
Alatech Home Inspection Service

License No.HI-0007 EIFS 0667
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October 21, 2017

Weather

Sunny, 58 degrees

Property Address

**100 Maple Lane
Hog Jaw, USA**

Report Ordered By:

Mr. John Smith



Alatech Home Inspection Service



The roof/wall flashing is loose on the front.



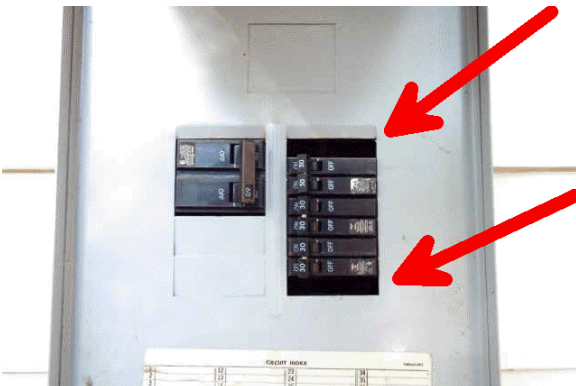
The aluminum fins are bent on the A/C unit.



The damaged siding needs to be replaced.



The planks are cracking on the deck.



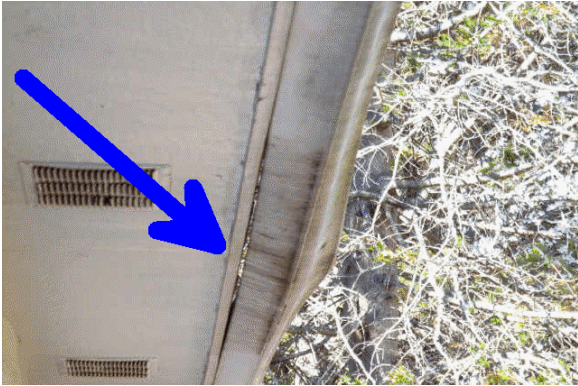
The openings in the main panel need to be sealed.



The electrical service cable needs to be caulked. The rusty clamp is staining the siding.

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The gutter on the rear is loose.



The exposed nail heads at the ridge vent need to be sealed.



The CSST appliance connector noted at the water heater.



Water stain noted at the water heater flue.



The loose insulation around the A/C duct needs to be replaced.



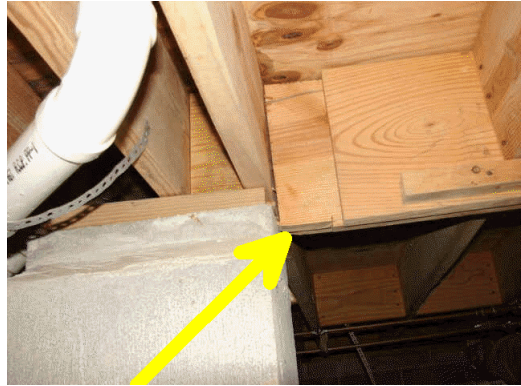
The loose insulation around the A/C duct needs to be replaced.

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The water damaged subfloor and the cut joist needs to be supported.



The connection at the beam needs to be supported.



Water stain noted at the front foundation.



Water leaks at the shower faucet.

John Smith
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Report Overview

THE HOUSE IN PERSPECTIVE

For reference purposes the locations of the deficiencies and observations are indicated in this report as if facing the structure from the street.

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.*

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.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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.

The inspection of the mechanical systems and appliances is limited to a visual inspection only. The inspection of the any defects that are noted because of brand, make or model should be researched further by the purchaser through the Consumer Products Safety Commission, for the latest recall information. WWW.CPSC.COM

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Standards of Practice of the State of Alabama 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.

"Important Notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the party identified on this Inspection Report is not authorized by the Inspector. The Inspector strongly advises against any reliance on this report. We recommend that you retain a Qualified Professional Inspector to provide you with your own inspection and report on this property."

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

John Smith
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Structure

DESCRIPTION OF STRUCTURE

Foundation:	· Concrete Block · Crawl Space Configuration · Crawl space entered
Columns:	· Wood
Floor Structure:	· Wood Joist
Wall Structure:	· Wood Frame
Ceiling Structure:	· Truss
Roof Structure:	· Trusses · Plywood Sheathing

STRUCTURE OBSERVATIONS

General Comments

Note: We recommend a qualified contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs.

RECOMMENDATIONS / OBSERVATIONS

Foundation

Monitor: Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Crawl Space

Monitor: There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the space (see exterior). This condition should be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.

Floors

Repair: The sills of the structure are not properly anchored where visible. Proper connectors to fasten the sills to the foundation should be installed to protect the building from movement and damage.

Repair: The floor structure shows evidence of minor rot under the bathroom. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.

Repair: The beam at the pier lacks proper support. While this does not pose a serious short term problem, it may allow for excessive sagging of the beam over time. Additional support may be needed.

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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.
- Only a representative sampling of visible structural components was 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.

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Roofing

DESCRIPTION OF ROOFING

Roof Covering:	· Asphalt Shingle
Roof Flashings:	· Neoprene
Chimneys:	· None
Roof Drainage System:	· Aluminum · Downspouts discharge above grade
Skylights:	· None
Method of Inspection:	· Walked on roof

ROOFING OBSERVATIONS

General Comments

Note: We recommend a qualified roofing contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

Monitor: The roofing is in fair condition with normal weathering of the shingle surface. We did not see evidence of active leaks nor need for immediate major repair.

Repair: Exposed nail heads at the ridge vent needs to be sealed to insure moisture does not enter around the heads.

Flashings

Repair: The metal flashing at the front dormer is loose or damaged and may allow water to enter the attic. Securing or replacing all loose or damaged flashings to restore full function is suggested.

Gutters

Repair: The gutter is loose or pulled away from the fascia on the rear side of the structure.

Repair: The gutters require cleaning to avoid spilling water around the building- a potential source of water entry and water damage.

Improve: Covering the gutters with a gutter guard may help avoid congestion with leaves and debris.

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:

- The entire underside of the roof sheathing may not be accessible for inspection 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.

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Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	· Composition siding
Eaves, Soffits, And Fascias:	· Wood
Exterior Doors:	· Metal
Window/Door Frames and Trim:	· Aluminum
Entry Driveways:	· Concrete
Entry Walkways And Patios:	· Concrete
Porches, Decks, Steps, Railings:	· Treated Wood
Surface Drainage:	· Level Grade
Retaining Walls:	· None
Fencing:	· None

EXTERIOR OBSERVATIONS

General Comments

Note: We recommend a qualified contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

Repair: Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

Repair: The joints in the siding were not effectively sealed and may allow water to enter. This can cause accelerated deterioration of the siding. **SUGGESTION:** Caulking and painting all joints is suggested.

Lot Drainage

Repair: The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

Repair: The entry steps “treads” are at different heights and may cause tripping. The height of each step should not exceed 3/8 inch from step to step, this condition should be altered for improved safety.

Deck

Major Concern: The deck shows evidence of weathering and cracking of the 1x6 flooring. When cracking is visible it indicates that the wood is weaker and could break. In the interim, localized repairs could be undertaken, but replacement is the best long term approach.

Carport

Safety Issue: Repair: Step railing missing. Installing a graspable hand railing is recommended to help prevent falls.

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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:

- 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.

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Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	· 120/240 Volt Main Service - Service Size: 100 Amp
Service Drop:	· Overhead
Service Entrance Conductors:	· Aluminum
Service Equipment & Main Disconnects:	· Breakers · Located: Right Side
Service Grounding:	· Copper · Ground Connection Not Visible
Sub-Panel(s):	· Panel Rating: 60 Amp · Breakers · Located: Carport Closet
Distribution Wiring:	· Copper
Wiring Method:	· Non-Metallic Cable "Romex"
Ground Fault Circuit Interrupters:	· Exterior · Bathroom(s)
Smoke Detectors:	· Present

ELECTRICAL OBSERVATIONS

General Comments

Note: We recommend a qualified electrical contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

Improve: Caulking the service entrance cable where the cable enters the meter box to prevent water entry is suggested.

Main Panel

Safety Issue: An opening or “unoccupied” hole was observed in the main service panel where a “knockout” had been removed. SUGGESTION: All openings should be sealed to prevent objects or fingers from being inserted into the openings. The panel should be modified, repaired or augmented as necessary to insure that it is safe by a qualified licensed electrician.

Auxiliary Panel(s)

Improve: The circuitry in the sub panel located in the carport closet was not labeled. Each circuit should be identified, allowing individuals unfamiliar with this equipment to properly operate it, if necessary. When the opportunity arises, accurately labeling the circuits by actually operating the breakers is recommended.

Outlets

Repair: The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen outlet right of the sink. A ground fault circuit interrupter (GFCI) is a relatively inexpensive device, that provide a substantial electrical shock safety factor, and also reduce the amount of energy released (and therefore reduce the fire hazard) when short circuits to ground occur.

Lights

Repair: The light in the carport closet and flood light on the right rear corner is inoperative. If the bulbs are not blown, the circuit should be repaired.

Repair: The exterior light fixture at the rear door was installed without the necessary junction box. All light fixtures and wire connections should be secured in a junction box. The fixtures should be evaluated and repaired by a qualified technician to insure safe operation.

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Repair: The light fixture globe in the carport is missing.

Smoke Detectors

Safety Issue: The smoke detector(s) did not respond to testing. It is important for you to test them on a monthly basis. The National Fire Prevention Association recommends monthly testing and replacement every 10 years. They also recommend for people moving into homes that don't know the age of the detectors should replace them." There are indications that Ionization alarms will not detect smoke in a timely manor or will not sound at all. Tests have shown that photoelectric detectors will detect smoke sooner and speed the evacuation of the structure. Photoelectric alarms are less likely to go off accidentally and the home owner is less likely to be disabled the alarm. Buying a combination Ionization and photoelectric alarm is discouraged because of false alarms.

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.

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Heating

DESCRIPTION OF HEATING

Energy Source: · Gas
Heating System Type: · Forced Air Furnace · Manufacturer: American Standard
· Heating system age 1995
Heat Distribution Methods: · Ductwork

HEATING OBSERVATIONS

General Comments

Note: "Recommend a qualified HVAC contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs."

NOTE: The combustion chamber was not inspected. The combustion chamber is hidden from view, it cannot be examined and its condition determined without being disassembled. Since this is not possible during the visual inspection, it is recommended that a qualified technician evaluate the combustion chamber and a service contract be placed on the unit and yearly inspections be made.

TIP: As a safety upgrade, one or more CO detectors could be installed in locations and in a manner suggested by the manufacturer of the detector.

RECOMMENDATIONS / OBSERVATIONS

FURNACE

Safety Issue: Due to the age of the furnace the combustion chamber and burners should be evaluated by a qualified HVAC contractor before closing to insure safe and efficient operation.

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 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.

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Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: · 240 Volt Power Supply
Central System Type: · Air Cooled Central Air Conditioning
· Manufacturer: American Standard · Cooling BTU 30,000
· Age of cooling system 1995

COOLING / HEAT PUMPS OBSERVATIONS

General Comments

Note: "Recommend a qualified HVAC contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs."

NOTE: Servicing the unit such as oiling fan motors and cleaning is recommended at this time and biyearly to extend the service life of the system.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

Monitor: The air conditioning system is old. It may require higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Repair: Condensate line should be "trapped" to prevent exterior air from entering the system and improve drainage.

Improve: The dirty air filter should be replaced. High efficiency filters should not be used, due to restricted air flow through the filter. This type of filter can reduce the efficiency of the system by ½ ton of cooling. The standard filters will work fine. If high efficiency filtration is desired the filter grill will need to be larger to increase the filter size. Adding an electronic filter is also a way to get high efficiency filtration.

Repair: The exterior condensing unit has bent or flattened aluminum fins, blocking airflow through the coil and decreasing the efficiency of the unit and potentially damaging internal components.

SUGGESTION: The fins should be straightened to increase airflow through the coil.

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 is not inspected.

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

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Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	· Glass fiber
Exterior Wall Insulation:	· Not Visible
Crawl Space Insulation:	· None
Roof Ventilation:	· Soffit Vents · Ridge Vents
Crawl Space Ventilation:	· Exterior Wall Vents
Exhaust Fan/vent Locations:	· Bathroom · Dryer

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

Repair: The bathroom exhaust fans should be vented above the insulation. Venting to the building exterior would be a better location to terminate the vents.

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 unless explicitly contracted-for and discussed in this or a separate report.
- 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.

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Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	· Public Water Supply
Service Pipe to House:	· Not Visible
Main Water Valve Location:	· Water meter at street
Interior Supply Piping:	· Copper
Waste System:	· Unknown
Drain, Waste, & Vent Piping:	· Plastic
Water Heater:	· Gas · Manufacturer: Rheem · Approximate Capacity (in gallons): 40 · Age of Heater 2010
Fuel Shut-Off Valves:	· Natural Gas Main Valve At Rear Side of the Structure

PLUMBING OBSERVATIONS

General Comments

Note: We recommend a qualified plumbing contractor make appropriate repairs to noted defect conditions as well as any additional repairs that may be warranted, discovered, or created during the course of repairs.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

Repair: Safety Issue: The water heater vent pipe in the attic has insulation in contact with the pipe. The insulation around the pipe is not permitted by the manufacturer. A metal collar can be placed around the pipe and insulation added around the collar. Three inch clearance is recommended.

Gas Piping

Safety Issue: The structure has corrugated stainless steel piping (CSST) used to connect the gas piping to the water heater located in the carport closet. For several years, there have been reports of damage to CSST installations in buildings that were struck by lightning, including breaks in the tubing and ignition of the fuel gas and the surrounding structure. The early reports were not always considered credible, even though firefighters recognized the breaks in the system and the burning gas. It was noted that this damage could be due to the small mass of CSST compared to black steel pipe. As the documented history of these incidents developed, tests were conducted which proved that lightning could damage CSST gas piping, and which suggested a way to reduce the possibility of lightning damage.

Instructions and other literature from CSST manufacturers now include these bonding requirements from NFPA 54. Several manufacturers also recommend the upgrading of existing CSST systems to include the required bonding.

- The bonding conductor must be 6-gauge or larger copper wire, solid or stranded, connected to the terminal on the UL-listed ground clamp. The bonding conductor must be continuous, with the other end connected to
- The steel enclosure of the electrical service equipment; or
- The grounded conductor at the electrical service; or
- The grounding electrode conductor (if it is large enough) between the service equipment and the grounding electrode(s); or
- One or more of the grounding electrodes ("ground rods") for the electrical system.

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The CSST must be bonded only at the end nearest the entry of the gas service into the building. If it is bonded at both ends, or at the end nearest the gas-burning appliance, the CSST may carry stray electrical currents or act as a grounding conductor, which can damage the CSST and its fittings, and cause leaks.

There has been a history of lighting damage to the flexible piping and has caused fires.

(Suggestion) Replacing the gas line with copper would be easier and less costly or replace the pipe with a newer design of connector with a gas safety shut off valve.

Supply Plumbing

Repair: The hose bib on the rear lacks adequate support.

Repair: It is recommended that an anti-siphon device be added to the hose bib(s).

Fixtures

Repair: Water leaks around the faucet handle on the hall bathroom tub when opened.

SUGGESTION: All leaking faucets should be repaired or replaced by a qualified technician to restore proper function.

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.

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Hog Jaw, USA

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials: · Drywall
Floor Surfaces: · Carpet · Tile · Laminate
Window Type(s) & Glazing: · Double/Single Hung · Double Glazed

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Floors

Improve: Gaps noted at the seams in the laminate flooring. Improvement is discretionary.

Windows

Note: "Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, depending on the climatic conditions. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Unless otherwise noted in the report, no condensation or fogging was present when inspected."

Monitor: It may be desirable to replace window screens where missing.

Doors

Repair: The passage door in the hall bathroom did not latch. SUGGESTION: Repair or replacement of the door latch/lock is recommended to restore full function.

Repair: The dead bolt lock on the carport and rear entry door would not lock when the lower latch is engaged. SUGGESTION: The lock and latch should be repaired or replaced by a qualified technician to restore safe dependable operation.

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.

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, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Only a representative sampling of doors and windows were tested.

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

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Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: · Electric Range · Dishwasher · Kitchen Exhaust Hood · Door Bell

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Electric Range

Monitor: The electric range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Repair: The oven light in the range is inoperative.

Dishwasher

Safety Issue: Repair: The dishwasher lacks an air-gap device. It is advised that one be installed (or raise the drainpipe high under the cabinet against the under side of the counter top and secured) to create an air gap to prevent contaminated water from entering the dishwasher. The manufacture installation instructions should be reviewed for proper drain configuration.

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.

Household free standing appliances are not inspected.

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.

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Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: · None

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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.
- Fire screens, 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.

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