

Home Inspection Report

50's Ranch
Nashville, TN 37215



Seeing • Knowing • Caring



Inspection Date:
XXXXXXX

Prepared For:
Mr. Spacely

Prepared By:
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Report Number:
XXXXXX

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 60 year (approx. age) old home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

- **Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.
- **Repair/Replace/Improve:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- **Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

- For the purpose of this report, it is assumed that the house faces south.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

This report is meant to be a maintenance guide for the first few years of ownership as well as an indication of the condition of the home at the time of inspection. The following is a synopsis of the improvements that should be budgeted for and require action in the short term to maintain the home. Other improvements, with longer term time frames and lesser immediate effects on building condition are contained in the body of the report. **Please read the entire report.**

SAFETY ISSUES

1. **Safety Issue:** The overhead garage door opener does not auto reverse when subjected to resistance. The opener should be adjusted.
2. **Safety Issue:** Original 2 wire wiring is present at the electrical outlets. A jumper wire has been installed between the neutral ground terminal and equipment ground terminal at a randomly selected outlet for cover removal at the master bedroom north wall nearest to the east wall (See photo 26 page 12). It is noted removing electrical outlet covers is outside the scope of inspection and not all covers were removed. This condition is assumed to be present at other "grounded" outlets observed. Bonding the neutral and equipment ground terminals does not provide an equipment ground and only serves the purpose of fooling standard plug testers. The equipment and neutral ground systems are to be bonded together at the main disconnect panel only. This configuration is unsafe as it is possible to feed power from the neutral ground system back to an appliance metal frame through the 3rd prong of the plug. If there happens to be reversed polarity in the system somewhere, which sometimes happens in older installations, the full voltage could be present on an appliance frame. All electrical outlets present in the home should be checked to see if jumper wires are present. Any additional jumpered outlets should be replaced with 2 prong outlets or a proper equipment ground should be provided. A licensed electrician should be contacted to evaluate and repair.

REPAIR/REPLACE/IMPROVE ITEMS

General Structural Comments (3, 5-8)

A licensed structural engineer should be contacted to review and approve the issues below as is in writing or specify repairs. Repairs should be performed by a licensed contractor familiar with this type of work.

3. **Repair:** The front yard slopes notably to the house. To address drainage across the front, a retaining wall and concrete channel are present with terminations at the east side of the home and closed drains that appear to pass through the crawl space to the rear (See photo 1 and 2 page 8). This may have been required as the home currently sits low in the ground and soil might be above the foundation elevation if a standard grade was present. Evidence of active moisture entry was observed generally across the front but most notably at the east section and at the outside corner in front of the front entry door (See photos 3 and 4 page 8). Dirt and active puddles on the plastic moisture barrier as well as a water line at the interior of the rear foundation wall indicate a level of water may collect at the rear of the east section of the original crawl space at times (See photos 5-7 page 8 and 9). The sellers should be asked if the crawl space had a water level during the May 2010 record rainfall event. Moisture presence appears to

have had a detrimental effect on some supports in the crawl space and may also be associated with a crack observed at the front foundation wall of the east section. A drainage consultant should be contacted to evaluate and perform permanent repairs to eliminate moisture entry into the crawl space. It is noted installation of an interior perimeter drain system is not recommended as this does not address moisture passage under foundation sections.

4. **Repair:** Evidence of mold/mildew was observed in the crawl space sporadically on exposed sections of floor joists most notably at the front of the east section and around ductwork at the front entry room from general elevated humidity (See photos 8 and 9 page 9). Evidence of mold/mildew was also observed from prior and active leakage beneath the master shower (See photos 10 and 11 page 9) and at the laundry room wall board (See photo 12 page 9). An Indoor Air Quality Association (IAQA) certified contractor should be contacted to perform a proper remediation including permanent control of crawl space humidity.
5. **Repair/Query:** There is a notable foundation crack at the midspan of the front at the east section of the home (See photo 13 page 10). A measure of bow is present as well. The crack is located at the apex of moisture entry beneath this wall from the exterior. The crack is likely the result of hydrostatic forces from moisture entry. Minor cracks were also observed at the east side foundation wall as well but are less significant (See photo 14 page 10). Moisture entry should be eliminated and structural repair may be required.
6. **Repair:** Supplemental support girder assemblies have been installed in the crawl space at the fireplace front entry room oriented in the east/west direction and below the dining room oriented in the north/south direction. The girder supports are of dry stacked concrete block with wood shims without footings present. Moisture presence in these areas has caused instability in the girder supports. The middle support of the dining room girder can be moved by hand (See photo 15 page 10) and is inactive and other supports at this girder are leaning. The entry room girder supports are all unstable and the girder can be moved by hand and is inactive (See photo 16 page 10). Moisture entry should be eliminated and structural repair will be required.
7. **Repair/Query:** A significant prior leak was experienced in the master bathroom addition at some time visible from the crawl space (See photos 10 and 11 page 9). The moisture source was the shower. The sub-flooring was saturated for sometime indicated by the consistent presence of evidence of mold/mildew. The sub-flooring appears to be structurally stable but may require replacement to perform a proper mold/mildew remediation as the top side and cross section of the sub-flooring is not accessible for treatment. It is noted the shower drain and an area at the corner or door of the shower were wet and actively leaking at the time of inspection (See photo 17 and 18 page 10).
8. **Repair/Query:** The ridge of the roof exhibits minor sagging at the east section likely from the load of the front and rear gables (See photo 19 page 11). Structural repair may be required.
9. **Repair:** Fire wood is stored in the garage. This is not recommended as wood boring insects (WBI) are often transported in firewood. Firewood should be stored at the exterior away from the house.
10. **Repair:** Minor cracks at the chimney mortar crown should be repaired and sealed. Leaky chimney mortar crowns significantly accelerate the deterioration of chimneys.
11. **Repair:** The exterior flue section at the east masonry chimney is corroded and should have been replaced when the crown was recently re-worked.
12. **Repair:** The downspouts should discharge water at least 10 feet from the house on soil graded away from the foundation. Storm water should be encouraged to flow away from the building at the point of discharge. This is a common contributor to water in crawl spaces and basements. The downspout at the rear west end should be extended to discharge away from the main electrical service conduit to reduce the risk of moisture exposure at the conduit (See photo 21 page 11).
13. **Repair:** Clearance between the bottom of the siding and grade is improper at the west side of the home. At least 4" clearance should be present between the bottom of the siding and grade to reduce the potential for undetected entry of wood boring insects. This should be corrected while maintaining proper soil grading and drainage in the area.
14. **Repair:** Missing (15) /damaged window screens should be installed /repaired.
15. **Repair:** Tree and bush branches touching the house should be trimmed away from the house.
16. **Repair:** Vines growing on exterior walls at the east side of the home should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. Consideration should be given to full removal of vines to reduce maintenance and the potential to damage to exterior wall coverings.
17. **Repair:** The rear east porch is pitched to drain. Water runs down the north side of the brick porch structure (See photo 22 page 11). The brick veneer exhibits deterioration and cracking in this area. Moisture drainage at the foundation in general is not recommended. A gutter system should be installed to catch the porch water and discharge at least 10' from the foundation. The current drains at the rear west porch should be extended to discharge away from the foundation as well.
18. **Improve:** The railing height is less than 36" at the rear east and west porch railings and a railing should be present on the open side of the stairs. Consideration should be given to improvement. This may not have been required when the home was built.
19. **Improve:** The rear porch steps railing is loose and should be secured.
20. **Repair:** Damaged rear walkway sections should be replaced to match.
21. **Repair:** Water was observed in the garage at the time of inspection and appears to enter through the bottom of the wall between the overhead door and garage corner indicated by damaged interior trim (See photo 23 page 11). This

should be corrected and exterior drainage should be adjusted. Damaged interior wall trim as well as any hidden wall damage should be replaced.

General Electrical Comments

Inspection of the electrical system revealed the need for repairs, as is typical of most homes. A licensed electrician should be consulted to undertake the improvements recommended below.

22. **Repair:** Wiring exposed on interior/exterior finishes at the kitchen sink base cabinet, kitchen microwave cabinet, west den closets and laundry area, should be relocated or protected by a rigid conduit.
23. **Repair:** The overhead electrical service wiring to the driveway light is unsupported NM cable. This is improper. Proper service cable with guy wire support should be installed with proper service masts at both terminations. Consideration should be given to installing the service wiring below grade in conduit or direct burial cable at proper depth as is more desirable.
24. **Repair:** Extension cords should not be used as permanent wiring at the west den. A proper hard wired receptacle outlet should be installed within reach of the appliance cord.
25. **Repair:** All junction boxes at the attic should be fitted with cover plates, in order to protect the wire connections (See photo 24 page 11).
26. **Repair:** Improper electrical connections should be repaired at the crawl space (See photo 25 page 12). All electrical connections should be made in properly sized, secured, and covered junction boxes.
27. **Repair:** An electrical outlet is loose at the east fireplace room and hall bathroom. They should be secured.
28. **Repair:** Original 2-prong electrical outlets have been replaced with 3-prong outlets without upgrading the wiring or providing proper equipment grounds at the east middle bedroom south wall, kitchen counter left of the sink, kitchen walls, and rear porch (GFCI protected acceptable). An ungrounded 3-prong outlet misleads the user into thinking that the outlet has an equipment ground. This is a common condition in older homes. The home was originally built with 2-prong outlets served by 2-wire cable without an equipment ground. 2-prong outlets (No equipment ground as designed) observed are acceptable as this configuration is original to the home as long as they are not serving a 3 prong plugged appliance (adapter present). Consideration should be given to replacing older 2-wire wiring systems with modern 3-wire NM cable but this is not altogether necessary to improve the safety and reliability of the system. At a minimum, permanently located 3-prong plug appliances should have new NM cable with equipment ground present (refrigerator (Confirmation needed), clothes washer (2-prong present), computer... Etc), GFCIs should be installed where needed, improper wiring technique identified should be corrected, and remaining 3-prong outlets without equipment grounds should be replaced with 2-prong outlets. It is noted GFCI outlets can be installed on 2-wire wiring systems to provide personal shock safety but will not provide an equipment ground and should not serve refrigeration equipment.
29. **Repair:** Ground fault circuit interrupter (GFCI) outlets did not respond correctly to a plug tester during the inspection at the rear west end. The outlets protection feature should be made operable and may require replacement.
30. **Repair:** An outlet has reversed polarity at the kitchen cabinet appliance garage south duplex (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired to have proper polarity.
31. **Improve:** The installation of ground fault circuit interrupter outlets (GFCI) is recommended at the kitchen counters, lighting in bathrooms over showers and bathtubs, garage, and hall and front bedroom bathrooms. GFCI protection was not required in these locations when the home was built. Care should be taken to not protect outlets serving refrigeration equipment. A GFCI offers increased protection from shock or electrocution.
32. **Repair:** An electrical switch cover plate is missing at the attic and should be installed.
33. **Repair:** The smoke detector battery is missing at the kitchen and should be installed. Proper operation of the unit should be demonstrated. Smoke detectors are not recommended in the kitchen as they go off when cooking and home owners remove the battery to disable.
34. **Improve:** The installation of smoke detectors inside sleeping areas is recommended. This may not have been required when the home was built.
35. **Repair:** Incandescent lights without shades should be replaced with florescent fixtures to prevent over heating of combustible storage in the closets.
36. **Repair:** A light should be operable by wall switch upon entering a room at the west den light from the kitchen. A switched outlet was not observed. This should be corrected.
37. **Repair:** The lights are inoperative at the attic, rear exterior (2), west den (1), and garage door opener. The bulbs should be replaced. If the bulbs are not blown, the circuits should be investigated and made operable.
38. **Repair:** A ceiling fan with light kit are present in the master bathroom near the bathtub. Hanging electrical fixtures should not have any part within 3ft horizontally or 8 ft vertically of the rim of a bathtub. This fixture should be removed and be replaced with a ceiling mount fixture.
39. **Repair:** The heat pump system electrical disconnect panel is significantly corroded at the exterior and interior and the interior was wet @ the time of inspection (See photo 27 page 12). The panel should be replaced.
40. **Improve:** No HVAC return air vent is visible at the west end of the home. Temperature gradients will likely be present between the east and west end of the home. The heat pump is also somewhat undersized @ 4 tons A/C serving 2927 square ft. Typically 4 tons A/C is sized for 2400 square Ft. The unit may struggle in the hotter days of the summer. Summer electric bills should be reviewed.

41. **Repair:** The dirty HVAC air filter should be replaced.
42. **Repair:** The ductwork is in a damaged condition at the west end with insulation pulled away (See photo 28 page 12), a large opening present (See photo 15 page 10), and sections running along the ground where not necessary due to clearances (See photo 29 page 12). Duct opening may be present near the unit as well. Older ductwork is present with unsealed joints and in general will be leaky. A licensed HVAC contractor should be contacted to replace, repair, and re-organize the ductwork as needed to optimize performance.
43. **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is of an improper material; PVC. This material does not meet temperature ratings of water heaters. The piping should be replaced with CPVC or copper.
44. **Repair:** The water faucet leaks at the handle when operated at the hall bathroom bathtub. This should be corrected.
45. **Repair:** The bathroom exhaust fans discharge into the attic. Moist air streams should discharge to the exterior.
46. **Repair:** The sink at the master bathroom left sink was observed to drain slowly, suggesting that an obstruction may exist. This should be repaired.
47. **Repair:** The shower head at the master bathroom is in a calcified condition and should be repaired/ replaced.
48. **Repair:** The master shower drain is actively leaking. There is also a wet area that is likely a shower corner or possibly the door visible from the crawl space. A licensed plumber should be contacted to repair the drain and investigate and permanently repair the other area of leakage. This 2nd location should be confirmed to not be a failed shower pan.
49. **Improve:** The exterior hose bibs are not self draining and should be insulated in cold weather.
50. **Repair:** An "S" trap has been used at the kitchen sink. S traps should be replaced as they are subject to siphoning problems that may cause sewer odors at affected sinks. This can be corrected by the installation of a mechanical studor vent locally at the sink.
51. **Repair:** Minor wall board cracks were noted about the master shower are typical for a home of this age and style of construction. Cracks should be repaired to match and the areas monitored for ongoing cracking indicating active movement.
52. **Repair:** The window(s) are inoperative at the wood fired heater room (2). All windows should open freely.
53. **Repair:** The kitchen countertop laminate is cracked at the inside corner and should be repaired.
54. **Repair:** The glass frame screw hole covers are missing and should be installed at the garage.
55. **Repair:** Doors should be trimmed or adjusted as necessary to not rub each other at the kitchen base cabinet (1).
56. **Repair:** Door stoppers should be added where missing at the kitchen to west den, master bedroom (2), and sunroom.
57. **Repair:** The missing door strike plate at the front east fireplace room double doors should be installed.
58. **Repair:** The 3 glass door panels at the sun room interior glass to the wood burning heater room have lost their seals. This has resulted in condensation developing between the panes of glass. This should be repaired.
59. **Repair:** Doors should be trimmed or adjusted as necessary to not rub the threshold (door won't close) at the sun room entry from the wood burning heater room.
60. **Replace:** The west den has a noticeable smoke odor. Evidence of back drafting was observed at the fireplace front (See photo 30 page 12). Minor mortar damage and creosote build up were observed in the fire box and flue respectively. A licensed chimney technician should be contacted to evaluate and perform repairs. The fire place should not be used until these issues are addressed.
61. **Repair:** The wood burning heater fan cord is missing the plug and a new plug should be installed. It is also noted there is not an electrical outlet within reach of the cord and one should be installed.
62. **Improve/ Query:** The wood burning heater flue as well as the chimney flues cannot be adequately inspected as they are not accessible. A licensed chimney technician should be contacted to inspect the flues with a boroscope.
63. **Repair:** The front east fireplace fire box mortar is significantly deteriorated. A licensed chimney technician should be contacted to evaluate and perform repairs. The fireplace should not be used until these issues are addressed.
64. **Replace:** The clothes dryer exhaust vent termination louver is missing and should be replaced.
65. **Repair:** The dishwasher water discharge hose should have a high loop present under the kitchen sink.

ITEMS TO MONITOR

66. **Monitor:** There are multiple layers of roof surface material on the home. An additional layer of roof material cannot be added in the future as 2 surfaces is the maximum allowed. It is noted plywood was installed over the previous roof surface prior to the installation of the current roof surface likely to flatten out sag (See photo 20 page 11). Ideally the previous roof surface would have been removed to reduce the weight on the roof structure.
67. **Monitor:** It is noted there is a neighborhood drainage conveyance present at the rear of the home.
68. **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).

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. The ASHI® Standards of Practice can be found at the end of this report and are made part of the inspection.

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

Any leaks or prior leaks from water entering the exterior envelope of the home or from plumbing or any other source may include the presence; visible or not-visible, of mold. Determination of mold is outside the scope of this inspection.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Rain has been experienced in the days leading up to the inspection.

Please refer to the ASHI® Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Photographs



Photo 1 Drainage channel along front of house.



Photo 2 Drainage channel along front of house.



Photo 3 Crawl space moisture.



Photo 4 Crawl space moisture @ crack.



Photo 5 Crawl space moisture.



Photo 6 Crawl space moisture; water line.



Photo 7 Evidence of mold/mildew.



Photo 8 Evidence of mold/mildew.



Photo 9 Evidence of mold/mildew.



Photo 10 Evidence of mold/mildew.



Photo 11 Evidence of mold/mildew.



Photo 12 Evidence of mold/mildew.



Photo 13 Foundation crack.



Photo 14 Foundation crack.



Photo 15 Shims moved by hand; open duct.



Photo 16 Girder can be moved by hand.



Photo 17 Active drain leak.



Photo 18 Wet area under shower from crawl space.



Photo 19 Ridge sag.



Photo 20 Old roof surface between new and old decking.



Photo 21 Downspout discharging at conduit.



Photo 22 Porch drainage.



Photo 23 Water entry to garage.

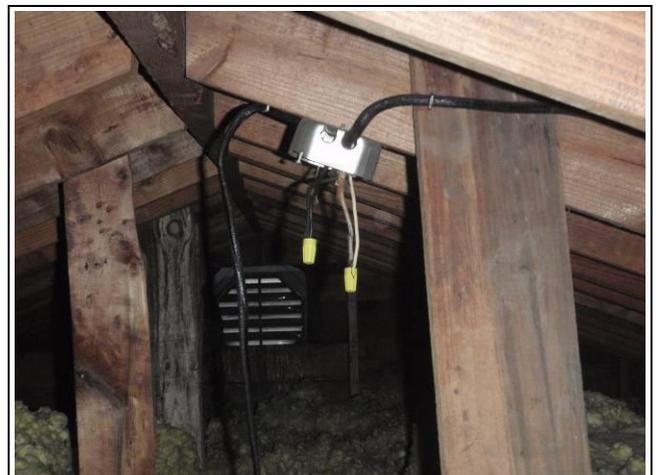


Photo 24 Missing cover.



Photo 25 Improper wiring and connections.



Photo 26 Jumper wire between N and Equ ground terminals.



Photo 27 Rusty wet panel interior.



Photo 28 Damaged duct insulation.



Photo 29 Older duct lying on ground.



Photo 30 Evidence of back drafting.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block @ master bath addition •Stone •Slab on Grade
Columns:	•Concrete Block Pier • Metal (front porch)
Floor Structure:	•Wood Joist
Sub-Floor:	•Solid Plank Sub-Floor •Plywood Sub-Floor @ master bath addition
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing •Plywood Sheathing @ master bath addition

STRUCTURE OBSERVATIONS

General Structural Comments

A licensed structural engineer should be contacted to review and approve the issues below as is in writing or specify repairs. Repairs should be performed by a licensed contractor familiar with this type of work.

RECOMMENDATIONS / OBSERVATIONS

Crawl Space

- **Repair:** The front yard slopes notably to the house. To address drainage across the front, a retaining wall and concrete channel are present with terminations at the east side of the home and closed drains that appear to pass through the crawl space to the rear (See photo 1 and 2 page 8). This may have been required as the home currently sits low in the ground and soil might be above the foundation elevation if a standard grade was present. Evidence of active moisture entry was observed generally across the front but most notably at the east section and at the outside corner in front of the front entry door (See photos 3 and 4 page 8). Dirt and active puddles on the plastic moisture barrier as well as a water line at the interior of the rear foundation wall indicate a level of water may collect at the rear of the east section of the original crawl space at times (See photos 5-7 page 8 and 9). The sellers should be asked if the crawl space had a water level during the May 2010 record rainfall event. Moisture presence appears to have had a detrimental effect on some supports in the crawl space and may also be associated with a crack observed at the front foundation wall of the east section. A drainage consultant should be contacted to evaluate and perform permanent repairs to eliminate moisture entry into the crawl space. It is noted installation of an interior perimeter drain system is not recommended as this does not address moisture passage under foundation sections.
- **Repair:** Evidence of mold/mildew was observed in the crawl space sporadically on exposed sections of floor joists most notably at the front of the east section and around ductwork at the front entry room from general elevated humidity (See photos 8 and 9 page 9). Evidence of mold/mildew was also observed from prior and active leakage beneath the master shower (See photos 10 and 11 page 9) and at the laundry room wall board (See photo 12 page 9). An Indoor Air Quality Association (IAQA) certified contractor should be contacted to perform a proper remediation including permanent control of crawl space humidity.

Foundation

- **Repair/Query:** There is a notable foundation crack at the midspan of the front at the east section of the home (See photo 13 page 10). A measure of bow is present as well. The crack is located at the apex of moisture entry beneath this wall from the exterior. The crack is likely the result of hydrostatic forces from moisture entry. Minor cracks were also observed at the east side foundation wall as well but are less significant (See photo 14 page 10). Moisture entry should be eliminated and structural repair may be required.

Floors

- **Repair:** Supplemental support girder assemblies have been installed in the crawl space at the fireplace front entry room oriented in the east/west direction and below the dining room oriented in the north/south direction. The girder supports are of dry stacked concrete block with wood shims without footings present. Moisture presence in these areas has caused instability in the girder supports. The middle support of the dining room girder can be moved by hand (See photo 15 page 10) and is inactive and other supports at this girder are leaning. The entry room girder supports are all unstable and the girder can be moved by hand and is inactive (See photo 16 page 10). Moisture entry should be eliminated and structural repair will be required.
- **Repair/Query:** A significant prior leak was experienced in the master bathroom addition at some time visible from the crawl space (See photos 10 and 11 page 9). The moisture source was the shower. The sub-flooring was saturated for sometime indicated by the consistent presence of evidence of mold/mildew. The sub-flooring appears to be structurally

stable but may require replacement to perform a proper mold/mildew remediation as the top side and cross section of the sub-flooring is not accessible for treatment. It is noted the shower drain and an area at the corner or door of the shower were wet and actively leaking at the time of inspection (See photo 17 and 18 page 10).

Roof

- **Repair/Query:** The ridge of the roof exhibits minor sagging at the east section likely from the load of the front and rear gables (See photo 19 page 11). Structural repair may be required.

Wood Boring Insects

- **Repair:** Fire wood is stored in the garage. This is not recommended as wood boring insects (WBI) are often transported in firewood. Firewood should be stored at the exterior away from the house.

LIMITATIONS OF STRUCTURE INSPECTION

Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified licensed structural Professional Engineer (P.E.) is recommended where there are structural concerns about the building.

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 refer to the ASHI[®] Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt/Composite Shingle
Approx. Age (Yrs):	•2
Roof Flashings:	•Metal
Chimneys:	•Masonry
Gutters and Downspouts:	•Aluminum •Downspouts discharge above grade
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof
# of Layers:	• 1

ROOFING OBSERVATIONS

General Comments

The roof coverings are considered to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** There are multiple layers of roof surface material on the home. An additional layer of roof material cannot be added in the future as 2 surfaces is the maximum allowed. It is noted plywood was installed over the previous roof surface prior to the installation of the current roof surface likely to flatten out sag (See photo 20 page 11). Ideally the previous roof surface would have been removed to reduce the weight on the roof structure.

Chimneys

- **Repair:** Minor cracks at the chimney mortar crown should be repaired and sealed. Leaky chimney mortar crowns significantly accelerate the deterioration of chimneys.
- **Repair:** The exterior flue section at the east masonry chimney is corroded and should have been replaced when the crown was recently re-worked.

Gutters & Downspouts

- **Repair:** The downspouts should discharge water at least 10 feet from the house on soil graded away from the foundation. Storm water should be encouraged to flow away from the building at the point of discharge. This is a common contributor to water in crawl spaces and basements. The downspout at the rear west end should be extended to discharge away from the main electrical service conduit to reduce the risk of moisture exposure at the conduit (See photo 21 page 11).

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:

- 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 refer to the ASHI® Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Metal•Solid Wood
Window/Door Frames and Trim:	•Wood •Metal•Vinyl
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Metal
Lot Slope:	•Slopes: South to North
Retaining Walls:	•Block •Stone
Fence:	•None

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Clearance between the bottom of the siding and grade is improper at the west side of the home. At least 4" clearance should be present between the bottom of the siding and grade to reduce the potential for undetected entry of wood boring insects. This should be corrected while maintaining proper soil grading and drainage in the area.

Windows

- **Repair:** Missing (15) /damaged window screens should be installed /repaired.

Landscaping

- **Repair:** Tree and bush branches touching the house should be trimmed away from the house.
- **Repair:** Vines growing on exterior walls at the east side of the home should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. Consideration should be given to full removal of vines to reduce maintenance and the potential to damage to exterior wall coverings.

Porch/Patios

- **Repair:** The rear east porch is pitched to drain. Water runs down the north side of the brick porch structure (See photo 22 page 11). The brick veneer exhibits deterioration and cracking in this area. Moisture drainage at the foundation in general is not recommended. A gutter system should be installed to catch the porch water and discharge at least 10' from the foundation. The current drains at the rear west porch should be extended to discharge away from the foundation as well.
- **Improve:** The railing height is less than 36" at the rear east and west porch railings and a railing should be present on the open side of the stairs. Consideration should be given to improvement. This may not have been required when the home was built.
- **Improve:** The rear porch steps railing is loose and should be secured.

Walkway

- **Repair:** Damaged rear walkway sections should be replaced to match.

Lot Drainage

- **Repair:** See "Structural: Crawl Space" section.
- **Monitor:** It is noted there is a neighborhood drainage conveyance present at the rear of the home.

Garage

- **Repair:** Water was observed in the garage at the time of inspection and appears to enter through the bottom of the wall between the overhead door and garage corner indicated by damaged interior trim (See photo 23 page 11). This should be corrected and exterior drainage should be adjusted. Damaged interior wall trim as well as any hidden wall damage should be replaced.
- **Safety Issue:** The overhead garage door opener does not auto reverse when subjected to resistance. The opener should be adjusted.

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 refer to the ASHI[®] Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Overhead
Earth Ground:	•Ground Rod •Ground Rod not visible
Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: North Exterior
Sub-Panels:	•Panel Disconnect Rating: 200 Amp •Breakers •Located: Den
Distribution Wiring:	•Non-Metallic Cable "Romex" •Fabric-Covered 2-wire (mostly) •Grounded and Ungrounded
Ground Fault Circuit Interrupter(s):	•Exterior

ELECTRICAL OBSERVATIONS

General Electrical Comments

Inspection of the electrical system revealed the need for repairs, as is typical of most homes. A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Wiring exposed on interior/exterior finishes at the kitchen sink base cabinet, kitchen microwave cabinet, west den closets and laundry area, should be relocated or protected by a rigid conduit.
- **Repair:** The overhead electrical service wiring to the driveway light is unsupported NM cable. This is improper. Proper service cable with guy wire support should be installed with proper service masts at both terminations. Consideration should be given to installing the service wiring below grade in conduit or direct burial able at proper depth as is more desirable.
- **Repair:** Extension cords should not be used as permanent wiring at the west den. A proper hard wired receptacle outlet should be installed within reach of the appliance cord.
- **Repair:** All junction boxes at the attic should be fitted with cover plates, in order to protect the wire connections (See photo 24 page 11).
- **Repair:** Improper electrical connections should be repaired at the crawl space (See photo 25 page 12). All electrical connections should be made in properly sized, secured, and covered junction boxes.

Outlets

- **Safety Issue:** Original 2 wire wiring is present at the electrical outlets. A jumper wire has been installed between the neutral ground terminal and equipment ground terminal at a randomly selected outlet for cover removal at the master bedroom north wall nearest to the east wall (See photo 26 page 12). It is noted removing electrical outlet covers is outside the scope of inspection and not all covers were removed. This condition is assumed to be present at other "grounded" outlets observed. Bonding the neutral and equipment ground terminals does not provide an equipment ground and only serves the purpose of fooling standard plug testers. The equipment and neutral ground systems are to be bonded together at the main disconnect panel only. This configuration is unsafe as it is possible to feed power from the neutral ground system back to an appliance metal frame through the 3rd prong of the plug. If there happens to be reversed polarity in the system somewhere, which sometimes happens in older installations, the full voltage could be present on an appliance frame. All electrical outlets present in the home should be checked to see if jumper wires are present. Any additional jumpered outlets should be replaced with 2 prong outlets or a proper equipment ground should be provided. A licensed electrician should be contacted to evaluate and repair.
- **Repair:** An electrical outlet is loose at the east fireplace room and hall bathroom. They should be secured.
- **Repair:** Original 2-prong electrical outlets have been replaced with 3-prong outlets without upgrading the wiring or providing proper equipment grounds at the east middle bedroom south wall, kitchen counter left of the sink, kitchen walls, and rear porch (GFCI protected acceptable). An ungrounded 3-prong outlet misleads the user into thinking that the outlet has an equipment ground. This is a common condition in older homes. The home was originally built with 2-prong outlets served by 2-wire cable without an equipment ground. 2-prong outlets (No equipment ground as designed) observed are acceptable as this configuration is original to the home as long as they are not serving a 3 prong plugged appliance (adapter present). Consideration should be given to replacing older 2-wire wiring systems with modern 3-wire NM cable but this is not altogether necessary to improve the safety and reliability of the system. At a minimum, permanently located 3-prong plug appliances should have new NM cable with equipment ground present (refrigerator

(Confirmation needed), clothes washer (2-prong present), computer.... Etc), GFCIs should be installed where needed, improper wiring technique identified should be corrected, and remaining 3-prong outlets without equipment grounds should be replaced with 2-prong outlets. It is noted GFCI outlets can be installed on 2-wire wiring systems to provide personal shock safety but will not provide an equipment ground and should not serve refrigeration equipment.

- **Repair:** Ground fault circuit interrupter (GFCI) outlets did not respond correctly to a plug tester during the inspection at the rear west end. The outlets protection feature should be made operable and may require replacement.
- **Repair:** An outlet has reversed polarity at the kitchen cabinet appliance garage south duplex (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired to have proper polarity.
- **Improve:** The installation of ground fault circuit interrupter outlets (GFCI) is recommended at the kitchen counters, lighting in bathrooms over showers and bathtubs, garage, and hall and front bedroom bathrooms. GFCI protection was not required in these locations when the home was built. Care should be taken to not protect outlets serving refrigeration equipment. A GFCI offers increased protection from shock or electrocution.
- **Repair:** An electrical switch cover plate is missing at the attic and should be installed.

Smoke Detectors

- **Repair:** The smoke detector battery is missing at the kitchen and should be installed. Proper operation of the unit should be demonstrated. Smoke detectors are not recommended in the kitchen as they go off when cooking and home owners remove the battery to disable.
- **Improve:** The installation of smoke detectors inside sleeping areas is recommended. This may not have been required when the home was built.

Fan/Lights

- **Repair:** Incandescent lights without shades should be replaced with florescent fixtures to prevent over heating of combustible storage in the closets.
- **Repair:** A light should be operable by wall switch upon entering a room at the west den light from the kitchen. A switched outlet was not observed. This should be corrected.
- **Repair:** The lights are inoperative at the attic, rear exterior (2), west den (1), and garage door opener. The bulbs should be replaced. If the bulbs are not blown, the circuits should be investigated and made operable.
- **Repair:** A ceiling fan with light kit are present in the master bathroom near the bathtub. Hanging electrical fixtures should not have any part within 3ft horizontally or 8 ft vertically of the rim of a bathtub. This fixture should be removed and be replaced with a ceiling mount fixture.

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 refer to the ASHI® Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Electric (2 nd Stage Resistance Htr Assoc. w/ Heat Pump)
Heating System Type:	•Forced Air
Vents, Flues, Chimneys:	•Metal
Heat Distribution Methods:	•Ductwork
System Manufacturer (E):	•Trane/American Standard •Manufacture Date: 2003
System Description:	•Model #: WCC048F100BG •Serial #: 3191LB12H
Temperature Rise (Deg. F):	• 25; Coil

HEATING OBSERVATIONS

General Comments

The heating system responded properly to standard controls.

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 inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.
- 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 refer to the ASHI[®] Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Source Heat Pump System
System Manufacturer:	•Trane/American Standard •Manufacture Date: 2003
System Description:	•Model #: WCC048F100BG •Serial #: 3191LB12H
Temperature Drop (Deg. F):	• 15

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Heat Pump

- **Repair:** The heat pump system electrical disconnect panel is significantly corroded at the exterior and interior and the interior was wet @ the time of inspection (See photo 27 page 12). The panel should be replaced.

Return/Supply Air Ductwork

- **Improve:** No HVAC return air vent is visible at the west end of the home. Temperature gradients will likely be present between the east and west end of the home. The heat pump is also somewhat undersized @ 4 tons A/C serving 2927 square ft. Typically 4 tons A/C is sized for 2400 square Ft. The unit may struggle in the hotter days of the summer. Summer electric bills should be reviewed.
- **Repair:** The dirty HVAC air filter should be replaced.
- **Repair:** The ductwork is in a damaged condition at the west end with insulation pulled away (See photo 28 page 12), a large opening present (See photo 15 page 10), and sections running along the ground where not necessary due to clearances (See photo 29 page 12). Duct opening may be present near the unit as well. Older ductwork is present with unsealed joints and in general will be leaky. A licensed HVAC contractor should be contacted to replace, repair, and re-organize the ductwork as needed to optimize performance.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

Please refer to the ASHI® Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	• 12+ inches of loose insulation (Approx.). • R-19 @ garage attic Batt Insulation
Exterior Wall Insulation:	• Not Visible
Crawl Space Insulation:	• R19 in Joist Bays
Moisture Barriers:	• Plastic in Crawlspace
Roof Ventilation:	• Ridge Vents
Crawl Space Ventilation:	• Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are significant in the main attic.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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

Please refer to the ASHI[®] Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Crawl Space
Interior Supply Piping:	•Copper
Waste System:	•Public
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater Manufacturer:	• A.O. Smith •Manufacture Date: 2009
System Description:	•Model #: ECS50200 •Serial #: 0940A024936 •Electric •Approx. capacity 50 Gallons

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is of an improper material; PVC. This material does not meet temperature ratings of water heaters. The piping should be replaced with CPVC or copper.

Fixtures

- **Repair:** The water faucet leaks at the handle when operated at the hall bathroom bathtub. This should be corrected.
- **Repair:** The bathroom exhaust fans discharge into the attic. Moist air streams should discharge to the exterior.
- **Repair:** The sink at the master bathroom left sink was observed to drain slowly, suggesting that an obstruction may exist. This should be repaired.
- **Repair:** The shower head at the master bathroom is in a calcified condition and should be repaired/ replaced.
- **Repair:** The master shower drain is actively leaking. There is also a wet area that is likely a shower corner or possibly the door visible from the crawl space. A licensed plumber should be contacted to repair the drain and investigate and permanently repair the other area of leakage. This 2nd location should be confirmed to not be a failed shower pan.

Fixtures

- **Improve:** The exterior hose bibs are not self draining and should be insulated in cold weather.

Waste / Vent

- **Repair:** An "S" trap has been used at the kitchen sink. S traps should be replaced as they are subject to siphoning problems that may cause sewer odors at affected sinks. This can be corrected by the installation of a mechanical studor vent locally at the sink.

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 refer to the ASHI® Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plasterboard •Drywall •Wood
Floor Surfaces:	•Tile •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane with Storm Window •Double Glazed
Doors:	•Wood-Hollow Core
Fireplaces:	•Masonry Firebox Wood Burning •Masonry Firebox w/ Wood Burning Insert

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Repair:** Minor wall board cracks were noted about the master shower are typical for a home of this age and style of construction. Cracks should be repaired to match and the areas monitored for ongoing cracking indicating active movement.

Windows

- **Repair:** The window(s) are inoperative at the wood fired heater room (2). All windows should open freely.

Counters

- **Repair:** The kitchen countertop laminate is cracked at the inside corner and should be repaired.

Doors

- **Repair:** The glass frame screw hole covers are missing and should be installed at the garage.
- **Repair:** Doors should be trimmed or adjusted as necessary to not rub each other at the kitchen base cabinet (1).
- **Repair:** Door stoppers should be added where missing at the kitchen to west den, master bedroom (2), and sunroom.
- **Repair:** The missing door strike plate at the front east fireplace room double doors should be installed.
- **Repair:** The 3 glass door panels at the sun room interior glass to the wood burning heater room have lost their seals. This has resulted in condensation developing between the panes of glass. This should be repaired.
- **Repair:** Doors should be trimmed or adjusted as necessary to not rub the threshold (door won't close) at the sun room entry from the wood burning heater room.

Fireplace

- **Replace:** The west den has a noticeable smoke odor. Evidence of back drafting was observed at the fireplace front (See photo 30 page 12). Minor mortar damage and creosote build up were observed in the fire box and flue respectively. A licensed chimney technician should be contacted to evaluate and perform repairs. The fire place should not be used until these issues are addressed.
- **Repair:** The wood burning heater fan cord is missing the plug and a new plug should be installed. It is also noted there is not an electrical outlet within reach of the cord and one should be installed.
- **Improve/ Query:** The wood burning heater flue as well as the chimney flues cannot be adequately inspected as they are not accessible. A licensed chimney technician should be contacted to inspect the flues with a boroscope.
- **Repair:** The front east fireplace fire box mortar is significantly deteriorated. A licensed chimney technician should be contacted to evaluate and perform repairs. The fireplace should not be used until these issues are addressed.

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).

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

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

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

Please refer to the ASHI[®] Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

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

APPLIANCES OBSERVATIONS

General Comments

All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Replace:** The clothes dryer exhaust vent termination louver is missing and should be replaced.

Dishwasher

- **Repair:** The dishwasher water discharge hose should have a high loop present under the kitchen sink.

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.
- 220 volt clothes dryer outlets are inspected visually only.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).

Please refer to the ASHI[®] Standards of Practice and the inspection authorization and agreement for a full explanation of the scope of the inspection.