

# Building Inspection Report



**Public Health**  
Prevent. Promote. Protect.

**Prepared For:**  
Actual Inspection-Sample Report

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**Report Number:**  
20110828

**Inspector:**  
Curt J. Jibben

**Inspection Date:**  
08/28/2011

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality throughout the home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

### MAJOR CONCERNS

- The heating system shows evidence of “flashback” (ignited gas spilling out at the front of the furnace at start up). This condition should be evaluated by a qualified licensed heating technician. The heating system is old and may be approaching the end of its life.

### SAFETY ISSUES

- The heating system shows evidence of “flashback”
- Water heater shows evidence of "flashback"
- Numerous Splices in Attic, Basement and Garage should be placed in junction boxes with proper junction box cover
- Proper fire separation between the garage and house is recommended (i.e. automatic door closer & finished drywall).

### REPAIR ITEMS

- Garage opened with electric opener. However did not respond to automatic closure. Auto reverse could not be tested.
- The metal chimney is rusting. It should be painted with an appropriate paint or replaced. The flashing should be caulked to avoid leaks
- The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

### DEFERRED COST ITEMS

- Rudd A/C unit is nearing the end of its average lifespan. Recommend budgeting to replace within the next 5 years.
- Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 75 degrees F.

### **RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Concrete Block •Basement and Crawl Space Configuration •Crawl Space Not Accessible •50% Of Foundation Was Not Visible
<b>Floor Structure:</b>	•Wood Joist w/50% not visible
<b>Wall Structure:</b>	•House Not Visible, Garage Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Solid Plank Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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Crawlspace was not accessible

## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Structure Photos



Evidence of Moisture



Moisture damage in attic



Moisture damage from Main Bath

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Roofing Material (Shingles) •Not Visible
<b>Chimneys:</b>	•Metal
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge below grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are newer and appear to be in generally good condition.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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- Chimney step siding starting to pull away- reseal.
- Gutter & guards look good- one area in need of cleaning.

## RECOMMENDATIONS / OBSERVATIONS

### Chimneys

- **Repair:** The metal chimney is rusting. It should be painted with an appropriate paint or replaced.
- **Repair:** The flashing should be caulked to avoid leaks

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. The gutters had covers and were generally in good condition and clean. One area on northwest corner needs cleaned.

### Roof

- **Monitor:** Prior repairs to the roof sheathing are evident- One small area missing planking and another small area had been repaired. No evidence of current leaking.

## LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

# Roofing Photos



Repair to planking in attic and area of missing planking

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Vinyl Siding
<b>Eaves, Soffits, And Fascias:</b>	•Aluminum
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Vinyl-Covered
<b>Entry Driveways:</b>	•Concrete •Gravel
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Wood
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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Backfill recommended in west corner to avoid water pooling.

## RECOMMENDATIONS / OBSERVATIONS

### Garage

- **Safety Issue:** Proper fire separation between the garage and house is recommended.
- **Safety Issue:** The door between the house and garage should be fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Repair:** Garage opened with electric opener. However did not respond to automatic closure. Auto reverse could not be tested. Adjustment is recommended.

### Lot Drainage

- **Improve:** Covers should be provided for basement window wells to keep storm water out of the well.

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

# Exterior Photos



Backfill depression



Cut vegetation back from house to avoid insects

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Second Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Garage
<b>Service Grounding:</b>	•Water Pipe Connection •Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Garage
<b>Sub-Panel(s):</b>	•Breakers •Located: Garage and Master Bath
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs.

### General Comments

**Major Concern:** Inspection of the electrical system revealed the need for numerous repairs. These should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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- All tested main floor receptacles were grounded but some basement receptacles were not grounded and/or reverse polarity.
- Exposed wire in basement receptacle behind steps.
- Splice by main waste pipe should be placed in a junction box.
- Neutral not isolated from ground in subpanels.
- Electric wires in garage should be secured properly.
- Numerous Splices in Attic, Basement and Garage should be placed in junction boxes with proper junction box cover- Safety Issue

### General Comments

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. Although repairs are not especially costly, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Outlets

- **Repair:** Several outlets were loose and should be repaired.
- **Safety Issue:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.

- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) in the kitchen is recommended. A GFCI offers increased protection from shock or electrocution.

#### **Smoke Detectors**

- **Repair, Safety Issue:** The smoke detector(s) was missing the testing button so was not tested.

#### **Discretionary Improvements**

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

#### **Main Panel**

- **Repair:** The main distribution panel does not appear to be properly grounded/bonded. This should be investigated.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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

- 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.
- The ground connection for the electrical service was not visible at the time of the inspection.

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

# Electrical Photos



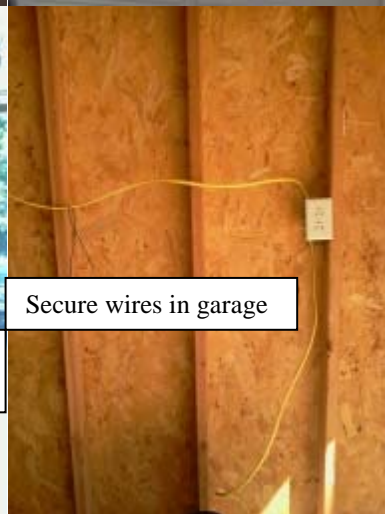
Smoke detector was not tested



Recommend GFCI



Spliced wires-Junction box needed



Secure wires in garage



Splice by main waste line needs junction box



Electric box breakers not labeled



Recommend not storing parts in main panel



Splice in Garage Needs Junction Box



Wires in Garage need secured



Splices in Attic need to be inside junction box



# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace • Manufacturer: Fedders
<b>Heat Distribution Methods:</b>	• Electric Heaters/Baseboards in laundry area •Ductwork •Baseboard Heaters

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

The heating system is old and may be approaching the end of its life.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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Evidence of Flame rollout, Recommend qualified contractor evaluate and repair as needed- Safety Issue.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Deferred Cost Item:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

### Return Air Ductwork

- **Repair, Safety Issue:** A return air vent is situated relatively close to the furnace. *This arrangement is a safety concern, as it could in some conditions send furnace exhaust in the living area, causing a carbon monoxide hazard.*

### Combustion / Exhaust

- **Repair, Safety Issue:** The heating system shows evidence of “flashback” (ignited gas spilling out at the front of the furnace at start up). This condition should be evaluated by a qualified licensed heating technician.

## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

# Heating Photos



Flame rollout on start up(scorch marks). This is a potential safety issue and should be evaluated by a qualified contractor

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: HEIL •Serial Number:HAC030akc4 . •Max Breaker 30 Amps
<b>Central System Type II:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Rudd •Serial Number: 6949f290406093 •Max Breaker 20 Amps
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The system responded properly to operating controls. The whole house fan responded to controls.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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### RECOMMENDATIONS / OBSERVATIONS

Unable to verify size of breaker matches max A/C breaker recommendation as listed on the A/C label... as Main Electric panel breakers are not labeled. Recommend Contractor verify when evaluating Furnace flame rollout.

### DEFERRED COST

Rudd A/C unit is nearing the end of its average lifespan. Recommend budgeting to replace within the next 5 years.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Unknown in Side Attic Areas
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Crawl Space Insulation:</b>	•Not Visible
<b>Floor Cavity Insulation:</b>	•Low Levels Suspected (But Not Visible)
<b>Vapor Retarders:</b>	•None Visible
<b>Roof Ventilation:</b>	•Ridge Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

## INSPECTION NOTES FROM HANDHELD DEVICE:

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### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Repair:** Disturbed insulation should be repaired or evened out.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Insulation Photos



Recommend redistributing insulation in attic

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Steel
<b>Main Water Valve Location:</b>	•Front Wall of Basement •Furnace Room
<b>Interior Supply Piping:</b>	•Plastic
<b>Waste System:</b>	•Private Sewage System (Reported By Seller)
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic and Cast Iron
<b>Water Heater:</b>	•Gas •Approximate Capacity : 40 •Manufacturer: Richmond•5 year warranty
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve Outside.
<b>Other Components:</b>	•Sump Pump Operable

## PLUMBING OBSERVATIONS

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### Positive Attributes

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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- Pop-up plug in MB drain was not operable
- Rust was present when bathtub faucet was turned on.
- Shower head in main bath had some leaking and could be more secure.
- Water noted on ground by main waste drain in basement...Appears to be leaking at vertical cast iron run.
- No pressure relief line on water heater-Safety Issue.
- Water heater shows evidence of flame rollout-Safety Issue.
- Gas leak was detected at union on Water Heater-Safety Issue.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Deferred Cost Item:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

### Waste / Vent

- **Monitor:** An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor.

### Fixtures

- **Repair:** The shower head is leaky.
- **Repair:** The exhaust fan is inoperative.

### Repair: Sump Pump

- **Repair:** The sump pit should be covered for improved safety.

## **LIMITATIONS OF PLUMBING INSPECTION**

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

- 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.

# Plumbing Photos



MB- drain plug does not operate



S-traps



Main bath-Surround Flimsy



Main bath-faucet shutoff reversed



Main Bath-Shower head leak



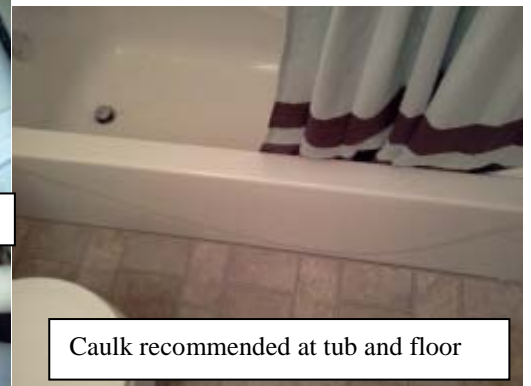
Evidence of waste drain leak



Water heater Flame Rollout-  
Potential Safety issue. Have  
Evaluated



Cast iron drain line leak



Caulk recommended at tub and floor

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Paneling
<b>Floor Surfaces:</b>	•Vinyl/Resilient •Laminate & Wood
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

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

### General Condition of Windows and Doors

The majority of the windows are good quality.

## INSPECTION NOTES FROM HANDHELD DEVICE:

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- Bath surround had considerable give when pressure applied.
- Smoke Detector in main area was missing the test button(not tested)

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected in Main Bath and Den.

### Kitchen Cabinets

- **Monitor:** The kitchen cabinets are older. Improvement may ultimately be desirable.

### Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

### Discretionary Improvements

Additional smoke detectors are recommended outside sleeping areas within the home.

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

## Interior Photos



Patched Paneling in Den area