HOME INSPECTIONS, INC.

MEMBER

Building Inspection Report

5678 Main St. Any Town USA

Inspection Date:
5/31/07

Prepared For:
Mr. and Mrs. J. Smith

Prepared By:
ASI Home Inspection, Inc.
1230 Hawkins Court
Bartlett, IL 60103
630 289-4700 Office
Entity License Number: 451.000126

Report Number:
XXXXX

Inspector:
Tony Infelise
Licensed Home Inspector
IL License Number: 450.0000207 Expiration Date: 11/30/2008

Inspected by: Tony Infelise Date:5/31/07

THE EXPERIENCE.

Report Overview

THE HOUSE IN PERSPECTIVE

This is a 3 bedroom Two-story style home approximately 25 years old. A 2nd floor addition was added to the building around 1995.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements, which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

- For the purpose of this report, it is assumed that the building faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

All repairs are to be done by qualified, licensed (if applicable) professionals. Obtain work orders and receipts for your records. This is very important. Obtaining the receipts and work orders is the only way to determine if qualified professionals performed the work.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Illinois Home Inspector Licensing Act and the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 78degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Please know that there is no such thing as a perfect house and not every defect will be found. Every effort will be made to point out all existing defects, starting with safety and major concerns and then concentrating with the maintenance issues, but expect to have to do repairs and to perform routine maintenance. Creating a home improvement fund would be a wise idea to offset any improvement cost that come up in the future and also to save up for major upgrades (new roof, upgrading improvements, the HVAC system, ect.)

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space was accessed and inspected. •90% Of Foundation Was Not Visible
Columns:	•Steel
Floor Structure:	•Engineered Floor Trusses
Wall Structure:	•Wood Frame
Ceiling Structure:	•Rafters
Roof Structure:	•Rafters (in the main attic) •Trusses (in the garage attic) •Plywood Sheathing

STRUCTURE OBSERVATIONS

The basement walls and ceilings are completely finished. The structure in this area could not be completely evaluated. The foundation walls were not visible.

Excessive storage was in the basement during the inspection. The basement foundation walls could not be completely evaluated.
No major defects were observed in the accessible structural components of the house. Overall the home appears to be structurally sound. The walls and floors of the building are relatively plumb and level. There was nothing found that would indicate abnormal movement or settlement.

RECOMMENDATIONS

LIMITATIONS OF STRUCTURE INSPECTION

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 conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of this home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •Three-Tab Asphalt Shingles
Roof Flashings: •Not Visible
Chimneys: •Metal (fireplace)
Roof Drainage System: •Aluminum •Downspouts discharge above grade
Method of Inspection: •Walked on roof

ROOFING OBSERVATIONS

The average life of an asphalt shingled roof is **15 to 17 years**. Many factors can affect the average life like the exposure to the sun, the pitch of the roof (the steeper the better) and proper attic ventilation. Two layers of shingles maximum are recommended on the roof. More than two layers can put excessive stress on the roof's structure.
Overall the roof is in satisfactory condition with the shingles lying flat and sealing properly. Minor granule loss was observed on the face of the shingles. This is considered normal aging for this age and type of shingle.
In all, the roof coverings show evidence of normal wear and tear for a home of this age. The estimated age of this roof is 10 to 12 years old.

RECOMMENDATIONS

Sloped Roofing

Repair: Shingles are missing from the west and south ends of the upper roof (this is caused from wind damage). Contact a qualified roofing contractor for repairs to prevent leaks into the attic.

LIMITATIONS OF ROOFING INSPECTION

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 conditions:

- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Fiberglass Front Entry Door •Sliding Glass Door to the Deck
Window/Door Frames and Trim:	•Vinyl Clad Wood and Wood Windows
Entry Driveway:	•Concrete
Entry Walkway:	•Concrete Sidewalk to the Front Entry
Decks, Steps and Railings:	•Wood Deck Built on Grade
Overhead Garage Door:	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From the Building

EXTERIOR OBSERVATIONS

RECOMMENDATIONS

Back of the Lot

Repair: There is an area near the center of the lot (just in front of the deck steps) that is very wet and mucky. This area went from the deck steps all the way to the storage shed and was approximately 5 to 6ft. wide. This appears to be a chronic problem judging by the way grass has greened up in this area. The main culprit to this problem may be the pond. The pond extends underneath the deck in this area and is the only water source that's nearby.
I recommend contacting a qualified landscaping contractor that specializes in pond installations to evaluate this pond and repair any leaks that are found.

Exterior Walls

Repair: There is a small section of loose and damaged vinyl siding along the NE corner of the building (2nd story). Repair this siding as needed.

Windows and Doors

Repair: Replace the cracked casement window sash in the front window bay and replace the missing screen door to the rear sliding glass door.

Garage

Repair: Safety Issue: All of the penetrations in the firewall (the wall that separates the garage from the living space) need to be sealed and all of the holes and openings patched to maintain the fire rating of the wall.
Repair: Safety Issue: The safety reverse (the overhead door is meant to reverse during operation if an obstruction is under the door) for this overhead garage door opener was not tested during this inspection. Testing the safety reverse for this opener, by either placing a wood 2x4 flat on the garage floor or applying pressure while the door is traveling down, will damage the thin gauge steel overhead door. This is an older unit without the photocell sensors and the housing for the opener is missing.
In my opinion, these garage door openers are relatively inexpensive and upgrading to a new model with the electronic photocell eyes is recommended for the best protection.

LIMITATIONS OF EXTERIOR INSPECTION

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 conditions:

- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, recreational facilities and outbuildings are not inspected.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp Murray panel and breakers
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum (#2awg)
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: The basement
Service Grounding:	•Copper •Water Pipe Connection
Sub-Panels:	•Panel Rating: 125Amp Siemens panel located in the garage •Panel Rating: 125Amp Challenger panel located in the master bedroom •Breakers
Distribution Wiring:	•Copper
Wiring Method:	•Wires in Metal Conduit •Armored Cable "BX" • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Whirlpool •Garage •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

There are three separate electrical panels installed in the building. The main panel is located along the back wall of the basement. There is one sub-panel installed in the master bedroom wall just outside of the master bathroom. Most of the 2nd floor circuits are in this panel. The 3rd panel is in the garage. This panel has some circuits for the garage and some for the kitchen appliances.

RECCOMENDATIONS

Main Panel (in the basement)

Repair: An over-fused wire was found in the main panel (top right hand side breaker; a #14awg copper wire attached to a 20amp 120v breaker; the minimum wire gauge for this size breaker is #12awg copper). Over-fusing is when the breaker size is larger than the wire attached can handle. The larger the breaker, the larger the gauge of wire is needed. Technically there is a potential for the wire insulation to overheat and melt before the breaker disconnects.

Service Ground

Repair: A jumper wire is needed to jump over the water softener. The water lines in the building need to be bonded to the electrical systems ground. This is done to ensure a proper path for wayward electricity in case a water line in the building happens to become energized. The plastic housing on the water softener breaks the continuity of the ground.
Add the jumper wire across the water lines to ensure the metallic water lines the building are properly grounded.

Kitchen

Repair: Safety Issue: Open splices were found underneath the dishwasher in the kitchen. This is a non-professional installation. The armored cable (electrical supply to the unit) needs to be secured to the dishwasher and the electrical splices enclosed. Contact a qualified electrician for repairs.

2nd Floor Sub-Panel

Repair: The bond screw on the neutral bar in the 2nd floor sub-panel needs to be removed. The bond screw physically ties all of the grounding components together to ensure the continuity of the grounding system, but in a sub-panel, the neutral bar needs to be isolated off of the panel enclosure (bonding should only be done at the main disconnect; in this case, it would be at the panel in the basement). Bonding the neutral bar in a sub-panel can cause current to split onto the grounding system; in this case the conduit. The repair is simple, but is needed. Contact a qualified electrician for repairs.

Outlets

Repair: Safety Issue: The outlet in the garage is wired as hot/ground reversed. This means that the ground-side of the outlet is carrying current. This is a potentially dangerous situation that needs to be repaired. Contact a qualified electrician for repairs.

Repair: Safety Issue: The kitchen, garage and all of the exterior outlets need to be GFCI protected. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution by detecting electrical current leakage. Add GFCI protection to these outlets for your safety.

Distribution Wiring

Repair: Non-metallic cable (also called by its trade name "Romex") has been used in the building for a few branch circuits. Non-metallic cable is typically not allowed in the Dupage county area, but this is not a code compliance inspection. If it's installed it should be installed properly. The loose hanging non-metallic cable in the crawlspace needs to be secured in place and in the garage, the proper cable connectors need to be used to secure the cable to its electrical box and needs to be protected from physical damage.

Garage and Basement Ceilings

Repair: Open junction boxes were found in the garage ceiling and the drop ceiling in the basement. All of the electrical boxes need to have covers installed to protect the electrical splices inside.

Carbon Monoxide Detectors

Repair: Safety Issue: As of January 1st 2007, it is now a law that carbon monoxide detectors have to be installed in all residences within 15 feet of all sleeping areas. Carbon monoxide detectors are readily available at most home improvement stores. Expect to pay around $40.00 to $50.00 for a good detector. Add carbon monoxide detectors to the building to be in compliance with the law and more importantly, for your own safety.

LIMITATIONS OF ELECTRICAL INSPECTION

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 conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

1st Floor Unit

Heating System Type: •Forced Air Furnace •Manufacturer: Trane •Model Number: TUD080R936H1 •Approximate Age: 9-11yrs •Unit size: 80,000btu

Energy Source: •Gas

Vents, Flues, Chimneys: •Metal-Multi Wall

Heat Distribution Methods: •Ductwork

Other Components: •Digital Programmable Thermostat

2nd Floor Unit

Heating System Type: •Forced Air Furnace •Manufacturer: Trane •Model Number: TUD060R936C1 •Approximate Age: 9-11yrs •Unit size: 60,000btu

Energy Source: •Gas

Vents, Flues, Chimneys: •Metal-Multi Wall

Heat Distribution Methods: •Ductwork

Other Components: •Digital Programmable Thermostat

HEATING OBSERVATIONS

Due to the position of the burners, the heat exchangers for both of the furnaces could not be viewed.
The only way to completely view the heat exchanger is to remove the blower motor and the burners and open the plenum (the ductwork directly on the supply side of the furnace). This is beyond the scope of this inspection
The average life expectancy of a forced air furnace is **17 to 20 years**. The most important factor in prolonging the life of the furnace is regular maintenance and changing or cleaning the filters monthly. We recommend you clean and service the unit when you move in and then keep up on the regular maintenance. We also suggest you purchase and install carbon monoxide detectors. They are relatively inexpensive and readily available at most home improvement stores.

RECOMMENDATIONS

Garage Unit Heater

Repair: Major Concern: The heat exchanger on the unit heater is cracked. This will allow the by-products of combustion to escape the exchanger and spill into the garage. This unit needs to be replaced. Contact a qualified HVAC tech for repairs.

Furnaces

Both of the furnaces where operated, cycled properly and are relatively clean. Remember to change the filters regularly and to have the systems cleaned and serviced once a year.

LIMITATIONS OF HEATING INSPECTION

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 conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys that are not readily accessible are not inspected.
- The dehumidifier and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling

DESCRIPTION OF COOLING / HEAT PUMPS

There are two separate cooling systems installed in the building. Both are the same manufacturer, model, age and size.

Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Trane • Model #: TTR030L100A2 • Approximate Age : MFD in 1996 • Capacity: 2 ½ tons each

Energy Source: •Electricity •240 Volt Power Supply

COOLING / HEAT PUMPS

The average life expectancy of an air conditioning compressor (the heart of the A.C. system) is **12 to 15 years**. Keep the cooling coils of the condenser (outside unit) clean and change or clean the filter at the air handler (furnace) once a month. Annual servicing is recommended to keep the unit running as efficient as possible.

RECOMMENDATIONS

Attic Installed Furnace (2nd FL Unit)

Repair: Typically, when a furnace is installed in the attic area, a back up drain pan is installed underneath the evaporator coil. The back up pan is designed to catch any condensation if the condensation drain line for the evaporator coil becomes clogged and begins to leak. Without the back up pan, condensation will spill into the living space if the drain line happens to become clogged (on a hot, humid summer day the evaporator coil can remove gallons of condensation from the air in the building).

Contact a qualified HVAC tech to add a back up drain pan under the evaporator coil for this unit.

Central Air Conditioning

Both of the AC units were operated during the inspection. Both units cycled properly, cooled down and are within their average life spans. Remember to change the filters regularly and have the systems serviced once a year.
Repair: Cut the shrubs away from both of the condensers to allow the refrigerant to cool properly.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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 conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- The attic was accessed and inspected.

Attic Insulation:	Type of insulation: Fiberglass batts in the garage attic Average inches: 6 Estimated R-value: 19+
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Crawl Space Insulation:	•None
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Ridge Vents •Soffit Vents
Crawl Space Ventilation:	•Vents to Interior of House
Exhaust Fan/vent Locations:	•Upstairs Bathrooms (fans discharge to the exterior)

INSULATION / VENTILATION OBSERVATIONS

The main attic area was completely floored. The insulation in this attic area could not be viewed.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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 conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection.
- Any estimates of insulation R-values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source: •Public Water Supply
Service Pipe to House: •Copper
Main Water Valve Location: •Front Wall of Basement
Interior Supply Piping: •Copper
Waste System: •Public Sewer System
Drain, Waste, & Vent Piping: •Plastic (PVC)
Water Heater: •Gas There are two separate water heaters installed in the building that are parallel plumbed •Manufacturer: Rheem 40 gallon tank MFD in 1994; General Electric 40 gallon tank MFD in 2006 •80 gallon total capacity
Fuel Shut-Off Valves: •Natural Gas Main Valve is located along the west exterior wall
Other Components: •Sump Pump •Laundry Tub Pump

PLUMBING OBSERVATIONS

The average life expectancy of a water heater is **8 to 12 years.** Signs of when a water heater is starting to fail are the loss of the hot water supply (hot showers tend to get shorter) and leakage around the base of the water heater.
A battery back up sump pump is recommended in case the primary pump fails or if the power to the home goes out during a storm. Most insurance policies will not cover the cost related to basement flooding unless a flood insurance policy is purchased.

RECOMMENDATIONS

Water Heater

Repair: The Rheem water heater is leaking. Water was found pooling underneath and behind this water heater. Contact a qualified plumber to replace this water heater.

Safety Issue: Repair: All the sections of flue piping need to be screwed together. If one of these sections happens to get knocked loose, the flue gasses will enter the home. Currently there are some sections of piping that are just wedged together. Add the screws to tie all the sections together.

Kitchen

Repair: There is no accessible shut off valve for the gas cook top in the kitchen and the appliance connector is improperly installed. Appliances connectors are prone to damage when installed through walls or floors. The gas line should be installed into the cabinet underneath the cook top (with an accessible shut off valve installed) then an appliance connector to the cook top. This should be repaired. Contact a qualified plumber.

Laundry Pump

Repair: The lid to the laundry pump needs to be sealed down and a p-trap installed on the standpipe for the washing machine drain line to prevent stagnant gray water gasses from entering the living space.

Main Level Bathroom

Repair: The base of the toilet in the main level bathroom is cracked. The top flange of the toilet base (where the toilet tank attaches to the base) has broken off along the backside of the fixture and drips onto the bathroom floor when the toilet is flushed. This toilet needs to be replaced. Contact a qualified plumber for repairs.

LIMITATIONS OF PLUMBING INSPECTION

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 conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface is not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys that are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Ceramic Tile •Hardwood Flooring
Window Type & Glazing:	•Casement •Fixed Pane •Double Glazed
Doors:	•Wood-Hollow Core •Wood-Solid Core

INTERIOR OBSERVATIONS

RECOMMENDATIONS

Windows

Repair: Safety Issue: The floor mounted plate glass window in the loft is a potential safety concern for a few reasons. One concern is that the window does not seem to be safety glazed or tempered (I could not find the safety glazing stamp on the glass. The only way to find out if it's safety glazed without the stamp is to either find the original paperwork or work order for the window or to break the glass). The other concern is with the window being at floor level, someone could easily fall through the glass. At this point I recommend contacting a qualified window installer or glazer to determine if the glass is safety glazed or tempered and to add some sort of fall protection in front of the window opening.
Repair: There were a few casement windows in the building that had stripped crank hardware (master bedroom south and west walls and the main level bedroom). Also the casement windows along the west and north walls of the loft do not open. These windows need to be repaired.
Repair: Replace the broken window in the living room window bay.

Stairways

Repair, Safety Issue: Replace the missing handrail for the main level staircase to prevent accidental falls.

Basement Leakage

Repair: There was a small water stained area along the NW corner of the basement (in the closet along the front of the basement). The area was dry during the inspection, but when I probed the area with an awl, I found rotted wood along the bottom of the wall. This tells me that this staining is not a one-time occurrence. I recommend opening the wall in this area to view the foundation wall. If any cracks are found they would have to be sealed (cracks in concrete is normal, but they can seep). Contact a qualified water proofing company for repairs.

LIMITATIONS OF INTERIOR INSPECTION

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 conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Gas Cooktop •Electric Range •Trash Compactor •Waste Disposer •Dishwasher •Refrigerator
Laundry Facility:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

Most of the major appliances in the home are newer. The appliances are in generally good condition. All appliances that were tested operated as intended.

RECOMMENDATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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 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. Appliances are tested to verify operation only.

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

Fireplace

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Fireplace Insert •Gas Log Set
Vents, Flues, Chimneys: •Metal Flue

FIREPLACES / WOOD STOVES OBSERVATIONS

The gas fireplace in this home has a ceramic gas log set installed. With this system, the natural gas tends to burn clean. Little maintenance will be required as opposed to a traditional wood-burning fireplace. Over time (depending how often you use this fireplace), the firebox and damper area will need to be cleaned due to soot build up.
Always keep the turnkey for the gas valve high on a shelf, away from children and close the doors or screen to the fireplace after use. These logs will stay hot for some time after the flame is off.

RECOMMENDATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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 conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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