommend insulation in a crawlspace that is tight and/or has a high water table or moisture level.

Location: Center Basement



23. Suspected Fungal growth on framing. Organic...



24. Suspected Fungal growth on framing. Organic...

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25. Suspected Fungal growth on framing. Organic...



26. Suspected Fungal growth on framing. Organic...



27. Suspected Fungal growth on framing. Organic...



28. Suspected Fungal growth on framing. Organic...

FLOORS \ Columns or piers

Condition: • There is a metal column supporting the landing of the basement staircase that does not appear to be secured at the bottom. The bottom is also resting significantly and this appears to be carrying a substantial load

Location: Basement

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29.

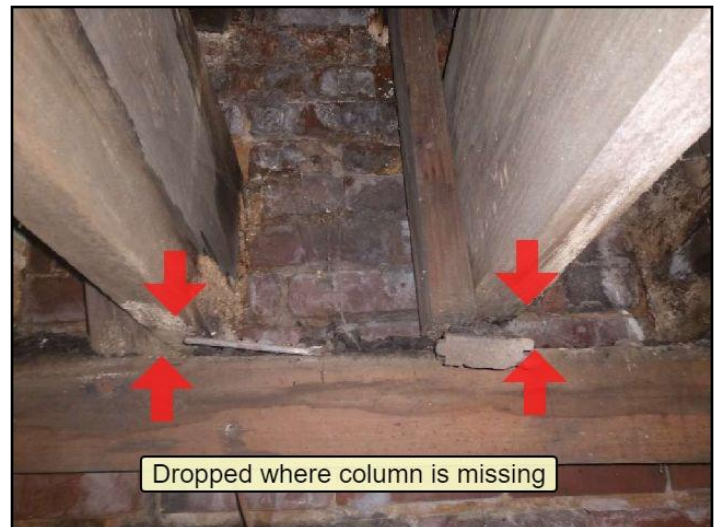
Condition: • [Missing](#)

Implication(s): Chance of structural movement

Location: Basement



30. Missing



31. Missing

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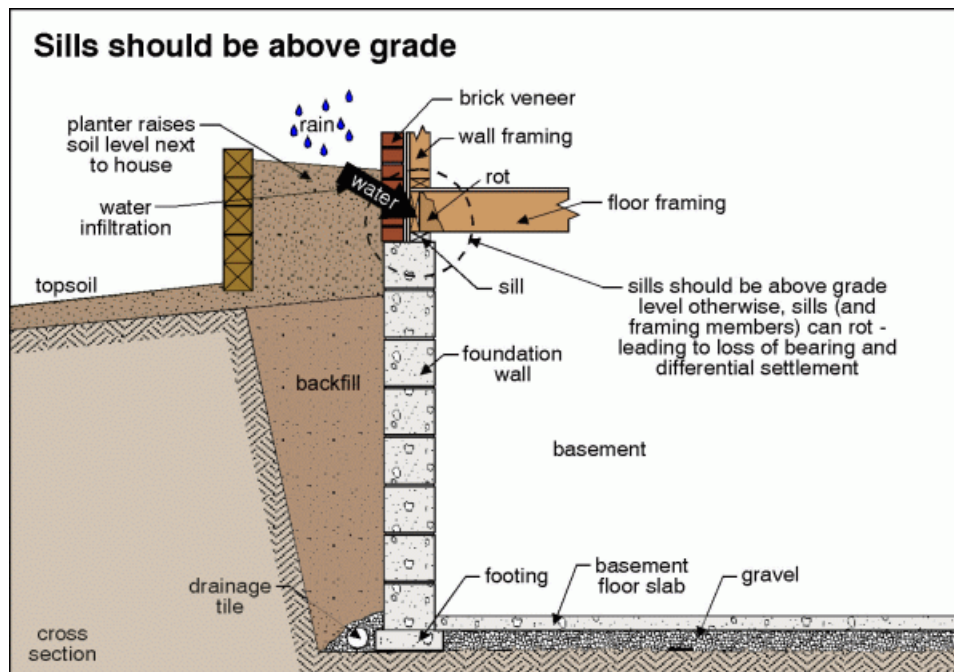


32. Missing

FLOORS \ Sills

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

Implication(s): Weakened structure



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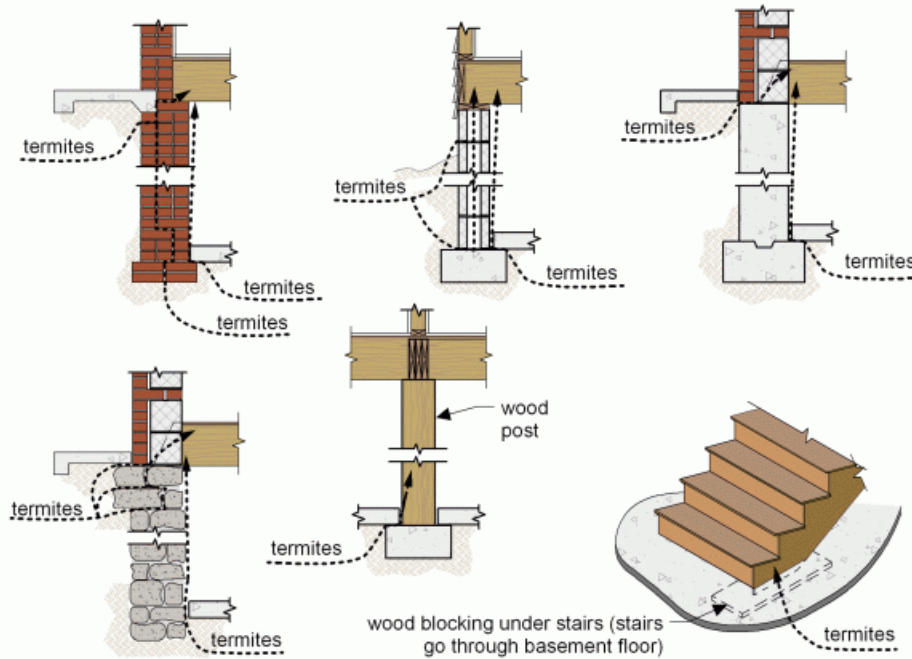
PLUMBING

INTERIOR

SITE INFO

REFERENCE

Inspecting for subterranean termites - interior



33. Rot or insect damage



34. Rot or insect damage

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35. Rot or insect damage

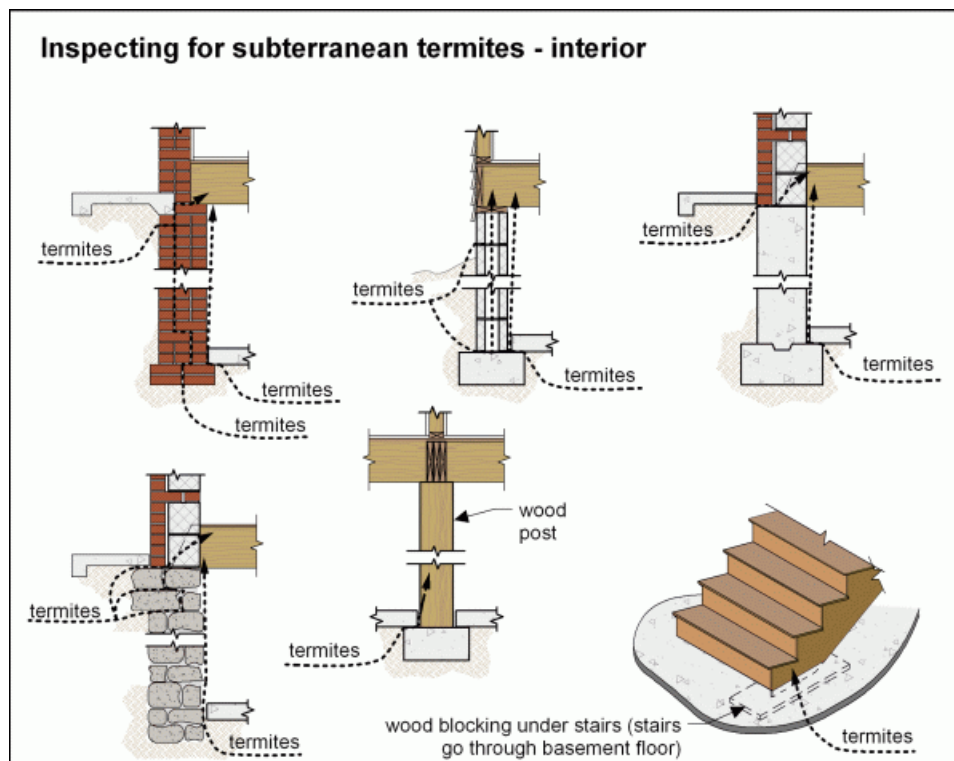
FLOORS \ Joists

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

is this inspector opinion that the entire area over the old boiler in the basement over to the staircase and in front of the staircase on the other side of the wall is sacrificed and needs major structural replacement. This area has a severe infestation of wood-boring insects and rot along the main beam and sill plate around the exterior wall of the structure.

Implication(s): Weakened structure

Location: Basement



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36. Rot, insect or fire damage



37. Rot, insect or fire damage



38. Rot, insect or fire damage

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

Implication(s): Weakened structure

Location: Basement

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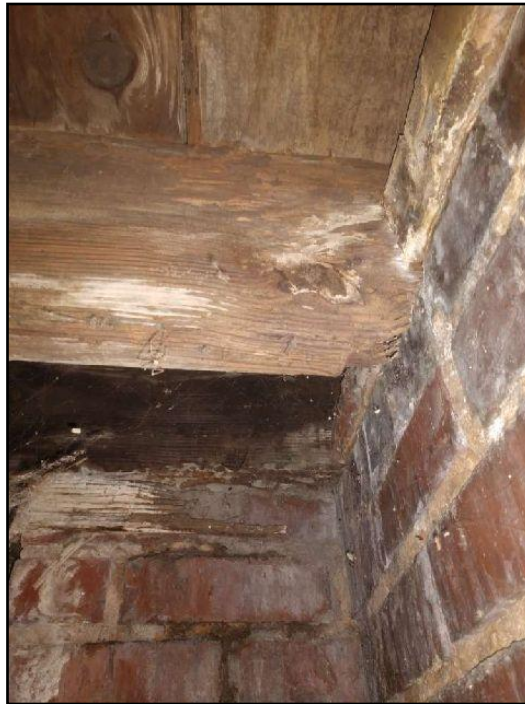
INSULATION

PLUMBING

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39. Rot, insect or fire damage

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

Implication(s): Weakened structure



40. Rot, insect or fire damage

Condition: • [Split or damaged](#)

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

Location: Basement

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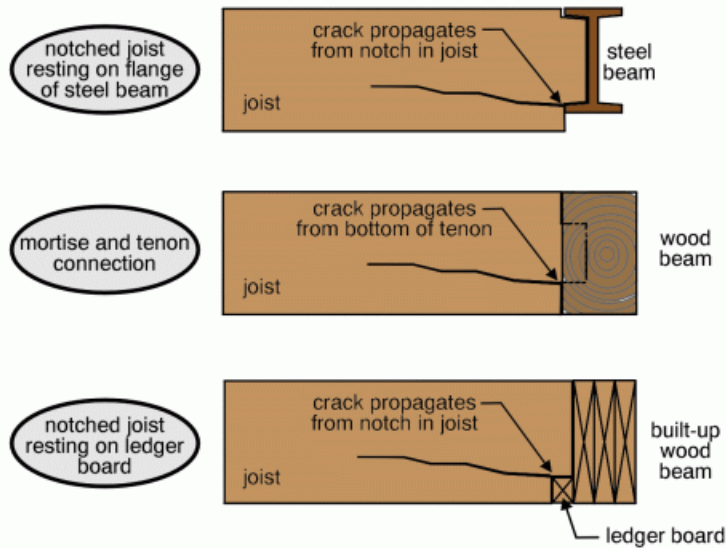
PLUMBING

INTERIOR

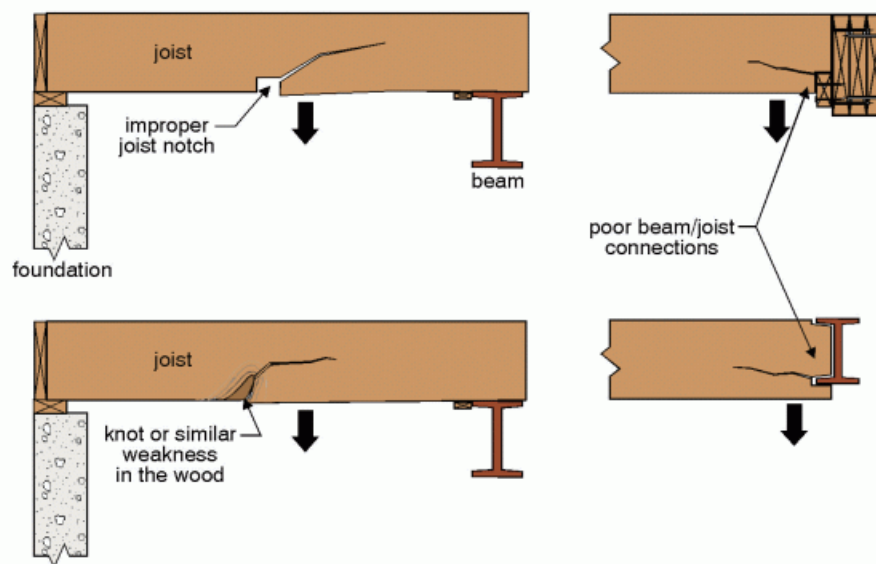
SITE INFO

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Examples of weak joist/beam connections



Common causes of cracked joists



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41. Split or damaged



42. Split or damaged



43. Split or damaged

FLOORS \ Sheathing/Subflooring

Condition: • Rot

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

Location: Rear Right Side Basement

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44. Rot

WALLS \ Solid masonry walls

Condition: • Masonry walls are weeping

Location: South Basement wall



45. Masonry walls are weeping

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • [Insulation missing or damaged](#)

Implication(s): Fire hazard

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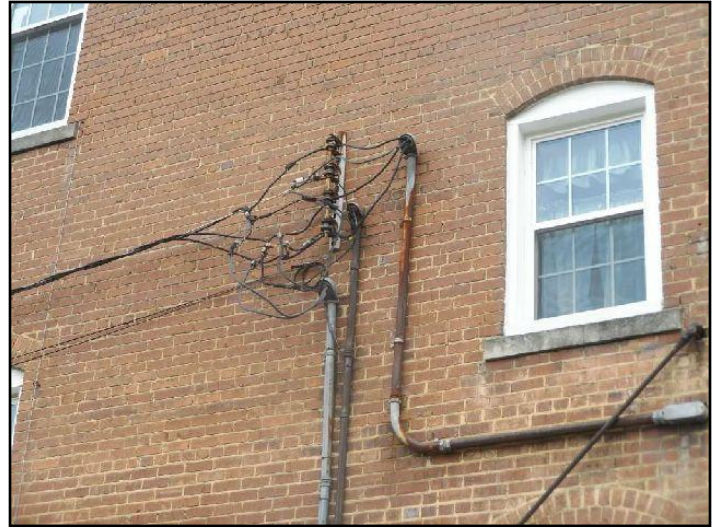
INTERIOR

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46. Insulation missing or damaged



47. Insulation missing or damaged

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Abandoned wires in panel](#)

There is a fuse and breaker box in the back of the century retail space that is missing the cover and has abandoned wires that are electrified that are accessible. I highly recommend this be further evaluated by a licensed electrician

Implication(s): Electric shock

Location: Center First Floor



48. Abandoned wires in panel



49. Abandoned wires in panel

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DISTRIBUTION SYSTEM \ Knob-and-tube wiring

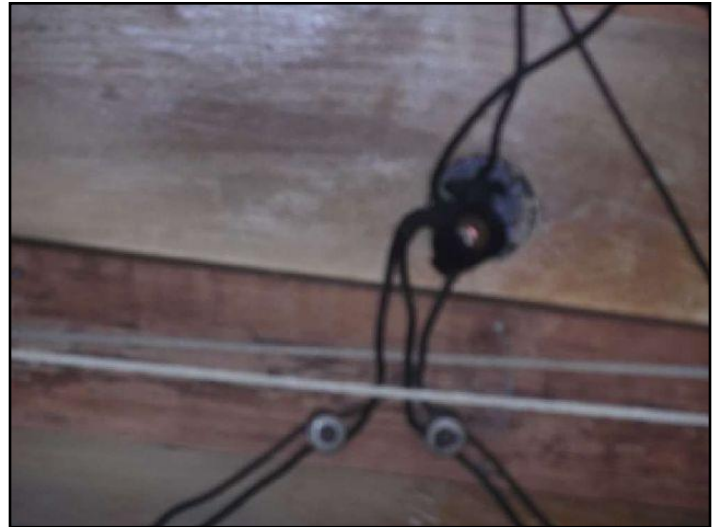
Condition: • [Outdated](#)

Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Basement and stage area and closets of third floor



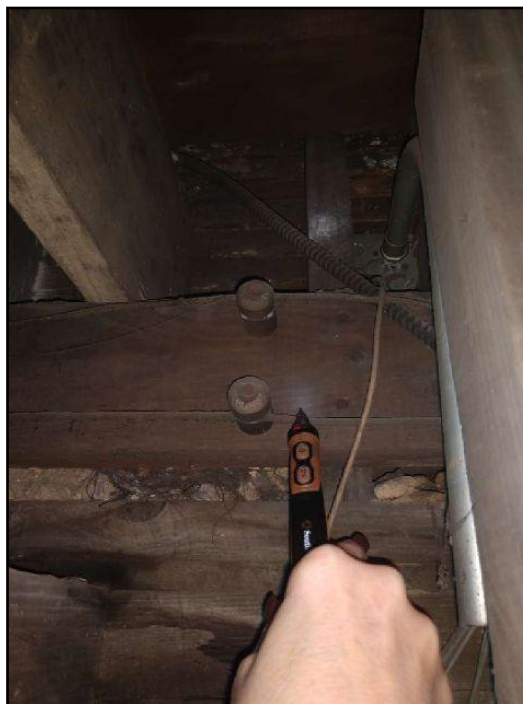
50. Outdated



51. Outdated

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Active knob and tube located in basement



52.

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DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: First Floor Staircase

Task: Provide



53. Cover loose or missing

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

Implication(s): Electric shock | Fire hazard

Location: Second Floor



54. Cover loose or missing

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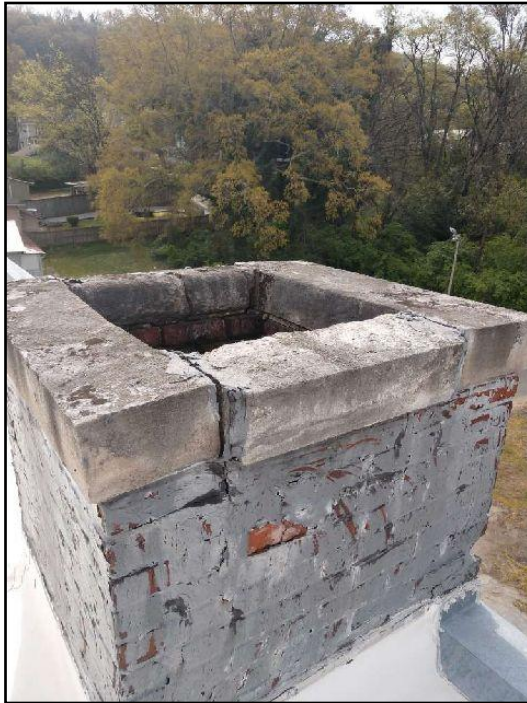
SITE INFO

REFERENCE

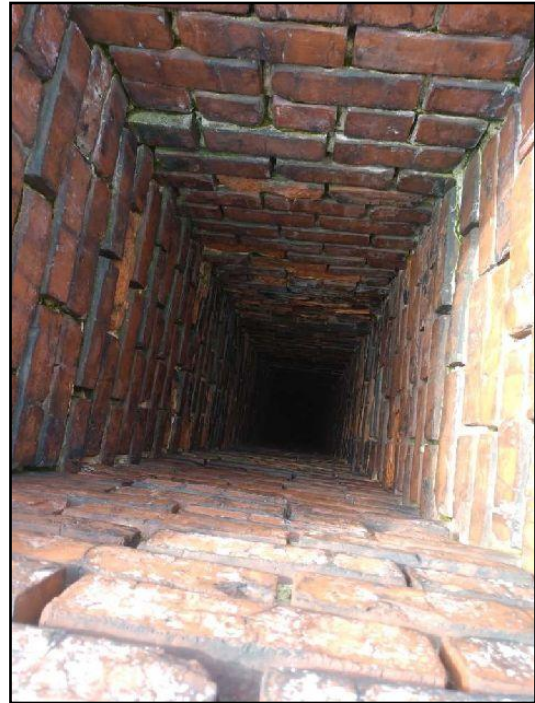
Heating

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • There is an old chimney still present that appears to go all the way to the basement that has nothing covering the top. Some of the masonry around the top is loose and failing. I recommend just to prevent damage to the roof that this be secured and covered. This could help with some of the water issues in the basement



55.



56.

Cooling & Heat Pump

RECOMMENDATIONS \ General

Condition: • There is what appears to be an old boiler in the basement that has got suspected asbestos coating on the boiler and the piping. The asbestos is not in a solid state. there is also significant water intrusion causing rust in the unit which will cause it to deteriorate and rust out from under the asbestos which could cause a larger risk. I recommend that the proper authority be brought in to evaluate the options for dealing with this equipment. The framing above this boiler is in extremely poor condition for to rot and infestation and will need to be accessed. Don't do without dealing with the asbestos on the boiler could be harmful.

Location: Basement

Task: Further evaluation

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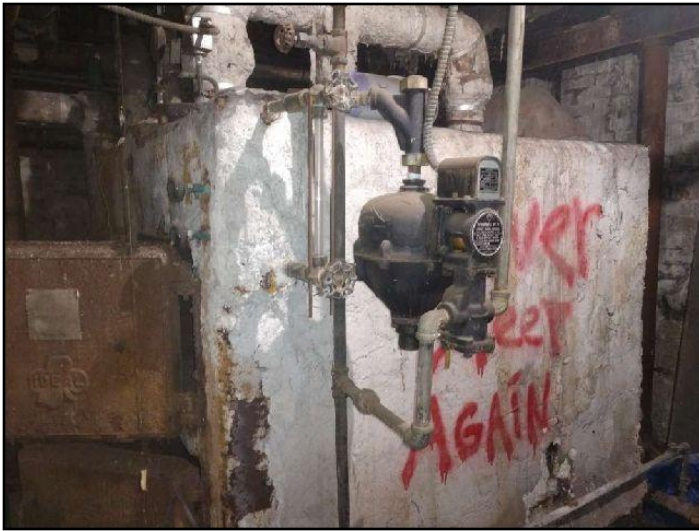
INSULATION

PLUMBING

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57.



58.



59.

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

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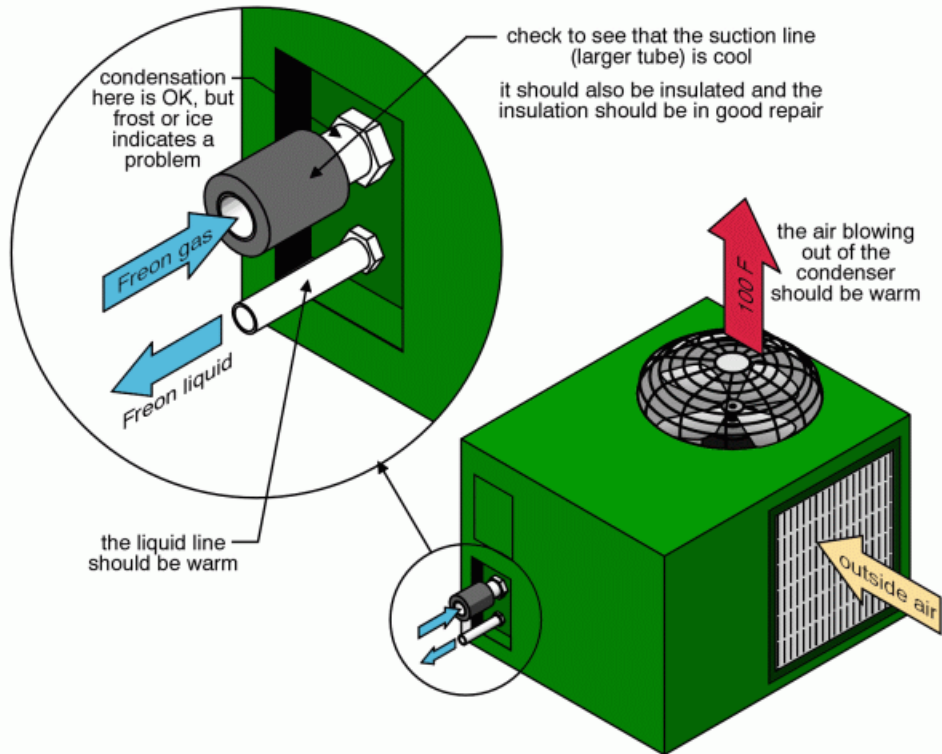
PLUMBING

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Inspecting the condenser unit



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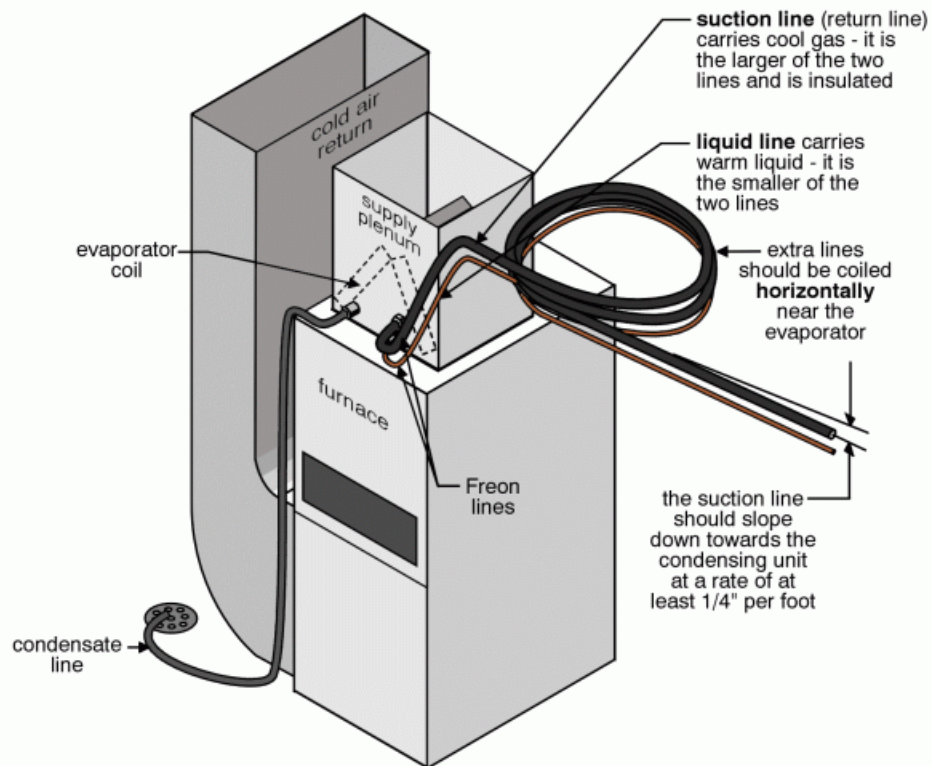
PLUMBING

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Refrigerant lines



60. Insulation - missing

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AIR CONDITIONING \ Ducts, registers and grilles

Condition: • Missing return filter

Location: First Floor



61. Missing return filter

Insulation and Ventilation

RECOMMENDATIONS \ General

Condition: • None is viewable

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • [Leak](#)

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

Location: Basement

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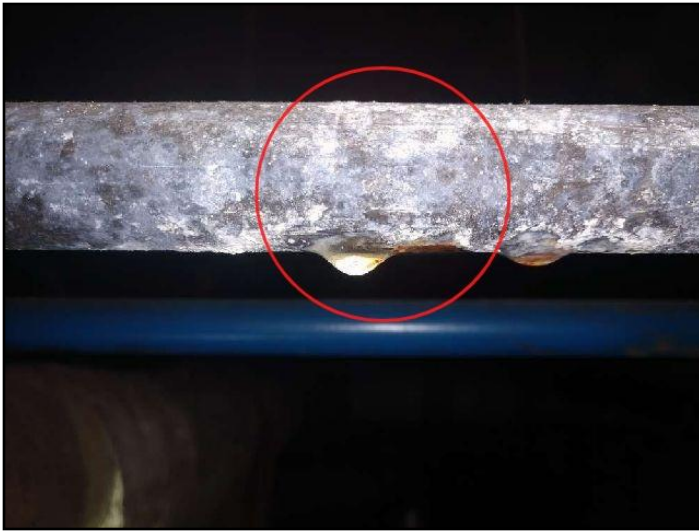
INSULATION

PLUMBING

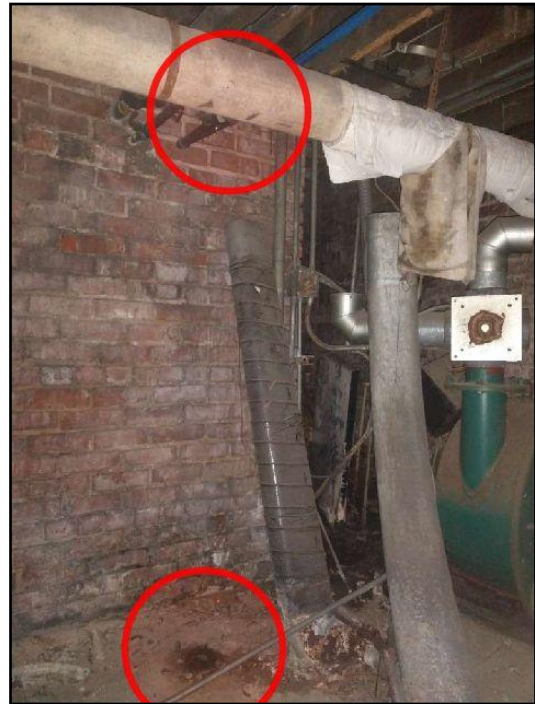
INTERIOR

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62. Leak



63. Leak

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

the water was turned off to the laboratory at the time of the inspection. When the inspector started turn it on she made Italy figure it out it was because of a severe leak in the supplies and there also appears to be a leak in the drain system.

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

Location: Second Floor ladies Bathroom

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64. *Drip, leak*

Condition: • Flow lower than balance of home

The hot water flow is less than expected. the hot water valve was turned off at the time of the inspection. The inspector turned it on to test and turned it back off

Location: Second Floor men's restroom Mount lavatory sink



65. *Flow lower than balance of home*

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FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

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

Location: First Floor middle space

Loose toilet



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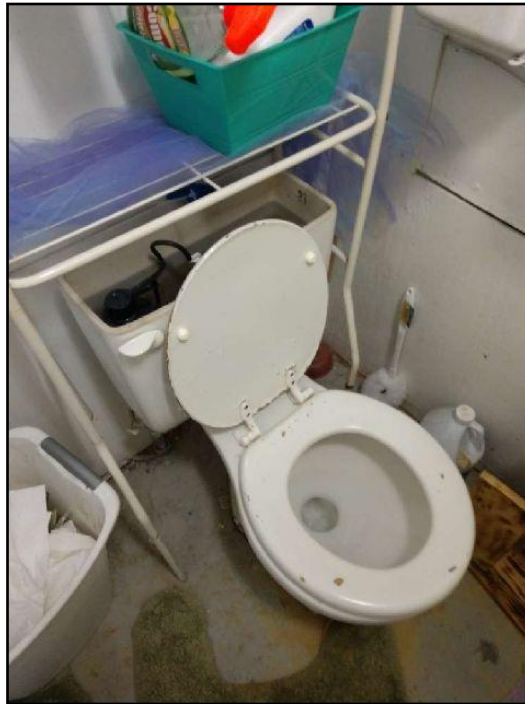
INSULATION

PLUMBING

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66. Loose

Condition: • Toilet loose at floor - Note: This inspector gently pushes on the toilet both left and right and lifts the front of the toilet using her knee. The toilet should not move at all when this is done. If the toilet is loose, it is a good idea to always have the toilet removed so the area below, including the plumbing and subfloor, can be checked for leaks/damage. A new wax ring needs to be installed whenever a toilet is unbolted/moved.

Location: Men's restroom

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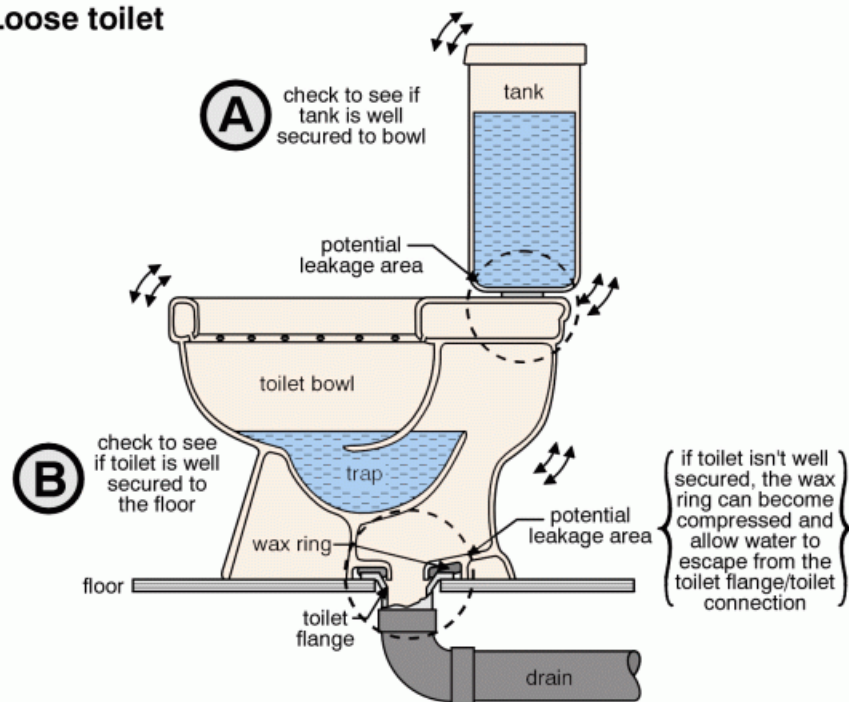
PLUMBING

INTERIOR

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Loose toilet



67. Toilet loose at floor - Note: This inspecto...

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Interior

CEILINGS \ General notes

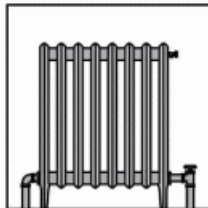
Condition: • [Water damage](#)

damaged tile on the suspended ceiling in the office is underneath a bathroom that the sellers representative stated had a prior leak. The water to the restroom was turned off and never repaired to the buyer's representative knowledge.

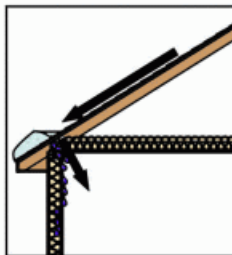
Implication(s): Chance of movement | Rot | Leakage

Location: Front Second Floor Office

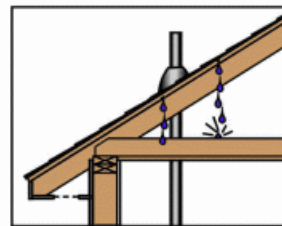
Sources of interior water damage



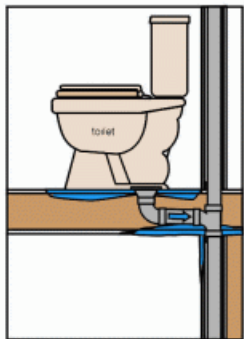
heating leaks



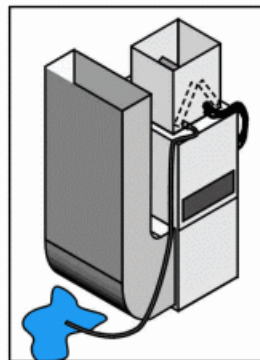
ice damming
and condensation



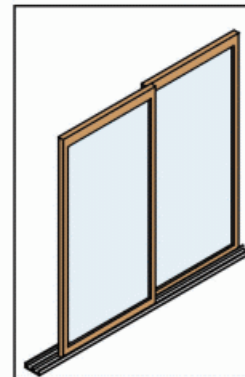
roof or
flashing leaks



plumbing leaks



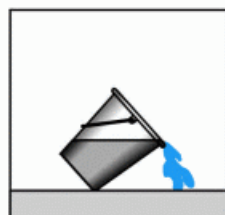
air conditioning leaks



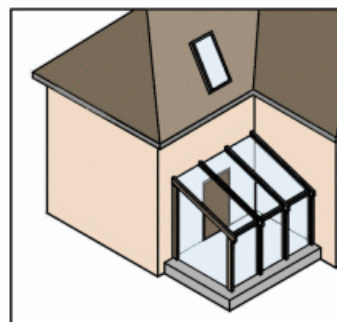
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

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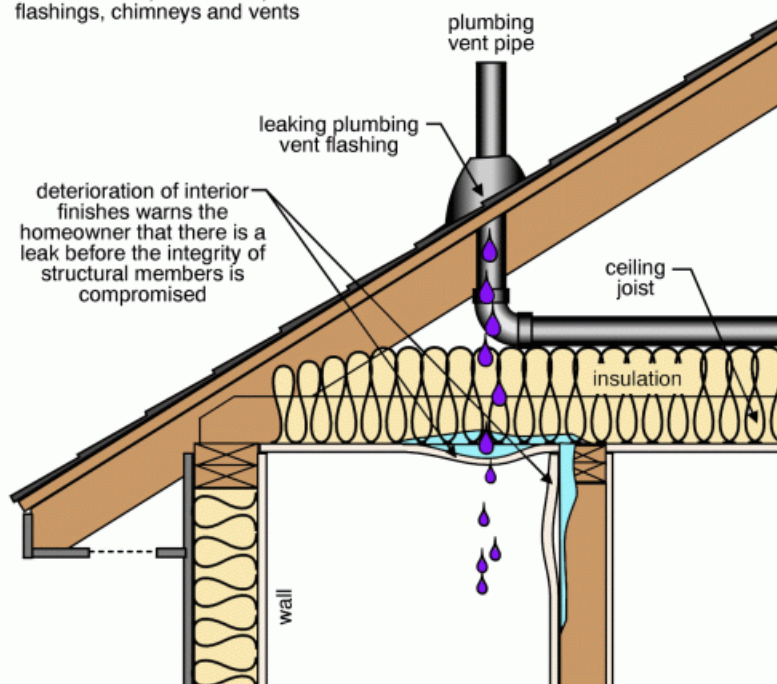
INTERIOR

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Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



68. Water damage



69. Water damage

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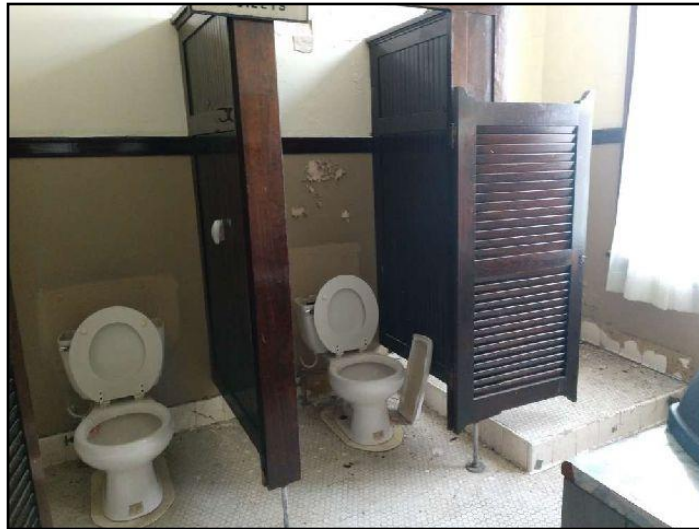
INSULATION

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70. Water damage

Condition: • [Water damage](#)

Sales representative stated that they damage to the suspended ceiling in the first floor front suite is from where the bathroom upstairs leaked at one point. No active moisture was found when examined using infrared thermography

Implication(s): Chance of movement | Rot | Leakage

Location: First Floor



71. Water damage



72. Water damage

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73. Water damage

CEILINGS \ Plaster or drywall

Condition: • Damaged

Location: Various Third Floor



74. Damaged



75. Damaged

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76. Damaged

WALLS \ General notes

Condition: • Suspected lead paint in kitchen flaking. I recommend scraping all loose and sealing with new latex paint



77.

Condition: • Water damage

There are signs on the interior walls and ceilings of the upper floors that coincide with a roof leak from the drainage system being stopped up according to the seller's representative. There are doors that are water damaged and paneling but no active moisture was found when observed using infrared thermography

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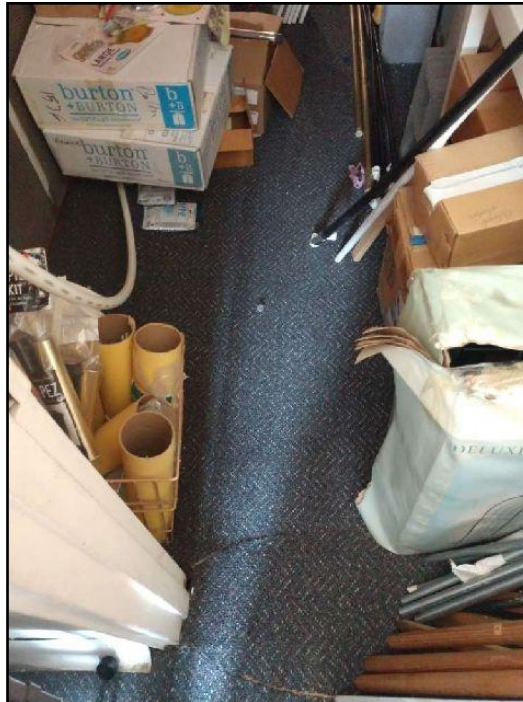
SITE INFO

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FLOORS \ General notes

Condition: • the floor under the carpet and the back area of the front retail sweet is extremely soft underneath the carpeting as if the subfloor is damaged.

Location: Front First Floor



78.

FLOORS \ Resilient flooring

Condition: • [Damage](#)

Implication(s): Material deterioration | Trip or fall hazard

Location: Front First Floor Foyer

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79. Damage

WINDOWS \ Glass (glazing)

Condition: • [Broken](#)

Implication(s): Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

Location: Second and third Floor

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80. Broken



81. Broken

DOORS \ Hardware

Condition: • Damaged

The bolts on the fire stick during the third floor is damaged and needs to be repaired

Location: Rear Third Floor fire escape



82. Damaged

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STAIRS \ Treads

Condition: • [Worn or damaged](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Basement Staircase



83. Worn or damaged



84. Worn or damaged



85. Worn or damaged

STAIRS \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

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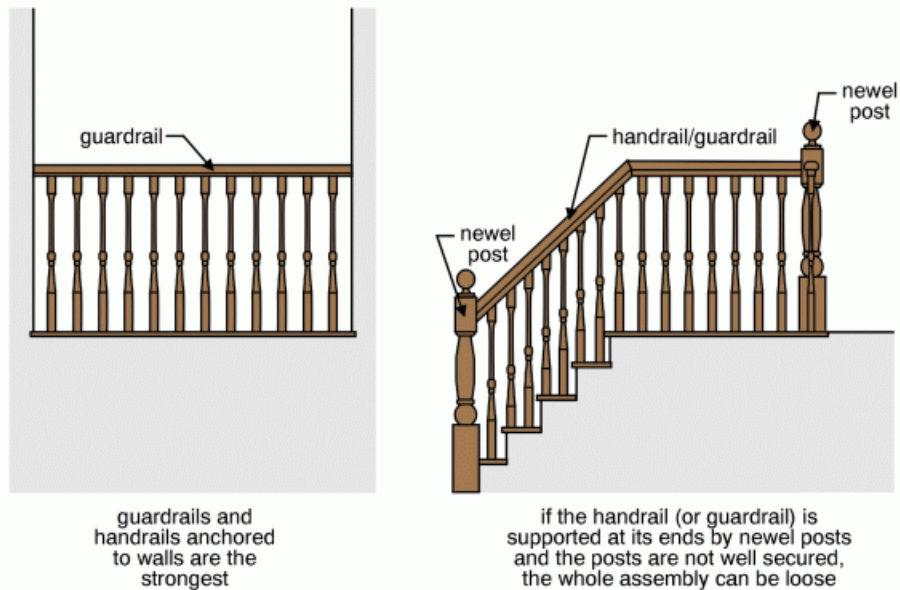
INTERIOR

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Location: Basement Staircase

Handrail support



86. Loose

This concludes the Summary section.

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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.

[Home Improvement - ballpark costs](#)

Recommendations

FLAT ROOFING \ Rubber single ply

1. Condition: • [Ponding](#)

At the bottom of the pitch of the roof there were areas near all of the interior roof drains that had signs of ponding. This roof does not appear to be old and is well-installed with the exception of these areas. I recommend having the roofing company that installed this roof if they can be located modify these areas or the roof drains so water completely sheds.

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

Location: Left Side Right Side Roof

Task: Improve

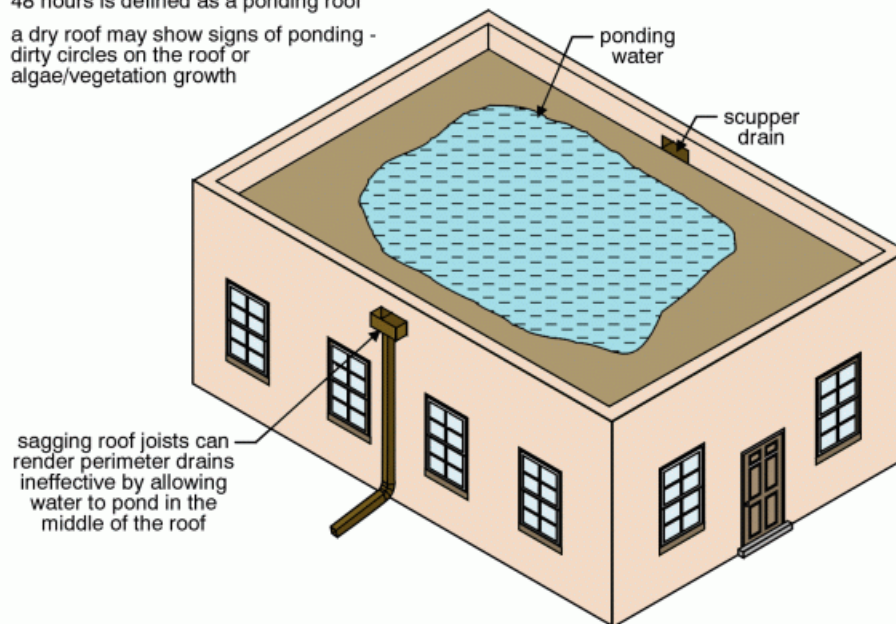
Time: Immediate

Cost: Depends on approach

Ponding on flat roofs

any roof that still has water on it after 48 hours is defined as a ponding roof

a dry roof may show signs of ponding - dirty circles on the roof or algae/vegetation growth



ROOFING

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87. Ponding



88. Ponding

Description

The home is considered to face: • Southeast

Sloped roofing material: • Flat roof

Sloped roof flashing material: • Metal

Flat roofing material:

- [Synthetic rubber](#)



89. Synthetic rubber

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Flat roof flashing material:

- Metal



90. Metal

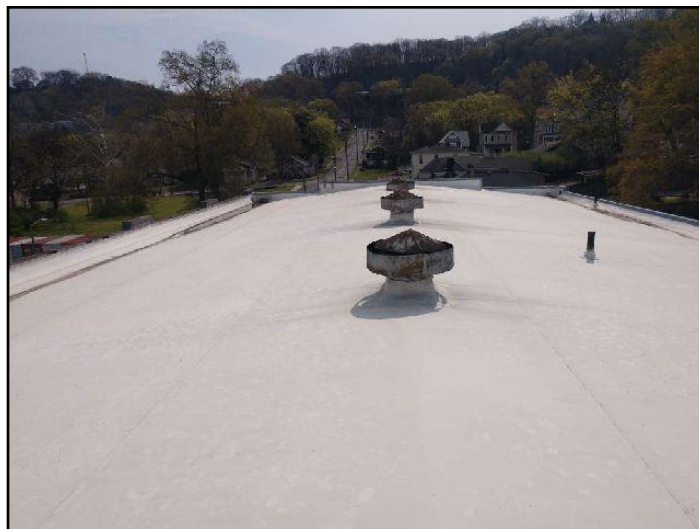
Flat roof flashing material: • Patches

Typical life expectancy: • The roof appears to be newer and installed in a quality workmanship-like manner. All seams are patched as required at joints in the seaming and all penetrations are sealed well. The only ponding noted is along the outside edges of the building at the bottom of the Gable slope. I do recommend that these areas be corrected to allow water to move more freely to prevent these areas from wearing out an accelerated pace.

Roof Shape:

- Gable

Roof has been raised in the center to do away with the flat roof and direct water to the roof drains and wall-penetrating drain passages.



91. Gable

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Limitations

Inspection performed: • By walking on roof

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

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Recommendations

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • [Masonry deterioration](#)

The front right top corner of the masonry needs repair to prevent further damage and possible injury if materials fell.

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

Location: Right Side Exterior



92. Masonry deterioration



93. Masonry deterioration

3. Condition: • [Masonry deterioration](#)

The concrete soffit above the third-floor windows below the front of the building seems to be sagging. The mortar supporting it and the bricks below it seemed to be deteriorating. If this were to fall that could be very damaging or cause injury or death. I highly recommend that a masonry specialist come in and perform maintenance on this part of the structure to prevent damage or injury.

A masonry company that this inspector knows is experienced in repair of older masonry is Gentry Painter Masonry (G&P Masonry) They are located at 2901 S. Orchard Knob Ave., Chattanooga 37407 and their number is 423-624-9953. (This inspector is a certified masonry inspector and has dealt direct with (overseen) this company in the past)

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

Location: Front Exterior

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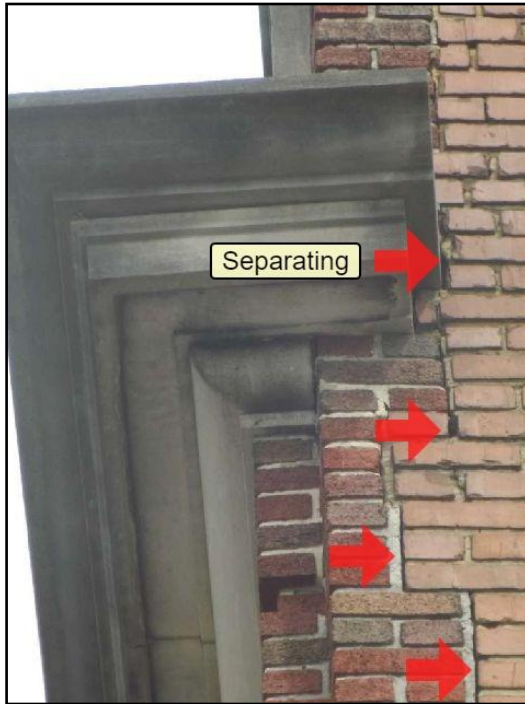
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94. Masonry deterioration



95. Masonry deterioration

4. Condition: • [Spalling](#)

Spalling is a common characteristic for masonry. It is non structural and cosmetic. Sealing the material could cause more damage than it can help so I do not suggest it be sealed

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

Location: Various

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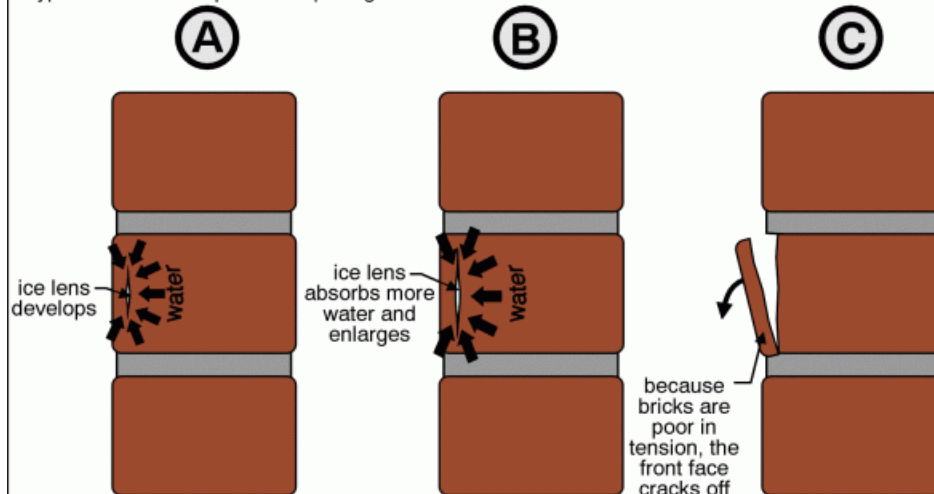
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Freezing water spalls bricks

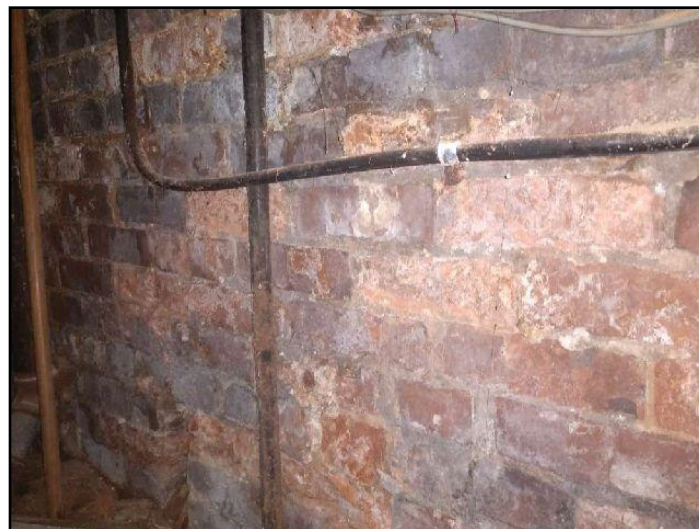
freezing temperatures, saturated brick and a susceptible type of brick are required for spalling to occur



note:

cross section

brick spalling is often a problem with bricks that have a tough glazed finish and a soft permeable core



96. Spalling

5. Condition: • Arched brick lintel sagging over third floor fire-escape door

Location: Rear Third Floor

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97.

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

6. Condition: • Safety glass not installed

From the last ground-floor window in the front retail space on the Main street side of the building to the rear of the building this inspector could not locate markings noting these windows as safety glass.

Implication(s): Physical injury

Location: Left Side



98. Safety glass not installed

EXTERIOR GLASS/WINDOWS \ Exterior trim

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

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

Location: Trim around fixed glass retail shop windows

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99. *Paint or stain needed*

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

The circle top window trim on the upper-floor front windows was in need of maintenance

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

Location: Front Third Floor



100. *Paint or stain needed*



101. *Paint or stain needed*

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

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

Location: Front Lodge entry

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102. Paint or stain needed

DOORS \ Exterior trim

10. Condition: • [Rot](#)

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

Location: Rear Third Floor



103. Rot



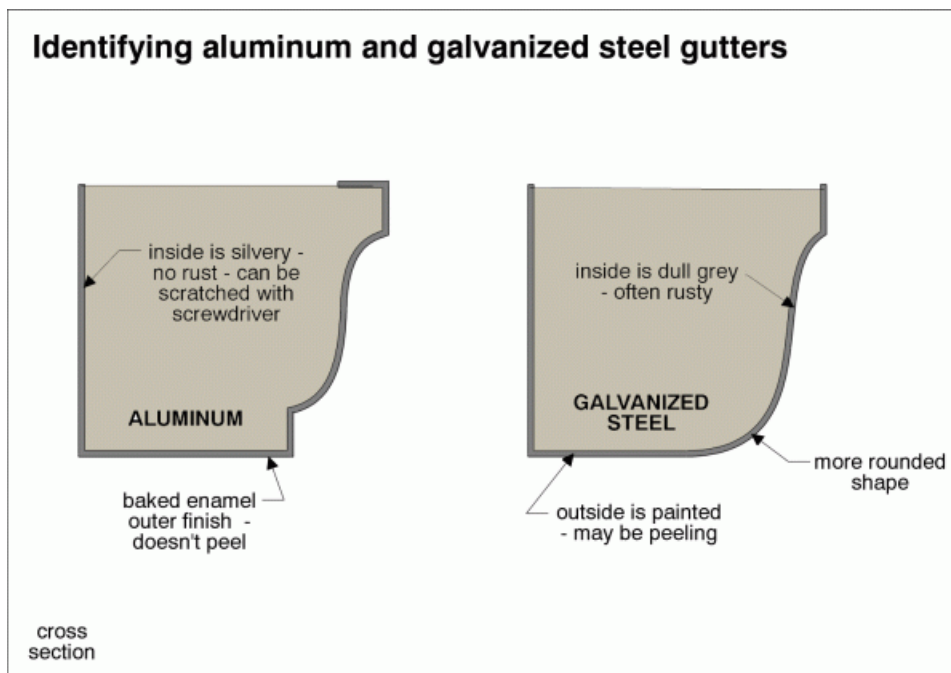
104. Rot

Description

General: • Buried downspout maintenance. If this home has downspouts that discharge into a buried line it is highly recommended to verify that the line is working as intended. Buried downspouts can become clogged or crushed, or the outlet can be blocked. I highly recommend running a waterhose into the drainline to see if it backs up as well as locating the discharge of the line so you can occasionally verify all is in good operating order. Failure to do this could result in water being discharged beside your home's foundation which could cause serious structural damage or water issues under the home.

Gutter & downspout material:

- [Aluminum](#)



- Roof drains

Possibly cast iron. Not visible at roof and only piping found in basement corners that would correspond were cast iron.

Gutter & downspout type:

- [Scuppers](#)

Roof drains exiting out the side of the building for overflow and interior roof roof drains are installed in all four corners of the roof

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105. Scuppers

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#) • [Towards building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • Stone

Wall surfaces and trim: • Brick

Wall surfaces and trim: • Concrete

Driveway: • Asphalt • MAINTENANCE TIP: Asphalt Drive repair/maintenance - If you have an asphalt drive... Asphalt is normally about 1 thick for a residential drive. It makes a wonderful drive material. It must, however, be maintained to prevent water intrusion under the asphalt layer which could cause the driveway to deteriorate. Repair and maintenance materials are now readily available at your super Centers. I recommend using these products to fill holes and cracks, and to coat to prevent little cracks from becoming bigger ones. • Concrete drive crack repair/maintenance - All cracks/breaks in exterior concrete/masonry needs to regularly be monitored and improved when cracks appear. On masonry to masonry areas, clean the c cracked area with 50% water, 50% muratic acid, rinse and dry well, and caulk thoroughly with a masonry caulk. Masonry to any other material will need a silicone caulk after a thorough wash with water and drying. On larger cracks/breaks, fill with vinyl-based concrete repair. Backer rod would be a good addition to any large separations. The amount of caulk would be substantially reduced and the length of time the repair would last would be extended.

Walkway: • Concrete

Deck: • Paint/stain/sealer needed. All exterior wood needs to be sealed in some way to stabilize moisture content in wood to help prevent the swelling/drying effect that splits and rots wood as well as causes fasteners to pull loose. Water should bead on wood, not absorb.

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Limitations

Inspection limited/prevented by: • Storage

Exterior inspected from:

- Ground level, with binoculars
- Raised deck areas

Fire escape

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

Recommendations

RECOMMENDATIONS \ General

11. Condition: • Signs of infestation in wood. (Past or present)

The activity is primarily isolated to the south and east perimeters reaching approximately half way accross the basement area with isolated spot areas observed also.

Location: Front Left Side Basement



106. Signs of infestation in wood. (Past or...



107. Signs of infestation in wood. (Past or...



108. Signs of infestation in wood. (Past or...



109. Signs of infestation in wood. (Past or...

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110. Signs of infestation in wood. (Past or...

12. Condition: • Signs of infestation in wood. (Past or present)

Location: Center front Basement



111. Signs of infestation in wood. (Past or...

13. Condition: • Signs of infestation in wood. (Past or present)

Location: Front Basement



112. Signs of infestation in wood. (Past or...

14. Condition: • Suspected Fungal growth on framing. Organic growth on wood framing is one of the most destructive conditions that can exist in a home built on a crawlspace. Elevated moisture, inadequate air flow, debris, insulation, duct leaks, dryers discharging under the floor, etc. can all quickly and catastrophically effect the structural integrity of the home. If any of these conditions exist, I recommend having a exterminator or indoor air quality expert further evaluate to see extent of conditions. I also recommend an invasive inspection of all framing where the insulation is removed and/or looked under throughout to evaluate the extent of the growth and damage. I DO NOT recommend insulation in a crawlspace that is tight and/or has a high water table or moisture level.

Location: Center Basement



113. Suspected Fungal growth on framing. Organic...



114. Suspected Fungal growth on framing. Organic...

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115. Suspected Fungal growth on framing. Organic...



116. Suspected Fungal growth on framing. Organic...



117. Suspected Fungal growth on framing. Organic...



118. Suspected Fungal growth on framing. Organic...

FLOORS \ Columns or piers

15. Condition: • [Missing](#)

Implication(s): Chance of structural movement

Location: Basement

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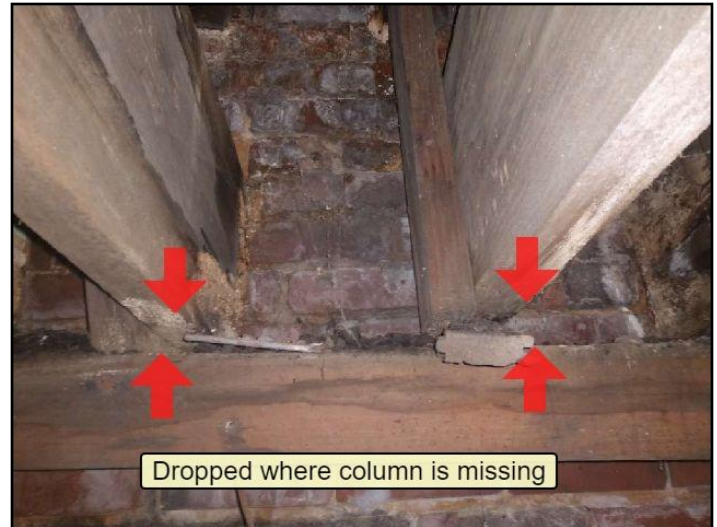
INTERIOR

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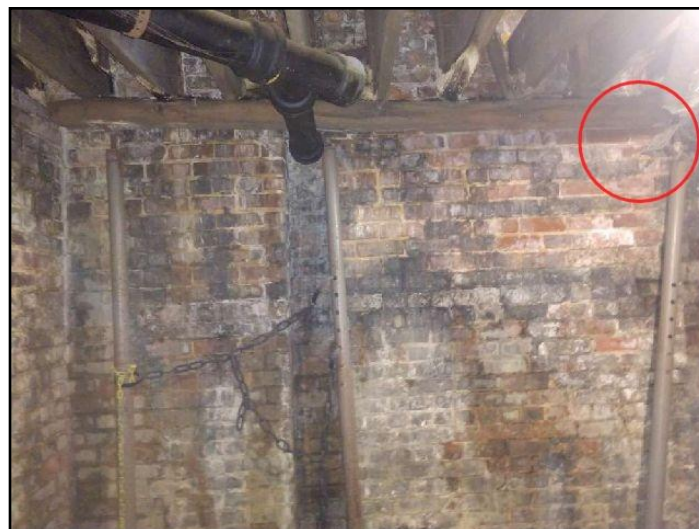
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119. Missing



120. Missing



121. Missing

16. Condition: • There is a metal column supporting the landing of the basement staircase that does not appear to be secured at the bottom. The bottom is also resting significantly and this appears to be carrying a substantial load

Location: Basement

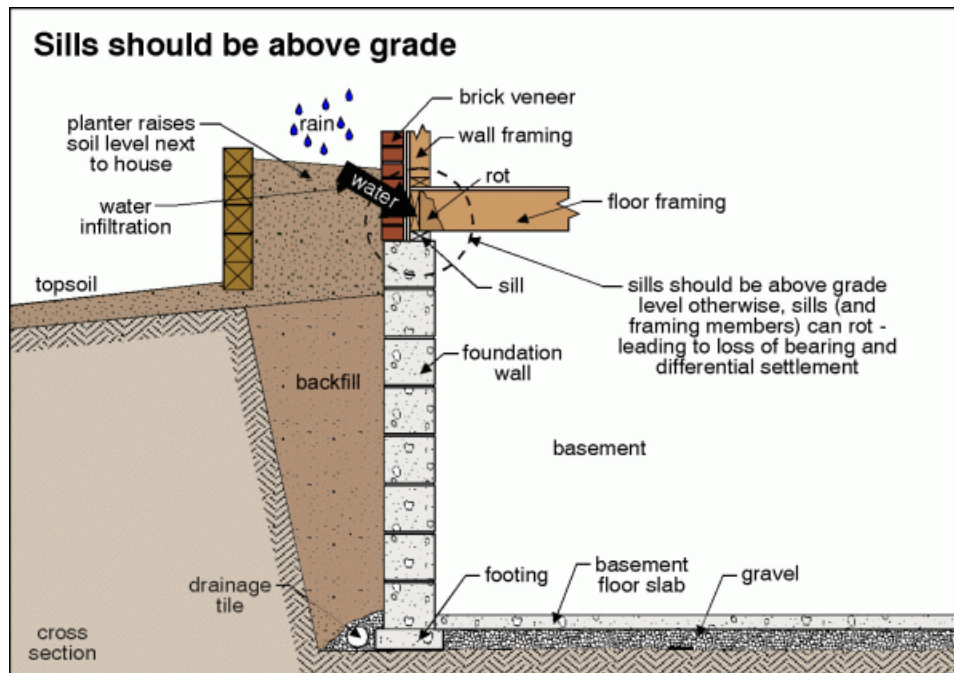


122.

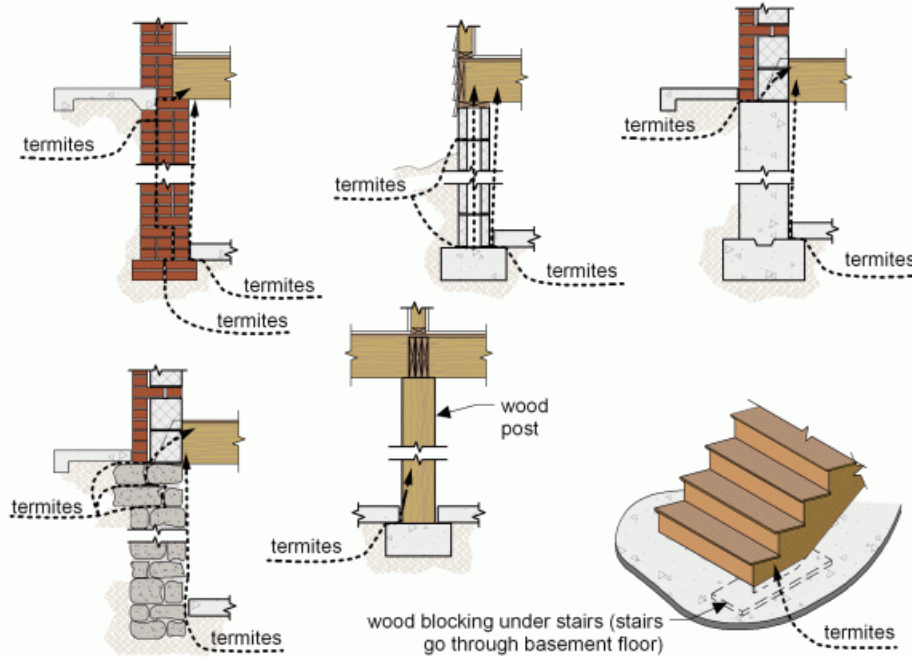
FLOORS \ Sills

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

Implication(s): Weakened structure



Inspecting for subterranean termites - interior



123. Rot or insect damage



124. Rot or insect damage



125. Rot or insect damage

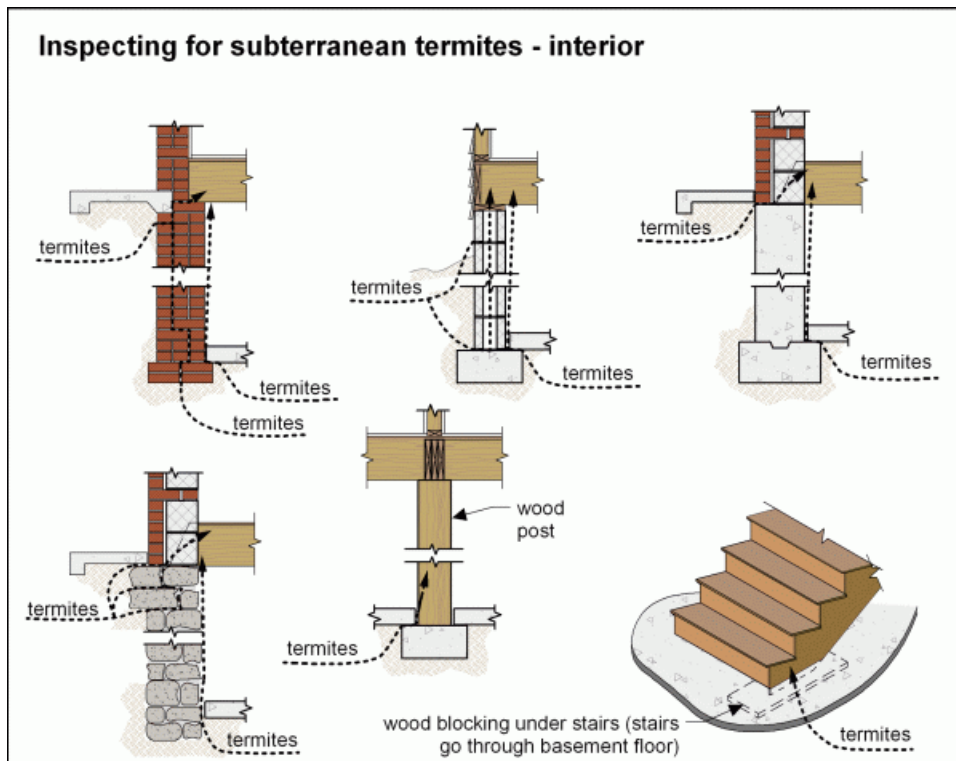
FLOORS \ Joists

18. Condition: • [Rot, insect or fire damage](#)

is this inspector opinion that the entire area over the old boiler in the basement over to the staircase and in front of the staircase on the other side of the wall is sacrificed and needs major structural replacement. This area has a severe infestation of wood-boring insects and rot along the main beam and sill plate around the exterior wall of the structure.

Implication(s): Weakened structure

Location: Basement



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126. Rot, insect or fire damage



127. Rot, insect or fire damage



128. Rot, insect or fire damage

19. Condition: • [Rot, insect or fire damage](#)

Implication(s): Weakened structure

Location: Basement

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129. Rot, insect or fire damage

20. Condition: • [Rot, insect or fire damage](#)

Implication(s): Weakened structure



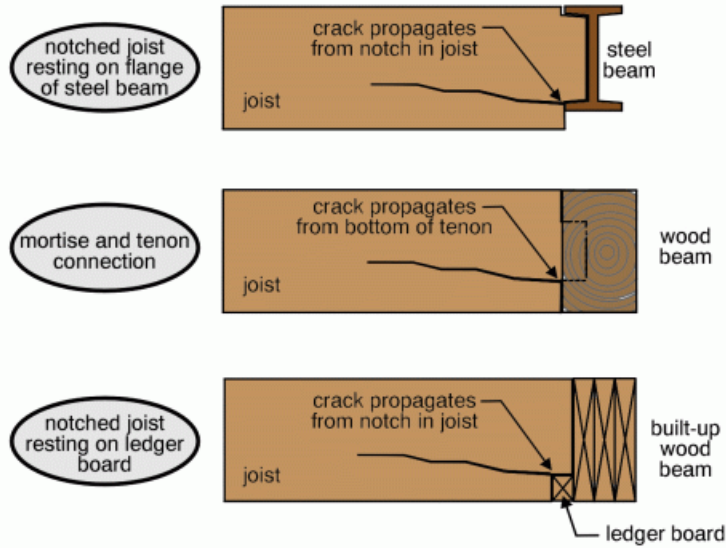
130. Rot, insect or fire damage

21. Condition: • [Split or damaged](#)

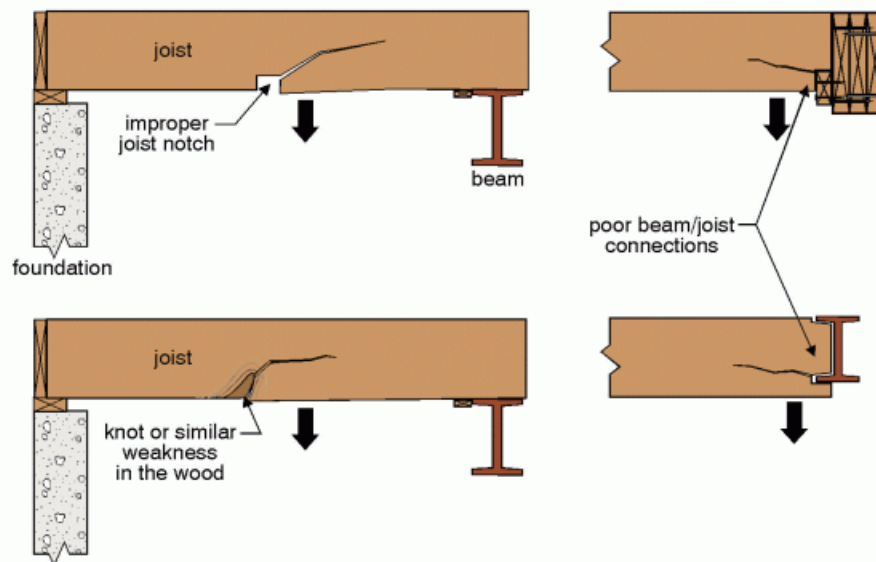
Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Examples of weak joist/beam connections



Common causes of cracked joists



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131. Split or damaged



132. Split or damaged



133. Split or damaged

FLOORS \ Sheathing/Subflooring

22. Condition: • Rot

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

Location: Rear Right Side Basement



134. Rot

WALLS \ Solid masonry walls

23. Condition: • Masonry walls are weeping

Location: South Basement wall



135. Masonry walls are weeping

Description

General: • OLDER PROPERTY STATEMENT- In older properties it is more probable, strictly due to age and owner's tendencies in these earlier days to perform repair themselves, to have repairs or changes that are of less quality or not completed per industry standards. A non-professional would not be as likely to perform tasks to code if a code even existed at the time. Water damage and/or rot, lack of insulation, missing flashing, mis-installed plumbing and/or electrical and other such conditions that might be hidden are more likely. This inspector tried to visually inspect all areas viewable. Obstacles and access limitations could have left such items unfound. These are chances one takes when purchasing an older home. This inspector is not liable for such discoveries. Nothing is moved/removed during an inspection including but not limited to insulation.

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

Foundation material: • [Brick](#)

Floor construction: • [Joists](#) • [Concrete](#) • Steel columns • Steel beams • Wood beams • Subfloor - plank • Subfloor - plywood

Exterior wall construction: • [Wood frame](#) • [Wood frame / Brick veneer](#) • [Masonry](#)

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

Limitations

Attic/roof space: • When attics are insulated or HVAC equipment or ducting is installed in the space visual inspections are significantly limited due to the majority of the framing being hidden by the installed materials. At least 40% of the framing is not viewable when the attic is insulated per standard code. Insulation also restricts visual inspection of hidden electrical, duct connections, venting ducts, etc.

Crawlspace: • Basement

Percent of foundation not visible: • 70 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

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

Recommendations

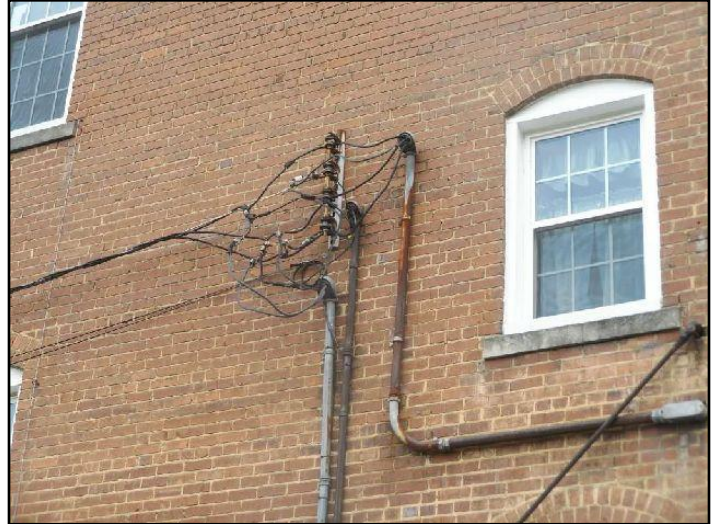
SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

24. Condition: • [Insulation missing or damaged](#)

Implication(s): Fire hazard



136. *Insulation missing or damaged*



137. *Insulation missing or damaged*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

25. Condition: • [Abandoned wires in panel](#)

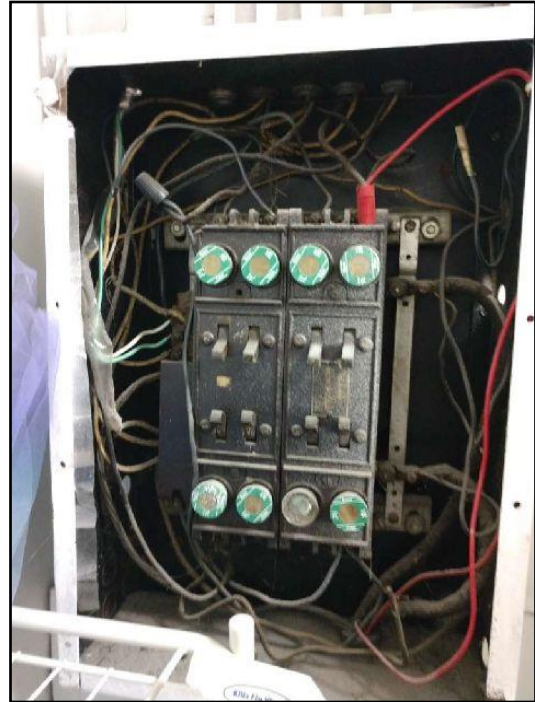
There is a fuse and breaker box in the back of the century retail space that is missing the cover and has abandoned wires that are electrified that are accessible. I highly recommend this be further evaluated by a licensed electrician

Implication(s): Electric shock

Location: Center First Floor



138. Abandoned wires in panel



139. Abandoned wires in panel

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

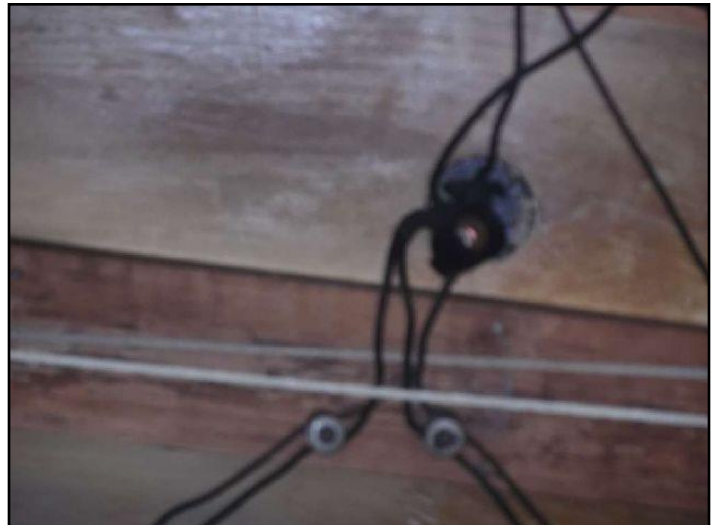
26. Condition: • [Outdated](#)

Implication(s): Nuisance | Potential problem when obtaining home insurance

Location: Basement and stage area and closets of third floor



140. Outdated



141. Outdated

DISTRIBUTION SYSTEM \ Wiring - installation

27. Condition: • Active knob and tube located in basement



142.

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: First Floor Staircase

Task: Provide



143. Cover loose or missing

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

Implication(s): Electric shock | Fire hazard

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Location: Second Floor**144.** *Cover loose or missing***30. Condition:** • [Cover loose or missing](#)**Implication(s):** Electric shock | Fire hazard

Description

General: • OLDER ELECTRICAL PANELS: Breakered Distribution Panels that are older than 20 years might be subject to breaker fatigue and older than 40 it is recommended to be replaced/updated. The spring-load that trips the breaker when it is overloaded weakens and possibly will not stay set and continually kick or refuses to kick when overloaded which could cause a fire hazard. A licensed electrician could further evaluate the condition of the safety mechanisms built into the panel. Many homeowner's choose to update electrical panels/outlets/switches that are older as a precautionary measure to prevent electrical issues/damage.

General: • There are multiple electrical sub panel's, meter bases and cutoffs in the closet at the top of the stairs on the second landing. They appear to have been done by a professional and appear to be in satisfactory condition.

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145.

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

Service size: • Appears to be multiple 200-amp services

Main disconnect/service box type and location:

• [Breakers - first floor](#)

Located in closet at the back of the foyer



146. Breakers - first floor

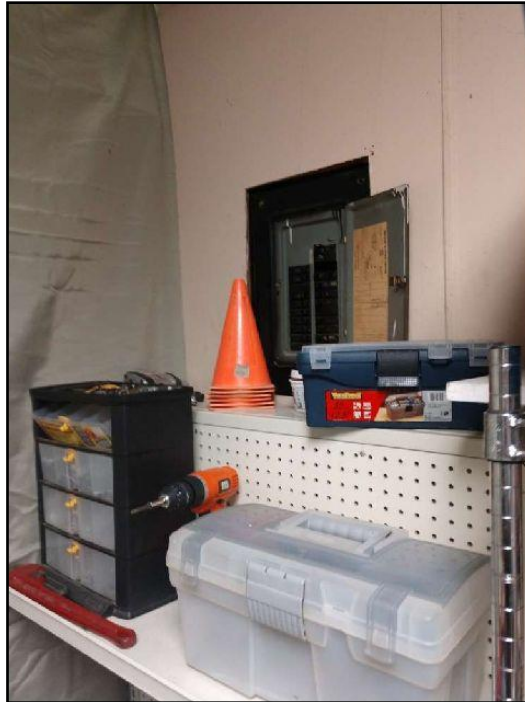
System grounding material and type: • Copper

Distribution panel type and location: • Multiple in various locations

Distribution panel rating:

- [100 Amps](#)

There is a 100 amp square d breaker box appears to be older located in the rear suite. There are 13 circuits installed and one opening in the panel that needs to be sealed. Give me the location of the panel the cover cannot be removed



147. 100 Amps

- [100 Amps](#)

Front retail suite has got a square d 100 breaker panel with no cover. There are 18 circuits installed

- [125 Amps](#)

Second retail suite has a 125 amp breaker panel with 11 circuits. All wiring appears to be done in a satisfactory manner



148. 125 Amps

Auxiliary panel (subpanel) rating: • 30 amp fuse third floor



149.

Auxiliary panel (subpanel) rating: • 50 amp located in ceremonial Hall. There is a fused panel to the left of this panel that has been abandoned. I had no active electrical

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150.



151.

Number of circuits installed: • Multiple panels. The number of circuits is listed with each panel

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

Distribution wire (conductor) material and type: • Knob and tube

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • None noted • Smoke and Carbon Monoxide (CO) Detectors Smoke and carbon monoxide 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.

Fire Extinguishers: • Present

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Limitations

General:

- Panel is in a confined area.

Various

Inspection limited/prevented by: • Per TN Standards of Practice, any electrical circuits found by the inspector turned off and/or tripped will not be turned on by the inspector. This could be a liability issue.

System ground: • Quality of ground not determined

Circuit labels: • The circuits are not labeled at the panel

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

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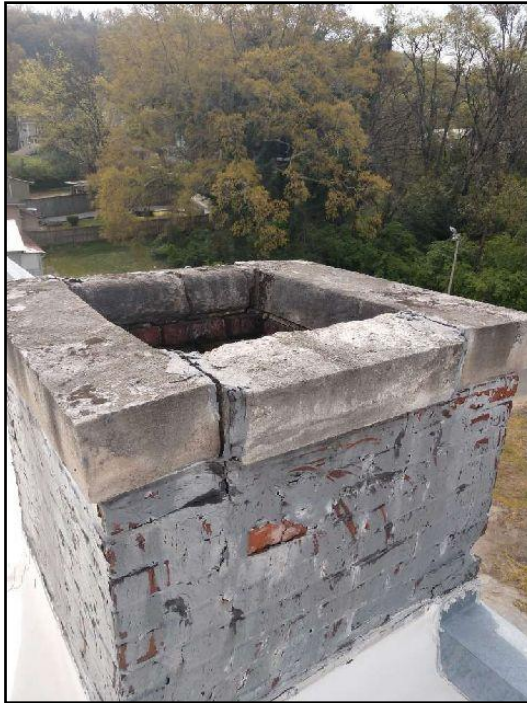
SITE INFO

REFERENCE

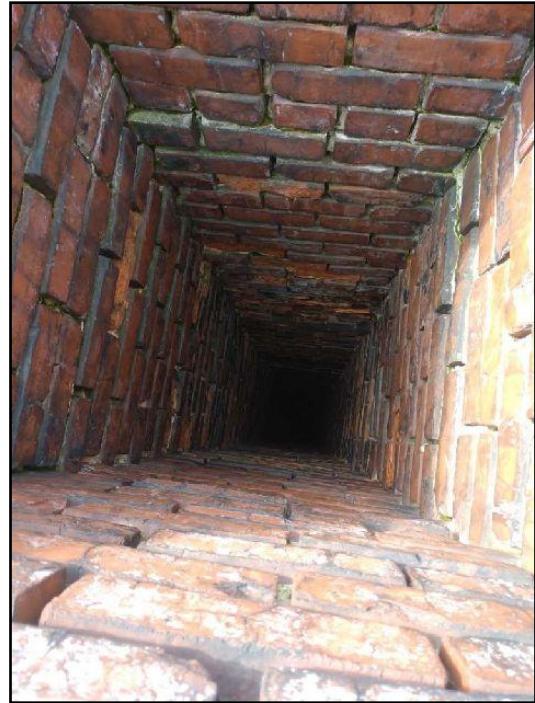
Recommendations

CHIMNEY AND VENT \ Masonry chimney cap (crown)

31. Condition: • There is an old chimney still present that appears to go all the way to the basement that has nothing covering the top. Some of the masonry around the top is loose and failing. I recommend just to prevent damage to the roof that this be secured and covered. This could help with some of the water issues in the basement



152.



153.

Description

General: • A industry accepted rule-of-thumb is an environmental control system rated in "tons" can be expected to condition ~600 sq.ft. per ton. This can vary according to the insulation, building techniques, window quality and quantity, etc. If the data plate was legible refer to the equipment description area for the size of the equipment installed.

System type: • Split-system heat pump • [Furnace](#) • Split system

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Goodman

Two thousand two hundred thousand BTU gas furnace direct vent forced air appears to be in serviceable condition located in the back corner of the main dining area. This unit services the main floor and the second floor. This unit partners with the second compressor from the rear of the building that had the upgraded compressor and gas installed recently

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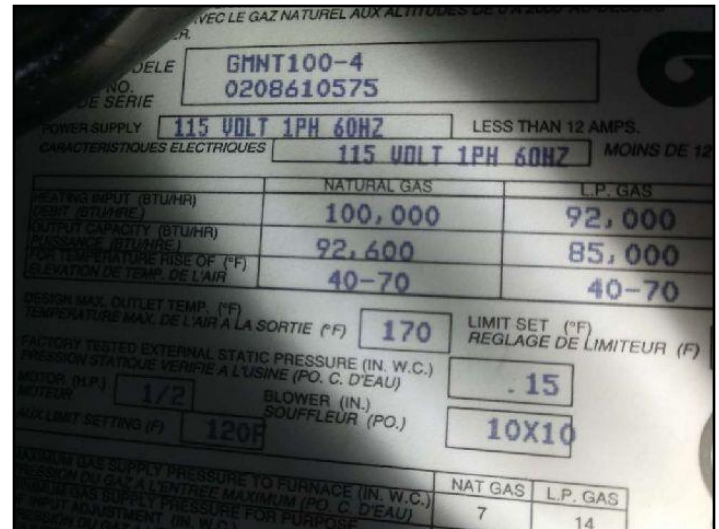
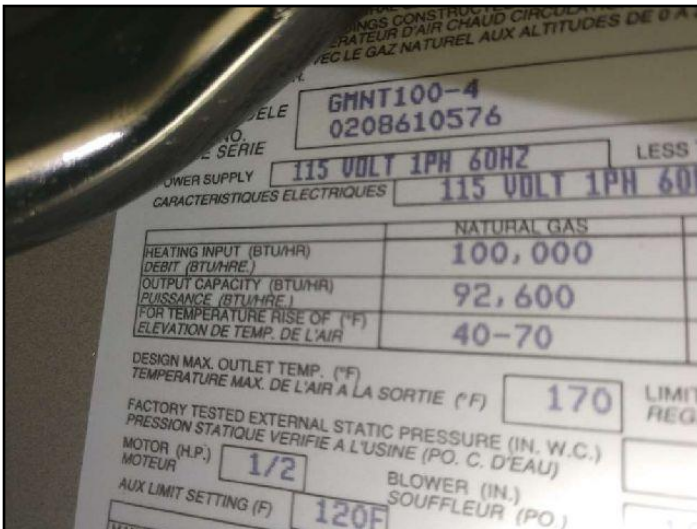
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154. Goodman

155. Goodman

Heat distribution: • Ducts and registers

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

Approximate age: • [8 years](#) • See heat pump section

Main fuel shut off at: • At units

Exhaust pipe (vent connector): • PVC plastic

Condensate system: • Discharges to exterior • No overflow warning device noted • No automatic shut-off device noted

Limitations

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

Recommendations

RECOMMENDATIONS \ General

32. Condition: • There is what appears to be an old boiler in the basement that has got suspected asbestos coating on the boiler and the piping. The asbestos is not in a solid state. there is also significant water intrusion causing rust in the unit which will cause it to deteriorate and rust out from under the asbestos which could cause a larger risk. I recommend that the proper authority be brought in to evaluate the options for dealing with this equipment. The framing above this boiler is in extremely poor condition for to rot and infestation and will need to be accessed. Don't do without dealing with the asbestos on the boiler could be harmful.

Location: Basement

Task: Further evaluation



156.



157.

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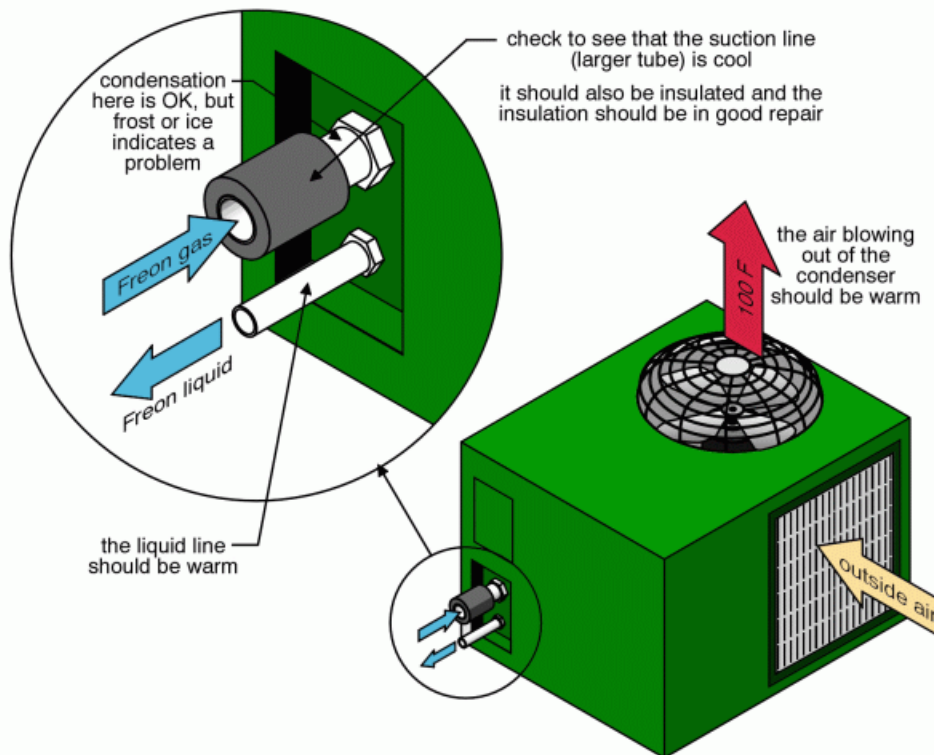
158.

AIR CONDITIONING \ Refrigerant lines

33. Condition: • [Insulation - missing](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Inspecting the condenser unit



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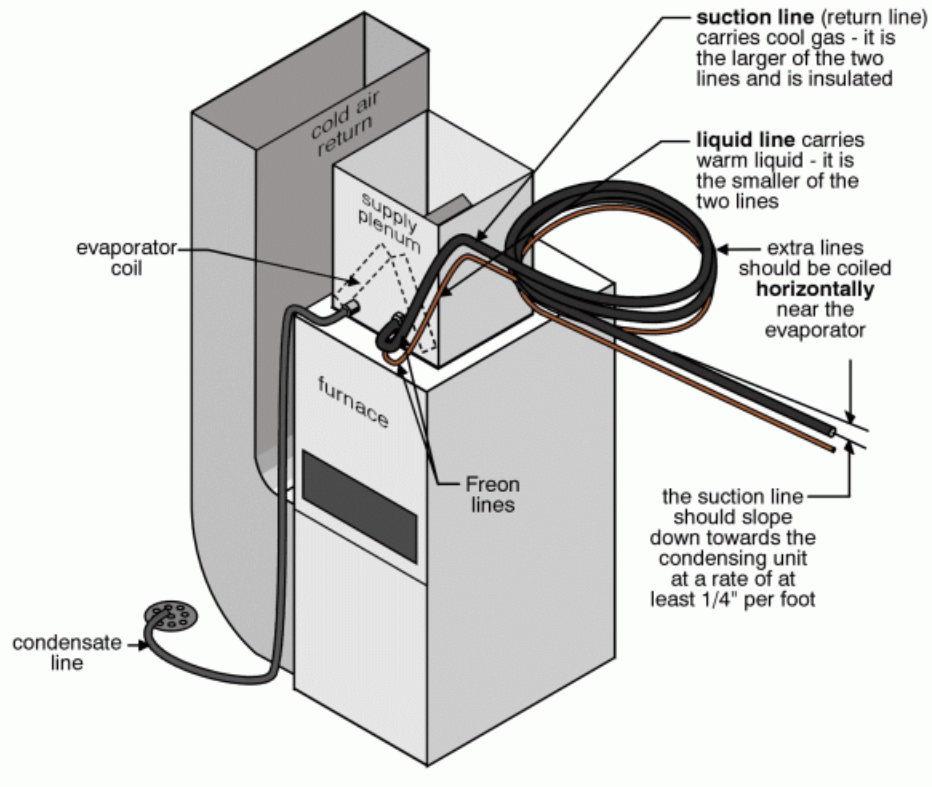
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Refrigerant lines



159. Insulation - missing

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AIR CONDITIONING \ Ducts, registers and grilles

34. Condition: • Missing return filter

Location: First Floor



160. *Missing return filter*

COMMENTS \ Additional

35. Condition: • [My comment for R22:](#)

If the refrigerant used in this air conditioner is R-22, it is being phased out and will no longer be produced after 2020. New air conditioners are required to use a more environmentally friendly R-410A refrigerant, which is not compatible with an R-22 unit. This change has led to an increase in the cost of R-22 refrigerant. Servicing the unit will likely be expensive, and possibly cost prohibitive. For more information on this topic, click here:

Description

Air conditioning type:

• Window unit

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161. *Window unit*

- Wall unit

Amana 1.0 ton TPAC installed in the front room of the third floor. Was in serviceable condition at the time of the inspection



162. *Wall unit*

Manufacturer:

- Carrier

unit manufactured in 2011 is a 3 ton unit and has r410a refrigerant. the air handler is a 3 ton unit manufactured in 2008. This unit Services the center retail space that is now used as a consignment shop.

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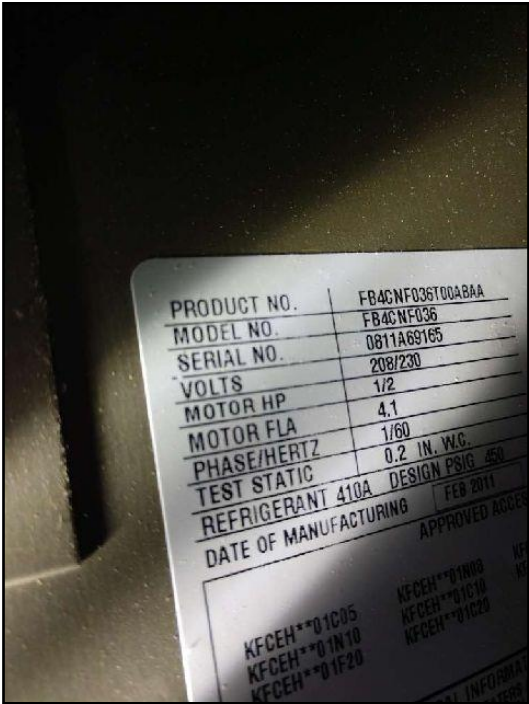
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



163. Carrier



164. Carrier



165. Carrier

• Goodman

This unit Services the second and third floor of the Masonic parked it is a 8.0 ton unit manufactured in 2011. The seller's representative inform the inspector that the compressor has recently been upgraded to a r410a compressor. See the seller for paperwork to support this. The inspector is unsure of whee this unit is assigned.

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167. Goodman

- Goodman

Goodman unit appears to be a 10 ton unit manufactured in 2011 that is running on r22 refrigerant



169. Goodman

- Rheem

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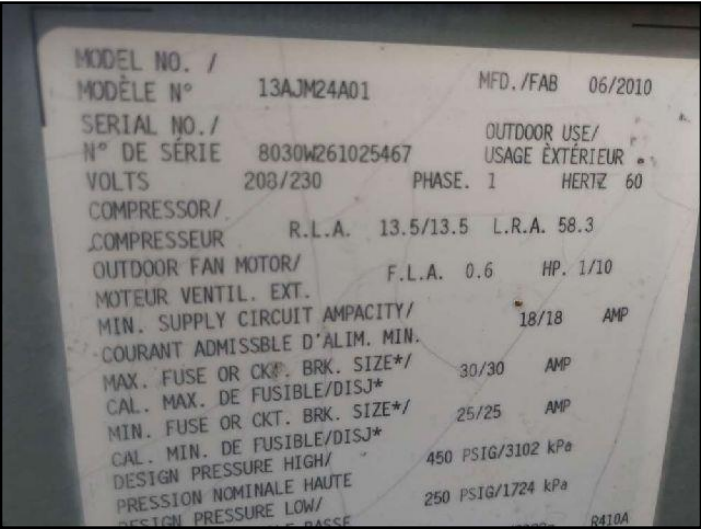
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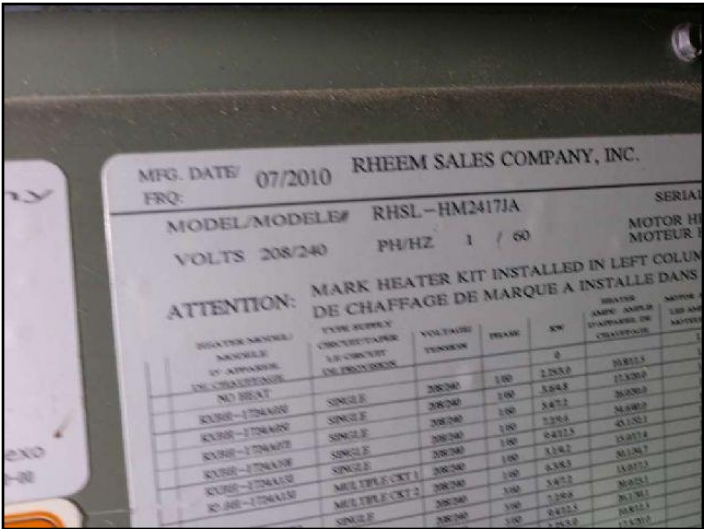
2 ton air compressor manufactured 2010. Appears to be well maintained and in serviceable condition for its age. Refrigerant is r410a. This unit appears to service the rear retail suite. The unit appears to be operating as expected



170. Rheem



171. Rheem



172. Rheem

• York
The front retail space has got a York air handler of undetermined age and size installed. It seemed to be running adequately at the time of the inspection

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173. York

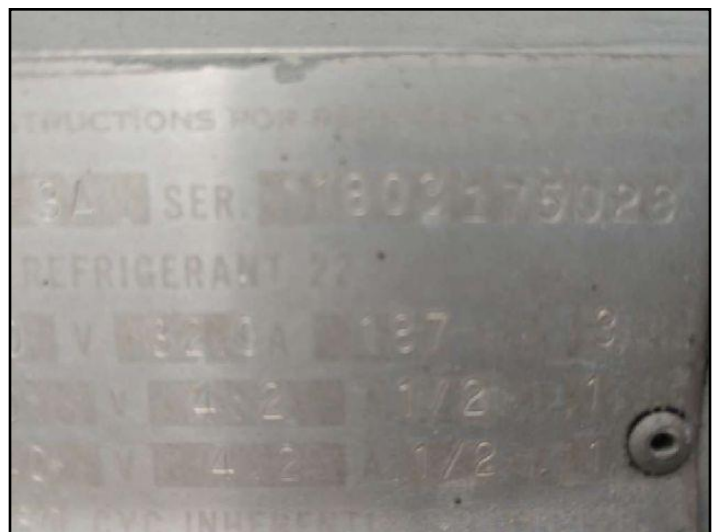
- It is always a good idea, when purchasing a home, to have any mechanical systems cleaned/serviced as soon as possible to optimize the efficiency of the equipment and establish a maintenance schedule to insure the best performance from your equipment.

Manufacturer: • Comfort-Aire manufactured in 2003 is an electric package unit heating and air. The unit has r22 refrigerant. See the disclosure on r22 refrigerant included in the report under cooling

Model number: R085-3A Serial number: 1803175028



174.



175.

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176.

Cooling capacity: • See individual unit data

Compressor type: • Electric

Compressor approximate age: • See individual unit data

Refrigerant type: • R-410A • R-22

Condensate system: • No automatic shut-off device noted

Limitations

General:

• Per TN Home Inspector's Standard's of Practice, cooling cannot be checked if the ambient temperature is lower than 65 degrees without chancing damage to the unit. If the ambient temperature was under 65 during your inspection it was not tested in cooling mode and I recommend having it further evaluated by an HVAC technician during your due-diligence period.

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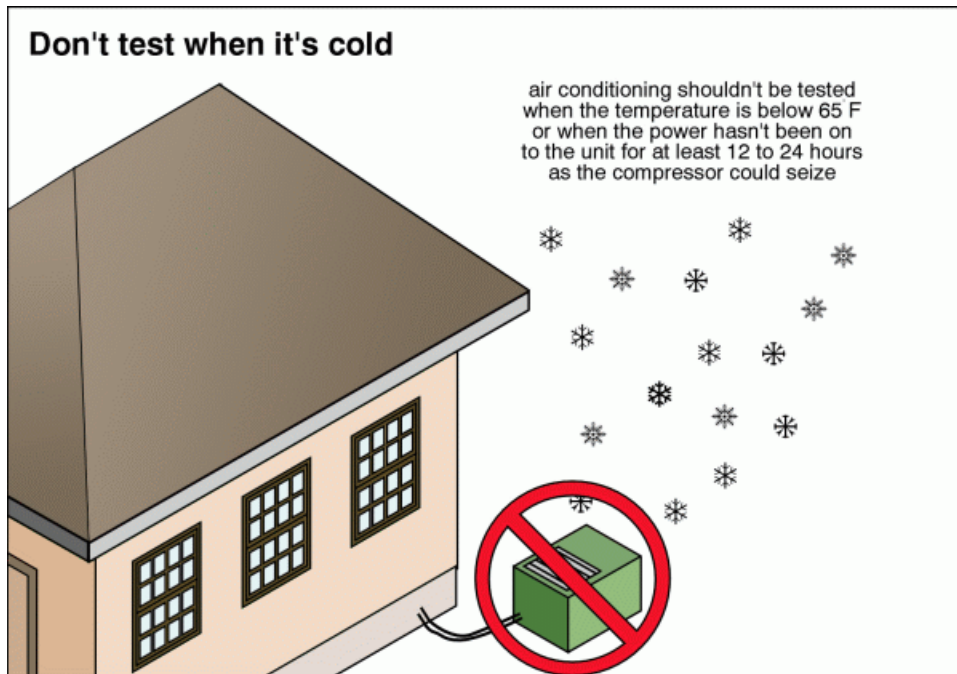
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Inspection limited/prevented by: • Low outdoor temperature

Heat pump only tested in: • Heating mode

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil • Package unit(s) Not applicable

System data plate:

• Not found

York in front retail space

Window unit: • Window A/C excluded from inspection

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Heat gain or heat loss calculations

INSULATION AND VENTILATION

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Recommendations

RECOMMENDATIONS \ General

36. Condition: • None is viewable

RECOMMENDATIONS \ Overview

37. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Attic/roof insulation material: • No Attic

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation material: • None found

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

Limitations

Inspection limited/prevented by lack of access to: • Wall space • Floor space

Attic inspection performed: • No attic

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • It is uncustomary to have vapor barriers in attics in our climate and is not required by code.

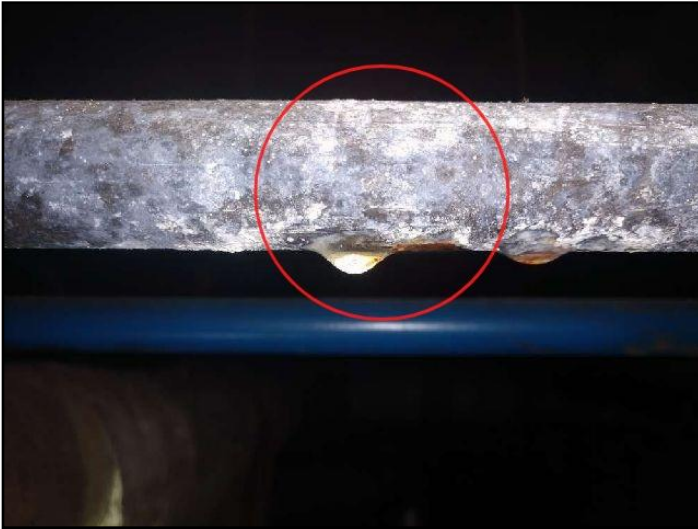
Recommendations

SUPPLY PLUMBING \ Water service pipe

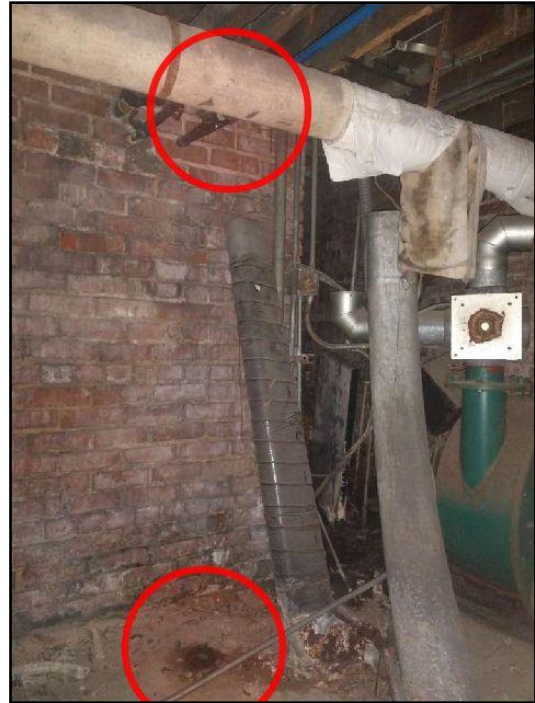
38. Condition: • [Leak](#)

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

Location: Basement



177. Leak



178. Leak

FIXTURES AND FAUCETS \ Faucet

39. Condition: • [Drip, leak](#)

the water was turned off to the laboratory at the time of the inspection. When the inspector started turn it on she made Italy figure it out it was because of a severe leak in the supplies and there also appears to be a leak in the drain system.

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

Location: Second Floor ladies Bathroom

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179. Drip, leak

40. Condition: • Flow lower than balance of home

The hot water flow is less than expected. the hot water valve was turned off at the time of the inspection. The inspector turned it on to test and turned it back off

Location: Second Floor men's restroom Mount lavatory sink



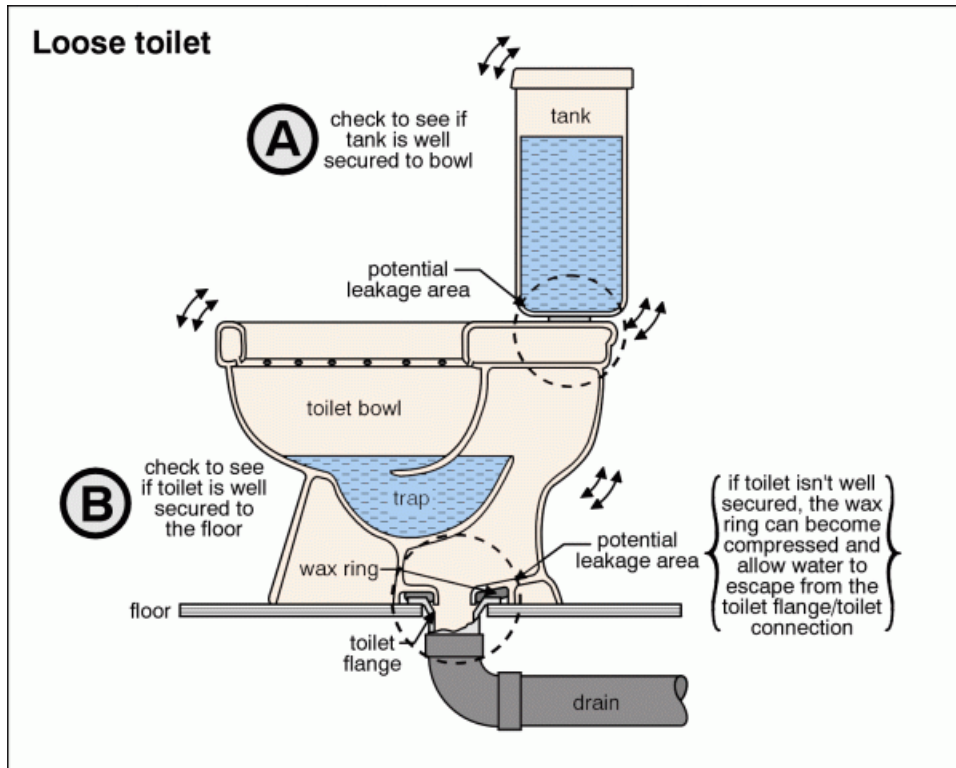
180. Flow lower than balance of home

FIXTURES AND FAUCETS \ Toilet

41. Condition: • [Loose](#)

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

Location: First Floor middle space



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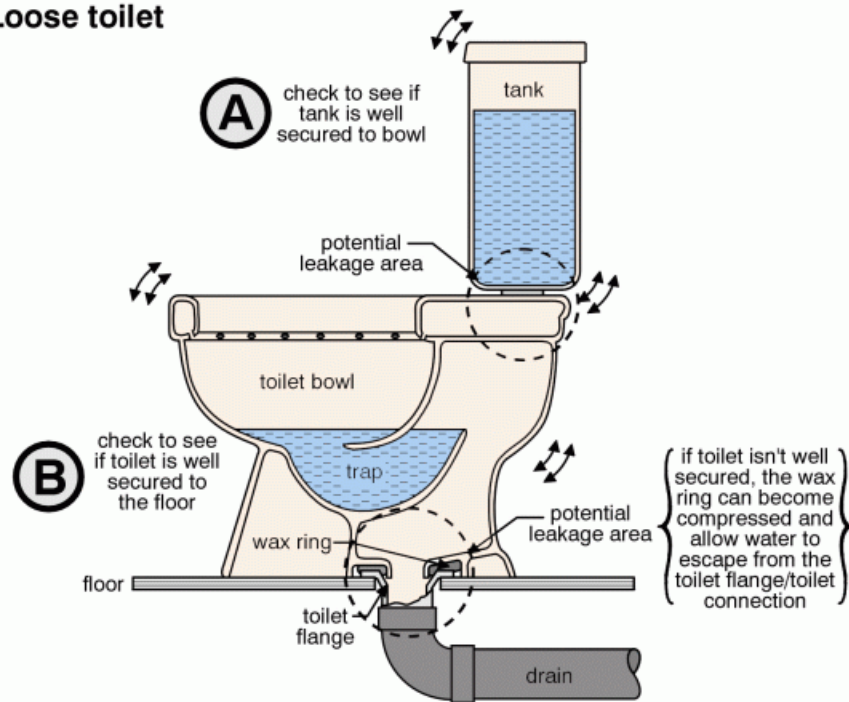


181. Loose

42. Condition: • Toilet loose at floor - Note: This inspector gently pushes on the toilet both left and right and lifts the front of the toilet using her knee. The toilet should not move at all when this is done. If the toilet is loose, it is a good idea to always have the toilet removed so the area below, including the plumbing and subfloor, can be checked for leaks/damage. A new wax ring needs to be installed whenever a toilet is unbolted/moved.

Location: Men's restroom

Loose toilet



182. Toilet loose at floor - Note: This inspecto...

Description

General: • What you should know about CSST gas lines in your home CSST (Corrugated Stainless Steel Tubing) is a flexible piping material used to distribute gas fuel service (natural gas or propane gas) to fuel burning appliances and/or components within a building. CSST was developed in Japan in the 1980s in order to prevent fires often caused by the traditional black iron pipe due to earthquakes compromising fittings used to make turns to the appliance/component serviced. The use of CSST for gas distribution has gained popularity in building construction due to the reduced labor and installation costs as compared to the traditional black iron pipe. The traditional black iron pipe installation required many cuts and fitting applications in order to route the pipe to the final destination of the fueled system or component. CSST can be installed with minimal effort as it flexes, giving it the ability to curve around obstacles without having to be cut and then joined with fittings to make sharp turns. Sales of CSST in the United States began in 1990. As contractors found savings in labor costs with using this product, use became widespread rapidly. Since 1990, more than six million homes in the United States have had CSST installed. After CSST became popular in the United States, it was found that homes struck by lightning created a very hazardous situation as the nature of the construction of CSST in order to make it pliable for installation and improper bonding/grounding techniques have caused it to fail when introduced to the high electrical current of a direct strike. This compromise has often ended in a structural fire event. • Cast Iron/Clay drain line/venting: In older homes, even if not visible, it is highly possible that some portion of the waste drain system could be composed of Cast Iron or Clay piping. In the case of these materials, they can become fractured/crushed/water logged or other ways damaged in areas where visual inspections cannot detect issues. Even in visible piping, the presence of hairline cracks and interior damage is almost impossible to detect. If this home is suspected or known to have one of these materials in the waste drain/vent system it might be prudent to have a plumber do a camera video of the interior of these pipes prior to the due diligence period ending. The inspector will not be responsible if any waste piping composed of these materials are damaged/deteriorated. Please see Comments in Plumbing Description "Plumbing in Unoccupied homes" for more detail and recommendations.

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

Service piping into building: • [Galvanized steel](#)

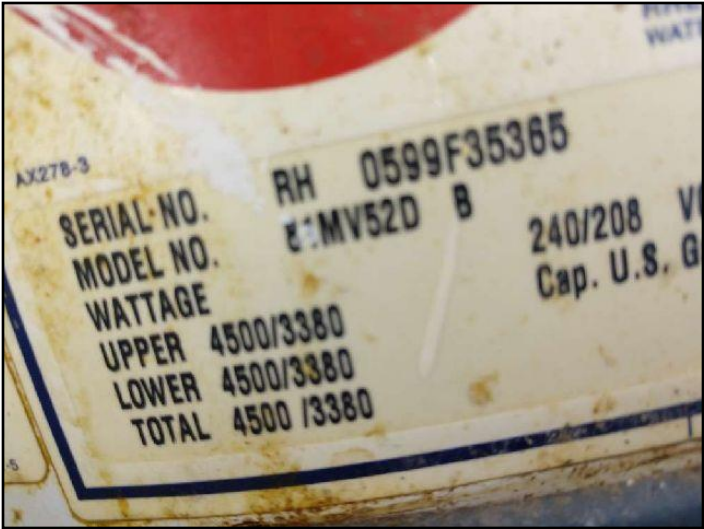
Supply piping in building: • [Galvanized steel](#) • In the event Delta brand Single-handle faucets are in your home.... Delta single-handle faucets are a common faucet and good faucet for the cost. They do, however, have a tendency to leak due to the way they are made. Repairing a delta one-handle is easy if you have any mechanical abilities. Repair kits are available inexpensively at hardware stores. Buy a couple and put them where you can find them. Turn off the water supply to the faucet. Open valve to drain pressure. The handle is held on with a set screw, Remove it. Lift the handle off. Remove the ring holding the ball you are now looking at inside the handle. This ball has little holes in it where springs with washers set. Replace everything! Might not all be bad, but if it is all new, youre bound to catch the leak! You have a new ball, springs and washers in your kit. Place the new ball with guts installed back in the base. It will only go in one way. The slot in the ball has to enclose the guide inside the faucet base. Place the screw ring back around the ball and tighten. Before you reattach the handle, set it in place and work the faucet. Is the ring too tight or too loose? Does the action of the faucet feel right? Open the water cut-offs. Did it leak? Tighten/loosen ring if needed, then reattach the handle with the set screw. If this is confusing, call a plumber. If it still leaks, call a plumber and watch them. If it works well, congratulations! • Grout will not stick to a polished service such as the face of a tile. When a tile enclosure is built, where the tile intersect at an angle, the grout used in this area will eventually separate from the polished face of the tile where they butt together. I recommend that in joints where tiles connect to tiles be caulked to prevent this separation thus preventing possible water intrusion or leaking issues . The grout does not have to be removed prior to caulking as long as it is not too thick or wide, preventing the caulk overlay from sealing to both surfaces. Caulk can be placed over the top of the grout contacting the polish service of the tile in question. Whether separated now or this condition exists without yet being split, it is a good idea to improve.

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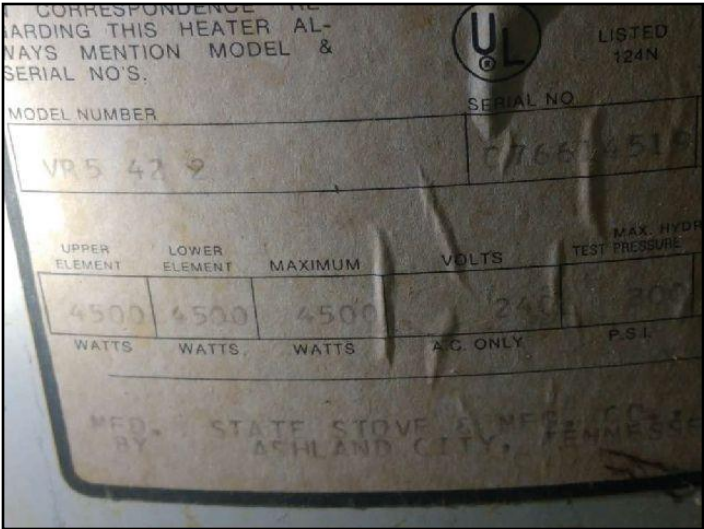
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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- Main water shut off valve at the: • Not found.
- Water flow and pressure: • [Functional](#)
- Water heater type: • [Conventional](#)
- Water heater location: • First floor men's restroom and rear retail space
- Water heater fuel/energy source: • [Electric](#)
- Water heater manufacturer:
- Rheem



183. Rheem

- State



184. State

- Water heater tank capacity: • [40 gallons](#) • 50 gallons

Water heater approximate age:

- 13 years
- 50 gallon Rheem water heater manufactured in 2005 was located in the rear retail space of the first floor
- 43 years

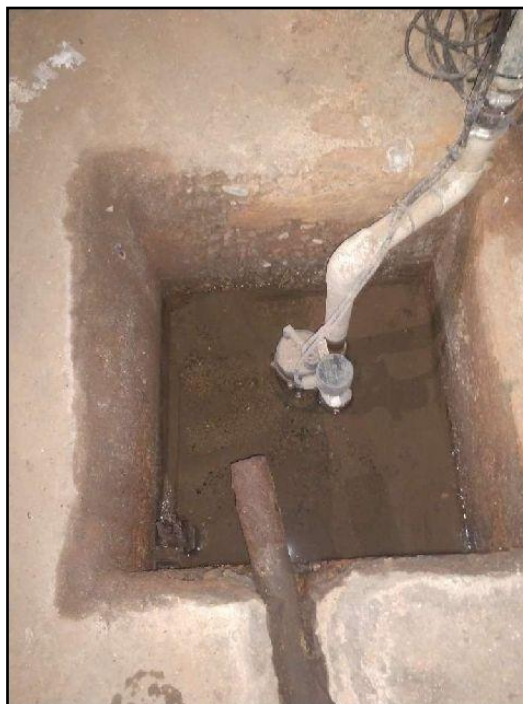
Water heater typical life expectancy: • Water heaters useful life can be greatly affected by conditions.

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Cast iron](#)

Pumps:

- [Sump pump](#)
- Sump pump performed satisfactorily at time of inspection



185. Sump pump

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the: • Gas meter

Limitations

Inspection limited/prevented by: • Water supplies fixtures/appliances nor the main cut-off will not be turned on by the inspector per TN Standards of Practice. The Inspector made all parties given her as involved in this transaction written notice of this in the Inspection notification.

Items excluded from a building inspection: • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

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• The performance of floor drains or clothes washing machine drains • Water features • Landscape irrigation system

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Recommendations

CEILINGS \ General notes

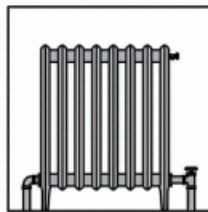
43. Condition: • [Water damage](#)

damaged tile on the suspended ceiling in the office is underneath a bathroom that the sellers representative stated had a prior leak. The water to the restroom was turned off and never repaired to the buyer's representative knowledge.

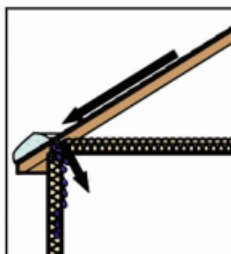
Implication(s): Chance of movement | Rot | Leakage

Location: Front Second Floor Office

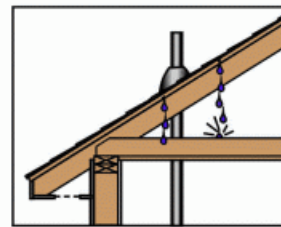
Sources of interior water damage



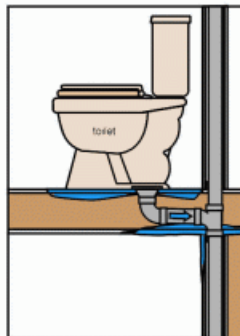
heating leaks



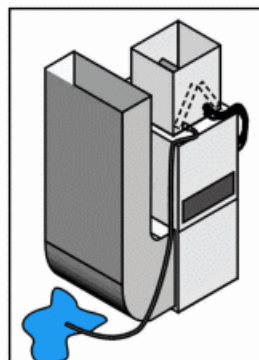
ice damming and condensation



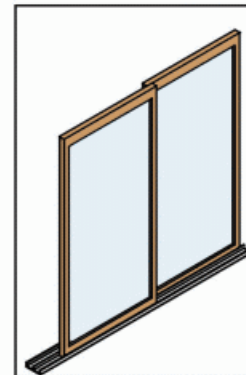
roof or flashing leaks



plumbing leaks



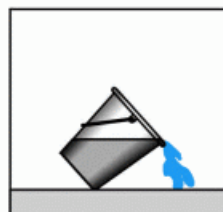
air conditioning leaks



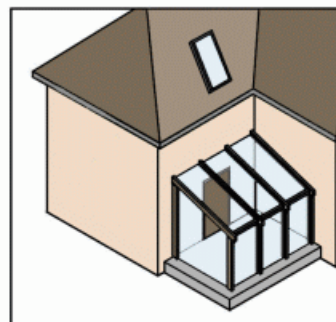
door leaks



melting snow



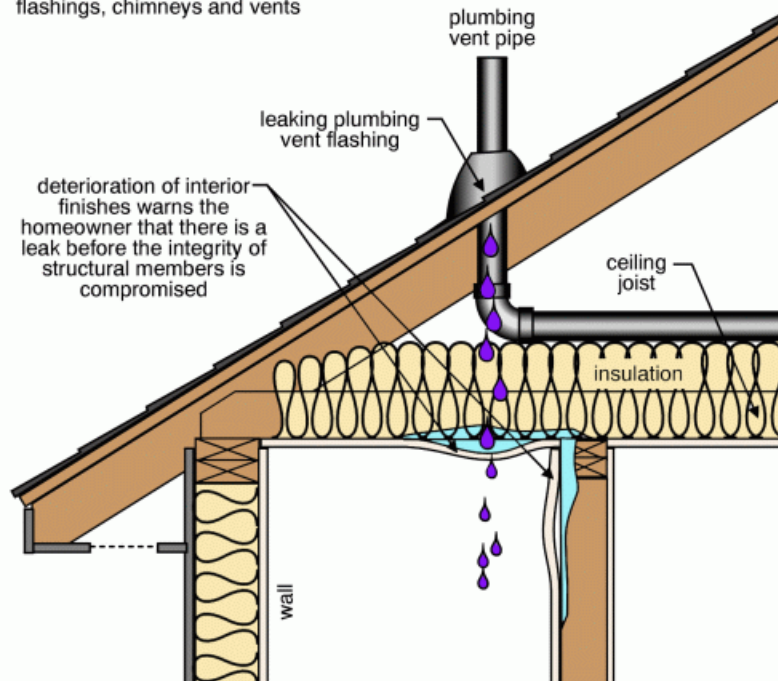
accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



186. Water damage



187. Water damage

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188. Water damage

44. Condition: • [Water damage](#)

Sales representative stated that they damage to the suspended ceiling in the first floor front suite is from where the bathroom upstairs leaked at one point. No active moisture was found when examined using infrared thermography

Implication(s): Chance of movement | Rot | Leakage

Location: First Floor



189. Water damage



190. Water damage

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191. Water damage

CEILINGS \ Plaster or drywall

45. Condition: • Damaged

Location: Various Third Floor



192. Damaged



193. Damaged

INTERIOR

123 Any Street, Any Town, TN March 29, 2019

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194. Damaged

WALLS \ General notes

46. Condition: • Water damage

There are signs on the interior walls and ceilings of the upper floors that coincide with a roof leak from the drainage system being stopped up according to the seller's representative. There are doors that are water damaged and paneling but no active moisture was found when observed using infrared thermography

47. Condition: • Suspected lead paint in kitchen flaking. I recommend scraping all loose and sealing with new latex paint

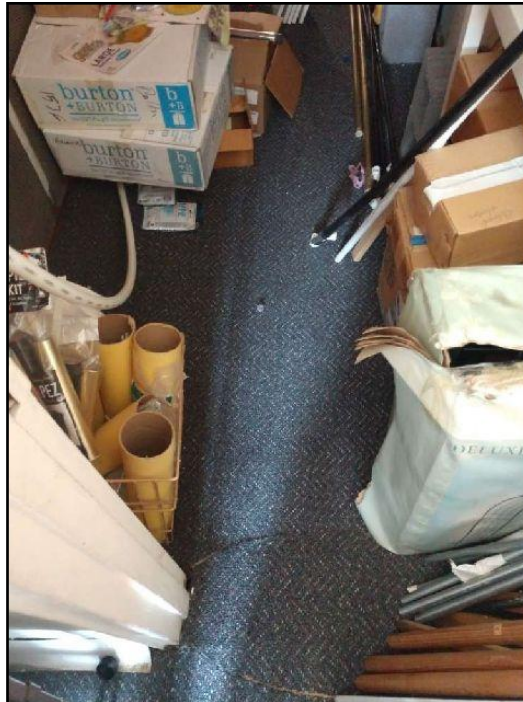


195.

FLOORS \ General notes

48. Condition: • the floor under the carpet and the back area of the front retail sweet is extremely soft underneath the carpeting as if the subfloor is damaged.

Location: Front First Floor



196.

FLOORS \ Resilient flooring

49. Condition: • [Damage](#)

Implication(s): Material deterioration | Trip or fall hazard

Location: Front First Floor Foyer

INTERIOR

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197. Damage

WINDOWS \ Glass (glazing)

50. Condition: • [Broken](#)

Implication(s): Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

Location: Second and third Floor

INTERIOR

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198. Broken



199. Broken

DOORS \ Hardware

51. Condition: • Damaged

The bolts on the fire stick during the third floor is damaged and needs to be repaired

Location: Rear Third Floor fire escape



200. Damaged

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STAIRS \ Treads

52. Condition: • [Worn or damaged](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Basement Staircase



201. Worn or damaged



202. Worn or damaged



203. Worn or damaged

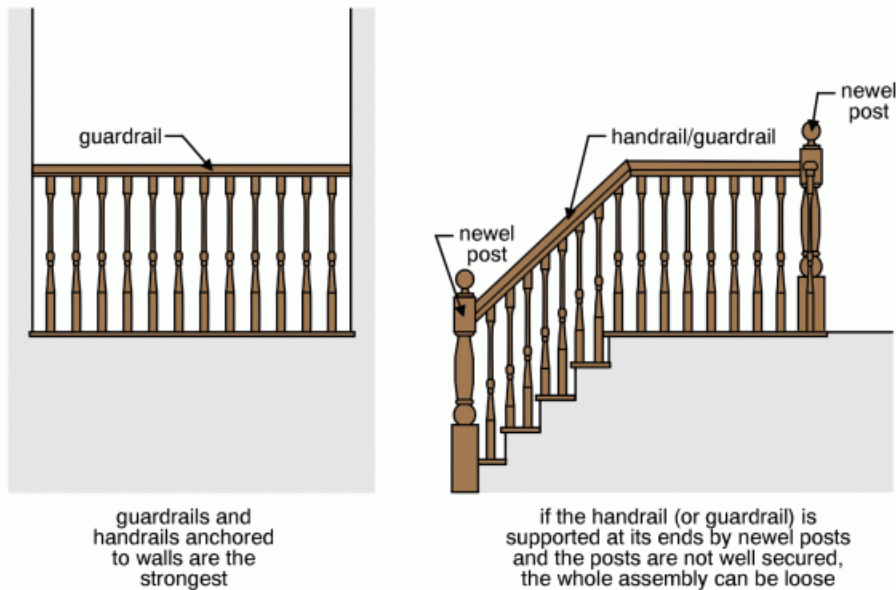
STAIRS \ Handrails and guards

53. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Basement Staircase

Handrail support



204. Loose

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#) • Vinyl

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

Major ceiling finishes: • [Plaster/drywall](#) • [Acoustic tile](#) • [Suspended tile](#)

Windows: • [Fixed](#) • [Single/double hung](#) • Vinyl • Tilt-wash • Replacement windows

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged • [Metal](#) • Glass

Evidence of basement leakage: • Efflorescence • Stains • Dampness • Water • Mold • Rust • Peeling paint • Drywall/plaster damage • Loose concrete or mortar • Sump pump(s) in place

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Range • Free Standing Ice Machine

Kitchen ventilation: • Discharges to exterior

Bathroom ventilation: • None

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Restricted access to: • Furnace room • Closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

SITE INFO

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Description

General: • blank note

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

Approximate temperature: • 62°

Attendees: • Buyer

Access to home provided by: • Seller • Seller

Occupancy: • The property consisted of three retail spaces on the first floor and office/meeting space on second and third floors.

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

Approximate inspection start and end time: • The inspection started at 9:00 a.m.

Approximate age of home: • 95 years

Approximate date of construction: • 1924

Approximate size of home: • 3,500 square feet per floor total in 13500 square feet

Building type: • Commercial/Retail/Office

Number of stories: • Three

Number of bathrooms: • Six

Number of kitchens: • One

Below grade area: • Basement

Area: • City

Street type: • Commercial

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