



INTEGRITY INSPECTION SERVICES LLC

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<http://www.inspectwithintegrity.com>



HOME INSPECTION REPORT

1234 Main St.
Naches WA 98937

Buyer Name

01/24/2018 9:00AM



Inspector

Ryan Franke

Lic. No. 809

509-823-1677

ryan@inspectwithintegrity.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY

- Appliances - Dishwasher: Not Secured
- Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: General Recommendation
- Roofing - Chimney & Vent Systems: Deteriorated Mortar
- Roofing - Gutter & Drainage Systems: Gutters Not Installed
- Roofing - Coverings: Minor Maintenance Needed
- Insulation and Ventilation - Attic: Exhaust Vents Not Sealed/Secured
- Insulation and Ventilation - Attic: Attic Ventilation Possibly Insufficient
- Insulation and Ventilation - Attic: Vermiculite Insulation
- Cooling System - Cooling Equipment: Deferred Cost Item
- Cooling System - Cooling Equipment: Insulation missing or damaged
- Heating System - Distribution Systems: Possible Asbestos Materials
- Heating System - Heating Equipment: Filter Not Sealed
- Water Heater - Equipment : Wiring Not Secure
- Plumbing - Drain / Waste, & Vent Systems: Poor/Slow Drainage
- Plumbing - Drain / Waste, & Vent Systems: Drain Stop Not Operating
- Plumbing - Fixtures / Faucets: Fixture Damaged
- Plumbing - Supply Plumbing: Galvanized Piping
- Electrical - GFCI & AFCI: GFCI/AFCI Protection Missing
- Electrical - Polarity and Grounding of Receptacles: "Open Ground"
- Electrical - Branch Circuit Conductors: Exposed Ends & Splices
- Electrical - Main Service Panel and Grounding: Double Tapping
- Electrical - Service Entrance Conductors: 60 amp Meter Base
- Interiors - Installed Safety Equipment : Carbon Monoxide Detectors
- Interiors - Installed Safety Equipment : Basement Egress
- Interiors - Bathrooms: Caulk/Seal Tile Shower
- Interiors - Bathrooms: Caulk/Seal
- Interiors - Steps, Stairways & Railings: Railing Unsafe
- Interiors - Doors: Door Sticks
- Exterior - Decks, Balconies, Porches & Steps: Deteriorated Trim
- Exterior - Exterior Doors & Windows: Failed Seals
- Exterior - Siding, Flashing & Trim: Paint Peeling
- Site - Vegetation, Grading & Drainage: Unfavorable Condition

1: INSPECTION DETAILS

Information

Weather Conditions

Clear

Temperature

Cold (below 50°F)

In Attendance

Client, Client's Agent

Occupancy

Vacant

Approximate Age

1945

Age Based On

Listing

Type of Building

Single family

Bedrooms/Bathrooms

3/2

Stories

One w/ Basement

Shop/Outbuildings

N/A

Irrigation/Sprinkler System

Not Inspected

Enviromental Considerations : General Disclaimer

Due to age/era of Home and/or some observed building materials throughout, Inspector recommends further evaluation and testing by a qualified Enviromental Contractor prior to any demolition or remodel. Disturbing building materials that may contain lead, asbestos or other materials known to be an Enviromental concern may be considered a health risk. A professional abatement company should be consulted prior to any demolition or disruption of building materials.

2: SITE

Information

Site Grading

Mostly Level

Retaining Walls

N/A

Vegetation

Generally Maintained

Driveway

Concrete

Walkways

Concrete

Stoops / Steps

Concrete

Patios

Concrete

Fuel Storage Tank

Oil lines noted in basement may be evidence of a buried Fuel Storage Tank (oil tank) on property. Inspector did not observe fill or vent pipes at exterior. If present, condition/status is unknown. A buried Fuel Storage Tank may pose a liability if compromised or not properly decommissioned. Recommend further evaluation.

Recommendations

2.1.1 Vegetation, Grading & Drainage

 Recommendation

UNFAVORABLE CONDITION

Garden beds and planter boxes installed against exterior siding or foundation may pose a risk of moisture damage to structure and are generally not recommended. Recommend further evaluation and repair/remedy as needed.

Recommendation

Contact a qualified general contractor.



3: EXTERIOR

Information

Siding

Lap Wood

Trim

Wood

Eaves, Soffits and Fascia

Wood

Exterior / Entry Doors

Wood Hinged

Windows

Wood, Vinyl

Decks / Balconies

N/A

Recommendations

3.1.1 Siding, Flashing & Trim

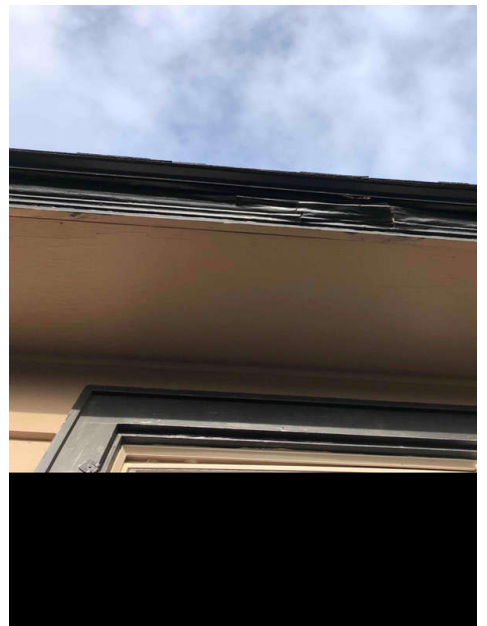
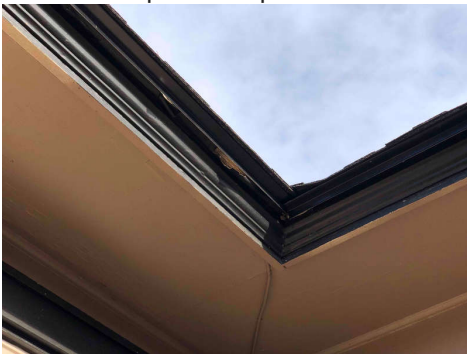
PAINT PEELING

THROUGHOUT EXTERIOR

Peeling paint noted at exterior. Recommend maintaining paint/seal at all exterior wood siding, trim, posts, decks, etc. as needed to prevent possible compromise.

Recommendation

Contact a qualified painter.



3.2.1 Exterior Doors & Windows

 Recommendation

FAILED SEALS

FRONT ENTRY

Condensation between window panes indicates a failed seal. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



3.3.1 Decks, Balconies, Porches & Steps

 Recommendation

DETERIORATED TRIM

PATIO COVER

Moisture damage and deterioration noted at patio cover eaves and sheathing. Saturated trim and ledger boards may trap moisture against structural wood framing causing eventual rot/deterioration and potential structural compromise. Recommend further evaluation by a qualified professional and repair.

Recommendation

Contact a qualified carpenter.





4: ROOFING

Information

Inspection Method

Walked on Roof

Roof Type

Gable

Roof Covering

Architectural Asphalt Shingle

Approximate Age

0-10 Years

Skylights

Not Present

Ventilation Type

Gable Vents

Flashing

Metal

Gutter Material

Not Installed

Chimney

Brick

Recommendations

4.1.1 Coverings

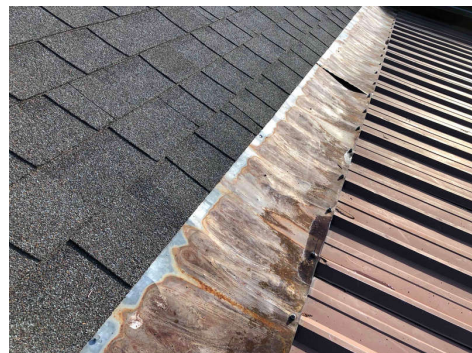
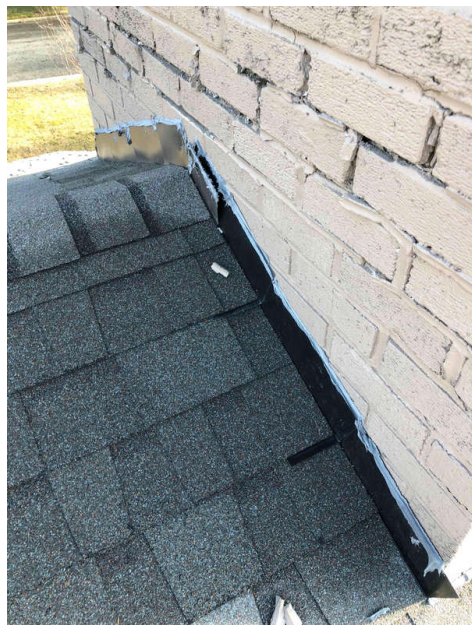
MINOR MAINTENANCE NEEDED

Some lifted shingles, loose flashing and exposed nail heads observed. Lifted shingles due to nail pops may be more susceptible to wind damage. Exposed nail heads and loose flashing should be sealed to prevent possible moisture intrusion.

Recommendation

Contact a qualified roofing professional.

 Maintenance/Information



4.2.1 Gutter & Drainage Systems

GUTTERS NOT INSTALLED

Home did not have a gutter system installed and may benefit from a proper gutter system with downspouts and extensions.

Recommendation

Contact a qualified roofing professional.

 Recommendation

4.4.1 Chimney & Vent Systems

 Recommendation

DETERIORATED MORTAR

Deterioration at mortar joints may allow for further moisture penetration risking eventual structural compromise and potential loose/falling bricks. Recommend repair.

*Chimney and Garage wall (minor)

Recommendation

Contact a qualified masonry professional.





5: INTERIORS

Information

Walls & Ceilings

Plaster

Windows

Vinyl, Sliders, Single-hung, Fixed
Wood

Installed Safety Equipment

Smoke Detectors

Floors: Past Moisture Basement

Some possible evidence of past moisture observed at flooring. No moisture present or active leaks observed at time of inspection. Recommend monitor.



Floor Coverings

Carpet, Hardwood, Tile

Cabinetry

Wood

Interior Doors

Hinged, Wood

Countertops

Hard Surface, Granite/Quartz

Recommendations

5.5.1 Doors

DOOR STICKS

BEDROOM

Some interior doors stick/rub or do not latch smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified door repair/installation contractor.



Maintenance/Information



5.6.1 Steps, Stairways & Railings

RAILING UNSAFE



Interior stairs and landings must have a proper hand railing/guardrail system installed with a minimum height of 36" above walking surface. Vertical baluster spacing must not exceed 4" between balusters. Low or horizontal railings may present a safety hazard for children. Hand railing must be secure/stable and supported throughout. Recommend a qualified professional further evaluate and repair to local safety standards.

Recommendation

Contact a qualified carpenter.



5.7.1 Bathrooms

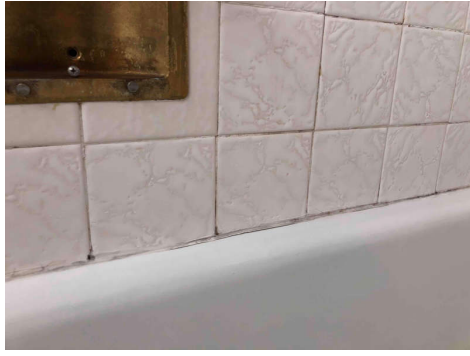
CAULK/SEAL



Recommend maintaining a proper seal at all tub-to-floor and tub-to-wall transitions. Tub/Shower penetrations (tub spout or shower head) must be caulked/sealed to prevent moisture intrusion and possible compromise.

Recommendation

Contact a qualified handyman.



5.7.2 Bathrooms

CAULK/SEAL TILE SHOWER

Recommend maintaining proper seal at tile shower walls, pan and all tub-to-wall, tub-to-floor transitions to prevent possible moisture intrusion and potential damage. Some cracking noted at tile grout lines.

Recommendation

Contact a qualified tile contractor



5.10.1 Installed Safety Equipment

 Safety Hazard**BASEMENT EGRESS**

Some basement living space/s do not meet modern safety standards for fire/emergency egress (secondary means of exit). Although this home may predate such codes, it is an important consideration when using these rooms for living or sleeping quarters. Inspector recommends installing proper means of secondary egress at all bedroom/sleeping areas for optimal safety.

Recommendation

Contact a qualified general contractor.



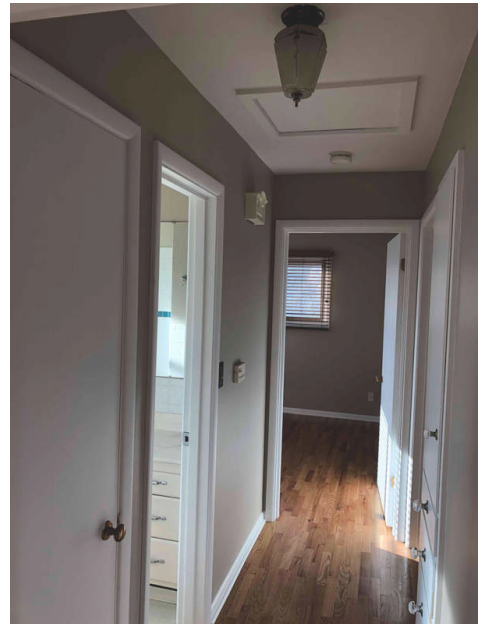
5.10.2 Installed Safety Equipment

 Safety Hazard**CARBON MONOXIDE DETECTORS**

Carbon Monoxide Detectors are required to be installed on each floor and outside all bedroom/sleeping areas. Inspector was unable to confirm/identify Carbon Monoxide Detectors in all required locations at time of inspection. Recommend repair.

Recommendation

Recommended DIY Project



6: ELECTRICAL

Information

Electrical Service Conductors

Overhead, Aluminum, 240 volts

Main Disconnect Location

Service Panel

Panel Type / Capacity

60-125 Amp, Breakers

Panel Locations

Basement

Panel Manufacturer

Square D

Service Panel Grounding Conductor

Unable to confirm

Ground Source

Unable to Confirm

Branch Circuit Conductors

Copper

Recommendations

6.1.1 Service Entrance Conductors

60 AMP METER BASE

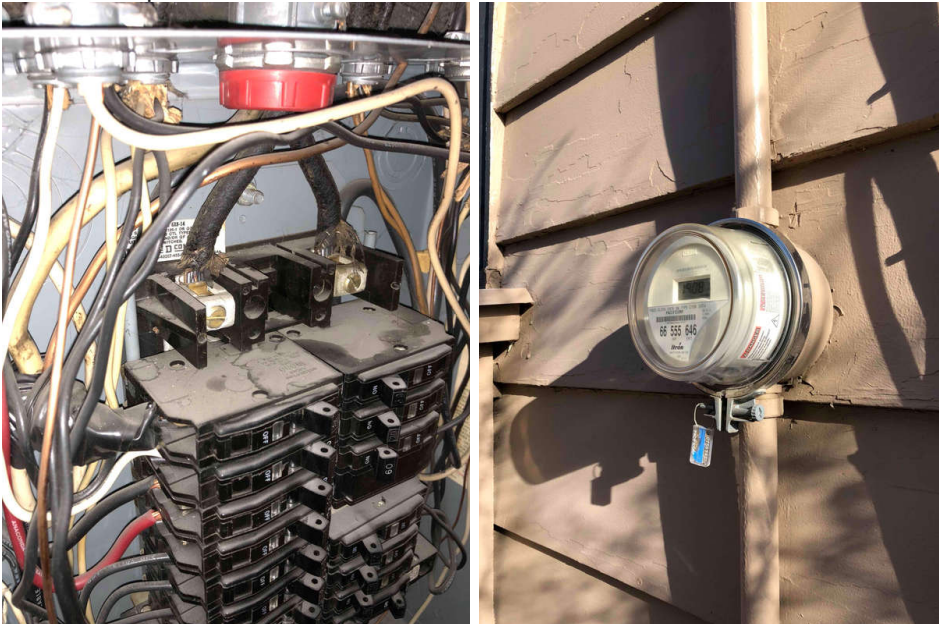


Recommendation

Round Meter Base and/or undersized Incoming Service Lines indicate a possible 60-125amp Service. Although this is not a defect in and of its self, Inspector recommends further evaluation by a qualified Electrician if any additions or alteration are considered. 60-125 amp Service may be considered under sized by todays standard electrical usage.

Recommendation

Contact a qualified electrical contractor.



6.2.1 Main Service Panel and Grounding

DOUBLE TAPPING

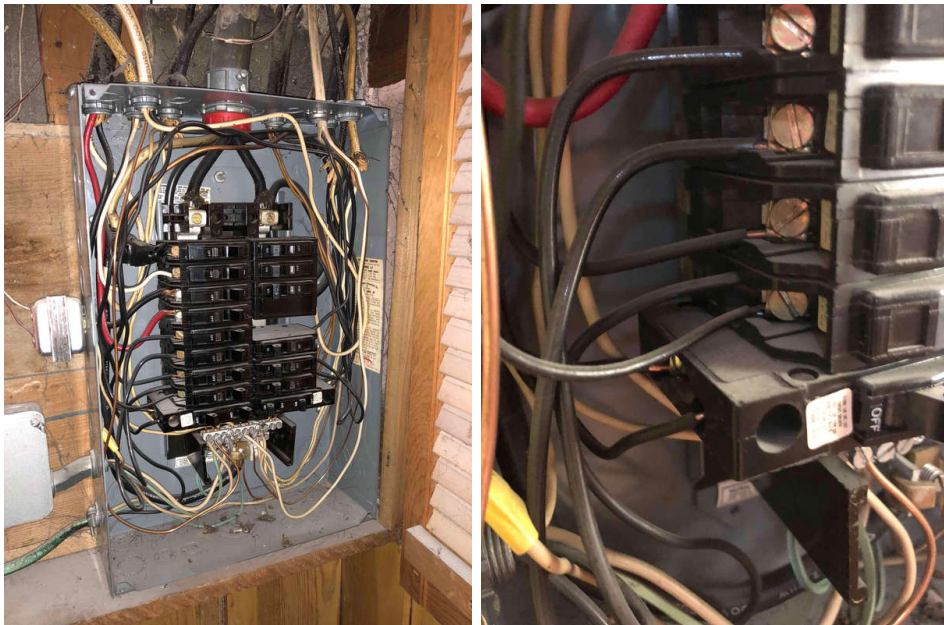


Recommendation

Double tapping of circuit breaker is generally not recommended or allowable and may be indication that panel has been tampered with or work performed by an unqualified person. Recommend further evaluation by a qualified professional and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



6.3.1 Branch Circuit Conductors

EXPOSED ENDS & SPLICES

EXTERIOR BASEMENT STAIRWELL

 Safety Hazard

Wire splices/connections and terminations must be secured/protected in an approved junction box (or removed completely if not in use). Potential safety hazard. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified electrical contractor.



6.5.1 Polarity and Grounding of Receptacles

"OPEN GROUND"

THROUGHOUT

 Recommendation

Inspector noted ungrounded or "open ground" three-prong outlet/s at time of inspection. Recommend a qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



6.6.1 GFCI & AFCI

GFCI/AFCI PROTECTION MISSING

THROUGHOUT

Modern Code requires GFCI and AFCI protection throughout home. Outlets in one or more required locations was not protected at time of inspection. For optimal safety Inspector recommends qualified professional install GFCI and AFCI devices as recommended by modern industry standards. [Here is a link](#) to read about how GFCI and AFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard

7: PLUMBING

Information

Source

Public

Main Water Supply

Galvanized

Main Water Shut-Off Location

Basement, Utility Room



Filters/Softener

None

Supply Distribution

Galvanized

Drain / Waste & Vent System

Galvanized

Main Fuel Shut-Off Location

At Meter

Water Pressure

Pressure Regulator Not Found, Unable to Determine

Maximum recommended water pressure for most residential situations 60-80 P.S.I

It is generally recommended to have a Pressure Regulator (pressure reducing valve) installed at or near main supply entrance to regulate system water pressure.

Recommendations

7.1.1 Supply Plumbing

GALVANIZED PIPING

THROUGHOUT

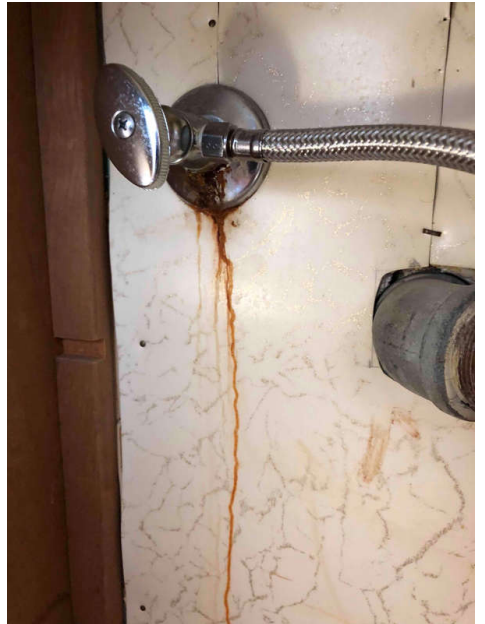
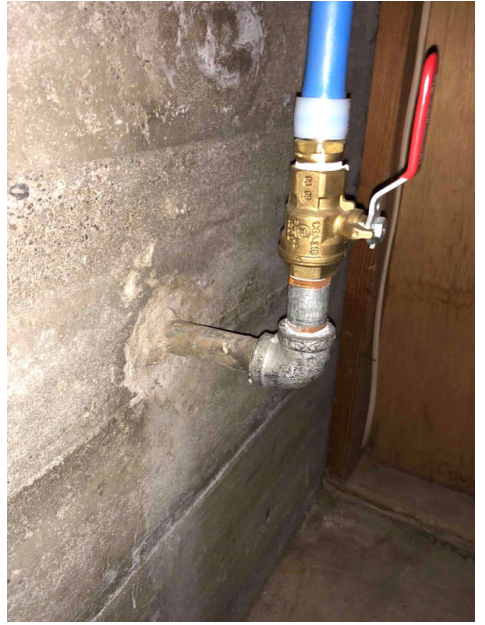
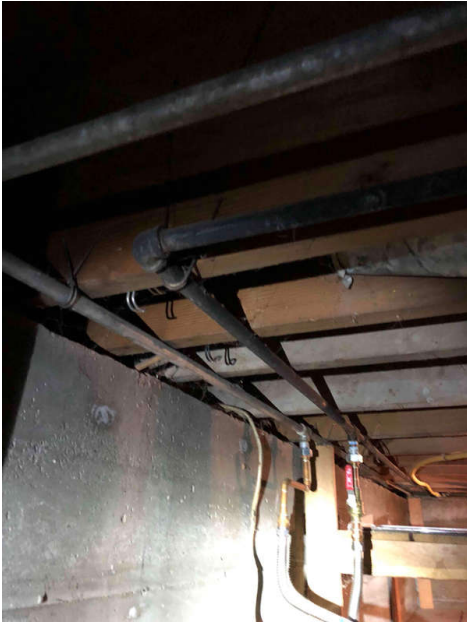
Galvanized supply piping observed. Galvanized supply piping should be considered a Deferred Cost Item and may be at or nearing the end of its estimated useful life. Anticipate future maintenance and/or replacement. Recommend further evaluation by a qualified professional.

*Some evidence of past leaks and past repairs noted.

Recommendation

Contact a qualified plumbing contractor.





7.2.1 Fixtures / Faucets

FIXTURE DAMAGED

BATHROOM

Fixture damaged or not operating properly and may be in need of repair. Recommend further evaluation and repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.





7.3.1 Drain / Waste, & Vent Systems

DRAIN STOP NOT OPERATING

BATHROOM

Mechanical drain stop/plug not operating properly. Recommend repair.

Recommendation

Contact a qualified professional.



7.3.2 Drain / Waste, & Vent Systems

POOR/SLOW DRAINAGE

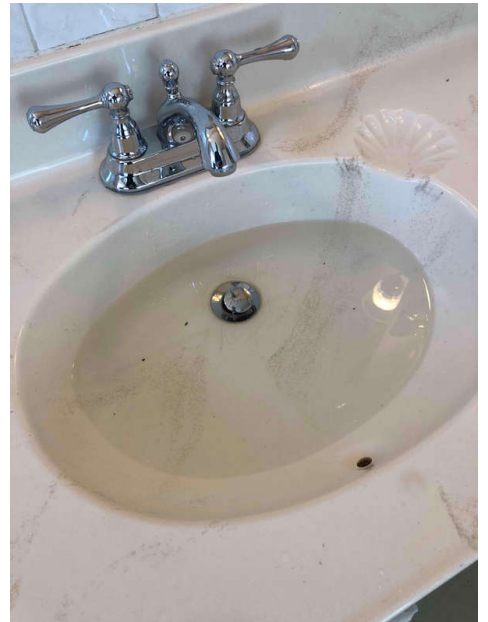
BATHROOM

Poor restricted drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair/remedy as needed.

Recommendation

Contact a qualified plumbing contractor.





8: WATER HEATER

Information

Type

Water Storage Tank

Location

Basement, Utility Room

Fuel Source

Gas

Manufacturer

Ruud

Capacity

80 gal

Approximate Age

2011

Seismic Strapping

Not present

TPR Valve

Proper (w/ Discharge Piping)

Water Temperature

Less than 120°F

The generally accepted maximum safe water temperature to avoid potential scalding is 120F



Recommendations

8.1.1 Equipment

WIRING NOT SECURE

BEDROOM UTILITY ROOM



Wiring must be secured and protected from accidental damage. Recommend a qualified professional further evaluate and repair as needed.

Recommendation

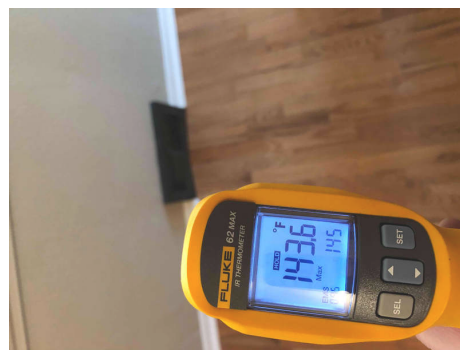
Contact a qualified electrical contractor.



9: HEATING SYSTEM

Information

Type Forced air	Location Utility Room	Energy Source/Type Gas
Manufacturer Goodman	Approximate Age 2002	Filter Type Disposable
Filter Size 20x25x1"	Distrabution Central	Recorded Temperature Satisfactory



Operation

Tested, Operational

Inspector attempts to operate Heating System/s using normal operating controls (i.e. Thermostat).

Recommendations

9.1.1 Heating Equipment

FILTER NOT SEALED



Furnace Filter cover improper or not installed. System air leaks will result in decreased system efficiency and unneeded maintainace due to dirty coils. Recommend repair or replace as needed.

Recommendation

Contact a qualified HVAC professional.



9.2.1 Distribution Systems

 Safety Hazard

POSSIBLE ASBESTOS MATERIALS

Some HVAC ducting was wrapped in cloth ducting tape. Cloth ducting tape is known to be a product that may contain Asbestos and should not be removed or disturbed without first consulting a qualified Environmental Contractor. Cloth ducting tape is generally not considered to be a health risk if it is left undisturbed on the outside of supply ducting. See a helpful article [here](#).

Recommendation

Contact a qualified environmental contractor



10: COOLING SYSTEM

Information

Operation

Not Tested

Type

Air conditioner

Configuration

Split System

Energy Source

Electric

Manufacturer

Goodman

Approximate Age

2002

Distribution

Central

Temperature Split / Differential

Not Determined

The AC or Heat Pump Temperature Split is the comparison of the Return Air (air going into the system) as compared to the Supply Air (air coming out of the system). A healthy AC/Heat Pump should be operating with a 14-21°F Temperature Split.

Cold Weather

Prolonged operation of a Cooling System below 60°F (outdoor air temperature) may result in damage to equipment. In mild temperature (between 50-60°F) inspector attempts to confirm basic operation of Cooling System by briefly operating but will not operate for a prolonged period of time or attempt to determine Temperature Split. Below 50°F Inspector does not attempt to operate Cooling System but recommends further evaluation by a qualified professional prior to next cooling season.



Recommendations

10.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED



Maintenance/Information

Missing or damaged insulation on refrigerant line can reduced system efficiency and produce condensation leading to possible moisture damage in some installation situations. Recommend repair or replace as needed.

Recommendation

Contact a qualified HVAC professional.



10.1.2 Cooling Equipment

DEFERRED COST ITEM



AC appears to be 15 years old or more and should be considered a Deferred Cost Item. This comment is based off of an estimated life expectancy of 15-20 years. Anticipate maintenance and/or future replacement. Recommend regular maintenance and inspection by a qualified HVAC professional.

Recommendation

Recommend monitoring.



11: STRUCTURAL COMPONENTS

Information

Foundation

Poured Concret

Floor Structure

Wood Joists

Sub-floor

Ship-lap

Crawlspace Inspection

N/A

Wall Structure

Wood Framed

Attic Inspection

Traversed

Roof Type

Gable

Roof Structure

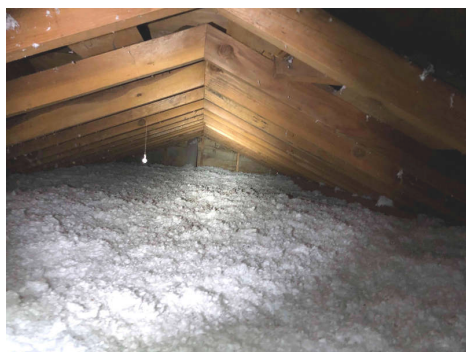
Joist and Rafters

Roof Sheathing

Tounge and groove wood

Roof Structure & Attic: Restricted Access**Living Room Attic**

Inspector did not attempt to traverse some attic space due to new blown-in Insulation and restricted access (living room).



12: INSULATION AND VENTILATION

Information

Attic Insulation

Blown Fiberglass, Vermiculite

Attic Ventilation

Gable Vents

Ductwork Insulation

N/A

Plumbing Insulation

N/A

Recommendations

12.1.1 Attic

 Safety Hazard

ATTIC VENTILATION POSSIBLY INSUFFICIENT

Attic venting is possibly insufficient or restricted for adequate attic ventilation/circulation. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space and a combination of high and low venting source. Recommend an attic ventilation contractor further evaluate and remedy.

Black spotty staining and/or white biological growth noted at some attic sheathing and/or framing. Possible Mold, possible health risk. Recommend further evaluation and testing by a qualified Environmental Contractor and repair/remedy as needed.

Recommendation

Contact a qualified environmental contractor



12.1.2 Attic

 Recommendation

EXHAUST VENTS NOT SEALED/SECURED

ATTIC

Bathroom and Kitchen exhaust vent/s were not a secured/sealed termination to exterior. Condition conducive to excessive moisture in attic space. Recommend repair or replace as needed.

*Some spotty staining or suspicious growth observed around Kitchen exhaust vent. See Ventilation

comments.

Recommendation

Contact a qualified general contractor.



12.1.3 Attic

VERMICULITE INSULATION

Vermiculite insulation noted in attic space. Vermiculite insulation is known to contain asbestos and may be considered a health risk. Recommend further evaluation and testing by a qualified environmental contractor and repair/remedy as needed.

Recommendation

Contact a qualified environmental contractor

 Safety Hazard



13: GARAGE

Information

Garage Type

Attached

Garage Door Safety Features

Photoelectric Eye, Edge Sensor
(force)

Appliance Safety Features

N/A

Fire Seperation Present

N/A

14: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Inspection Method
Visual

Type
Wood Fireplace

Blower/Fan
Not Installed

Recommendations

14.1.1 Fireplaces, Stoves & Inserts

 Maintenance/Information

GENERAL RECOMMENDATION

Regular maintenance and inspection is required with all fossil fuel burning appliance flues. Recommend having all fireplace and wood burning appliance flues serviced and inspected by a qualified chimney professional prior to use.

Recommendation

Contact a qualified repair chimney contractor.



15: APPLIANCES

Recommendations

15.3.1 Dishwasher

 Recommendation

NOT SECURED

Dishwasher was not properly secured to cabinets/countertop and may be prone to tipping. Recommend repair.

*Dishwasher door spring was damaged or not operating properly.

Recommendation

Contact a qualified appliance repair professional.



STANDARDS OF PRACTICE

Inspection Details

Thank you for choosing Integrity Inspection Services to conduct your Home Inspection. We understand that the function of this Report is to assist you in understanding the condition of the home including fire, health and safety issues as well as any potential unforeseen major out-of-pocket expenses.

WA State Standard of Practice state:

"The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing."

This report contains a review of components in the following basic categories: **site, exterior, roofing, structure, insulation/ventilation, electrical, HVAC, plumbing and interior**. Additional categories may or may not be included depending on the particular home. This Report is designed to be easy to read and comprehend, however it is important to read the entire Report to obtain a full understanding of the scope, limitations and exclusions of the Inspection. In addition to the descriptive items of the Report there are comments which are meant to help you further understand certain conditions observed. Comments in **BLUE are primarily informational do not reflect any kind of defect**. Comments in **ORANGE are typically defects but are not necessarily urgent or safety related** **RED comments are to be considered urgent and/or safety related and should be addressed as soon as possible**. It is always recommended that you call a licensed and qualified professional when contracting repairs on your home.

**A home inspection is not to be considered technically exhaustive nor does it identify concealed conditions or latent defects. A home inspection should be considered a "snap-shot" of the home from one single point in time. As all homes age and are in a continual state of deterioration, the homeowner must perform regular inspection and maintenance of their home to maintain and repair systems and components as they age, or contract qualified professionals to perform such regular inspection and maintenance as needed.*

***This Inspection Report reflects a contracted agreement between Integrity Inspection Services LLC and the Client who's name appears on the Report. Any use of this Inspection Report by parties not reflected in the original agreement is made at that users own risk and Integrity Inspection Services LLC has no obligation or contractual agreement with that party. Integrity Inspection Services LLC retains the rights to all information found in this Report.*

If you have any questions with your Home Inspection Report, please do not hesitate to call or email.

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Site

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

Exterior

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Roofing

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

Interiors

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

Electrical

The inspection of the electrical system includes the service drop through the main panel; sub-panels including feeders; branch circuits, connected devices, and lighting fixtures.

Plumbing

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

Heating System

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.
The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

Cooling System

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.
The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

Structural Components

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

Insulation and Ventilation

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

Garage

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

Fireplaces and Fuel-Burning Appliances

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.