



HOFFMAN HOME INSPECTION

316-202-8206

hoffmanhomeinspectionks@gmail.com

<http://www.HoffmanHomeInspection.com>



RESIDENTIAL REPORT

1234 Main St.
Wichita Kansas 67216

Buyer Name

08/07/2017 9:00AM



Inspector

Dale Hoffman

316-734-0772

benjamin@hoffmanhomeinspectionsteam.c



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: STRUCTURAL COMPONENTS	6
3: EXTERIOR	9
4: ROOFING	17
5: PLUMBING	19
6: ELECTRICAL	24
7: HEATING	31
8: AIR CONDITIONING	34
9: INTERIORS	36
10: BUILT-IN APPLIANCES	46
11: INSULATION AND VENTILATION	47
12: FIREPLACES AND FUEL-BURNING APPLIANCES	48

SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS

SAFETY HAZARDS &
IMMEDIATE ATTENTION ITEMS

-
- ☐ Exterior - Siding, Flashing & Trim: Damage - Major
 - ☐ Exterior - Eaves, Soffits & Fascia: Eaves - Damaged
 - ☐ Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
 - ☐ Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
 - ☐ Exterior - Walkways, Patios & Driveways: Driveway Cracking - Major
 - ☐ Exterior - Walkways, Patios & Driveways: Patio Settling - Major
 - ☐ Roofing - Roof Drainage Systems: Debris
 - ☐ Roofing - Roof Drainage Systems: Downspouts Drain Near House
 - ☐ Plumbing - Fixtures / Faucets: Improper Installation
 - ☐ Plumbing - Water Heater: Annual Maintenance Flush Needed
 - ☐ Plumbing - Water Heater: Improper Installation
 - ☐ Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Improper Wiring
 - ☐ Electrical - Connected Devices and Fixtures: Open Junction Box
 - ☐ Electrical - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded
 - ☐ Electrical - Smoke Detectors: Smoke detectors Aged
 - ☐ Heating - Heating Equipment: Corrosion
 - ☐ Heating - Heating Equipment: Filter requires replacement
 - ☐ Heating - Heating Equipment: Manifolds dirty
 - ☐ Heating - Heating Equipment: Needs Servicing/Cleaning
 - ☐ Interiors - Walls: Minor Corner Cracks
 - ☐ Interiors - Ceilings: Minor Damage
 - ☐ Interiors - Ceilings: Possible Roof Leak Damage
 - ☐ Interiors - Floors: Damaged (General)
 - ☐ Interiors - Windows: Damaged
 - ☐ Interiors - Windows: Missing Hardware
 - ☐ Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Furnished, Vacant	Style Ranch
Temperature (approximate) 82 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: STRUCTURAL COMPONENTS

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Information

Inspection Method	Foundation, Basement & Crawlspaces: Material	Floor Structure: Material
Crawlspace Access, Visual	Concrete	Wood I-Joists
<div></div>		





Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor

Dirt

Wall Structure: Material

Wood

Ceiling Structure: Material

Wood

		IN	NI	NP	R
2.1	Foundation, Basement & Crawlspace	X			
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Limitations

Roof Structure & Attic not inspected.

3: EXTERIOR

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Information

Inspection Method Visual	Siding, Flashing & Trim: Siding Material Vinyl	Siding, Flashing & Trim: Siding Style Panels
Exterior Doors: Exterior Entry Door Wood	Decks, Balconies, Porches & Steps: Appurtenance Patio	Decks, Balconies, Porches & Steps: Material Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete



		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps	X			
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			X

Recommendations

3.1.1 Siding, Flashing & Trim

DAMAGE - MAJOR

Moderate to major damage was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

Recommendation

Contact a qualified siding specialist.



3.4.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

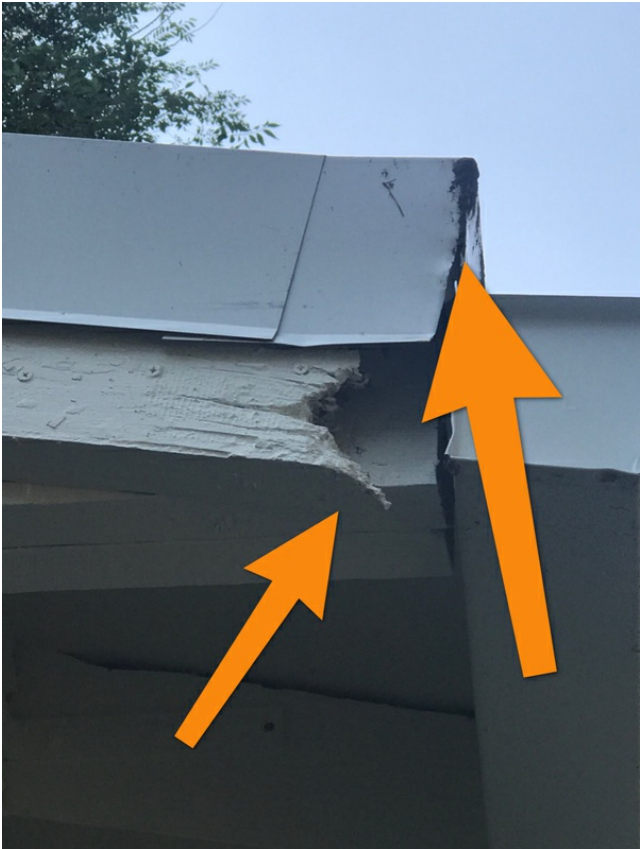
One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.







3.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



3.6.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend driveway contractor evaluate and replace.

Recommendation

Contact a qualified driveway contractor.



3.6.2 Walkways, Patios & Driveways

PATIO SETTLING - MAJOR

EAST

Significant settling observed. Further deterioration could result. Recommend concrete contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.



4: ROOFING

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Information

Inspection Method
Aerial, Ladder

Roof Type/Style
Gable

Roof Drainage Systems: Gutter Material
Vinyl

Flashings: Material
Aluminum

Coverings: Material
Rubber



		IN	NI	NP	R
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

4.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

4.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.

5: PLUMBING

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Information

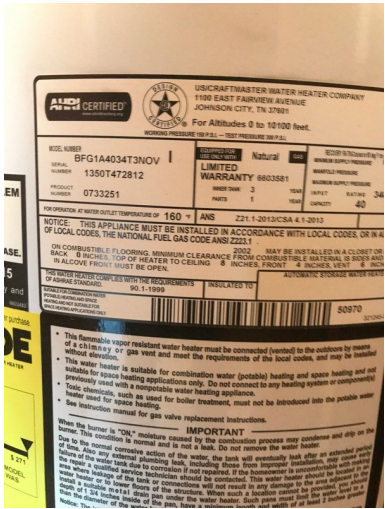
Filters None	Material - Distribution Galvanized	Material - Water Supply Unknown
Source Public	Water Heater: Manufacturer Envirotemp	Water Heater: Power Source Gas



Water Heater:

40 Gallons

There are no deficiencies found the hot water heater at



Water Heater: Location

Utility Room



Main Water Shut-Off Device (Location)

Crawlspace



Drain, Waste, & Vent Systems: Drain Size

2"



Drain, Waste, & Vent Systems: Material

PVC, Cast Iron



		IN	NI	NP	R
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			X
5.5	Sump Pumps / Sewage Ejectors			X	
5.6	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Sump Pumps / Sewage Ejectors not present.

Recommendations

5.1.1 Fixtures / Faucets

IMPROPER INSTALLATION

1ST FLOOR HALL BATHROOM

Fixtures were installed improperly.
Recommend a qualified handyman or
plumber evaluate and repair.

Recommendation

Contact a quality handyman.



5.3.1 Water Heater

ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation

Contact a qualified plumber.

5.3.2 Water Heater

IMPROPER INSTALLATION

⚠ Safety Hazard and/or Requires Immediate Attention

Water heater is improperly installed.
Recommend qualified plumber evaluate & repair.

Recommendation

Contact a qualified plumber.



6: ELECTRICAL

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Information

Branch Wire 15 and 20 AMP
Aluminum

Wiring Method
Romex



**Service and Grounding
Equipment, Main Overcurrent
Device, Main and Distribution
Panels: Panel Capacity**
100 AMP

**Service and Grounding
Equipment, Main Overcurrent
Device, Main and Distribution
Panels: Panel Manufacturer**
Challenger, General Electric

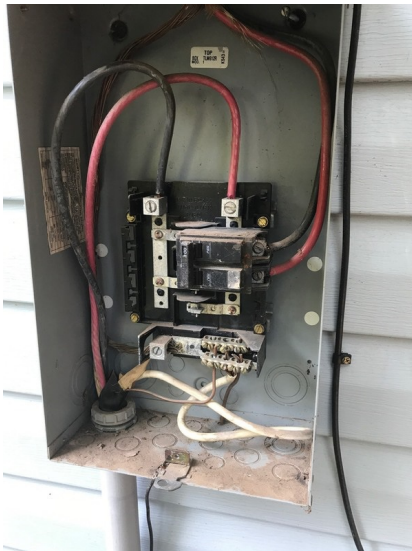
Service Entrance Conductors: Electrical Service Conductors

Overhead, 220 Volts, Aluminum



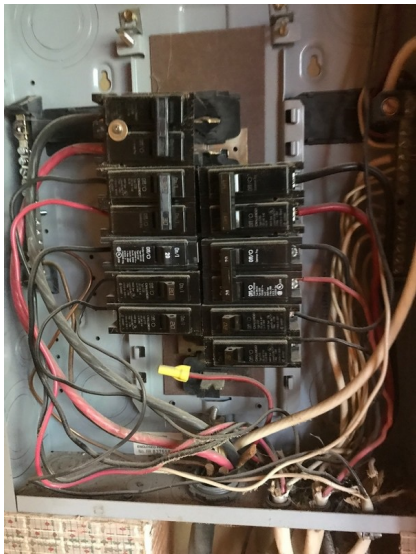
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Exterior, Main Level



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker



		IN	NI	NP	R
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
6.4	Connected Devices and Fixtures	X			X
6.5	Polarity and Grounding of Receptacles	X			X
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			X
6.8	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Carbon Monoxide Detectors not present.

Recommendations

6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

IMPROPER WIRING

⚠ Safety Hazard and/or Requires Immediate Attention

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

Recommendation

Contact a qualified electrician.

6.4.1 Connected Devices and Fixtures

OPEN JUNCTION BOX

⚠ Safety Hazard and/or Requires Immediate Attention

Open junction box observed. Recommend concealing or replacing.

Recommendation

Recommended DIY Project



6.5.1 Polarity and Grounding of Receptacles

**OUTLET(S) NOT
GROUNDED**

KITCHEN

**⚠ Safety Hazard and/or Requires Immediate
Attention**

One or more outlets are not grounded.
Recommend a qualified electrician replace
non-grounded outlets with grounded ones.

Recommendation

Contact a qualified electrician.



6.7.1 Smoke Detectors

SMOKE DETECTORS AGED

 **Safety Hazard and/or Requires Immediate Attention**

Smoke detectors appeared to have reached the end of the their useful life.

Recommendation

Contact a qualified appliance repair professional.

7: HEATING

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Information

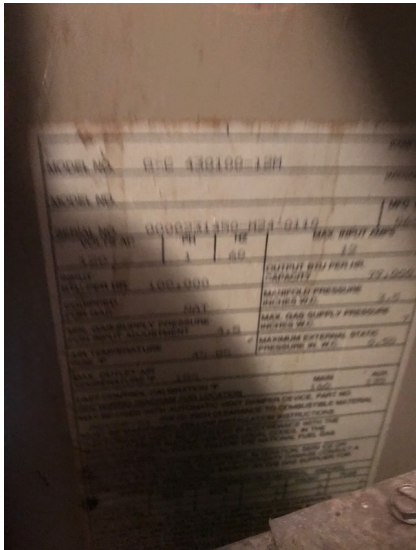
Heating Equipment: Filter Size	Heating Equipment: Filter Type	Heating Equipment: Heat Type
none	Disposable	Forced Air

Heating Equipment: Brand
Comfort maker



Heating Equipment: Energy Source

Gas



Distribution Systems: Ductwork

Non-insulated



		IN	NI	NP	R
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Recommendations

7.1.1 Heating Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

7.1.2 Heating Equipment

FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation

Contact a qualified HVAC professional.

7.1.3 Heating Equipment

MANIFOLDS DIRTY

Cleaning manifolds will result in better air quality.

Recommendation

Contact a qualified HVAC professional.

7.1.4 Heating Equipment

NEEDS SERVICING/CLEANING

 **Safety Hazard and/or Requires Immediate Attention**

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

8: AIR CONDITIONING

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Distribution System:
Configuration
Central

Type
Air Conditioner



Cooling Equipment: SEER Rating
10
Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](#).

		IN	NI	NP	R
8.1	Cooling Equipment	X			
8.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

9: INTERIORS

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Information

Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Gypsum Board

Floors: Floor Coverings

Hardwood, Vinyl
Some minor cracks in kitchen
floor tiles replace or repair

Windows: Window Type

Sliders



Windows: Window

Manufacturer

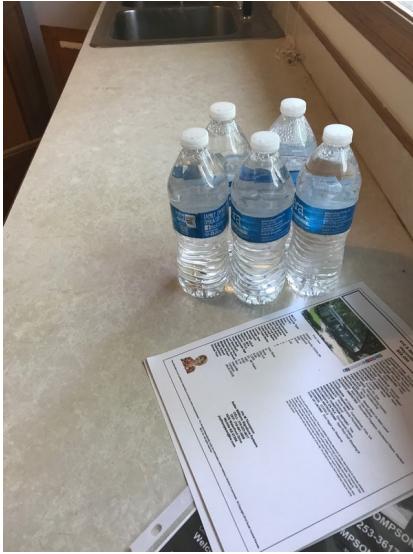
Unknown

Countertops & Cabinets: Countertop Material

Kitchen 1st Floor

Laminate

Countertop is chipped



Countertops & Cabinets: Cabinetry

Kitchen

Wood

Kitchen cabinetry shows normal wear and tear



		IN	NI	NP	R
9.1	Walls	X			X
9.2	Ceilings	X			X
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			X
9.8	Garage Door			X	
9.9	Garage interior			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Garage Door not present.

Garage interior not present.

Recommendations

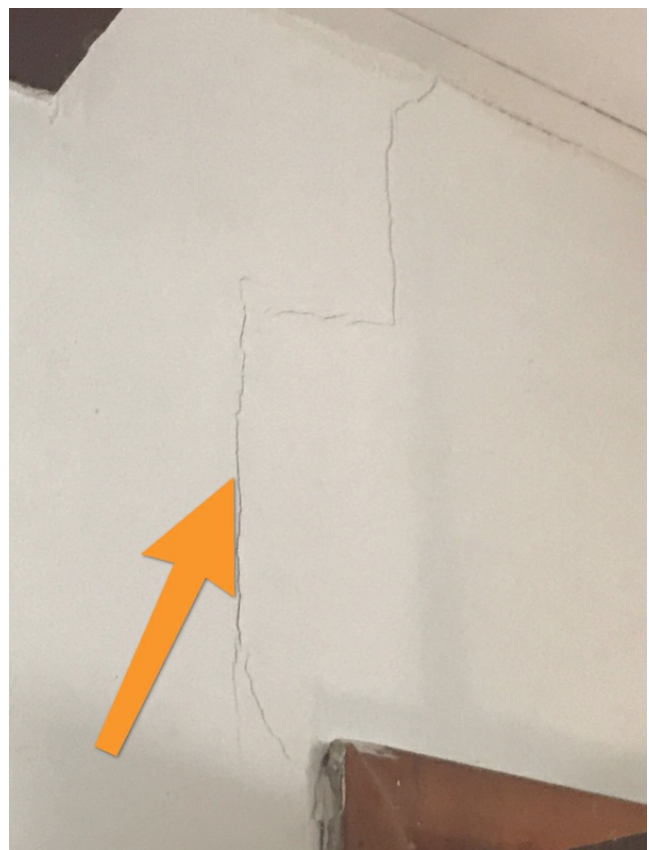
9.1.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified structural engineer.



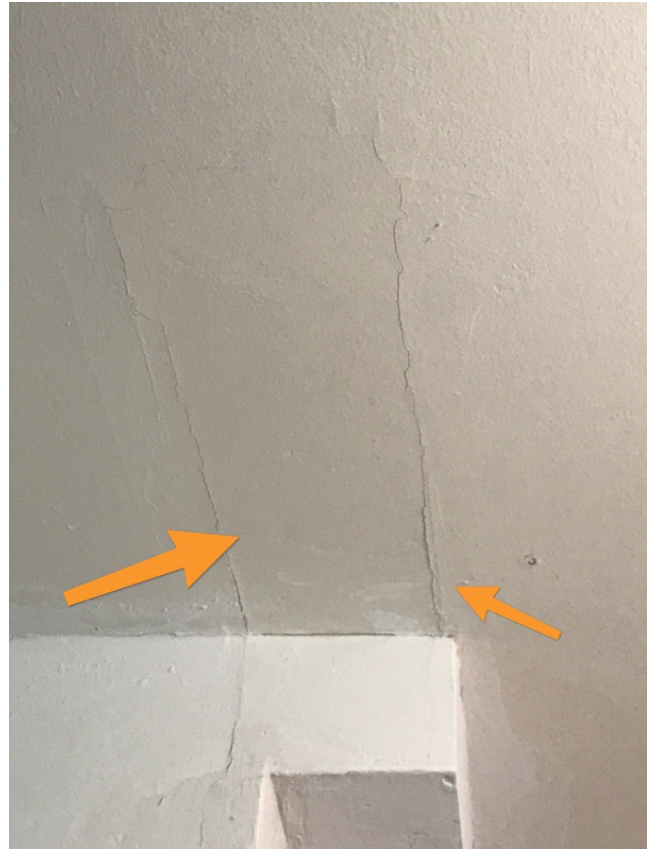
9.2.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



9.2.2 Ceilings

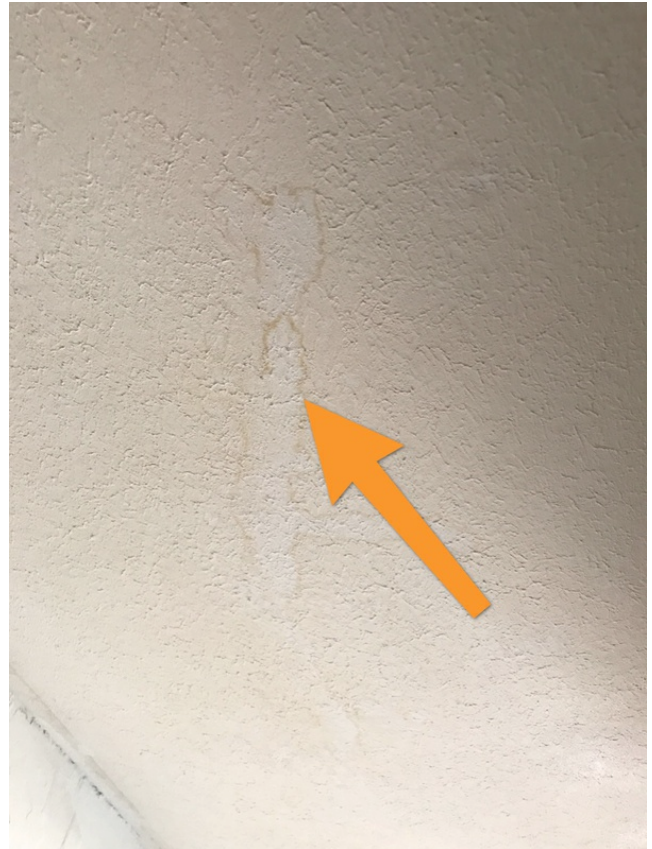
POSSIBLE ROOF LEAK DAMAGE

ABOVE FRONT DOOR

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

Recommendation

Contact a qualified professional.

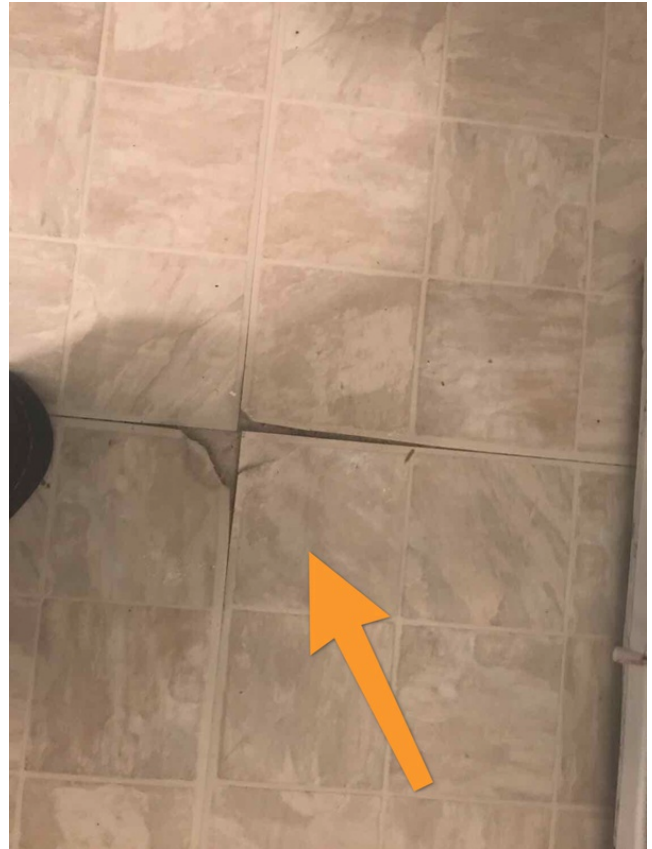


9.3.1 Floors

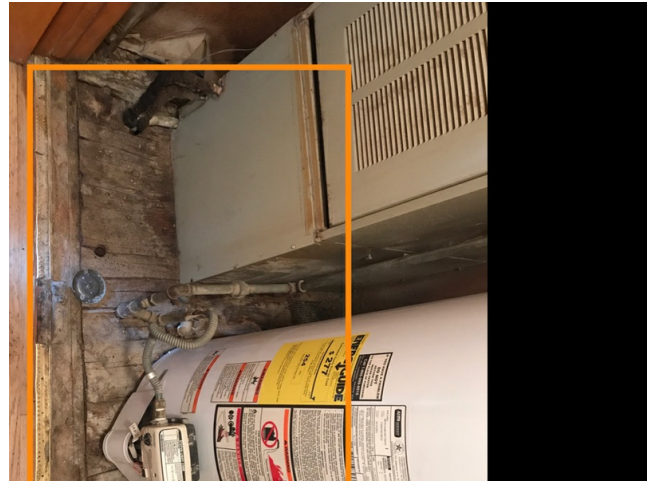
DAMAGED (GENERAL)

The home flooring had general moderate damage visible at the time of the

inspection. Recommend evaluation by a qualified flooring contractor.







9.7.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate, seal & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



9.7.2 Windows

MISSING HARDWARE

Window missing hardware. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



10: BUILT-IN APPLIANCES

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

		IN	NI	NP	R
10.1	Dishwasher			X	
10.2	Refrigerator			X	
10.3	Range/Oven/Cooktop			X	
10.4	Garbage Disposal	X			
10.5	Microwave			X	
10.6	Microwave			X	
10.7	Trash compactor			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Limitations

- Dishwasher not present.
- Refrigerator not present.
- Range/Oven/Cooktop not present.
- Microwave not present.
- Microwave not present.
- Trash compactor not present.

11: INSULATION AND VENTILATION

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Information

Dryer Power Source	Dryer Vent	Flooring Insulation
220 Electric	Metal (Flex)	None

		IN	NI	NP	R
11.1	Attic Insulation			X	
11.2	Vapor Retarders			X	
11.3	Ventilation			X	
11.4	Exhaust Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Attic Insulation not present.

Vapor Retarders not present.

Ventilation not present.

Exhaust Systems not present.

12: FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Information

Type
Wood

		IN	NI	NP	R
12.1	Fireplaces, Stoves & Inserts	X			X
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Fuel-buring Accessories not present.

Recommendations

12.1.1 Fireplaces, Stoves & Inserts

FIREWALL CRACKED

! Safety Hazard and/or Requires Immediate Attention

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.

