



Your Inspection Report

123 West Drive
Your Town, LA 70000



PREPARED FOR:
JOHN DOE

INSPECTION DATE:
Thursday, June 8, 2017

PREPARED BY:
West Fontenot



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report

Fontenot Home Inspection
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SUMMARY

Report No. 1004, v.3

123 West Drive, Your Town, LA June 8, 2017

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **North**.

SCOPE

While a home inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Task: Replace

Time: Less than 1 year

Exterior

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Increased heating and cooling costs

Location: South Exterior Windows

Task: Repair or replace

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

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

Material deterioration

Location: West Yard

Task: Improve

Structure

ROOF FRAMING \ Sheathing

Condition: • [Sagging](#)

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

Location: Various Roof

Task: Further evaluation by a qualified roofing contractor

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Heating

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Creosote buildup](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Task: Clean

FIREPLACE \ Firebox

Condition: • Openings in the firebox

Implication(s): Increased fire hazard

Task: Correct

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • Exposed electrical wires and splices

Implication(s): System brake down

Location: West Exterior

Task: Further evaluation by a qualified HVAC contractor

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

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

Task: Further evaluation by a qualified HVAC contractor

Plumbing

WATER HEATER - ELECTRICAL WIRING \ Wiring

Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Task: Further evaluation by a licensed electrician

Interior

General

• Opening in the flooring

Location: Throughout Living Room, Hall

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

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LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

Description

The home is considered to face :

- North



North side

Sloped roofing material:

- [Asphalt shingles](#)



Asphalt shingles

Sloped roof flashing material: • Rubber

Flat roof flashing material: • Metal

Probability of leakage: • Medium

Limitations

Roof inspection limited/prevented by: • Weakened roof structure

Inspection performed: • From a ladder at the roofs edge

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Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Old, worn out](#)

Task: Replace

Time: Less than 1 year

2. Condition: • [Granule loss](#)

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



Granule loss

3. Condition: • [Missing, loose or torn](#)

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



Missing, loose or torn



Missing, loose or torn

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Missing, loose or torn

4. Condition: • [Slope too low](#)

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



Slope too low

5. Condition: • [Overhangs too big or too small](#)

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

Location: Throughout Roof



Overhangs too small

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6. Condition: • Debris/moss

Location: South Roof



Debris/moss



Debris/moss

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

7. Condition: • Warped and raised

Implication(s): Water intrusion

Location: Various Roof

Task: Further evaluation by a qualified roofing contractor

Time: Less than 1 year



Warped and raised



Warped and raised

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Description

Lot slope:

- [Hillside](#)



Front yard



East side



West side

Wall surfaces and trim: • [Vinyl siding](#)

Soffit and fascia:

- [Metal](#)

- [Vinyl](#)



Vinyl

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Driveway: • Concrete

Walkway: • Concrete

Porch: • Concrete

Patio: • Concrete

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

Recommendations

WALLS \ Soffits and fascia

8. Condition: • Excess use of spray foam

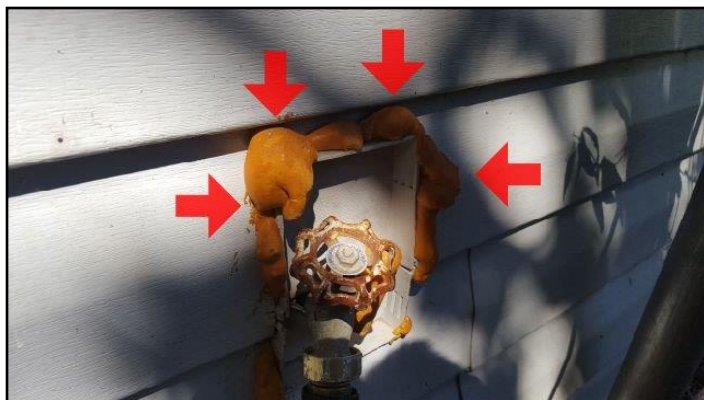
Implication(s): Not sure of the reason

Location: Various

Task: Clean



Excess use of spray foam



Excess use of spray foam

9. Condition: • Rusting fascia

Implication(s): Shorten life expectancy of material

Location: Various Soffits and Fascia

Task: Repair

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Rust

WALLS \ Plywood, hardboard, and OSB

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

Implication(s): Shortened life expectancy of material

Location: Rear Yard

Task: Improve



Paint or stain - needed



Paint or stain - needed

WALLS \ Vinyl siding

11. Condition: • Unsealed opening in the siding

Implication(s): Water damage to internal structure

Location: East Exterior Wall

Task: Improve

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12. Condition: • [Mechanical damage](#)

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



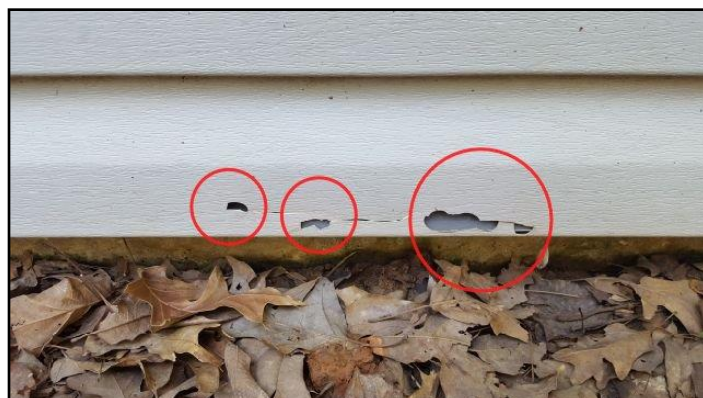
Mechanical damage



Mechanical damage



Mechanical damage



Mechanical damage

13. Condition: • [Buckled or wavy](#)

Opening in the siding

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

Location: North Porch

Task: Improve

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Buckled or wavy

14. Condition: • [Loose or missing pieces](#)

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



Loose or missing pieces

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

15. Condition: • [Lost seal on double or triple glazing](#)

Implications(s): Increased heating and cooling costs

Location: South Exterior Windows

Task: Repair or replace



Lost seal on double glazing



Lost seal on double glazing

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EXTERIOR GLASS/WINDOWS \ Exterior trim

16. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Location: East Exterior Windows

Task: Repair or replace



Caulking loose, missing or deteriorated

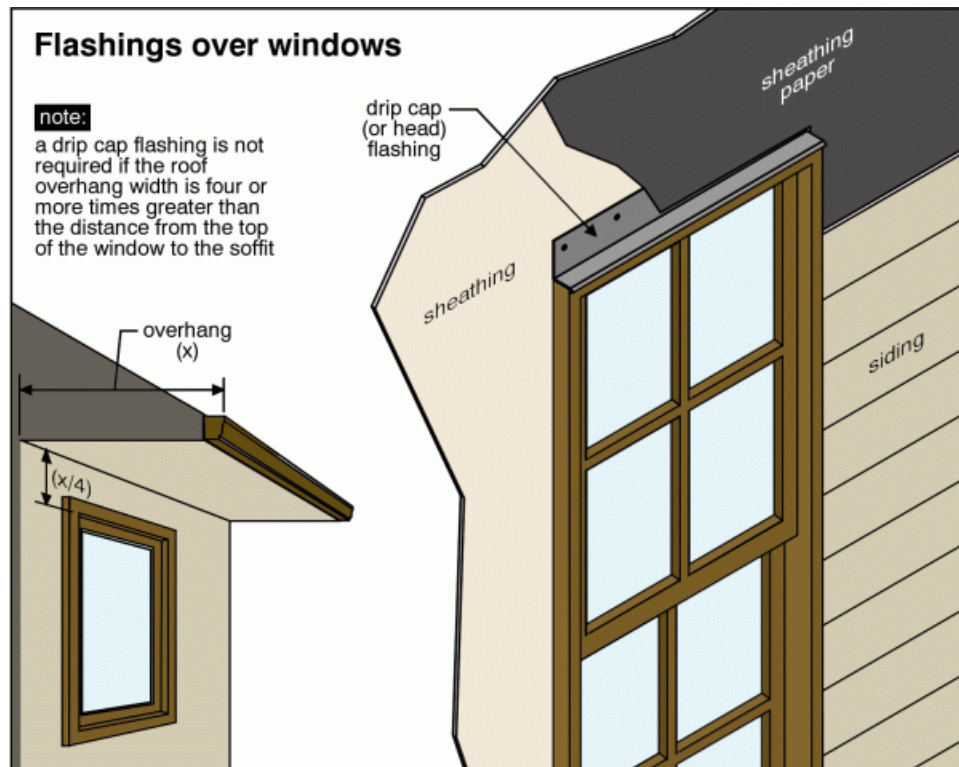
EXTERIOR GLASS/WINDOWS \ Exterior drip caps/Drip cap flashing/Head flashing

17. Condition: • [Ineffective](#)

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

Location: North Exterior Windows

Task: Monitor



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Ineffective



Ineffective

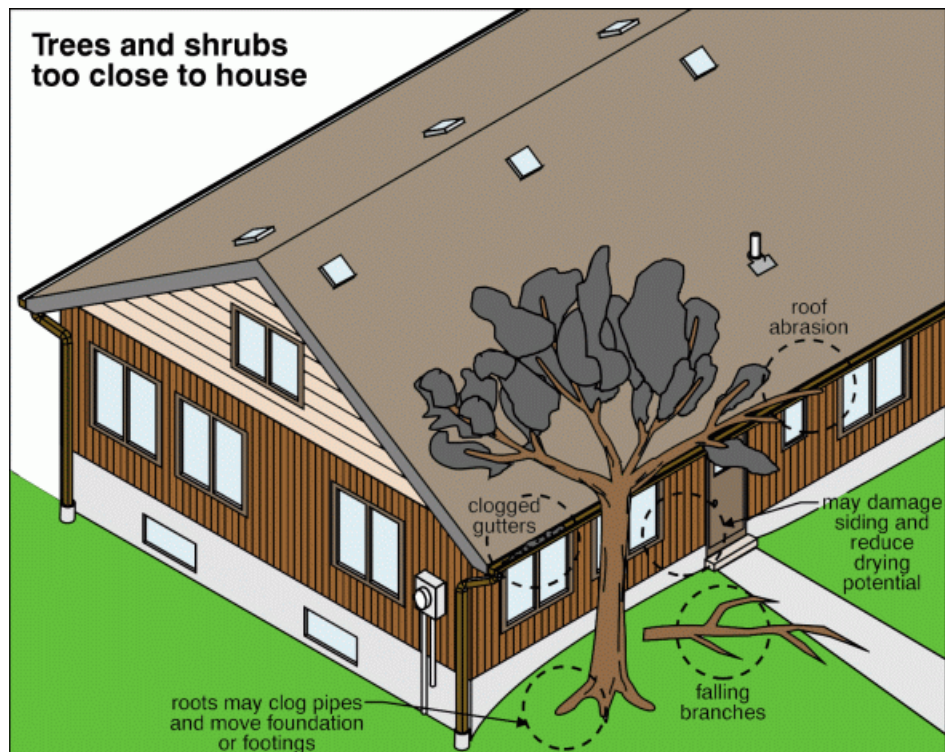
LANDSCAPING \ General

18. Condition: • [Trees or shrubs too close to building](#)

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

Location: West Yard

Task: Improve



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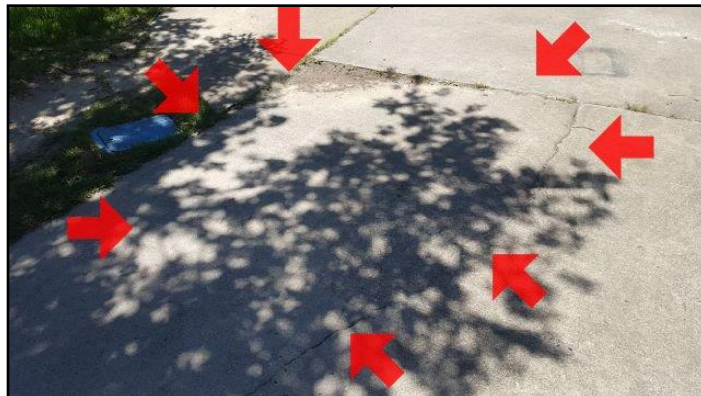
Trees or shrubs too close to building

LANDSCAPING \ Driveway

19. Condition: • [Improper slope or drainage](#)

Location: North Yard

Task: Monitor



Evidence of ponding

LANDSCAPING \ Walkway

20. Condition: • [Unsealed gap at building](#)

Location: North Porch



Tripping hazard

Description

Configuration: • [Slab-on-grade](#)
Foundation material: • [Poured concrete](#)
Floor construction: • [Concrete](#)
Exterior wall construction: • [Wood frame](#)
Roof and ceiling framing: • Rafters/ceiling joists

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • Insulation
Attic/roof space: • Inspected from access hatch

Recommendations

FOUNDATIONS \ Foundation

21. Condition: • [Honeycombing](#)
Implication(s): Weakened structure | Leakage
Location: West Exterior Wall



Honeycombing

ROOF FRAMING \ Sheathing

22. Condition: • [Sagging](#)
Implication(s): Weakened structure | Chance of structural movement
Location: Various Roof
Task: Further evaluation by a qualified roofing contractor

STRUCTURE

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



Sagging



Sagging

Description

Service entrance cable and location:

- [Underground copper](#)



Underground copper

Service size:

- [200 Amps \(240 Volts\)](#)



200 Amps (240 Volts)

Main disconnect/service box type and location:

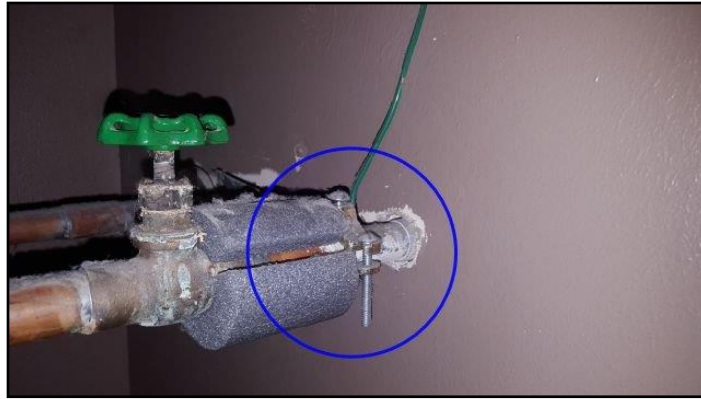
- [Breakers -exterior wall](#)



Main electrical shut off

System grounding material and type:

- [Copper - water pipe](#)



Copper - water pipe

- [Copper - ground rods](#)



Copper - ground rods

Distribution panel type and location:

- [Breakers - exterior wall](#)

ELECTRICAL

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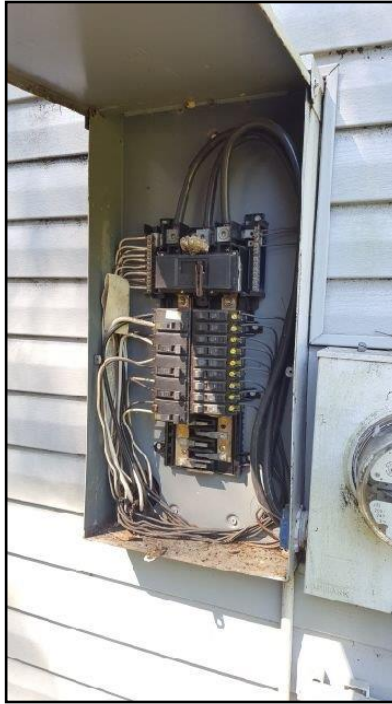
COOLING

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Breakers - exterior wall

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

Type and number of outlets (receptacles):

- [Grounded - typical](#)



Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - exterior](#)

Smoke detectors:

• [Present](#)



Present

Limitations

Inspection limited/prevented by: • Restricted access • Storage • Insulation

System ground: • Continuity not verified • Quality of ground not determined

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

23. Condition: • [Loose panel](#)

Implication(s): Electric shock | Fire hazard

Location: West Exterior Wall

Task: Correct



Loose panel

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

Implication(s): Nuisance

ELECTRICAL

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Location: Exterior Wall Panel

Task: Correct



Circuits not labeled

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

Implication(s): Electric shock

Location: Laundry Area

Task: Repair



Exposed on walls

DISTRIBUTION SYSTEM \ Lights

26. Condition: • [Improper closet lighting](#)

12 kids every year are blinded by falling broken glass

Implication(s): Fire hazard

Location: Bedroom

Task: Improve



Improper closet lighting

DISTRIBUTION SYSTEM \ Outlets (receptacles)

27. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Kitchen, Hallway Bathroom

Task: Improve

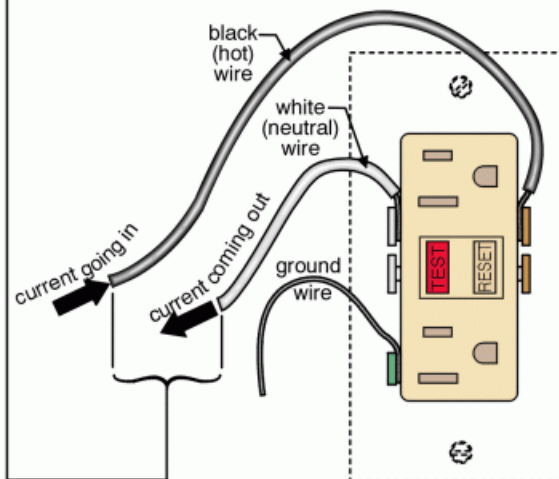
Ground fault interrupter

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

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

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



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Hallway Bathroom



Kitchen

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Description

System type:

- [Furnace](#)



Furnace

Fuel/energy source: • [Electricity](#)

Heat distribution:

- [Ducts and registers](#)



Ducts and registers

Efficiency: • [Conventional](#)

Main fuel shut off at: • Exterior wall

Fireplace/stove:

HEATING

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- [Wood-burning fireplace](#)



Wood-burning fireplace

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Limitations

Inspection prevented/limited by: • Top of chimney too high to see well

Heat exchanger: • Not accessible

Recommendations

CHIMNEY AND VENT \ Metal chimney or vent

28. Condition: • [Creosote buildup](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Task: Clean



Creosote buildup

CHIMNEY AND VENT \ Metal cap

29. Condition: • Rust

Implication(s): Reduced system life expectancy

HEATING

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Location: South Roof



Rust

FIREPLACE \ Firebox

30. Condition: • Openings in the firebox

Implication(s): Increased fire hazard

Task: Correct



Flashing missing



Gas line opening not sealed shut

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • WeatherKing

Model number: 10AJA2501 **Serial number:** 6800 M0802 08943



Cooling capacity: • [24,000 BTU/hr](#)

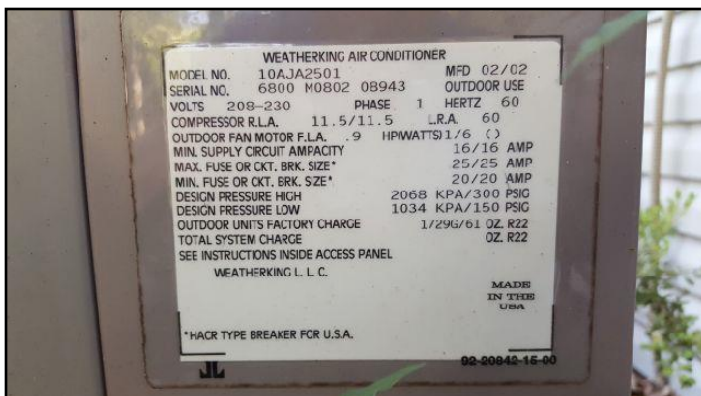
Compressor type: • Electric

Compressor approximate age: • 15 years

Failure probability: • [Medium](#)

Refrigerant Type:

• R-22



Data plate



Data plate

Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

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

Recommendations

AIR CONDITIONING \ Compressor

31. Condition: • Exposed electrical wires and splices

Implication(s): System brake down

Location: West Exterior

Task: Further evaluation by a qualified HVAC contractor



Exposed electrical wires and splices

AIR CONDITIONING \ Refrigerant lines

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

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

Task: Further evaluation by a qualified HVAC contractor



Insulation - missing

Description

Attic/roof insulation material:

- [Mineral wool](#)



Mineral wool

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation:

- [Soffit vent](#)



Soffit vent

- [Gable vent](#)



Gable vent

INSULATION AND VENTILATION

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Wall insulation material: • Not visible

Wall air/vapor barrier: • Not determined

Mechanical ventilation system for home: • Bathroom exhaust fan

Limitations

Inspection prevented by no access to: • Attic

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Recommendations

ATTIC/ROOF \ Attic staircase

33. Condition: • [Treads loose or broken](#)

Implication(s): Trip or fall hazard



Treads loose or broken

Description

TREC Water Heating Energy Source: • Electric

Water supply source:

• Public



Main water shut off

Service piping into building: • [Not visible](#)

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

Main water shut off valve at the: • Meter

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

• Tank



Tank

Water heater manufacturer: • CraftMaster

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 15 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

PLUMBING

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Gas piping: • None found

Main fuel shut off valve at the: • Exterior

Exterior hose bibb:

• Present



Present

Limitations

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

Recommendations

WATER HEATER - ELECTRICAL WIRING \ Wiring

34. Condition: • [Damage](#)

Implication(s): Electric shock | Fire hazard

Task: Further evaluation by a licensed electrician



Damage

WASTE PLUMBING \ Drain piping - installation

35. Condition: • Missing drain pipe from the catch tray

Implication(s): Water damage to interior



Missing catch pipe

FIXTURES AND FAUCETS \ Hose bib or bibb

36. Condition: • [Leak or drip](#)

Location: North Exterior Wall



Leak or drip

Description

Major floor finishes:

- [Laminate](#)



Laminate

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

Windows: • [Single/double hung](#) • Metal

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • Metal-clad

Doors: • Inspected

Oven type:

- Conventional



Conventional oven

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances:

- Range hood
- Dishwasher
- Microwave oven



Microwave oven

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Inventory Thermostat:

- Honeywell



Recommendations

General

37. • Opening in the flooring

Location: Throughout Living Room, Hall



Gap

EXHAUST FANS \ Exhaust Duct

38. **Condition:** • [Not vented to exterior](#)

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



Not vented to exterior

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