



## Central TN Inter-NACHI Chapter

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February 2010

### Message from the Chapter President:

Dear Folks,

It has been a beautiful time with the snow but you can stick a fork in me; I'm done! My vehicle has been stuck at the top of my long uphill drive way for 4+ days now & I'm ready to move.

If you missed January's meeting you missed a lot! CPA Joy Black was superb in her presentation of the IRS 'Gotchas'. Maybe we will start videotaping these awesome sessions & offering them to the masses via PayPal. Until we do that, your only way to get the info is to come out to Corky's on the second Tuesday.

This month's meeting we will be confronting 'the dark side of the force'. InterNACHI Chapter member & former Giles County Emergency Management Director, Pierre Billiard will be conducting a primer class on recognizing houses that have been abused as "meth" labs.

Being an Old Foggy, I have zero experience with today's recreational activities for the truly stupid. "If it smells 'Funny' - it probably is", is my motto. I have been lucky in not running into such a home so far but training & preparation is our best position. Hopefully after this session we will have more concrete definitions to the observations we write down.

Also see InterNACHI's recommended drug testing device <<http://www.nachi.tv/episode46>> to offer extra protection for your clients.

If you're coming click here: <<http://tn.nachi.org/centraltennessee/event561.htm>> & register to let me know.

Best Regards  
Michael Amick  
Central TN InterNACHI Chapter Pres.

*PS: I just spoke with Chapter VP Michael Jones & his wife's sister has just passed away in NY & they are headed out to the funeral.*

*Please keep their family in your prayers.*

### This Month's Meeting:

When: February 9th (Dinner and social time 6:30pm--  
*Dutch Treat*)

Meeting starts @ 7pm

Where: Corky's BBQ  
100 Franklin Rd., Brentwood, TN 37027

### Register for the meeting:

<http://tn.nachi.org/centraltennessee/events.html>

### Guest Speaker: Pierre Billard

Topic: Meth Labs

*Mark your calendars and plan not to miss this month's meeting.*

Nicole Avers the new director of the Home Inspector division will be coming in March to speak. She would like us to send some questions from home inspectors to her ahead of time.

Melissa Osburn  
Pro View Property Advisors  
Franklin, TN  
Phone: 615-390-0564  
[www.proviewllc.com](http://www.proviewllc.com)

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If you have not been to a meeting lately here are a few of the companies and speakers you have missed!!!!

January 2010: Joy Black, CPA-*In the Black Accounting*



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### BREAKING NEWS

#### **State Lawmakers Pushing For Smoke Detector Bill**

*Posted: Feb 04, 2010 8:27 AM CST*

*NASHVILLE, Tenn.* - Less than two weeks after a duplex fire killed five people, state lawmakers have been pushing a bill that they hope will prevent the same sort of tragedy from happening again.

"I am a captain on the Nashville Fire Department, and I was there at that fire. It was very tragic, and it could have been avoided. There were all those people who lost their lives, because they didn't have a working smoke detector," said Rep. Mike Turner (D) Old Hickory.

Turner wants anyone who owns rental properties to be required to install photo-electric smoke detectors in the unit. Tests show this type of detector does a much better job detecting smoke than the kind most people have. Turner also said he wants the latest technology, but some say it's not necessary.

"We had a smoke alarm save a family this morning in our community; it was an 80's model smoke alarm. By all rights [it] shouldn't have even worked, but it did," said Shane Ray, Pleasant View fire chief.

State lawmakers will begin debating the smoke detector bill in the next few weeks.

#### Inspector Items for Sale or Trade

Hi Melissa – here's the information on the moisture meter if you wouldn't mind sharing it with other inspectors:

Aquant Moisture Meter by Protimeter. A few years old in good condition. \$125 (retail on Amazon is \$319). Please just have them contact me if they are interested! Thanks very much! Liz Jenkins [liz@afreshspace.com](mailto:liz@afreshspace.com)



#### Technical Details

- Monitor moisture level of materials including plaster, masonry, concrete and fiberglass (GRP)
- Digital display that is synchronized with a color coded LED scale
- The color coded LED scale indicates the materials moisture condition
- Not adversely affected by surface moisture
- Hold Reading Feature

#### Product Description

Item Number: PR5760 Protimeter Aquant Used to assess and monitor the relative moisture level of materials including plaster, masonry, concrete and fiberglass (GRP). It is ideal for checking the relative moisture condition of building elements such as solid walls and floors prior to more rigorous and time-consuming investigative procedures that may be required. Leak paths in shower cubicles (behind ceramic tiles), in caravans/motor homes and mobile homes can be identified with the Aquant before visible water damage occurs. Also, this instrument may be used for surveying GRP boat hulls for the early detection of damp spots that could lead to blistering caused by osmosis. Non-Invasive Moisture Meter Rapid moisture evaluation in building materials Specifications: Range 0 999 Relative Display 2 60 LEDs Hold Reading Feature Depth of measurement Up to ¾ Case Pouch with belt loop Power9v (supplied) Warranty1 Year parts and labor Features and Benefits: Detects moisture directly in materials and below wall and floor coverings such as tile, wood and vinyl Reset reading for sensitivity adjustment Not adversely affected by surface moisture such as condensation Dual Display LCD and LED Color changing LEDs to show moisture condition Green (dry), Yellow (at risk) and Red (wet)



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Safety Notes By: Ed McDaniel

### Crawl Space Safety for Home Inspectors

A number of conditions besides the old saw "accessibility" or size of the crawl space opening should be considered carefully by the home inspector, electrical inspector, or anyone who is deciding if it is safe to enter a crawl area anywhere in a building.

Here is a list of some safety and health considerations that the inspector should evaluate before deciding to enter a crawl space:



- Is there standing water in the crawl area?

If so there is risk of electrical shock (if wiring or electrical devices are present).

There may also be a chemical contamination risk, especially in older buildings where pesticides may have been applied in the crawl area.



- Is there excessive debris in the crawl area? Nails, splinters, and possibly rodents may be in the debris in our photo at left.
- Are there wet crawl area floors or other surfaces? Crawling exposes a lot of body surface to the ground or other surfaces and limits movement. There may be shock hazards or chemical hazards even if there is not actual standing water.

Beware also of evidence of structural collapse when looking at a flooded or very wet crawl space. Piers are undermined, foundations may be collapsing.

- Are there chemical odors in the crawl space? If so there is an increased risk of chemical contaminants that could be hazardous. You should not enter such an area without proper protective clothing, respirator, etc.



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- Is there evidence of asbestos insulation, especially disturbed, damaged, or deteriorated asbestos insulation?

Do not enter such an area without [protective equipment](#); take care that you do not track hazardous materials out of the crawlspace and into other building areas.

Often we find a crawl area in which the asbestos pipe insulation is not just hanging (photo at left) but has fallen onto the crawl space floor.



- Is there evidence of mold contamination such as areas of wood, paper, or other

material covered with mold or mold-suspect material? Do not enter such an area without [protective gear](#).

- Is there evidence of rodents or snakes or insect pests in the crawl space? Rodent hazards include bacterial and viral and respiratory illness; there is the obvious risk of snake bites in a confined space, and more than once we've been run out of a crawl space by bees or hornets.

But since you're unlikely to be able to move rapidly to make an emergency retreat from threatening pests. Crawl areas are riskier than some other building areas.

Evidence of pests may also suggest risk of improperly applied and unsafe exposure to pesticides.



- Is there sufficient space to enter and move safely in the crawl area? Review the OSHA regulations on entering confined spaces. The inspector or worker should decide if s/he a building area is safely accessible. Do not enter a confined space if you are working alone at a property. If circumstances mean you cannot avoid such an entry, be sure you carry:



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- A working cell phone that will function in the space
  - A spare flashlight
  - Appropriate protective gear
  - A camera to use for documenting conditions - it's easier than dragging along clipboards and pens.
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- Is there wet or falling or rodent-infested fiberglass insulation in the crawl area? If so there is a high risk of mold or rodent contaminants that could present a fungal, bacterial, or viral airborne hazard. Do not enter such an area without proper protective gear. See [Mold in Fiberglass Insulation](#).



- Is there evidence of risk of structural collapse or even structural movement in or over the crawl area?

Look closely at columns, posts, piers, girders, joists, and perimeter foundations.

It is easy to become pinned or even crushed if you enter an unstable structure.

## Examples of Crawl Space Safety Gear for Entering Crawl Spaces & Mold Contaminated Areas



These suggestions are not a complete inventory of all safety procedures nor should gear be used when entering a crawl space.

- Assistant or accomplice: do not enter an unsafe or confined space alone - station an assistant at the entry and maintain contact.
- Battery operated flash light and spare flash light. A spare light is important if the crawl area is large and you could be fare from the entry - to avoid being trapped in darkness if your first light fails. Dragging an extension cord and trouble light into a crawl area, powered by plugging the extension cord into a wall receptacle is dangerous unless the cord is protected by GFCI and AFCI devices.



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- Cell phone or two way radio - to summon help in an emergency
- Eye protection - in dusty areas full coverage eye protection or goggles are most secure; in low-dust areas eye protection such as the safety glasses in our photo below have the advantage of less tendency to fog up in humid work areas.
- Gloves - to protect hands especially if you need to crawl. The very thick welder's glove on our mock-up photo's right hand offers the good dry-area protection but makes it almost impossible to handle a camera or other equipment. For wet areas we wear heavy rubber padded gloves.
- Knee pads - we like the gel-type knee pads shown in our mock-up photo - they make crawling easy on the knees, and their thickness keeps the legs and knees up off of damp surfaces.
- Protective clothing - jump suit, tyvek suit (shown in our photo), padded clothing
- Respirator, with cartridges rated for both organic chemicals and fine particulates - a HEPA filter and charcoal filter or other special filters may be required. Do not rely on a simple paper dust mask.
- Head protection - depending on space this may be a hard hat or if that is impractical because of limited space, a soft padded hat may be useful. Watch out for protruding nails or other sharp objects that can poke right through a soft hat like the one we show at left.





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### Recognizing a Meth House/Structure

The New York Times ran an article ("[Illnesses Afflict Homes With a Criminal Past](#)") by Shaila Dewan and Robbie Brown) that details a story about a family who moved into a spacious home in Winchester, TN, only to soon start battling years of illness — from breathing problems to seizures and migraines to kidney problems. Their home was making them sick.

Five years after moving into the home, the family discovered the home had once been used as a meth lab. And apparently these contaminated residences are not all that uncommon. What's more, some may even be hitting our local markets.

"Federal statistics show that the number of clandestine meth labs discovered in the United States rose by 14 percent last year, to 6,783, and has continued to increase," the New York Times reports. View a U.S. Drug Enforcement Administration map of meth lab incidents by state to see how prevalent it is in your area:  
[http://www.usdoj.gov/dea/concern/map\\_lab\\_seizures.html](http://www.usdoj.gov/dea/concern/map_lab_seizures.html)

Chemist Lynn Riemer of the North Metro Drug Task Force provides the following list of signs a meth lab may have been present in a home. When you enter a structure and you notice:

1. Yellow discoloration on walls, drains, sinks and showers.
2. Blue discoloration on valves of propane tanks and fire extinguishers.
3. Fire detectors that are removed—or taped off.
4. Burning in your eyes, itchy throat, a metallic taste in your mouth, or breathing problems when in the home.

5. Strong odors that smell similar to materials often found in a garage, such as solvent and paint thinner, or odors of cat urine or ammonia.

Foreclosed structures, especially in rural areas, are more likely to have been used as a meth lab than a residence in a well kept neighborhood. However, meth labs can be found and are found everywhere and in some really unusual places. A house or other structure containing a meth lab will display "telltale signs" of meth production. Some of these signs concern the appearance of the structure itself, while others concern the behavior of the occupants. It is important to learn to recognize these "telltale signs" and know what to do if you see them.

#### FROM THE OUTSIDE:

**Unusual Odors:** Making meth produces powerful odors that may smell like ammonia or ether. These odors have been compared to the smell of cat urine or rotten eggs.

**Covered Windows:** Meth makers often blacken or cover windows to prevent outsiders from seeing in.

**Strange Ventilation:** Meth makers often employ unusual ventilation practices to rid themselves of toxic fumes produced by the meth-making process. They may open windows on cold days or at other seemingly inappropriate times and they may set up fans, furnace blowers, and other unusual ventilation systems.

**Elaborate Security:** Meth makers often set up elaborate security measures, including, for example, "Keep Out" signs, guard dogs, video cameras, or baby monitors placed outside to warn of persons approaching the premises.

**Dead Vegetation:** Meth makers sometimes dump toxic substances in their yards, leaving burn pits, "dead spots" in the grass or vegetation, or other evidence of chemical dumping.

**Excessive or Unusual Trash:** Meth labs produce large quantities of unusual waste that may contain,



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for example:

- packaging from cold tablets
- lithium batteries that have been torn apart
- used coffee filters with colored stains or powdery residue
- empty containers – often with puncture holes – of antifreeze, white gas, ether, starting fluids, Freon, lye, drain opener, paint thinner, acetone, alcohol, or other chemicals
- plastic soda bottles with holes near the top, often with tubes coming out of the holes
- plastic or rubber hoses, duct tape, rubber gloves, or respiratory masks.

### FROM THE INSIDE:

#### Appearance and Cleanliness of the Structure:

Houses and other structures hosting meth labs vary enormously in their appearance. It may be immediately apparent that meth is being manufactured and used in the structure. A structure hosting a meth lab may be unkempt, unsanitary, and full of chemical odors. On the other hand, the structure may also appear very normal and orderly. The appearance of the structure depends on the care that the meth manufacturer takes to hide his or her unlawful activities.

**Presence of Meth Ingredients:** The best indicators of meth production are the presence of the ingredients used to make the drug. Homes containing a meth lab may have either (1) a large amount of a single meth ingredient, such as Sudafed, or, alternatively (2) a significant number of ingredients and supplies used to make meth. Here are some typical meth-making ingredients and supplies:

- cold medications containing ephedrine or pseudoephedrine
- lithium batteries
- ether and/or camping fuels
- anhydrous ammonia
- hydrogen peroxide
- Red Devil lye
- sulfuric, muriatic, and/or hydrochloric acid
- coffee filters
- funnels and turkey basters

- improvised glassware

While many of these ingredients and equipment are common, the amounts and the form of the ingredients needed to manufacture meth are different than what the average person would possess. For example, multiple boxes of cold medicine, or cold medication removed from blister packs, may indicate the presence of a meth lab. The same is true for coffee filters covered with strange stains or powders.

#### Presence of Equipment or Apparatus Used to

Meth: In addition, there may be strange types of equipment or apparatus in the house used to manufacture meth. For example, soft drink bottles with hoses attached or cans of camping fuel with holes punched through the sides or bottom indicate the presence of a meth lab.

### WHAT TO DO IF YOU COME ACROSS A METH HOUSE?

**Stay Calm** - Keep your distance and never take matters into your own hands.

**Protect Yourself** – Leave immediately or do not approach the structure or confront its occupants. Both meth labs and meth users are extremely dangerous and unpredictable.

**Protect Others** – Alert any innocent bystanders who may be in imminent danger, such as children playing in the front yard of a home you believe may contain a meth lab.

**Alert Law Enforcement** – Alert local law enforcement authorities without delay.



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### Meth Lab Pictures: For renters, realtors, home owners, home buyers

Source: <http://methlabhomes.com/> July 16, 2009 by  
“Meth Lab Homes · 2 Comments”

Pictures of meth labs can help renters and home owners can help them identify a meth lab home, just by observing the inside and outside of the home. Pictures are not the only way to identify a meth lab however, as there is no standard situation when it comes to meth labs. But, these pictures may help you to become familiar with some of what you might see inside and outside of a property that is being used or has been used to manufacture methamphetamine.

This is by no means a complete list and is only presented here as another tool to help you identify a “possible” meth lab scene. If you do not see any similarities between these pictures and your home, you should not assume that your home was never a meth lab. If neighbors tell you that they suspect that the previous occupants of your home had drug problems, listen to what they’re telling you! Also, call the police and the health department and ask them if they have any records about your home. Keep in mind that very few homes that have been used to make meth have ever been busted and/or placed on a quarantined list. Keep that in mind if the police and/or health department don’t have any records about the house. Neighbors are typically a better source of information about the people who live in their neighborhood. Talk to neighbors who have lived in the neighborhood for a long time - the longer the better. Lastly, know that the only way to positively identify meth contamination in your house is to have the home tested for the chemicals used to make meth.

#### Chemical stains on flooring

Chemical staining on walls and floors often result when chemicals spill during the meth cook. Floors and carpets are often stained or damaged by meth chemicals that can include liquids such as hydrochloric acid. A former meth lab may also have brand new flooring and carpets, which can signal

that the previous flooring was damaged because of meth lab chemical spills. Fixer-upper buyers beware! Also, keep in mind that meth lab homes may look brand new and not show any of the damages you see in the pictures listed here. Unscrupulous sellers who buy meth lab homes at rock bottom prices often cover stains with carpeting and new flooring and paint walls to make it look squeaky clean.





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### Burned grass or vegetation

Meth lab cooks may cook meth outdoors or burn empty pseudoephedrine packages or blister packaging for cold, allergy, and sinus medicines, to avoid raising the suspicion of anyone seeing the tell-tale meth signs in their trash. Cooking outdoors is remote locations in another way to avoid being detected by neighbors who may smell the chemicals they're cooking. Cooking outdoors also keeps their homes from getting contaminated or exposing their children to the hazardous chemicals they're cooking with. If you see burn pits, stained soil or dead vegetation it may indicate areas where meth lab chemicals have been dumped.

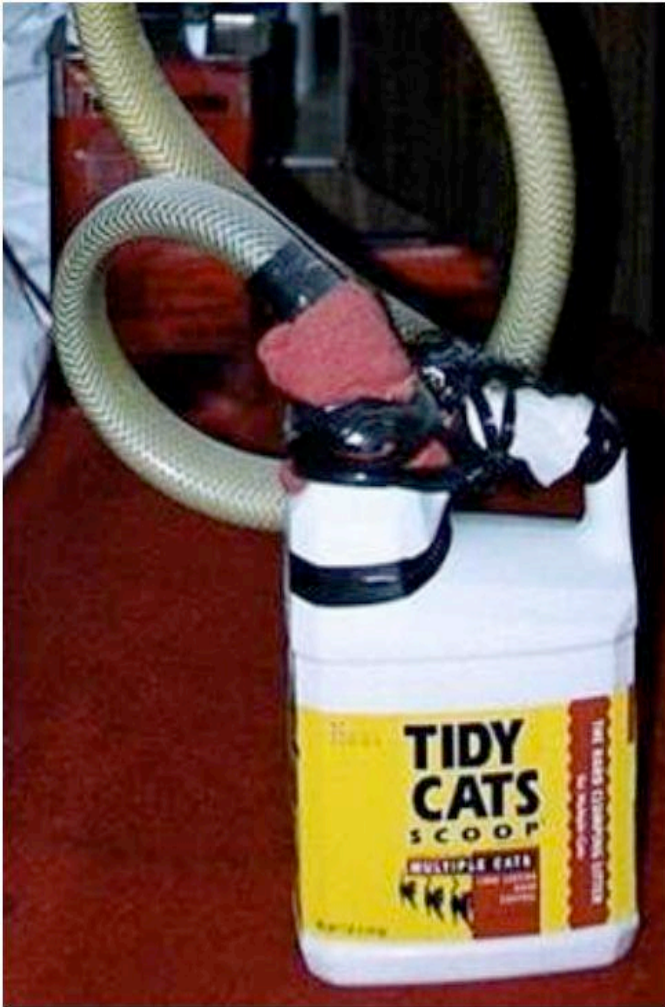


### Kitty Litter

Kitty Litter is often used by meth lab cooks to soak up spilled chemicals. In the first picture, a meth lab cook uses this kitty litter container as part of their meth manufacturing process. Tubing is commonly found at meth labs, where it is often connected to a variety of containers.



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Do you see kitty litter in unusual locations? It could indicate that someone used it to absorb a chemical spill.



### Housekeeping

When someone is addicted to meth, meth is all that matters. The effect of meth on users makes it difficult for them to get organized and keep the kind of focus it would take to keep their house neat and tidy. Typically renters who are using meth and/or making meth will try to avoid having their landlord come in to inspect their home, due to its condition and to prevent the landlord from seeing anything that might evoke questions. Neighbors and other visitors are also avoided by meth lab cooks, for the same reasons. Windows of their home may be covered or blacked-out to keep prying eyes from seeing inside their home. Keep in mind that as a prospective buyer you may not see the housekeeping conditions pictured, as the home would probably be cleaned up before you were allowed to view it.

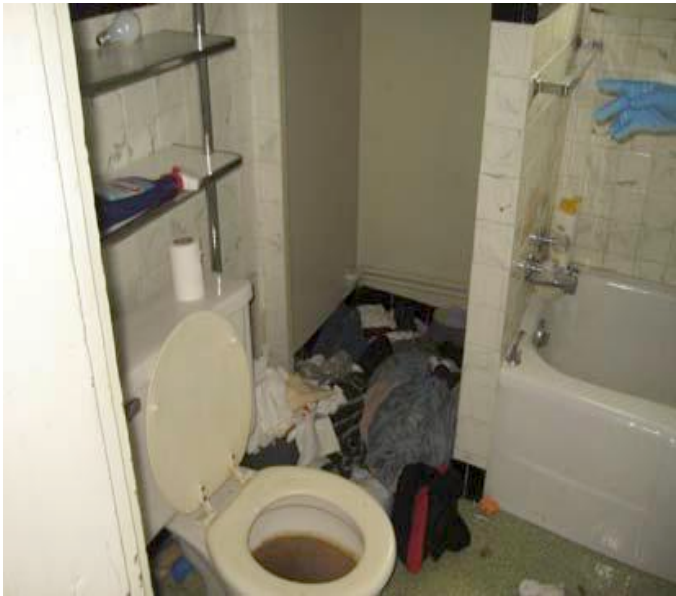


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### Strange Plumbing

Strange plumbing, vent systems, and/or electrical connections in a house should make you question why someone would have a plumbing, wiring, or electrical system like that in their house, basement, attic, or garage. Could the plumbing be installed to make it easier to dump chemicals without being detected by anyone outside of the house?



Could venting systems be installed in basements to vent out meth lab fumes? Are electrical outlets or wiring found in weird places?



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### Glassware

Police often find different types of glassware in meth labs, including glass bottles, jugs, and glass cooking containers.





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### HITA Meeting **New Location & Time**

The next meeting for the Home Inspectors of Tennessee will be on Saturday February 20, 2010 at the **Middle Tennessee Association of Realtors office**. The address is **311 Butler Drive, Murfreesboro, TN 37127-5532**, phone number (615) 893-2242. Meeting time is from **8:00 a.m.** to 5:00 p.m. Central Time. The meeting place is easily accessible from Interstate 24 off exit 81.

We have arranged for a block of rooms for \$75 + tax at the Clarion Inn just up I-24 off highway 96 at exit 78. The address is 2227 Old Fort Parkway, Murfreesboro, TN, 37129. Phone: (615) 896-2420. Please try to stay there if you will be spending a night as this helps defray HITA's costs. They will have these rooms available until Feb 12th. Be sure to tell them you are with HITA when booking your room.

Lunch will be provided and there will be Continuing Education offered at this meeting:  
Tentative classes are:

Chinese Drywall 1 hr.

Meth Lab Hazards & Identification 1 hr.

Two Wire Electrical Systems 091-09 2 hr.

Radon Mitigation System Overview 2 hr.

Marketing Home Inspection Case Study 089-09 2 hr

**EVERYONE (MEMBERS AND NONMEMBERS) MUST PRE-REGISTER TO ATTEND THIS MEETING**

In order to attend you will need to pre-register on the HITA website at [www.hita.us](http://www.hita.us) a minimum of one week prior to the meeting (before February 13). After that a \$50 processing fee will be charged.

Registering is easy as 1-2-3 by going to the calendar of events page on the HITA website at [www.hita.us](http://www.hita.us).

Please do not hesitate to contact me if you have any questions. The rest of the 2010 quarterly meetings are scheduled for May 15, August 21 & November 20. Be sure to mark your calendar now and make plans to attend.

If you have not paid your membership dues for 2010, please go to the web site and complete the process of membership renewal. If you have any questions please contact the secretary at [secretary@hita.us](mailto:secretary@hita.us).

Brent Voss  
President, Home Inspectors of Tennessee Association  
615.491.4942



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Here's a chance to share your unique, strange, weird or most dangerous photos. Just send your photos with a brief description of what we are looking at to me. Each month we will include 2-4 photos in the monthly newsletter.

Also, send any information that you may like to share with all of our members. Please photos, documents, etc. as Jpeg, PDF or Doc. Jpeg and PDF are the preferred forms.

Send your photos and comments to: Terry Wilson ([wlsntw@comcast.net](mailto:wlsntw@comcast.net) or [centraltnnachi@gmail.com](mailto:centraltnnachi@gmail.com))

Monthly Submission:



This is a pic of about 4 inches of standing water in a basement. Notice the non-operational sump pump in the middle of the floor.

Brent Scott  
Premier Home Inspection LLC



This chimney has been leaking since 2001. There is another layer of flashing beneath and it is attached in the same manner.

Albert Wyatt  
Namons Home Inspections



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### Is your contact information up to date:

Have you moved, changed your address or changed any of your contact information (phone, email, website, etc.). If you have.....Please go to the NACHI website and update your profile. By updating your profile you will be keeping all of your information current and correct.

### Continuing Education/Professional Membership

Have you found a website or resource you would like to share? Send it in.....

Where's the best place to purchase inspection equipment and software? Do you have a place to recommend? Send it in.....

As with any profession we can only get better by sharing ideas, experiences and knowledge. By belonging to an organization and participating it speaks loudly about an inspector. It shows that you care about your profession and seek to ensure that only well trained and knowledgeable inspectors are working in our area.

Did you know the following are approved and available through Inter-NACHI?

INTERNATIONAL ASSOCIATION OF  
CERTIFIED HOME INSPECTORS  
(INTERNACHI)

Contact: Lisa Endza 303-502-6214  
email: [lisa@internachi.org](mailto:lisa@internachi.org)  
website: [www.nachi.org](http://www.nachi.org)

1. Plumbing Issues CE# 191-06 (8)
2. HVAC Issues CE# 192-06 (8)
3. Electrical 101 CE# 193-06 (8)
4. Structural Red Flags in Residential Construction CE# 194-06 (8)
5. NACHI's Online Structural Course CE# 097-07 (4)
6. Thermal Imaging and Building Science CE# 117-08 (16)
7. Safe Practices for The Home Inspector CE# 126-08 (4)
8. Thermal Imaging & Building Science (CE Teleconference Course) CE# 128-08 (16)
9. On-Line "Green Building" CE# 130-08 (8)

10. On-Line Plumbing Course CE# 170-08 (8)
11. Law & Order CE# 173-08 (4)
12. Inspection Water Heater Tanks CE# 175-08 (4)
13. Inspecting Means of Egress CE# 176-08 (4)
14. Introduction to Infrared Thermography Online Video Course CE# 184-08 (5)
15. InterNACHI'S On-Line Roofing Course CE# 187-08 (4)
16. InterNACHI'S On-Line Electrical Course CE# 188-08 (4)
17. InterNACHI'S On-Line Log Home Inspection Course CE# 189-08 (8)
18. Inter NACHI'S On-Line Wood Destroying Organism Inspection Course 003-09 (12)
19. On-Line Radon Measurement Service Provider Course 005-09 (12)
20. On-Line----Inspecting Foundation Walls and Piers 006-09 (3)
21. On-Line 25 Standards Every Inspector Should Know 007-09 (5)
22. On-Line Moisture Intrusion Inspection Course 008-09 (8)
23. On-Line Mold Inspection Training Online Video Course 021-09 (12)
24. On-Line Advanced HVAC Training Course 023-09 (21)
25. Deck Inspections Course 037-09 (2)
26. How to Inspect HVAC Systems 049-09 (12)
27. How to Perform Exterior Inspection 050-09 (16)
28. How to Inspect the Attic, Insulation, Ventilation and Interior 001-10 (14)