

# Building Inspection Report

**111 Anywhere, Tupelo, MS**

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**Inspection Date:**

4/2/2010

**Prepared For:**

John Doe

**Prepared By:**

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**Report Number:**

???????

**Inspector:**

Charles Russell



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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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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.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

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 house faces east.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### MAJOR CONCERNS

- None

### SAFETY ISSUES

#### Garage

- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

### REPAIR ITEMS

#### Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

#### Fencing

- **Repair:** The fencing is in only fair condition. Minor repairs are needed. Gate replacement may be necessary.

#### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. See picture in electrical section.

#### Outlets

- **Repair:** An outlet at the rear of the house is damaged. It should be replaced.

**Central Air Conditioning**

- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved.

**Water Heater**

- **Repair:** Given the location of the water heater, it should be better protected from physical damage.

**Gas Piping**

- **Repair:** A “drip leg” is normally required for gas appliance connections. This should be investigated.

**Floors**

- **Repair:** The wood floor is loose and/or has become unglued in the hallway.

**Windows**

- **Repair:** Window hardware is damaged in the living room.

**Doors**

- **Repair:** Doors in the master bedroom should be trimmed or adjusted as necessary to work properly.

**Clothes Dryer**

- **Repair:** The clothes dryer exhaust vent pipe guard should be improved.

**Waste / Vent**

- **Repair:** Unsealed opening in the waste piping clean out in rear of home should be corrected.

**IMPROVEMENT ITEMS****Furnace**

- **Improve:** The dirty air filter should be replaced.

**ITEMS TO MONITOR****Exterior Walls**

- **Monitor:** Common minor cracks were observed on the exterior walls of the house along the south side of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

**Garage**

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8” high could present a trip hazard.

**Attic / Roof**

- **Monitor:** The ventilation of the sloped ceiling in the rear attic above Master Bathroom is questionable. Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas should be monitored.

**Wall / Ceiling Finishes**

- **Monitor:** Evidence of patching was detected in the master bathroom.
- **Monitor:** Minor cracks were noted in the master bedroom.
- **Monitor:** Loose or weakened finishes were detected in the master bathroom.
- **Monitor:** The drywall shows evidence of bulging in the laundry room. Repairs may be desirable.

**DEFERRED COST ITEMS**

Flooring repair or replacement of wood flooring in delaminated areas of hallways.

**THE SCOPE OF THE INSPECTION**

All components designated for inspection in 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 home buyer 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.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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 62 degrees F.

**RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Slab on Grade
<b>Floor Structure:</b>	•Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist •Rafters
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house along the south side of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

## LIMITATIONS OF STRUCTURE INSPECTION

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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.
- Only a representative sampling of visible structural components were 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 a home inspection.

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal •Asphalt •Roofing Material (Shingles)
<b>Roof Drainage System:</b>	•Galvanized Steel •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. Better than average quality materials have been employed as roof coverings. Roof flashing details appear to be in good order. The gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

#### Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

#### Discretionary Improvements

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.



## LIMITATIONS OF ROOFING INSPECTION

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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:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- 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.
- Antennae, chimney/flue interiors which 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

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<b>Wall Covering:</b>	•Brick
<b>Eaves, Soffits, And Fascias:</b>	•Vinyl
<b>Exterior Doors:</b>	•Metal •French Doors
<b>Window/Door Frames and Trim:</b>	•Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•None
<b>Overhead Garage Door(s):</b>	•Steel
<b>Surface Drainage:</b>	•Graded Towards House On North Side
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The house has all brick constructed exterior walls. The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The decking appears to be constructed from pressure treated wood.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house at the south side of the home. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

#### Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.

#### Garage

- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

#### Fencing

- **Repair:** The fencing is in only fair condition. Minor repairs are needed. Gate replacement may be necessary



#### Discretionary Improvements

Cleaning of the siding may be worthwhile.

## LIMITATIONS OF EXTERIOR INSPECTION

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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:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Located: At Meter
<b>Service Grounding:</b>	•Ground Rod Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Garage
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Whirlpool •Bathroom(s) •Exterior •Kitchen
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

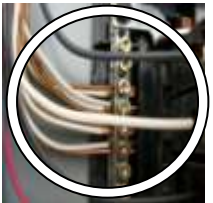
### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.



### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.



## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

### Outlets

- **Repair:** An outlet at the rear of the house is damaged. It should be replaced.



## 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 which 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

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. Adequate heating capacity is provided by the system.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Improve:** The dirty air filter should be replaced.

#### Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.



## LIMITATIONS OF HEATING INSPECTION

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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 interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or 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 / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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**Energy Source:**

•Electricity •240 Volt Power Supply

**Central System Type:**

•Air Cooled Central Air Conditioning •Manufacturer: Bryant •Serial Number:  
0904E27362

## COOLING / HEAT PUMPS OBSERVATIONS

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**Positive Attributes**

The capacity and configuration of the system should be sufficient for the home.

**General Comments**

Typical minor repairs are recommended.

### RECOMMENDATIONS / OBSERVATIONS

**Central Air Conditioning**

- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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

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<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Exterior Wall Insulation:</b>	•R12 Fiberglass in Original Walls
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Ridge Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Monitor:** The ventilation of the sloped ceiling in the rear attic above master bathroom is questionable. Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas should be monitored.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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 unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the sloped ceilings.
- Exterior wall insulation type and levels were spot checked only.

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



# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•At Street
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Integra 01/2004 •Serial Number: RMLN0104A24740
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter

## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Repair:** Given the location of the water heater, it should be better protected from physical damage. Possibly installing a guard or wall to block vehicles.

#### Gas Piping

- **Repair:** A “drip leg” is normally required for gas appliance connections. This should be investigated.

#### Waste / Vent

- **Repair:** Unsealed opening in the waste piping cleanout in rear of home should be corrected.



## 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 are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which 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 unless explicitly contracted-for and discussed in this or a separate report.



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

# Interior

## DESCRIPTION OF INTERIOR

<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Double Glazed
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected in the master bathroom.
- **Monitor:** Minor cracks were noted in the master bedroom at south corner.
- **Monitor:** Loose or weakened finishes were detected in the master bathroom
- **Monitor:** The drywall shows evidence of bulging in the laundry room. Repairs may be desirable.

### Floors

- **Repair:** The wood floor is loose and/or has become unglued in the hallway.

### Windows

- **Repair:** Window hardware is damaged in the living room.

### Doors

- **Repair:** Doors in the master bedroom should be trimmed or adjusted as necessary to work properly.

### Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.

### Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.



## **LIMITATIONS OF INTERIOR INSPECTION**

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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

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**Appliances Tested:**

- Electric Range •Microwave Oven •Dishwasher •Waste Disposer
- Refrigerator

**Laundry Facility:**

- 240 Volt Circuit 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:**

- Door Bell

## APPLIANCES OBSERVATIONS

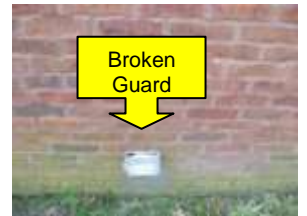
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**Positive Attributes**

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily.

**Clothes Dryer**

- **Repair:** The clothes dryer exhaust vent pipe guard should be improved.



## LIMITATIONS OF APPLIANCES INSPECTION

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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.

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

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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- |                                |                                  |
|--------------------------------|----------------------------------|
| <b>Fireplaces:</b>             | •Zero Clearance                  |
| <b>Vents, Flues, Chimneys:</b> | •Metal Flue-Insulated Multi-Wall |

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

On the whole, the fireplace and it's components are in above average condition. Typical minor flaws were observed in some areas.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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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.
- Heat distribution assists (gravity or fan)

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

# Conclusion of Report

We are very proud of our service and hope you will be happy with the quality of our report. We have made every effort to provide with an accurate assessment as to the condition of the property and its components and to alert you to any defects and adverse conditions. However we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual latent defects could exist. We cannot see behind walls. Therefore you should not regard our inspection as a guarantee or warranty. It simply a general report on the property at a given point in time. As a homeowner you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail with no warning. We cannot predict future events. For these reasons you should keep a comprehensive insurance policy current.

This report is written exclusively for our client and is not transferable to other people. The report is only supplemental to a sellers disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

## Pre Closing Walkthrough

The walkthrough prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of a closing. Restrictions that existed during the time of the inspection may have been removed for the walkthrough. Defects or problems that were not found during the home inspection may discovered during the walkthrough. Clients should be thorough during the walkthrough.

Any defect or problem discovered during the walk through should be negotiated with the buyer/seller prior to closing. Purchasing the property with a known defect or problem releases Assured Home Inspection of any responsibility. Client assumes responsibility for any known defects after settlement.

- Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. confirm that the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walkthrough.
- Operate all appliances.
- Run water at all fixtures and flush toilets. Look for plumbing leaks.
- Check every smoke detector and carbon monoxide alarm.
- Operate all windows and doors.
- Inspect areas that have been repaired since time of home inspection.
- Ask seller questions about anything that was not covered during home inspection.
- Ask seller about prior termite treatment and warranties that may be transferable.
- Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
- **Read the sellers disclosure.**

Once again we would like to thank you for the opportunity to serve you and hope that we have been helpful throughout the home buying process.

Charles Russell  
Assured Home Inspection, Inc.