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COMPREHENSIVE HOME INSPECTION SERVICES

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Building Analysis Report

Blacksburg, VA

Prepared For:

Sample Report

Inspection Date:
1/1/2019

Report Number:
0000000

Inspector:
Bob Peek
Virginia License 3380000108 NRS
Expires 10/31/2019

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Report Overview

THE HOUSE IN PERSPECTIVE

The construction of this home is typical for this area, and the home is in average condition for its age. As with all homes, ongoing maintenance is required and improvements to the systems will be needed over time.

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 at the end of its service life. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that the inspector considers to be unsafe.

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 by a qualified contractor, or monitoring by the client, in order to determine if repairs are necessary.

- For the purpose of this report, it is assumed that the house faces east.
- The inspection began at 8:40 AM and ended at 1:30 PM, which does not include preparing this report.

WEATHER CONDITIONS
Fair.
The estimated outside temperature was 41 degrees F.

PRESENT AT INSPECTION
Clients.

ESTIMATED AGE OF HOME
Approximately 24 years.

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.

- **Repair: Safety Issue:** The pulldown ladder is too long, which prevents the side rails from closing tightly when the ladder is extended, and one of the support bracket connections is loose, which allows the tension spring to become displaced from its guide. To maintain the integrity of the ladder, the hardware must remain secure, and the side rails must close tightly when the ladder is extended. Repair or replace the pulldown ladder.
- **Repair:** The common rafters hang below the ridge board, and the jack rafters hang below the hip rafters. The ridge board should be no less in depth than the cut end of the rafters. The hip rafters should be no less in depth than the cut end of the jack rafters.
- **Major Concern:** The shingles are worn and brittle, shingles and pieces of shingles are missing from the south exposure, and several shingles on the south and west exposures have been replaced, which indicates the roof covering is at the end of its reliable service life. Replacement of the roof covering is recommended.
- **Repair: Safety Issue:** Several conditions that conflict with the installation specifications in the National Electrical Code were found in the electrical system. Electrical conditions that fail to meet the requirements of the NEC may increase the risk of injury from electrical shock, and may increase the risk of ignition of combustible materials in the home. Consult a licensed electrician to evaluate the conditions noted on pages 17-19, and to make all necessary repairs and modifications.
- **Repair: Safety Issue:** The flexible gas-appliance connector passes through the side wall of each furnace. According to the product labeling, appliance connectors should not be concealed within or extend through walls, floors or appliance panels.
- **Repair: Safety Issue:** The switch at the blower compartment access panel on the upstairs furnace has been secured in the ‘closed’ position with tape, which defeats its purpose. Repair as needed to allow the switch to kill power to the furnace when the panel is removed.
- **Repair:** The narrow spaces under several of the interior doors restrict the flow of conditioned air back to the furnace. Undercut the doors as needed to improve air circulation and operating efficiency.
- **Monitor:** The heat output and the temperature rise were below-normal, which indicates the main-level heat pump is not functioning properly. Evaluation by a qualified HVAC technician is recommended.
- **Repair: Safety Issue:** The radon reduction system vent stack discharges horizontally below two windows. The discharge from vent stack pipes should be vertical and upward, outside the structure, at least 10 feet above the ground level, and above the edge of the roof. Whenever practicable, the vent stack should be above the highest roof of the building and above the highest ridge. The discharge from the vent stack should be ten feet or more away from any window, door, or other opening into conditioned or otherwise occupiable spaces of the structure, if the radon discharge point is not at least 2 feet above the top of such openings.
- **Repair:** The fluid level in the manometer is low. When the radon fan is off, the fluid level should be at zero on the scale.
- **Repair: Safety Issue:** The handrail does not extend to the top step in the stairway. Handrails should be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.
- **Monitor:** There are long stress cracks in the wall above the hall bathroom – bedroom doorway, and the door has been trimmed to clear the racked door jamb. The rough edges of the cracks are indicative of recent movement. Evaluation of the wall and review of the construction documents (if available) by a qualified contractor is recommended.
- **Repair:** Certain window sash guides in the master bedroom are missing or broken.
- **Repair:** The carpet in the master bedroom is wrinkled, which may become a tripping hazard.

THE SCOPE OF THE INSPECTION

The inspector is licensed by the Commonwealth of Virginia, and the inspection and report comply with the Home Inspector Licensure Regulations administered by the Virginia Board for Asbestos, Lead and Home Inspectors.

The inspector is a member of the American Society of Home Inspectors, and the inspection and report comply with the ASHI Standards of Practice and Code of Ethics.

The ASHI Standards of Practice require the inspector to:

1. Report those systems and components that are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. Offer recommendations to repair, monitor, or seek further evaluation of the reported conditions.
3. Explain the nature of the deficiencies, if they are not self-evident.

Note to buyers and sellers: The requirement of the inspector to make recommendations for repair is intended only to inform the client as to the scope of each reported deficiency. It is not intended to suggest that the seller should be responsible for any repairs, nor is it intended to suggest that any of the repairs are essential to the contract of purchase.

The inspection report contains information that is required by the ASHI Standards of Practice. Reported conditions may or may not pertain to the inspection clause in the contract of purchase.

The purpose of the inspection is to provide the client an accurate and objective assessment of the condition of the home. A conscientious effort is made to discover the significant deficiencies that exist in the home, but not every defect will be identified. The inspection should not be considered a guarantee or warranty of any kind.

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

Attic / Basement

DESCRIPTION OF ATTIC / BASEMENT

ATTIC

Roof Framing:	•Rafters on 16” Centers
Roof Sheathing:	•OSB
Access:	•Pulldown Ladder
Method of Inspection:	•Entered the Attic

BASEMENT

Foundation Walls:	•Not Visible
Floor:	•Concrete
Underfloor Framing:	•Not Visible

ATTIC / BASEMENT OBSERVATIONS

General Comments

The basement is finished. Structural components are concealed by finished surfaces.

RECOMMENDATIONS / OBSERVATIONS

ATTIC

Evidence of Leaks

- **Monitor:** Stains on the OSB storage platform under the 2-inch PVC vent pipe indicate the flashing collar has leaked. The stain was dry at the time of inspection.

Access

- **Repair: Safety Issue:** The pulldown ladder is too long, which prevents the side rails from closing tightly when the ladder is extended, and one of the support bracket connections is loose (image below), which allows the tension spring to become displaced from its guide. To maintain the integrity of the ladder, the hardware must remain secure, and the side rails must close tightly when the ladder is extended. Repair or replace the pulldown ladder.

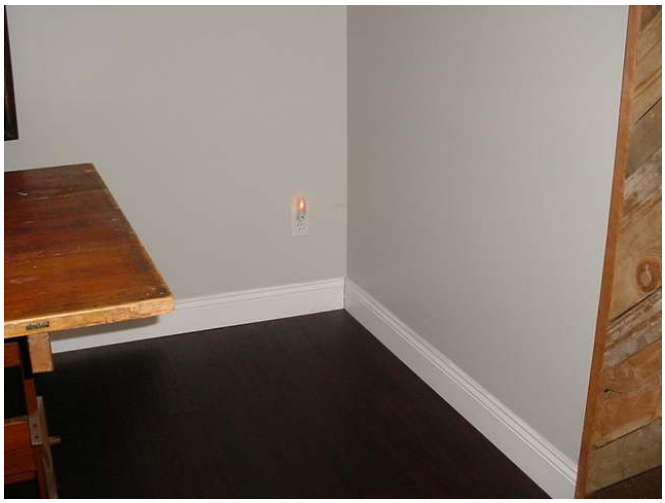
Roof Framing

- **Repair:** The common rafters hang below the ridge board, and the jack rafters hang below the hip rafters. The ridge board should be no less in depth than the cut end of the rafters. The hip rafters should be no less in depth than the cut end of the jack rafters.

Stairway

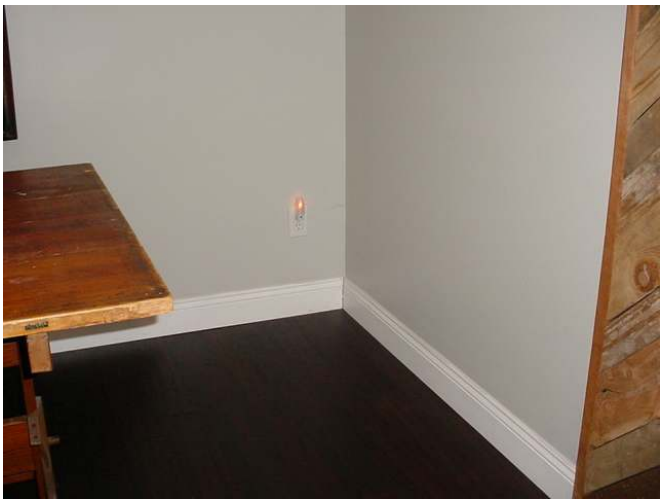
- **Safety Issue:** The top step in the basement stairway is 9 inches tall, and the bottom step is 7 inches tall. Steps that are more than 8-1/4 inches tall, and steps in a stairway that vary in height more than 3/8-inch are tripping hazards.

- **Safety Issue:** The handrail is open-ended. Open handrails can catch purse straps and sleeves, which increases the risk of injury on a stairway. To eliminate this hazard, the ends of a handrail should return to the wall.



Evidence of Water Penetration

- None visible.



Evidence of Dampness

- A dehumidifier is stored in the basement.

Evidence of Wood Destroying Insects

- None visible.

LIMITATIONS OF ATTIC / BASEMENT INSPECTION

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

Roof Covering: •Laminated Asphalt/Fiberglass Shingle
Roof Type: •Hip
Roof Flashings: •Not Visible
Age of Roof Covering: •Approximately 24 years
Roof Drainage System: •Aluminum •Downspouts discharge below grade
Method of Inspection: •Viewed with binoculars

ROOFING OBSERVATIONS

General Comments

The life expectancy of three-tab asphalt shingles is 15-20 years. Laminated asphalt shingles have a life expectancy of 20-30 years. The Age of Roof Covering stated above is an estimate based on the appearance of the shingles.

RECOMMENDATIONS / OBSERVATIONS

Roof Covering

- **Major Concern:** The shingles are worn and brittle, shingles and pieces of shingles are missing from the south exposure, and several shingles on the south and west exposures have been replaced, which indicates the roof covering is at the end of its reliable service life. Replacement of the roof covering is recommended.

LIMITATIONS OF ROOFING INSPECTION

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

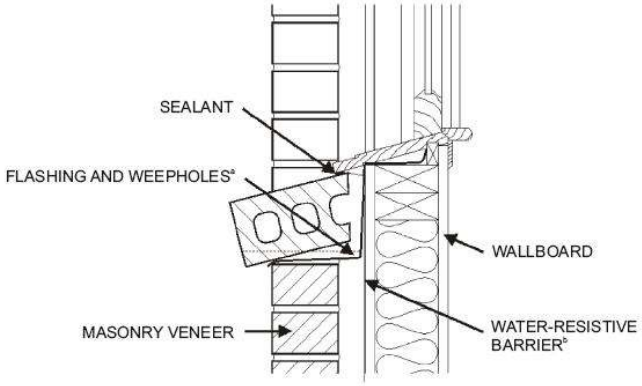
Wall Covering:	•Brick •Wood Siding
Eaves, Soffits, and Facias:	•Vinyl and Aluminum
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkway:	•Concrete
Patio:	•Concrete Brick Pavers
Porch:	•Brick
Deck / Screened Porch:	•Treated Wood
Overhead Garage Door:	•Metal •Automatic Opener Installed
Surface Drainage:	•Sloping Lot

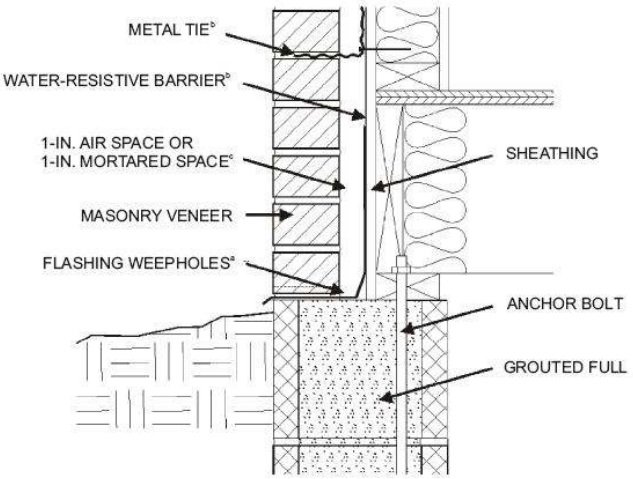
EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- There are no weep holes and no through-wall flashings in the brick veneer. Through-wall flashings collect moisture that has penetrated the brick veneer and divert it away from the wood-frame walls via the weep holes. Weep holes and through-wall flashings were specified in recent versions of the model building codes, but they were not required in local residential construction during the period of time in which this home was built.





- A narrow crack in the brick veneer at the top of the basement doorway is typical of minor settlement.

Deck

- **Safety Issue:** The bottom step in the deck stairway is short, which is a tripping hazard. Steps in a stairway that vary in height more than 3/8-inch are tripping hazards.

Garage

- **Monitor:** Inspection of the garage was limited by storage.

- The garage door opener safety reversal system responded properly to testing. The safety reversal system should be tested periodically, as specified by the appliance manufacturer.

Recommended Safety Improvements
Carbon Monoxide detectors are recommended in homes that have an attached garage. If only one detector is used, it should be placed near the bedrooms. A detector on each level in the home provides added protection.

LIMITATIONS OF EXTERIOR INSPECTION

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.

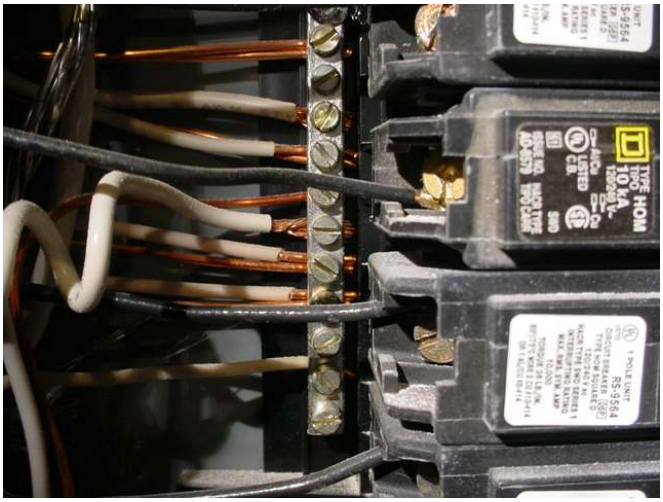
Electrical

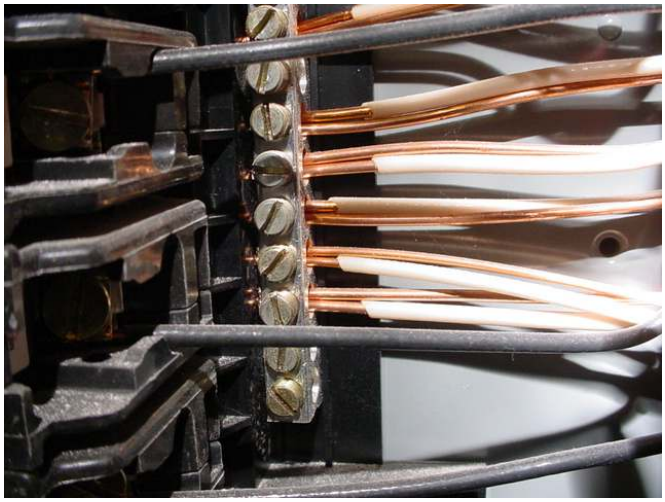
DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Main Disconnects:	•200 Amp Breaker at Main Panel
Service Grounding:	•Copper •Ground Rod Connection
Main Panel:	•200 Amp Rating with Breakers •Located in Basement
Distribution Wiring:	•Thermoplastic-Covered Copper Cable
Outlets:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Whirlpool Bathtub •Exterior •Kitchen
Smoke Detectors:	•Hard Wired

ELECTRICAL OBSERVATIONS

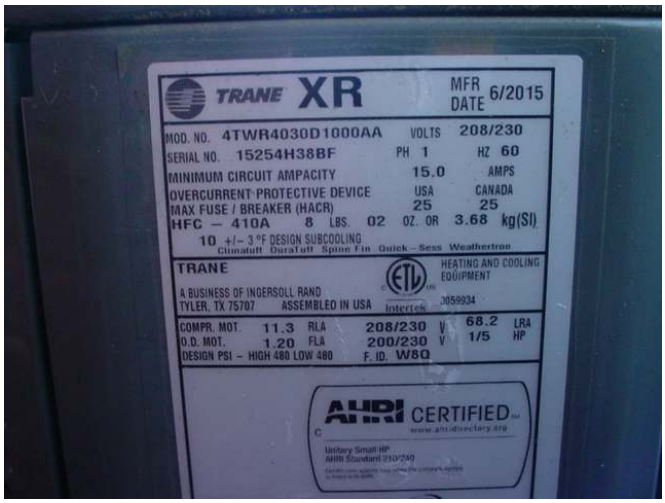
RECOMMENDATIONS / OBSERVATIONS



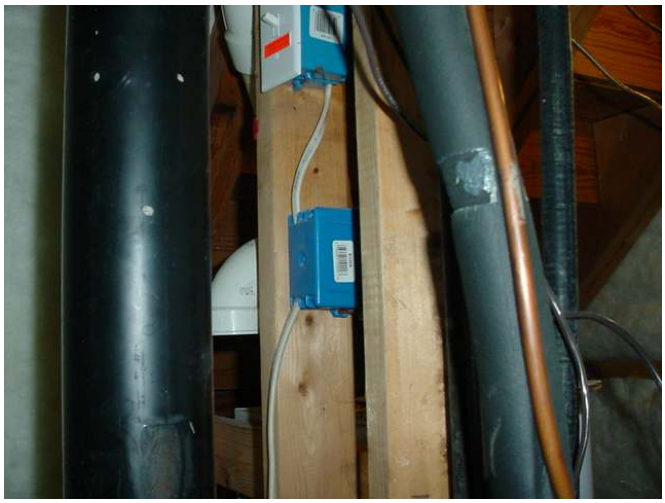


Main Panel

- **Safety Issue:** Several neutral bar terminals hold a neutral wire and an equipment grounding wire. According to the specifications on the panelbox label, only **unused** neutral branch terminals may be used as equipment grounding wire terminals. Multiple equipment grounding wires may connect to a single terminal, if the terminal is identified for connection of more than one conductor, but each neutral wire should connect to a terminal that is not used for another conductor.



- **Repair:** The heat pumps are connected to 30-amp breakers, which are larger than the 25-amp maximum size specified on the data plates. Install appropriate overcurrent protection for each of the heat pumps.



Distribution Wiring

- **Safety Issue:** Electrical cables are exposed in the basement mechanical room. Exposed wiring that is subject to physical damage should be adequately protected.

- **Safety Issue:** Several electrical cables in the basement mechanical room hang from plastic junction boxes. Any electrical cable that enters a single-gang plastic box should be stapled to the structure within 8 inches of the box to protect the wire connections from the stress of movement.

Outlets

- **Monitor:** The garage outlets were not accessible, which prevented testing.

LIMITATIONS OF ELECTRICAL INSPECTION

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

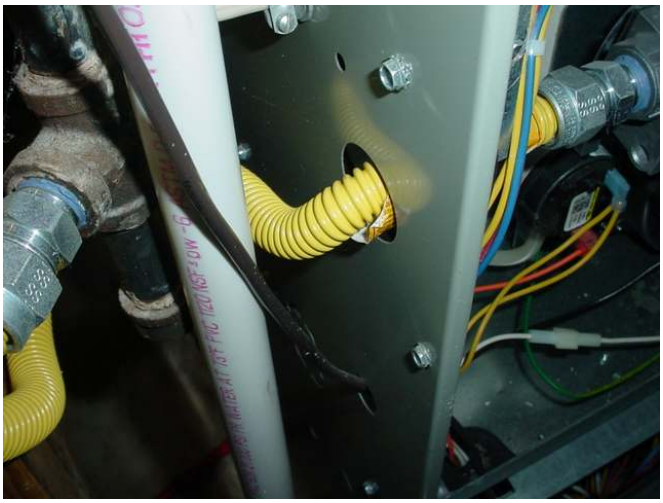
Energy Source: •Gas
Main-Level Furnace: •TRANE •Model: TUH1B080A9421BB •Age: 4 •Heat Output: 118° •77,000 BTU •PVC Vent Pipe
Upstairs Furnace: •TRANE •Model: TUD1B080A9361AB •Age: 4 •Heat Output: 130° •77,000 BTU •Multi-Wall Metal Vent Pipe
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

General Comments

The average service life of a gas-fired forced-air furnace is 15-25 years. Gas-fired forced-air heating systems should be serviced annually.

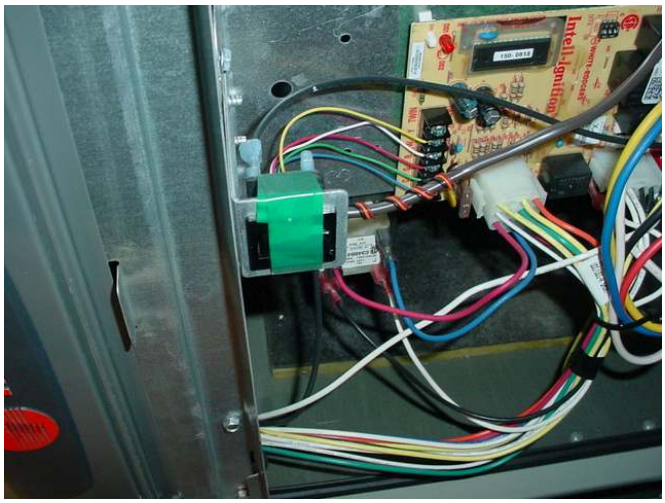
RECOMMENDATIONS / OBSERVATIONS



Main-Level Furnace

- The heating system functioned normally.

- **Repair: Safety Issue:** The flexible gas-appliance connector passes through the side wall of the furnace. According to the product labeling, appliance connectors should not be concealed within or extend through walls, floors or appliance panels.

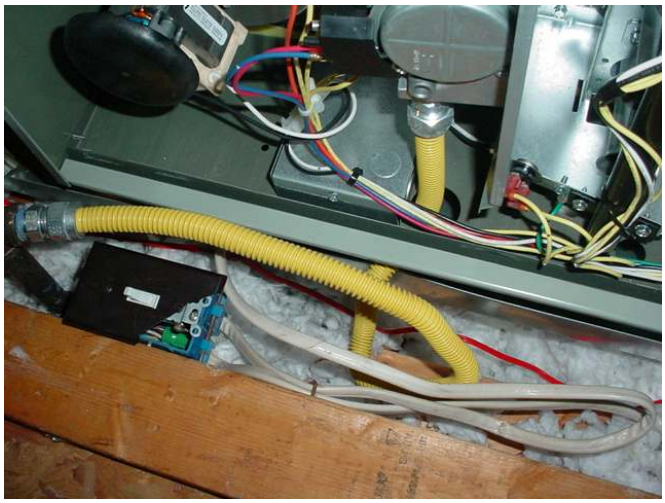


Upstairs Furnace

- The heating system functioned normally.

- **Repair: Safety Issue:** The switch at the blower compartment access panel (image above-right) has been secured in the 'closed' position with tape, which defeats its purpose. Repair as needed to allow the switch to kill power to the furnace when the panel is removed.

- **Repair: Safety Issue:** The flexible gas-appliance connector passes through the side wall of the furnace. According to the product labeling, appliance connectors should not be concealed within or extend through walls, floors or appliance panels.



Return Air

- **Repair:** The narrow spaces under several of the interior doors restrict the flow of conditioned air back to the furnace. Undercut the doors as needed to improve air circulation and operating efficiency.

Recommended Safety Improvements

Carbon Monoxide detectors are recommended in homes with appliances that burn fossil fuels. If only one detector is used, it should be placed near the bedrooms. A detector on each level in the home provides added protection.

LIMITATIONS OF HEATING INSPECTION

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

Energy Source: •Electricity
Main-Level Heat Pump: •TRANE •Model: 4TWR4030D •Age: 4 •Size: 2.5 Ton •Heat output: 77° •Temperature Rise: 7°
Upstairs Heat Pump: •TRANE •Model: 4TWR4030D •Age: 4 •Size: 2.5 Ton •Heat output: 91° •Temperature Rise: 19°

COOLING / HEAT PUMPS OBSERVATIONS

General Comments
The average service life of air conditioners and heat pumps is 8-12 years.

RECOMMENDATIONS / OBSERVATIONS

Main-Level Heat Pump
- **Monitor:** The heat output and the temperature rise were below-normal, which indicates the heat pump is not functioning properly. Evaluation by a qualified HVAC technician is recommended.

Upstairs Heat Pump
- The heat output was in the normal range, which indicates the heat pump system is operating properly.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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.
- The heat pumps were operated in the heating mode only.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•12” R-30 Fiberglass Loosefill
Underfloor Insulation:	•Not Visible
Roof Ventilation:	•Ridge Vents •Soffit Vents •Power Ventilator
Exhaust Fan/Vent Locations:	•Bathrooms •Kitchen •Dryer •Radon Reduction System

INSULATION / VENTILATION OBSERVATIONS

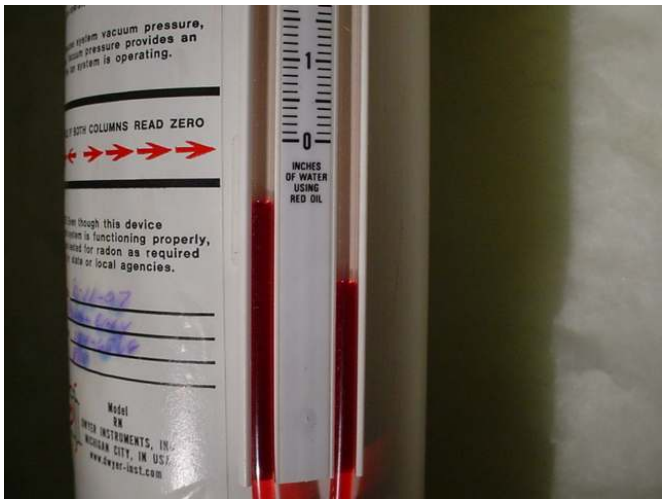
General Comments
Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof
- **Improve:** Plywood panels have been installed on the ceiling joists, which compresses the ceiling insulation. To maintain the efficiency of the thermal barrier, flooring installed in an attic should be elevated above the design thickness of the ceiling insulation.

Radon Reduction System
- **Repair: Safety Issue:** The radon reduction system vent stack discharges horizontally below two windows. The discharge from vent stack pipes should be vertical and upward, outside the structure, at least 10 feet above the ground level, and above the edge of the roof. Whenever practicable, the vent stack should be above the highest roof of the building and above the highest ridge. The discharge from the vent stack should be ten feet or more away from any window, door, or other opening into conditioned or otherwise occupiable spaces of the structure, if the radon discharge point is not at least 2 feet above the top of such openings.

- **Repair:** The fluid level in the manometer is low. When the radon fan is off, the fluid level should be at zero on the scale.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Polybutylene with Metal Fittings •PEX
Drain, Waste, & Vent Piping:	•PVC
Water Heater:	•NAVIEN •Tankless •Gas Fired •199,000 maximum BTU •Thermostat Set 130° •Age: 5
Fuel Shut-Off Valves:	•Natural Gas Main Valve at Meter
Laundry Connections:	•240 Volt Circuit for Dryer •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

PLUMBING OBSERVATIONS

General Comments

The water pressure supplied to the fixtures is good. Only a slight drop in flow was noted when two fixtures were operated simultaneously.

The waste disposal system was pushed, and all fixtures drained properly.

The average service life of water heaters is 8-12 years.

Polybutylene is a type of plastic that was used in the manufacture of water supply piping from the late 1970s to the mid 1990s, and it is found in many of the homes built during that period. Polybutylene piping has a reputation for leaking, and it was at the center of a class-action lawsuit that resulted in a billion-dollar settlement. Early polybutylene piping systems were assembled with plastic (acetal) fittings, which were found to be the cause of many of the leaks. Metal fittings were used in later polybutylene installations, and were found to be more reliable than the acetal fittings. As of May 1, 2009, the filing deadline for all new claims to the administrator of the class-action lawsuit had expired.

RECOMMENDATIONS / OBSERVATIONS

Supply Plumbing

- The backflow preventer valve is located inside the wall cavity, above the main shutoff valve.

LIMITATIONS OF PLUMBING INSPECTION

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

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Wood •Carpet •Tile
Window Type(s) & Glazing:	•Wood; Double Hung; Double Glazed
Doors:	•Raised Panel Hardboard-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes
The interior finishes are in good condition. Typical minor flaws are visible.

RECOMMENDATIONS / OBSERVATIONS

Stairway

- **Improve: Safety Issue:** The stairwell guard deflects when force is applied. Reinforce as needed to allow the guard to resist a single concentrated load of 200 pounds applied in any direction at any point along the top rail.

- **Repair: Safety Issue:** The handrail does not extend to the top step in the stairway. Handrails should be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

Wall Finishes

- **Monitor:** There are long stress cracks in the wall above the hall bathroom – bedroom doorway, and the door has been trimmed to clear the racked door jamb. The rough edges of the cracks are indicative of recent movement. Evaluation of the wall and review of the construction documents (if available) by a qualified contractor is recommended.

- The stress crack in the master bathroom wall (image right) is typical of minor thermal movement.

Ceiling Finishes

- A crack in a drywall panel joint in the great room ceiling is typical of minor thermal movement.

Windows

- **Repair:** Certain window sash guides in the master bedroom are missing or broken.

Floors

- **Repair:** The carpet in the master bedroom is wrinkled, which may become a tripping hazard.

LIMITATIONS OF INTERIOR INSPECTION

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.
- The home is occupied. The inspection was limited by furniture and storage in the living spaces.

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

Appliances

DESCRIPTION OF APPLIANCES

KITCHEN

Refrigerator:	•KITCHENAID •Frostproof •Ice maker •Refrigerator temp 38° •Freezer temp 0° •Age: 10±
Range:	•KITCHENAID •Dual-Fuel •Age: 10±
Dishwasher:	•KITCHENAID •Age: 10±
Disposer:	•ISE •Age: 10±
Range Hood:	•Vented to Exterior
Microwave Oven:	•KITCHENAID •Age: 10

APPLIANCES OBSERVATIONS

General Comments

Average Service Life of Appliances: Dishwashers and Garbage Disposers: 5-12 years; Refrigerators and Ranges: 15-20 years; Clothes Washers and Dryers: 6-12 years.

RECOMMENDATIONS / OBSERVATIONS

KITCHEN

- The appliances functioned normally.

LIMITATIONS OF APPLIANCES INSPECTION

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.
- Ice-makers and through-door ice and water delivery features are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Ages of appliances are approximate.

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

Fireplaces

DESCRIPTION OF FIREPLACES

Great Room Fireplace: •Direct-Vent Decorative Fireplace with a Gas-Fired Appliance
Master Bedroom Fireplace: •Direct-Vent Decorative Fireplace with a Gas-Fired Appliance

FIREPLACES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Great Room Fireplace

- The gas-fired appliance in the fireplace functioned normally.

Master Bedroom Fireplace

- The gas-fired appliance in the fireplace functioned normally.

Recommended Safety Improvements

Carbon Monoxide detectors are recommended in homes with appliances that burn fossil fuels. If only one detector is used, it should be placed near the bedrooms. A detector on each level in the home provides added protection.

LIMITATIONS OF FIREPLACES INSPECTION

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.