



L&L Home Inspections, LLC

L&L HOME INSPECTIONS, LLC

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HOME INSPECTION REPORT

1234 Main St.
Lansdale Pennsylvania 19446

Buyer Name

02/08/2019 9:00AM



Inspector

Donald Nagle

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Agent

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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SUMMARY



















MAINTENANCE/MONITOR



DEFICIENCIES



SAFETY/IMMEDIATE
ATTENTION

-  2.2.1 Exterior - Driveway, Walkway, Patio: Trip Hazard-Sidewalk
-  2.4.1 Exterior - Electrical: GFCI Missing
-  2.5.1 Exterior - Windows and Door: Trim rotted/damaged
-  2.8.1 Exterior - Vegetation and Grading: Surface toward Building
-  2.8.2 Exterior - Vegetation and Grading: Tree Near Foundation
-  2.12.1 Exterior - Stucco Walls: Trim damaged
-  3.3.1 Roof - Shingles: Moss on shingles
-  3.5.1 Roof - Gutters/drains: Clogged gutters/downspouts
-  3.6.1 Roof - Flashing/Vents: Chimney flashing leaking (not inspected)
-  5.2.1 Foundation & Structure - Foundation: Minor water entry
-  5.3.1 Foundation & Structure - Floor Structure: Joists Need Repair
-  5.3.2 Foundation & Structure - Floor Structure: WDI DAMAGE
-  6.2.1 Electric Service - Branch Wiring: Knob and tube-Energized
-  6.3.1 Electric Service - Circuit Breakers: Ground disconnected
-  6.3.2 Electric Service - Circuit Breakers: Over fused
-  6.4.1 Electric Service - Meter: Seal Missing/Broken
-  7.1.1 Attic - General: Water stains
-  7.4.1 Attic - Insulation: Missing
-  8.1.1 Kitchen - Cabinets: Water Damage Minor
-  8.2.1 Kitchen - Countertops-Backsplash: Caulking
-  8.3.1 Kitchen - Electrical: Receptacle Loose
-  9.2.1 Appliances - Dishwasher: Dishwasher Bracket
-  9.2.2 Appliances - Dishwasher: Dishwasher No High loop
-  9.6.1 Appliances - Range-Cooktop-Oven: No shut off
-  10.1.1 Laundry - General: Foil-Plastic Duct
-  10.1.2 Laundry - General: Kinked Dryer Vent
-  11.1.1 Interiors - Electrical: 2 Slot
-  11.1.2 Interiors - Electrical: Extension Cords

- ⚠ 11.1.3 Interiors - Electrical: Open Ground
- ⊖ 11.1.4 Interiors - Electrical: Splices Not in Box
- ⊖ 11.1.5 Interiors - Electrical: Cover plate missing
- ⚠ 11.2.1 Interiors - Floors, Walls, Ceilings: Ceiling-Wet stain
- ⊖ 11.2.2 Interiors - Floors, Walls, Ceilings: Wall- Wet Stain
- ⊖ 11.2.3 Interiors - Floors, Walls, Ceilings: Organic growth
- ⊖ 11.2.4 Interiors - Floors, Walls, Ceilings: Floor damaged
- ⚠ 11.3.1 Interiors - Smoke and CO alarms: CO Alarms missing
- ⊖ 11.4.1 Interiors - Stairs/Handrails/Guardrails: Guardrail Missing 30"
- ⊖ 11.4.2 Interiors - Stairs/Handrails/Guardrails: Riser opening greater 4"
- ⊖ 11.4.3 Interiors - Stairs/Handrails/Guardrails: WDI DAMAGE
- ⊖ 11.4.4 Interiors - Stairs/Handrails/Guardrails: Support substandard
- ⊖ 11.5.1 Interiors - Windows and Door: Door rubs
- ⊖ 11.5.2 Interiors - Windows and Door: Lockset-damaged
- ⊖ 11.5.3 Interiors - Windows and Door: Window-Broken
- 🔧 11.5.4 Interiors - Windows and Door: Window-lock issue
- 🔧 11.5.5 Interiors - Windows and Door: Window-screens missing
- ⊖ 11.5.6 Interiors - Windows and Door: Window-won't open
- ⊖ 11.5.7 Interiors - Windows and Door: Door closer damaged
- ⊖ 11.5.8 Interiors - Windows and Door: Egress- bedrooms old
- 🔧 12.1.1 Bathrooms - Bathub: Caulking at surround
- ⊖ 12.1.2 Bathrooms - Bathub: Faucet leaks off
- ⚠ 12.3.1 Bathrooms - Electrical: GFCI Missing
- 🔧 12.6.1 Bathrooms - Shower: Caulking at surround
- 🔧 12.6.2 Bathrooms - Shower: Hardware missing
- ⊖ 12.6.3 Bathrooms - Shower: Past water damage
- ⊖ 12.7.1 Bathrooms - Sink/countertop: Faucet leaks on
- ⊖ 12.7.2 Bathrooms - Sink/countertop: Sink Drain leak
- ⊖ 12.7.3 Bathrooms - Sink/countertop: Stopper issue
- ⊖ 14.3.1 Plumbing - Drain and Waste: Past leaking-not occupied
- ⊖ 14.5.1 Plumbing - Sump pump: GFCI Missing
- ⚠ 15.1.1 Water Heater - Water Heater: Exceeds Life Expectancy
- ⊖ 16.2.1 Fireplace - Flue and damper: Damper stuck
- ⊖ 16.3.1 Fireplace - Hearth: Deteriorated
- ⚠ 16.4.1 Fireplace - Liner, Firebricks, Panels: Repair, replace bricks

1: INSPECTION DETAILS

Information

Ground Condition

Wet

Present at time of the inspection

Client

Property Occupancy

No

Temperature

30 Fahrenheit

Weather Condition

Partly Cloudy

Rain in the last few days

Yes

Structure Details: Structures Inspected

House

Structure Details: Type of Structure

Twin house

Structure Details: Utilities

All Utilities on

Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

2: EXTERIOR

Information

General: Foundation Material

Stone

General: Exterior wall structure

wood Frame

General: Wall Covering

Stucco, Aluminum siding

General: Driveway Material

Asphalt

General: Sidewalk/Patio Material

Concrete

Limitations

Vynil/metal siding

SIDING TO GRADE CLEARANCE

The siding is installed at or below grade. This allows a condition conducive to wood destroying organisms. We generally recommend a gap of 2" to prevent moisture from wicking up behind the siding into the framing.



Recommendations

2.2.1 Driveway, Walkway, Patio

TRIP HAZARD-SIDEWALK

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Recommendation

Contact a qualified professional.





2.4.1 Electrical

GFCI MISSING



Safety/Immediate Attention

Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

2.5.1 Windows and Door

TRIM ROTTED/DAMAGED

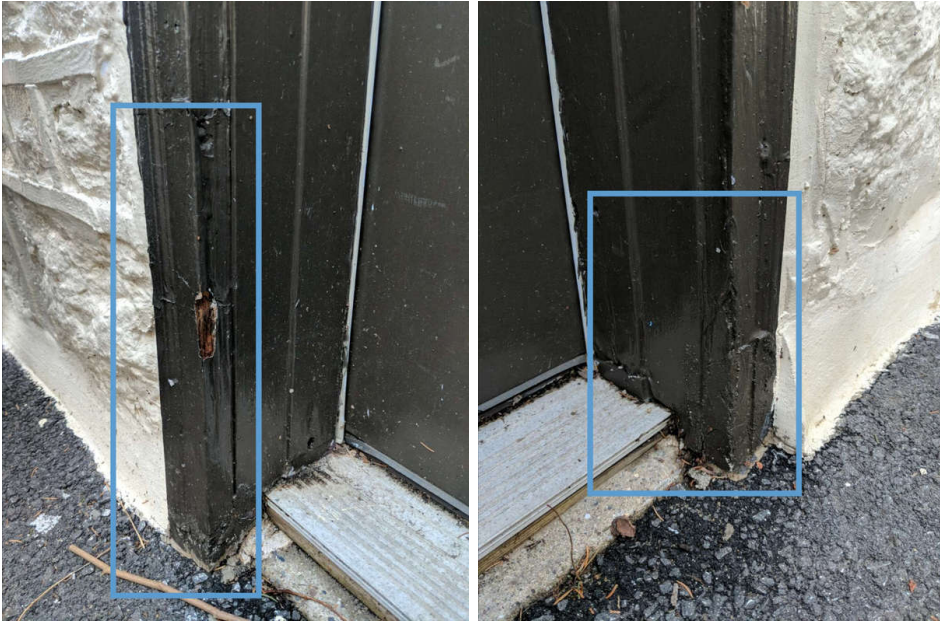


Maintenance/Monitor

The trim at the base of the door frames damaged. This is a typical area of concern. This area should be sealed on all sides to prevent water wicking and further deterioration. The damaged wood should be repaired or replaced

Recommendation

Contact a qualified professional.



2.8.1 Vegetation and Grading



SURFACE TOWARD BUILDING

Surfaces sloped down towards building perimeters in one or more areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Recommendation

Contact a qualified professional.



2.8.2 Vegetation and Grading



TREE NEAR FOUNDATION

One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.

Recommendation

Contact a qualified tree service company.



2.12.1 Stucco Walls

TRIM DAMAGED



The trim at the base of the stucco walls are deteriorated. We recommend further investigation into the extent of damage and all damaged trim be replaced

Recommendation

Contact a qualified professional.



3: ROOF

Information

General: Roof Type

Gable

General: Roof covering

Slate

General: Estimated roof age(main)

25 25+ years

General: Roof Drainage

Gutter system

Shingles: Layers Visible

One Layer

Shingles: Age of shingles

10-15 years

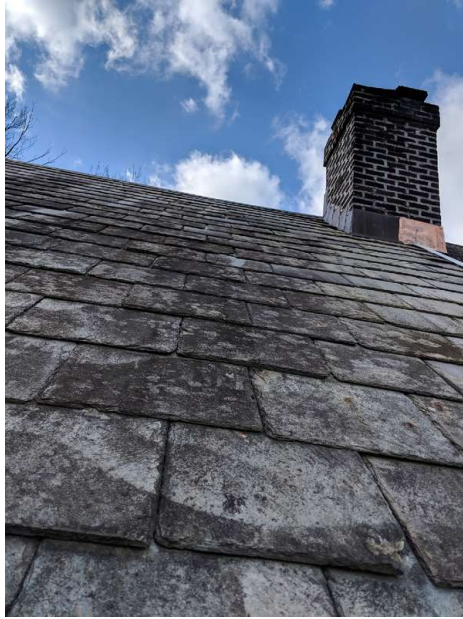
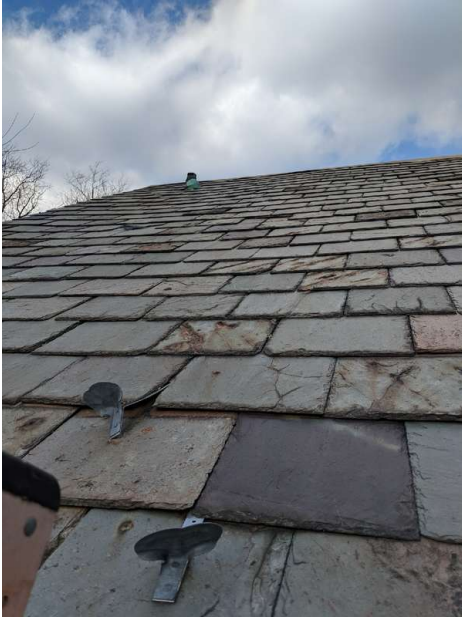
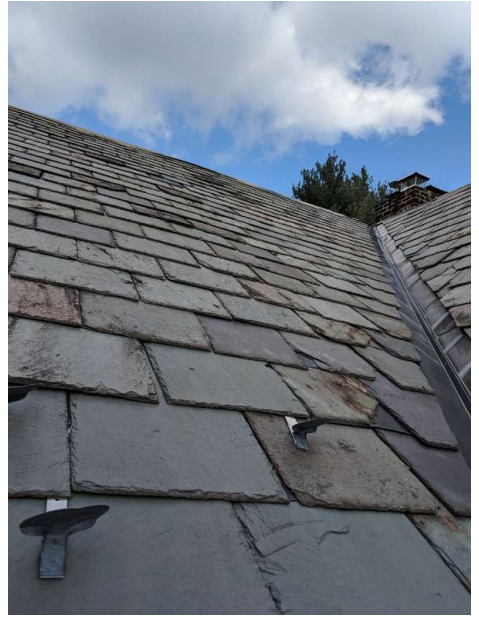
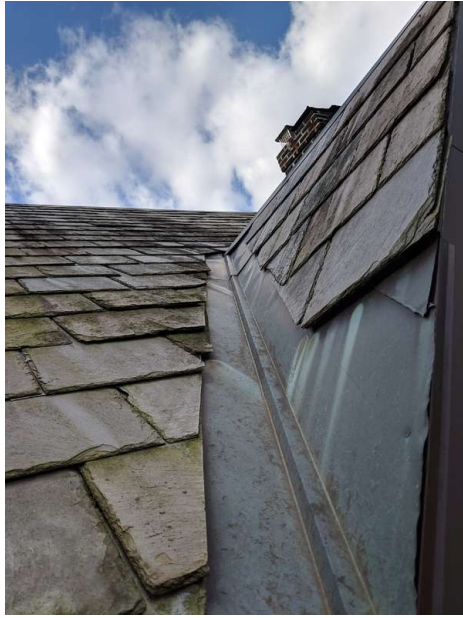

General: Roof Inspection method

Viewed from eaves with ladder

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Roof Pictures



Limitations

General

COULDN'T TRAVERSE

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to *type of roof covering (slippery or fragile) / roof configuration (steep or very high) / slippery conditions*, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface

Recommendations

3.3.1 Shingles



Maintenance/Monitor

MOSS ON SHINGLES

Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically.

Recommendation

Contact a qualified professional.



3.5.1 Gutters/drains



Maintenance/Monitor

CLOGGED GUTTERS/DOWNSPOUTS

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Recommended DIY Project



3.6.1 Flashing/Vents



Deficiencies

CHIMNEY FLASHING LEAKING (NOT INSPECTED)

The chimney flashing appears to be leaking from a visual observation from inside the home. We we're not able to fully evaluate the flashing. We recommend the flashing be further evaluated and repaired by a qualified roofer

Recommendation

Contact a qualified roofing professional.

4: GARAGE

Information

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx

5: FOUNDATION & STRUCTURE

Information

Foundation: Efflorescence

The white powder on the basement walls is known as 'efflorescence' and is a result of moisture passing through and evaporating on the surface of the concrete. This causes no harm but indicates excessive moisture on the soil side of the walls.



Recommendations

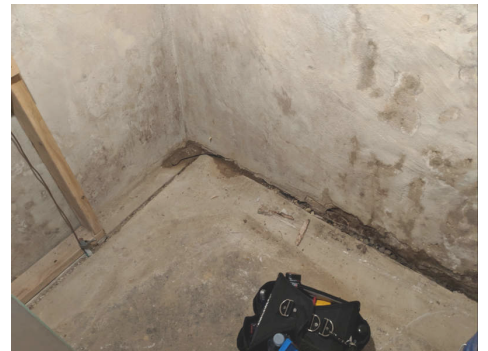
5.2.1 Foundation

MINOR WATER ENTRY

Minor water entry was noted on the basement floor. This is typical in most basements and does not require immediate action.

Recommendation

Contact a qualified professional.



5.3.1 Floor Structure

JOISTS NEED REPAIR

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.





5.3.2 Floor Structure

 Deficiencies

WDI DAMAGE

Wood destroying insects damage was noted. We recommend an invasive Inspection to determine the extent of damage. A qualified contractor should further evaluate and make necessary repairs

Recommendation

Contact a qualified professional.



6: ELECTRIC SERVICE

Information

Electric Panel: Amperage

100

Electric Panel: Panel Manufacturer

Culter Hammer

Electric Panel: Protection

Breakers

Electric Panel: Service Type

Overhead

Electric Panel: Service Voltage

120/240

Electric Panel: Branch Wiring

Copper

Electric Panel: Location of Main Disconnect

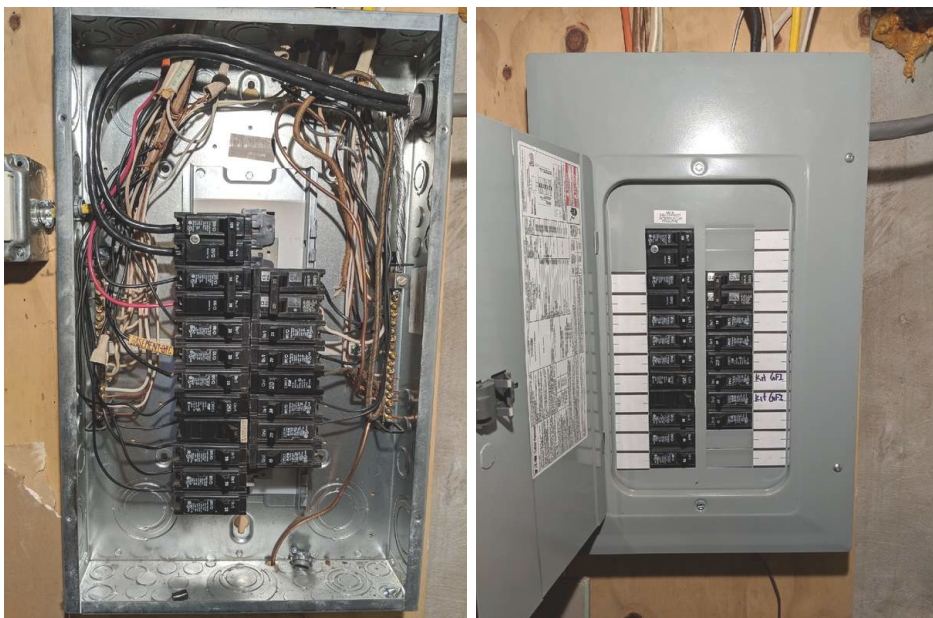
Top of Panel

Electric Panel: Service Conductor

Multi-strain Aluminum

Electric Panel: System Grounding

Grounding Rod

Electric Panel: Panel pictures


Recommendations

6.2.1 Branch Wiring

KNOB AND TUBE-ENERGIZED

This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

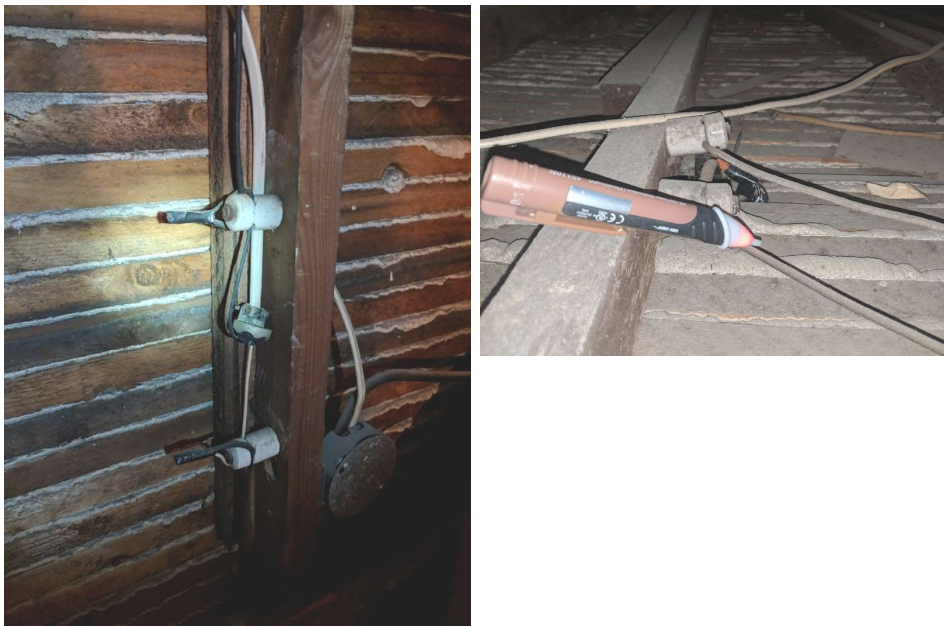
Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.


Safety/Immediate Attention

Recommendation

Contact a qualified electrical contractor.



6.3.1 Circuit Breakers

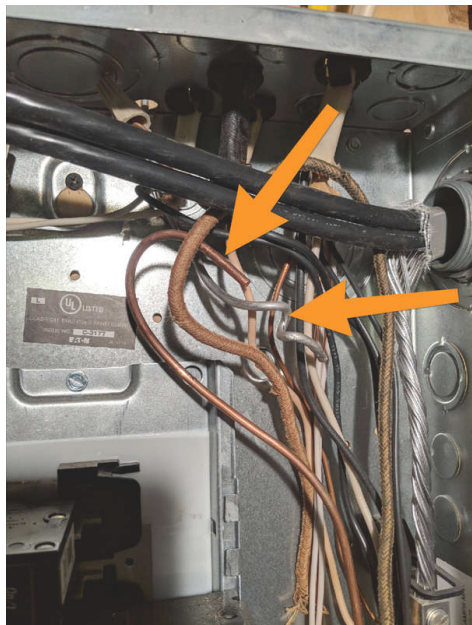
 Deficiencies

GROUND DISCONNECTED

The system ground has been disconnected inside the electrical panel. We recommend repair by a licensed electrician

Recommendation

Contact a qualified electrical contractor.



6.3.2 Circuit Breakers

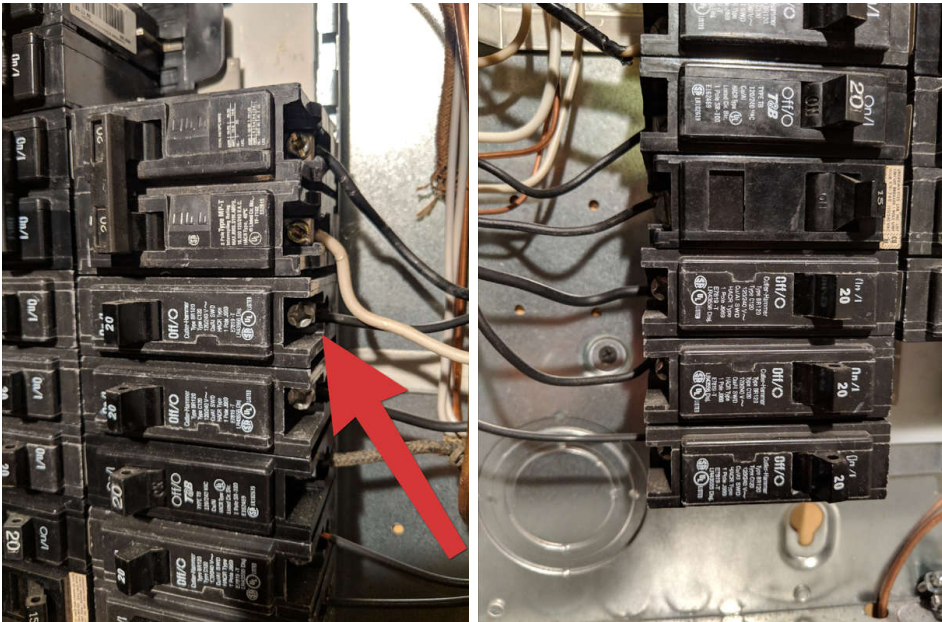
 Safety/Immediate Attention

OVER FUSED

We found over-fusing in the main service panel, meaning the fuse or breaker is not rated for the connected wire. This is a potential fire hazard. We recommend the circuit be equipped with an properly rated overcurrent protection device.

Recommendation

Contact a qualified professional.



6.4.1 Meter

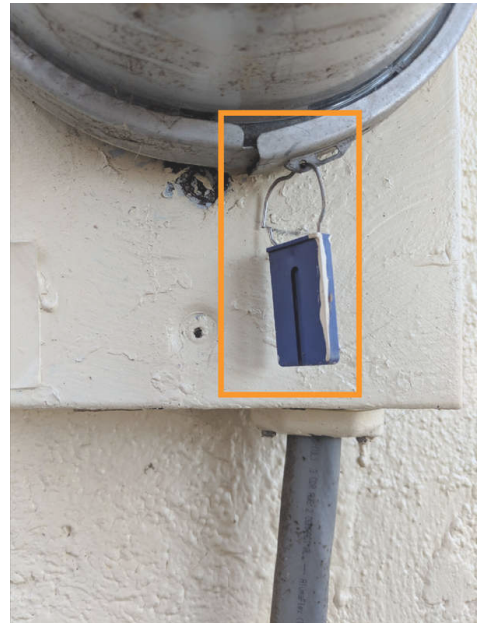
 Deficiencies

SEAL MISSING/BROKEN

The seal for the metal ring securing the electric meter to its base is missing or broken. The utility company installs these seals. Recommend consulting with the property owner(s) about this and/or contacting the utility company to have one reinstalled.

Recommendation

Contact your local utility company



7: ATTIC

Information

General: Inspection Method
Partially Traversed

General: Roof Structure
Rafters

Recommendations

7.1.1 General

 Deficiencies

WATER STAINS

The area around the plumbing vent had water stains. We indicated no active leaking. It is possible this leak has been addressed. We recommend monitoring during heavy rainfall.

Recommendation

Contact a qualified professional.



7.4.1 Insulation

 Deficiencies

MISSING

Ceiling insulation is missing in some areas. Recommend installing insulation where missing for better energy efficiency.

Recommendation

Contact a qualified insulation contractor.



8: KITCHEN

Recommendations

8.1.1 Cabinets

Deficiencies

WATER DAMAGE MINOR

Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.

Recommendation

Contact a qualified cabinet contractor.



Kitchen

8.2.1 Countertops-Backsplash

Maintenance/Monitor

CAULKING

One or more areas of the kitchen counter top(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent future damage.

Recommendation

Recommended DIY Project



8.3.1 Electrical

Deficiencies

RECEPTACLE LOOSE

One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



9: APPLIANCES

Recommendations

9.2.1 Dishwasher



Deficiencies

DISHWASHER BRACKET

The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.

Recommendation

Contact a qualified appliance repair professional.



9.2.2 Dishwasher



Deficiencies

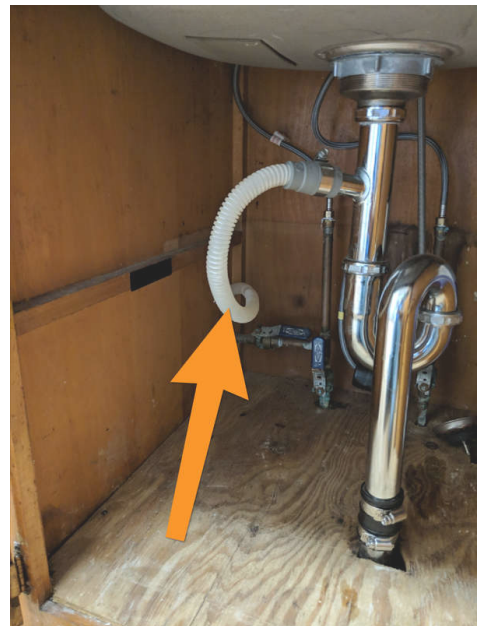
DISHWASHER NO HIGH LOOP

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.

Recommendation

Contact a qualified appliance repair professional.



9.6.1 Range-Cooktop-Oven

NO SHUT OFF



Deficiencies

There was no shut off present for the gas operated stove/oven/range cooktops. This may have been standard practice when the home was built. We recommend consideration be given to install shut off valve in accordance with current building standards

Recommendation

Contact a qualified professional.



10: LAUNDRY

Information

General: Dryer Operation

We normally operate Clothes Dryers without a wash load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.

General: Washer Operation

We normally operate Clothes Washers without a wash load (i.e we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does not replicate the unit fully loaded with a heavy wash load.

Recommendations

10.1.1 General



Maintenance/Monitor

FOIL-PLASTIC DUCT

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

Recommendation

Contact a qualified appliance repair professional.

10.1.2 General



Maintenance/Monitor

KINKED DRYER VENT

The clothes dryer exhaust duct is kinked, crushed and/or damaged. Air flow is restricted as a result. This is a safety hazard due to the risk of fire. The exhaust duct should be replaced or repaired, and by a qualified contractor if necessary.

Recommendation

Contact a qualified appliance repair professional.



11: INTERIORS

Information

Floors, Walls, Ceilings: Wall material/covering

Plaster

Smoke and CO alarms: Smoke Alarms Present

Too few

Limitations

Floors, Walls, Ceilings

FRESH PAINT DISCLAIMER

As with any recently refinished and freshly painted surface, conditions may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify all such conditions.

Recommendations

11.1.1 Electrical

2 SLOT



Safety/Immediate Attention

2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Recommendation

Contact a qualified electrical contractor.

11.1.2 Electrical

EXTENSION CORDS

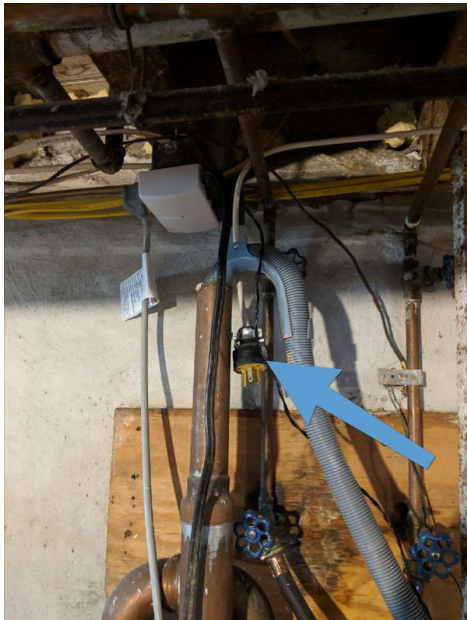


Maintenance/Monitor

Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

Recommendation

Contact a qualified electrical contractor.



Basement



Living Room



Attic

11.1.3 Electrical

 Safety/Immediate Attention

OPEN GROUND

One or more modern, 3-slot electric receptacles were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.

Recommendation

Contact a qualified electrical contractor.





11.1.4 Electrical

Deficiencies

SPLICES NOT IN BOX

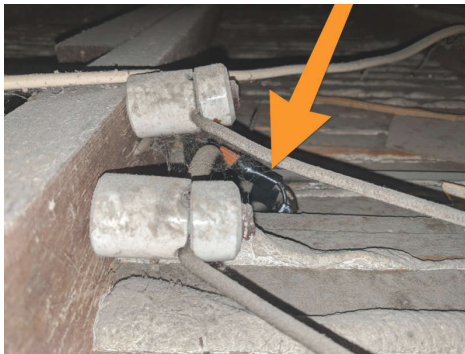
Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

Recommendation

Contact a qualified electrical contractor.



Basement



Attic

11.1.5 Electrical

Deficiencies

COVER PLATE MISSING

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.



Basement

11.2.1 Floors, Walls, Ceilings

CEILING-WET STAIN

Stains and elevated levels of moisture were found in one or more ceiling areas. A qualified contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

 Safety/Immediate Attention





11.2.2 Floors, Walls, Ceilings

Deficiencies

WALL- WET STAIN

Stains and elevated levels of moisture were found in one or more wall areas. A qualified contractor should evaluate and repair as necessary. The wall was crumbling. All damaged material should be replaced and the source of the problem be addressed by a qualified contractor

Recommendation

Contact a qualified professional.





11.2.3 Floors, Walls, Ceilings

ORGANIC GROWTH

Organic growth was noted on drywall in the basement. We recommend all organic growth be removed

Recommendation

Contact a qualified professional.

 Deficiencies



11.2.4 Floors, Walls, Ceilings

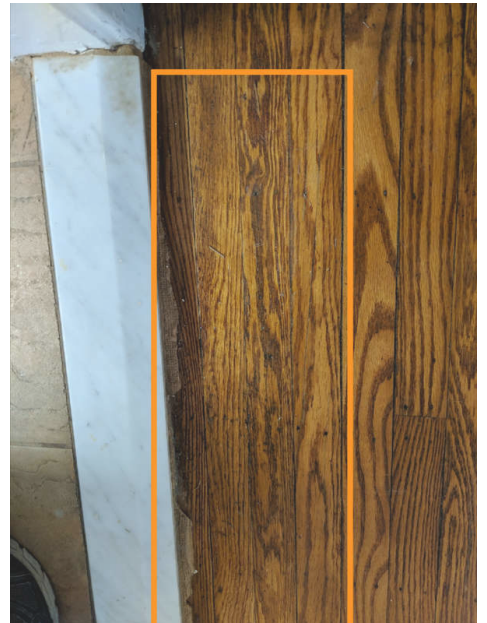
FLOOR DAMAGED

The floor was soft in areas. Repair or replacement is considered optional

Recommendation

Contact a qualified professional.

 Deficiencies



Dining Room

11.3.1 Smoke and CO alarms

**CO ALARMS MISSING**

Carbon monoxide alarms were missing from one or more sleeping areas / on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

Recommendation

Contact a qualified electrical contractor.

11.4.1 Stairs/Handrails/Guardrails

**GUARDRAIL MISSING 30"**

Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Recommend that a qualified contractor install guardrails where missing and per standard building practices.

Recommendation

Contact a qualified professional.



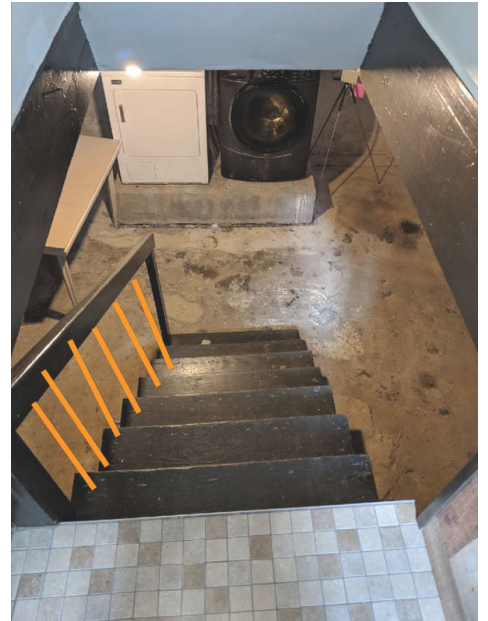
11.4.2 Stairs/Handrails/Guardrails

**RISER OPENING GREATER 4"**

Openings at stair risers were greater than 4 inches. This is a potential safety hazard for children (e.g. falling through, getting stuck in gaps). Recommend that a qualified contractor repair per standard building practices. For example, by enclosing stair risers.

Recommendation

Contact a qualified professional.



11.4.3 Stairs/Handrails/Guardrails

**WDI DAMAGE**

Wood destroying insect damage was noted on the stair string/supports. We recommend an invasive inspection by a qualified contractor and all necessary repairs be made.

Recommendation

Contact a qualified professional.



11.4.4 Stairs/Handrails/Guardrails

SUPPORT SUBSTANDARD



Deficiencies

The support most for the stairs was free floating and not properly secured to the landing. We recommend it be fastened to prevent the support from shifting and becoming loose.

Recommendation

Contact a qualified professional.



11.5.1 Windows and Door

DOOR RUBS



Deficiencies

One or more doors bind in their jamb, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.



11.5.2 Windows and Door

 Deficiencies

LOCKSET-DAMAGED

One or more locksets are damaged and/or deteriorated. Locksets should be replaced as necessary.

Recommendation

Contact a qualified handyman.



11.5.3 Windows and Door

 Deficiencies

WINDOW-BROKEN

Glass in one or more windows is broken. A qualified contractor should replace glass where necessary.

Recommendation

Contact a qualified window repair/installation contractor.



11.5.4 Windows and Door



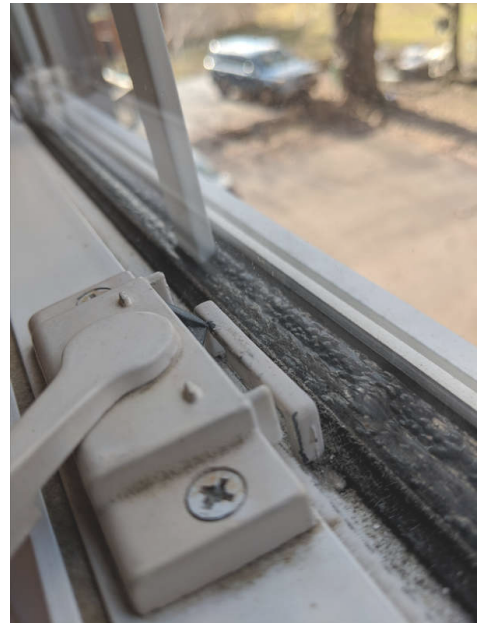
Maintenance/Monitor

WINDOW-LOCK ISSUE

Lock mechanisms on one or more windows are missing and/or damaged so that they are inoperable. Repairs should be made by a qualified contractor or service technician so that windows lock and unlock easily.

Recommendation

Contact a qualified window repair/installation contractor.



11.5.5 Windows and Door



Maintenance/Monitor

WINDOW-SCREENS MISSING

Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

Recommendation

Contact a qualified window repair/installation contractor.



11.5.6 Windows and Door

Deficiencies

WINDOW-WON'T OPEN

One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

Recommendation

Contact a qualified window repair/installation contractor.



11.5.7 Windows and Door

Deficiencies

DOOR CLOSER DAMAGED

The door closer is damaged. We recommend it be repaired or replaced

Recommendation

Contact a qualified professional.



11.5.8 Windows and Door

 Deficiencies

EGRESS- BEDROOMS OLD

The window sash is small and may not be useful in an emergency. Present standards require that each sleeping area have an operable window of certain minimum dimensions to provide a means of a secondary egress in the event of a fire.

Recommendation

Contact a qualified professional.



12: BATHROOMS

Recommendations

12.1.1 Bathub



Maintenance/Monitor

CAULKING AT SURROUND

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation

Recommended DIY Project



Bathroom 2nd Floor

12.1.2 Bathub



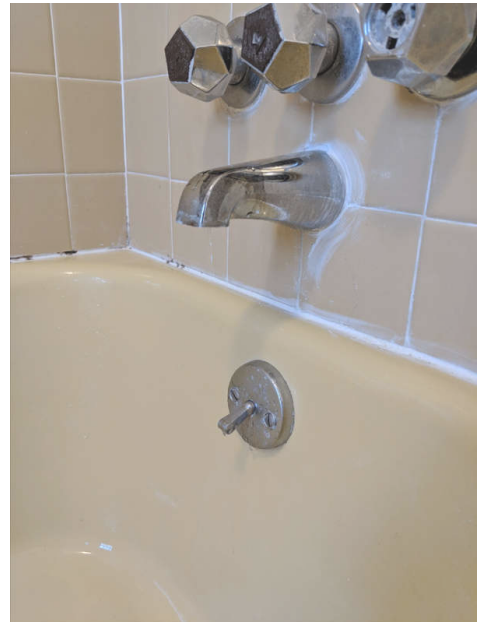
Deficiencies

FAUCET LEAKS OFF

One or more faucets leak or drip when turned off. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Bathroom 2nd Floor

12.3.1 Electrical

GFCI MISSING



Safety/Immediate Attention

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



Bathroom 3rd Floor



Bathroom 2nd Floor



3rd Floor Bathroom

12.6.1 Shower

 Maintenance/Monitor

CAULKING AT SURROUND

Caulk is missing or deteriorated around the shower surround. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation

Recommended DIY Project



Bathroom 3rd Floor

12.6.2 Shower

 Maintenance/Monitor

HARDWARE MISSING

The shower door is very loose and the hardware is missing. This is causing a rough operation. We recommend d the door be repaired

Recommendation

Contact a qualified professional.



12.6.3 Shower

 Deficiencies

PAST WATER DAMAGE

Evidence of past water damage was noted on the floor around the shower. We recommend monitoring and repairing if needed

Recommendation

Contact a qualified professional.



Bathroom 3rd Floor

12.7.1 Sink/countertop

 Deficiencies

FAUCET LEAKS ON

One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Bathroom 3rd Floor shower

12.7.2 Sink/countertop

 Deficiencies**SINK DRAIN LEAK**

One or more sink drains have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



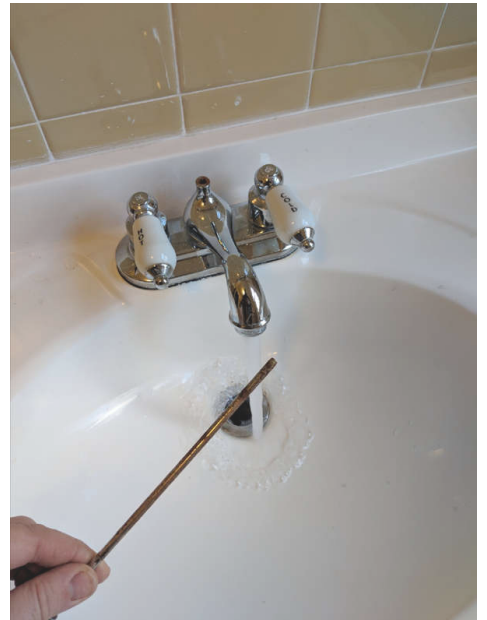
12.7.3 Sink/countertop

 Deficiencies**STOPPER ISSUE**

One or more sink stopper(s) mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



Bathroom 2nd Floor

13: HVAC

Information

Boiler: Brand

New Yorker

Boiler: Energy source

Natural Gas

Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

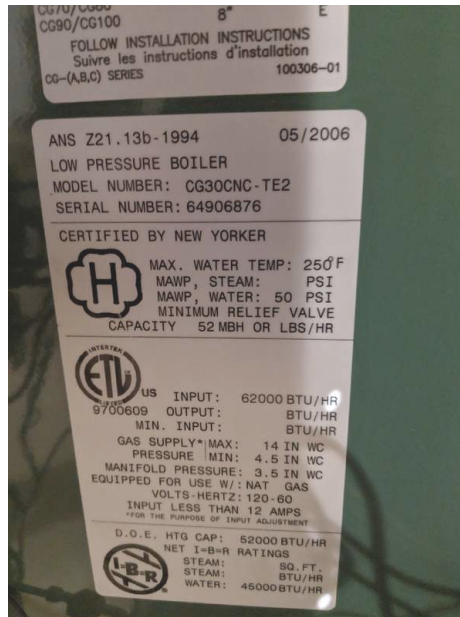
The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.

Air Conditioner: Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.

Boiler: Unit photos



Limitations

Boiler

SERVICE HEATING UNIT

The heating system has not been serviced in over a year. We recommend a qualified contractor be retained to service, clean, and tune the system.



14: PLUMBING

Information

General: Location of Main Shut off

Basement



General: Location of main fuel shut off

Basement



General: Service Pipe to house

Galvanized

General: Interior Supply piping

Copper, Galvanized

General: Water Source

Public Water

General: Drain Pipe

Cast Iron, Copper

Limitations

Sump pump

NO WATER- NOT TESTED

The sump well was dry and the pump could not be safely operated. The pump should be tested when there is a sufficient amount of water to allow its operation without the possibility of causing damage.



Recommendations

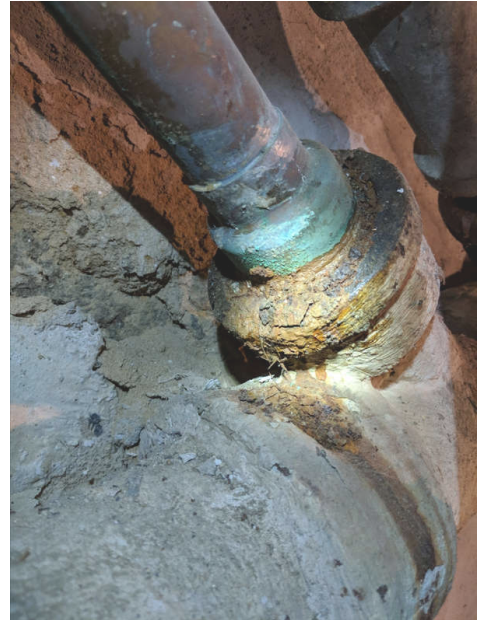
14.3.1 Drain and Waste

 Deficiencies**PAST LEAKING-NOT OCCUPIED**

The home is vacant at the time of our inspection. With a change in occupancy some dormant leaks may become apparent. We noted areas of past leakage. The system should be monitored for active leaks after a change in occupancy

Recommendation

Contact a qualified professional.



Basement

14.5.1 Sump pump

 Deficiencies**GFCI MISSING**

The sump pump electrical connection is not ground fault protected, as would be required today. GFI protection for the sump pump would provide a higher margin of safety and is recommended as an optional upgrade.

The outlet is not properly fastened to the wall. We recommend it be anchored to the wall to prevent damage to the wiring.

Recommendation

Contact a qualified professional.



15: WATER HEATER

Information

Water Heater: Estimated Age

13 Years

Water Heater: Energy Source

Natural Gas

Water Heater: Manufacturer

Bradford White

Water Heater: Location

Basement

Water Heater: Water Temperature

119 Degrees

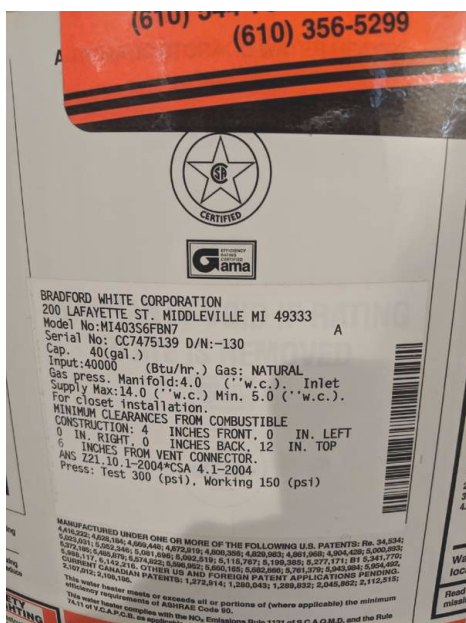
Water Heater: Capacity

40

Water Heater: Type

Tank

Water Heater: Pictures of Unit



Recommendations

15.1.1 Water Heater

EXCEEDS LIFE EXPECTANCY

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.



Safety/Immediate Attention

16: FIREPLACE

Information

General: Chimney type

Masonry

General: Fireplace type

Masonry

Flue and damper: Clean Annually

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

Recommendations

16.2.1 Flue and damper

**DAMPER STUCK**

The damper in one or more fireplaces is stuck and cannot be opened or closed. A qualified chimney service contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified chimney contractor.



16.3.1 Hearth

**DETERIORATED**

One or more fireplace and/or woodstove hearths are damaged and/or deteriorated. For example, loose or broken tiles and/or bricks. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified fireplace contractor.



16.4.1 Liner, Firebricks, Panels

REPAIR, REPLACE BRICKS

Fire bricks in one or more fireplace fireboxes are loose and/or significantly deteriorated or pitted. This is a fire hazard. A qualified chimney service contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified fireplace contractor.

 Safety/Immediate Attention



STANDARDS OF PRACTICE

Inspection details

Billings Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Billings Home Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional

inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY OF INSURANCE.

Foundation & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of

the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

Laundry

LAUNDRY EQUIPMENT:

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

HVAC

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance,

distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Fireplace

The chimney inspection is limited to the visible and/or accessible components only. Inspection of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, if a flue lining is present, checking for deterioration, damage or cracks.