



## Confidential Inspection Report

LOCATED AT:  
Any Street  
Stafford, Virginia 22554

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:  
Tuesday, April 7, 2015



Inspector: David Grant  
ASHI Certified Inspector  
Virginia Certified Home Inspector  
Eagle Eye Home Inspections  
(703) 670-4663

## Summary

This is a summary of in the inspector's opinion the most significant findings during the inspection. It does not contain every detailed observation and your opinion of the significance of findings may differ from the inspector's. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. We recommend that repairs be performed by qualified licensed contractors.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. We recommend consultation with your Real Estate Professional for further advice with regards to our findings.

This is only a summary, the full home inspection report should be reviewed prior to the end of your inspection contingency period.

### **TRIM**

#### **EXTERIOR**

**1: -** Missing trim at left side of garage door. Recommend installation



## EXTERIOR DOOR(S)

### EXTERIOR

2: - Gaps between brick and threshold at front door



## DECK

### EXTERIOR

3: - Joist hangers do not appear to be correct size for the joists at both levels. 2nd joist from this units exterior wall has significant knot that weakens board. Too much space between ledger board and joists at several joists. Recommend review by a qualified licensed contractor for repair/replacement as necessary for safety







## EXTERIOR COMMENTS

### EXTERIOR

4: - Exhaust vent cover is not installed. Repair needed



## **FIRE DOOR**

### **GARAGES / CARPORTS**

**5:** - Fire door at furnace room does not have latches to secure at top and bottom of frame for striker plate side door. No seal at edge between doors. Air pressure would cause door to open during a fire, allowing fire into interior. Recommend repairs for door to latch and properly seal for fire safety



## INSULATION

### ATTIC - UPPER

**6:** - 10-14" of insulation present except for missing piece/bare area above master bedroom. Recommend installing insulation where missing

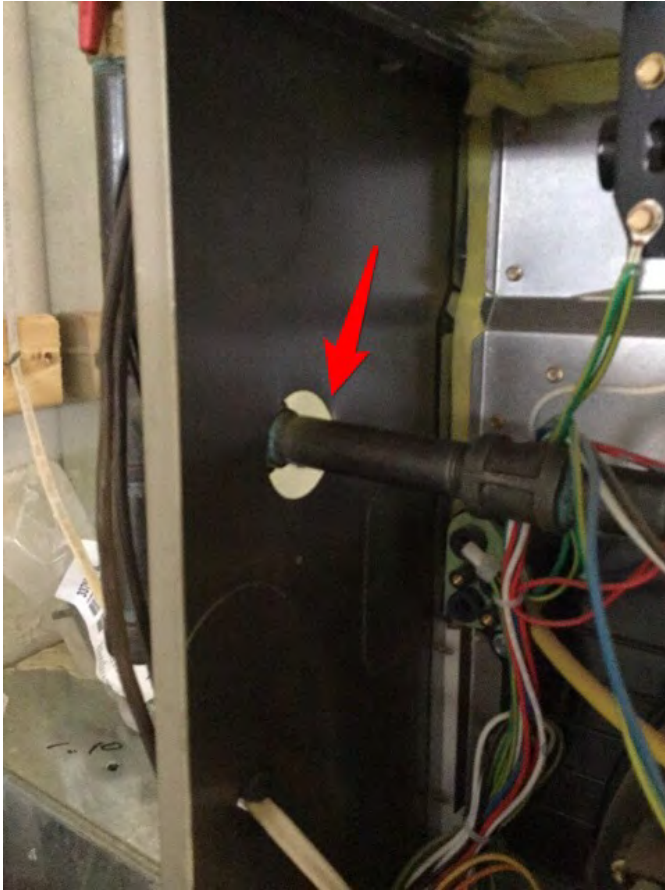




## HEATING SYSTEM COMMENTS

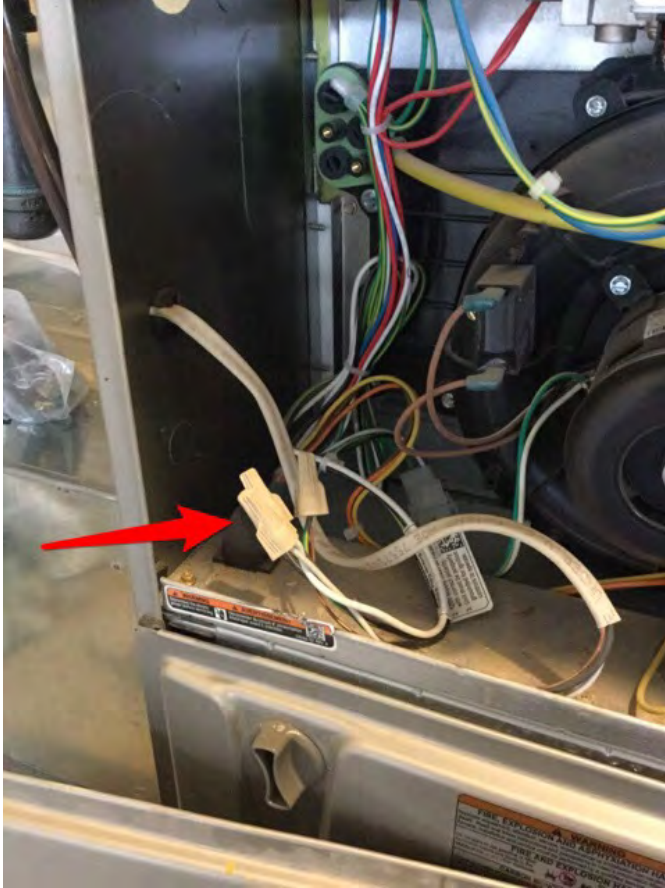
### HEATING AND AIR CONDITIONING

7: - Seals missing at opening thru furnace case for gas line and condensate drain line. This is a high efficiency furnace that relies on a sealed case to draw combustion air from outside rather than from furnace room. Missing seals will allow air to be drawn from room. Recommend installing seals at openings to properly seal furnace compartment.





**8:** - Junction box supplied with unit not installed in furnace to protect 120 volt electric splices. Top of furnace case bent downward at middle, making installation of sealed cover difficult. Recommend review by a licensed heating contractor for proper installation, prior to close.





## AIR FILTERS

### HEATING AND AIR CONDITIONING

**9:** - No air filter installed in system. Blower dirty. Coil not visible, but also likely dirty. Air filters are necessary to prevent unfiltered air from dirtying system. Dirt on blowers and coils restricts the air flow thru the system. Proper air flow is necessary for comfort as well as energy efficiency and proper operation of system. Recommend installing proper filter and servicing/cleaning as needed by a licensed heating and air conditioning contractor prior to closing for proper operation of system.



## CABINETS

### KITCHEN

**10:** - Molding missing at upper cabinets at either side of exhaust vent. Recommend repairs/completing installation



## MICROWAVE

### KITCHEN

11: - Not connected. Installation incomplete







Tuesday, April 7, 2015

Any Street  
Stafford, Virginia 22554

Dear ,

Enclosed is the report for the property inspection we conducted for you on Tuesday, April 7, 2015 at:

Any Street  
Stafford, Virginia 22554

We attempt to provide a comprehensive, clear cut, unbiased view of the home. Please take the time to review the report carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

David Grant  
ASHI Certified Inspector  
Virginia Certified Home Inspector  
Eagle Eye Home Inspections  
(703)670-4663  
EagleEyeInspector@EagleEyeVA.com

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## Introduction

We attempt to give the client a comprehensive, clear cut, unbiased view of the home. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. In accordance with the ASHI Standards of Practice, this report identifies systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or near the end of their service life at the time of the home inspection. Per the standards set by the American Society of Home Inspectors, significantly deficient is defined as "Unsafe" or "Not Functioning" and "Unsafe" as a condition in a readily accessible system or component which is judged to be a significant risk of personal injury during normal day-to-day use. Items identified as Serviceable were serving their intended purpose or function at time of inspection.

Our inspection is not technically exhaustive and will not identify concealed conditions or latent defects. This report is not intended to be a list of mandatory repairs. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do not perform verification of repairs; therefore, we advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at closing. Items in the home can and do experience failure without prior indications. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE END OF THE CONTINGENCY PERIOD**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the contract provided by the inspector who prepared this report.

## **General Conditions**

### **INSPECTOR**

Dave Grant

### **IN ATTENDANCE**

Buyer(s)

### **OCCUPANCY**

New home

### **PROPERTY INFORMATION**

Home is a townhouse. Typically, common area items are the responsibility of the Homeowners Association. These items are not within the scope of this inspection. It is recommended you review the Association Bylaws prior to closing to determine the scope of responsibility regarding these items

### **LEVELS**

3 story

### **ESTIMATED AGE**

Home is new construction

### **WEATHER CONDITIONS**

70's

Cloudy

### **START TIME**

2:00 PM

### **STOP TIME**

5:00 PM



## Exterior

Our exterior inspection is visual in nature and is based on our experience and understanding of common building methods and materials. Exterior surfaces should be kept well painted, stained, or sealed to prevent deterioration. The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

### **DRIVEWAY**

Concrete

### **WALKWAYS**

Concrete

### **STAIRS**

Concrete

### **EXTERIOR WALL CLADDING**

This home has a brick facade at front with other portions covered with vinyl siding. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration

### **TRIM**

Portions of the trim on this home is covered with metal/vinyl. The inspector is unable to view the condition of covered areas. It is important to keep trim well caulked and sealed to prevent moisture penetration

Missing trim at left side of garage door. Recommend installation



## EXTERIOR DOOR(S)

Fiberglass

Gaps between brick and threshold at front door



## WINDOWS & FRAMES

Vinyl frame

Single hung

Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated

windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing

## **ELECTRICAL**

Ground fault interrupter provided for safety  
GFCI reset located at garage

## **GUTTERS / DOWNSPOUTS**

Aluminum

## **FENCES / GATES**

Wood

## **EXTERIOR FAUCETS**

Rear  
Garage

## **SPRINKLER**

Not present

## **BELL / CHIME**

Front

## **LOT / GRADE / DRAINAGE**

Minor slope

We recommend monitoring perimeter water drainage during the course of a rainfall. All water should flow away from the home's foundation. If water ponding is noted at the foundation or water flows along the foundation, we recommend re-grading and/or re-directing downspouts to ensure proper lot drainage.

## **RETAINING WALL(S)**

Not present

## **FOUNDATION**

Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

## **GAS METER(S)**

Located at the right side

## **ELECTRIC METER(S)**

Located at the right side of exterior

## PATIO

Not present

## PORCH

Not present

## DECK

Joist hangers do not appear to be correct size for the joists at both levels. 2nd joist from this units exterior wall has significant knot that weakens board. Too much space between ledger board and joists at several joists. Recommend review by a qualified licensed contractor for repair/replacement as necessary for safety







## EXTERIOR COMMENTS

Exhaust vent cover is not installed. Repair needed



## Roof

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. Portions of underlayment and decking/sheathing are hidden from view and cannot be evaluated by a visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine watertight integrity of a roof by visual inspection. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

### **METHODS USED TO INSPECT**

Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. The roof was not mounted due to height.

### **MATERIAL/TYPE**

Composition shingles

Sloped

### **EXPOSED FLASHINGS**

Metal

### **CONDITIONS**

Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.



## Garages / Carports

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

### **TYPE**

Garage

Attached garages should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present). Some older home may not have these safety reverse devices present, these may not have been required when the home was built. Buyer may wish to consider upgrading if not present.

### **EXTERIOR**

Garage is attached to house. See exterior comments

### **METHODS USED TO INSPECT ROOF**

Garage is attached to house. See roof comments

### **ROOF CONDITIONS**

Garage is attached to house. See roof comments

### **GUTTERS / DOWNSPOUTS**

Garage is attached to house. See exterior comments

### **FLOOR/SLAB**

Concrete

### **GARAGE DOORS**

Metal

Roll-up panel

### **GARAGE DOOR HARDWARE**

Serviceable

### **DOOR OPENERS**

Not present

### **ELECTRICAL**

Ground fault interrupter provided for safety

### **WINDOWS**

Not present



## **FIRE DOOR**

Metal/Metal Clad

Fire door at furnace room does not have latches to secure at top and bottom of frame for striker plate side door. No seal at edge between doors. Air pressure would cause door to open during a fire, allowing fire into interior. Recommend repairs for door to latch and properly seal for fire safety



## **EXTERIOR DOOR(S)**

Not present

## **FIRE WALL**

See comments concerning door to furnace room

## **WALLS**

Drywall

## **CEILING**

Drywall

## Attic - Upper

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

### **METHODS USED TO INSPECT**

Hatch

Located at upstairs hall

Entered

### **FRAMING**

Trusses

### **SHEATHING**

Oriented Strand Board (OSB)

### **EVIDENCE OF LEAKING**

No water stains observed on the ceilings /roof decking at the time of inspection

### **INSULATION**

Fiberglass

Blown-in insulation

Rolled / batt insulation

10-14" of insulation present except for missing piece/bare area above master bedroom. Recommend installing insulation where missing



#### **VENTILATION**

Soffit vents  
Hooded roof vents

#### **ELECTRICAL**

Serviceable

#### **DISTRIBUTION / DUCTING**

Ducts

## Heating and Air Conditioning

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function and excessive or unusual wear. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Inspection of heat exchangers requires dismantling and is beyond the scope of this inspection. Regular servicing and inspection of heating and air conditioning systems is encouraged.

### **HEATING SYSTEM DESCRIPTION**

Make: Carrier



Gas forced air. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit

### **LOCATION OF UNIT**

Garage closet

### **BURNER CHAMBERS**

Partially visible

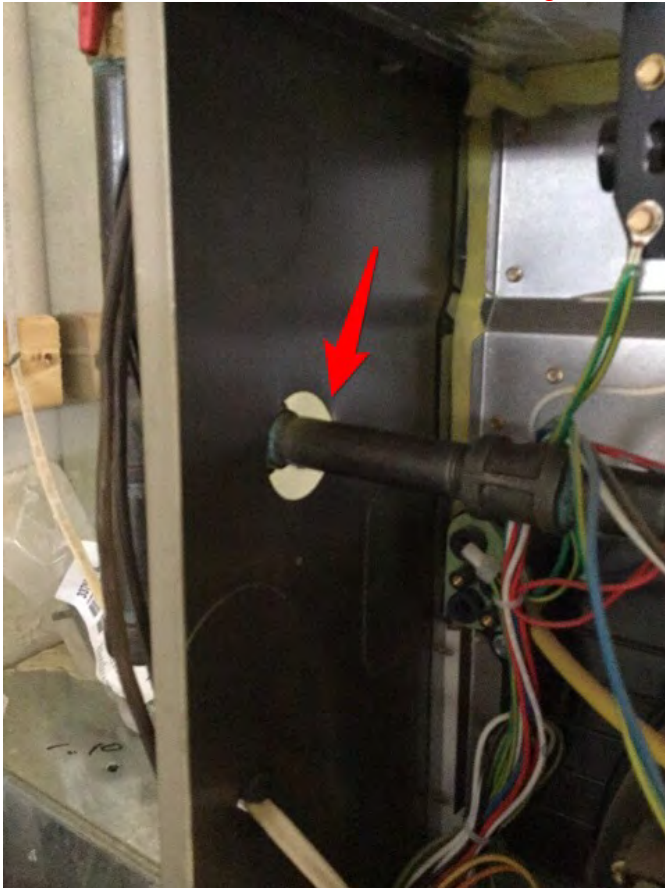


## EXHAUST VENTING

Plastic

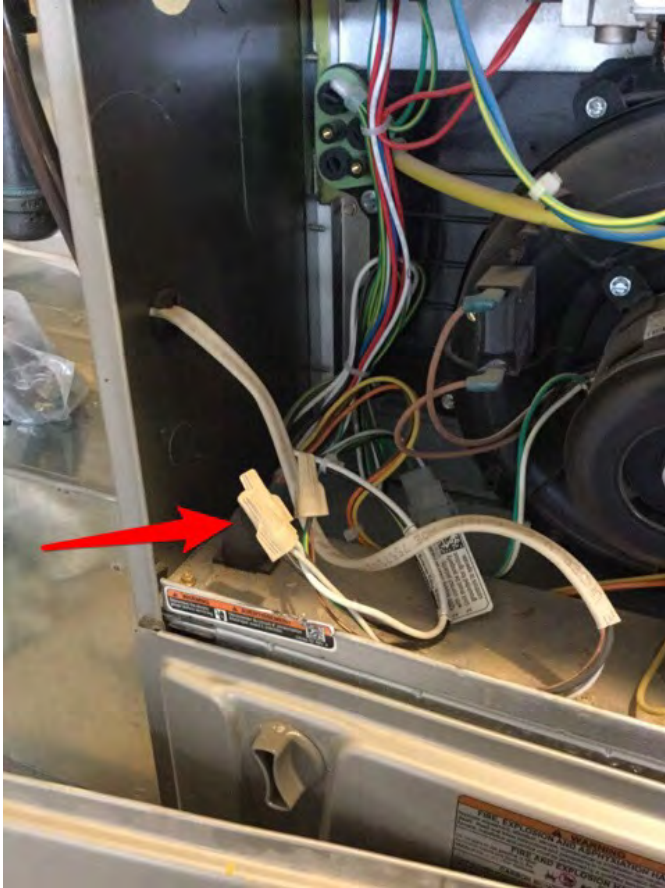
## HEATING SYSTEM COMMENTS

Seals missing at opening thru furnace case for gas line and condensate drain line. This is a high efficiency furnace that relies on a sealed case to draw combustion air from outside rather than from furnace room. Missing seals will allow air to be drawn from room. Recommend installing seals at openings to properly seal furnace compartment.





Junction box supplied with unit not installed in furnace to protect 120 volt electric splices. Top of furnace case bent downward at middle, making installation of sealed cover difficult. Recommend review by a licensed heating contractor for proper installation, prior to close.





#### **DISTRIBUTION / DUCTING**

Ducts / Registers

#### **HUMIDIFIER**

Not present

#### **THERMOSTAT**

Living room

#### **AIR CONDITIONING DESCRIPTION**

Make: Carrier, 2014

## Electric







Electric disconnect provided  
Split system

#### **LOCATION OF UNIT**

Garage closet  
The condenser and compressor are located at the right side.

#### **TEMPERATURE DIFFERENCE**

We were unable to test the air conditioning system due to low outside temperatures. We recommend confirming proper operation prior to close.

#### **DISTRIBUTION / DUCTING**

Ducts / Registers

#### **AIR FILTERS**

Filter size is 14x20x1

No air filter installed in system. Blower dirty. Coil not visible, but also likely dirty. Air filters are necessary to prevent unfiltered air from dirtying system. Dirt on blowers and coils restricts the air flow thru the system. Proper air flow is necessary for comfort as well as energy efficiency and proper operation of system. Recommend installing proper filter and servicing/cleaning as needed by a licensed heating and air conditioning contractor prior to closing for proper operation of system.





## Electrical

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system is limited to the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a sampling of convenience outlets. Underground circuits and concealed components of the system are not inspected. We look for adverse conditions such as improper installation, improperly exposed wiring, open splices, and reversed polarity. We do not evaluate fusing and/or calculate circuit loads.

### **MAIN SERVICE DROP**

Service entrance is underground

### **MAIN ELECTRICAL PANEL**

The main electric panel is located at the family room right

The main service is approximately 200 amps, 240 volts. Service entrance cables are aluminum. Main disconnect(s) are present. Overload protection provided by breakers. Branch circuit wiring is copper. System appears to be properly grounded. Open positions observed for future expansion. Romex type non-metallic sheathed wiring used for branch circuits



### **SUB-PANEL COMMENTS**

Not present

### **SMOKE DETECTORS**

1st level

2nd level

3rd level

Periodic testing is suggested to ensure proper working order and to enhance fire safety

### **CARBON MONOXIDE DETECTORS**

Periodic testing is suggested to ensure proper working order and safety

## Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, and leakage. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

### **WATER SUPPLY SYSTEM**

Property has public water supply

Main water shut off is located in the furnace room.



### **SUPPLY LINES**

CPVC

No leaks observed at the time of the inspection

### **PLUMBING WASTE**

Public

## **WASTE LINES**

PVC

No leaks observed

## **WATER HEATER DESCRIPTION**

Manufactured by State, 2014



Electric water heater. Shut off valve present for cold water to unit. A Temperature Pressure Relief (TPR) valve is installed as a safety feature

80 gallons

Located at the furnace room

## **CONDITION OF WATER HEATER**

No leaks observed at the time of the inspection

## **SUMP PUMP(S)**

Not present

## **EJECTOR PUMP(S)**

Not present

## Kitchen

The kitchen is visually inspected for proper function of components, active leakage, and excessive or unusual wear. We inspect built-in appliances to the extent possible using normal operating controls.

### **FLOOR**

Wood

### **WALLS**

Drywall

### **CEILING**

Drywall

### **DOORS**

Not present

### **WINDOWS**

Serviceable

### **HEAT / COOLING SOURCE**

Central heating / cooling

### **ELECTRICAL**

Ground fault interrupter provided for safety

### **COUNTER TOPS**

Solid surface

### **CABINETS**

Molding missing at upper cabinets at either side of exhaust vent. Recommend repairs/completing installation





## **SINKS**

Stainless steel

## **FAUCETS**

No leaks were observed at the time of the inspection

## **TRAPS / DRAINS / SUPPLY**

No leaks were observed at the time of the inspection

## **DISPOSALS**

Serviceable

Insinkerator

## **DISHWASHER(S)**

Make: Whirlpool

Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only

## **STOVE / COOK TOP**

Make: Whirlpool

Gas shut-off valve was observed near this appliance.

## **OVENS**

Make: Whirlpool

The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures

## **HOOD / FAN / LIGHT**

Exterior vented

## **MICROWAVE**

**Not connected. Installation incomplete**



## **REFRIGERATOR**

Make: Whirlpool

Refrigerator was on and appeared to be in serviceable condition

## **Bathroom(s)**

Bathrooms are visually inspected for proper function of components, active leakage, and excessive or unusual wear. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

### **FLOOR**

Wood  
Sheet vinyl

### **WALLS**

Drywall

### **CEILING**

Drywall

### **DOORS**

Serviceable

### **WINDOWS**

Serviceable

### **HEAT / COOLING SOURCE**

Central heating / cooling

### **ELECTRICAL**

Ground fault interrupter provided for safety

### **EXHAUST FAN**

Serviceable

### **TUB/WHIRLPOOL**

Tub

A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber. Suggest periodic cleaning of jets, pump, and connections to prevent bacteria build up in system.

### **TUB SURROUND**

Fiberglass

### **TUB ENCLOSURE**

Not present

**TUB FAUCETS**

No leaks were observed at the time of the inspection

**SHOWER BASE**

Fiberglass

**SHOWER SURROUND**

Fiberglass

**SHOWER DOOR**

Tempered safety glass installed for safety

**SHOWER FAUCET**

No leaks were observed at the time of the inspection

**SINKS**

Serviceable

**SINK FAUCETS**

No leaks were observed at the time of the inspection

**TRAPS / DRAINS / SUPPLY**

No leaks were observed at the time of the inspection

**TOILET**

Toilet flush valve was operated and appeared to be in serviceable condition at the time of the inspection. No leaks were observed.

**COUNTER / CABINETS**

Serviceable

## Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, inspection of connections, hookups, or venting is limited.

### **FLOOR**

Sheet vinyl

### **WALLS**

Drywall

### **DOORS**

Serviceable

### **CEILING**

Drywall

### **WINDOWS**

Not present

### **HEAT / COOLING SOURCE**

Central heating / cooling

### **ELECTRICAL**

Serviceable

### **CABINETS**

Not present

### **WASHER HOOKUPS**

No washing machine was present at the time of inspection, therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at any time without warning

Recommend connecting washer using braided steel hoses to reduce risk of bursting and water damage.

### **DRYER HOOKUPS**

Electric, 4 prong receptacle



## Other Interior Areas

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected. Inspection is not a cosmetic inspection, cosmetic and other minor items are not normally noted.

### **FLOOR**

Wood  
Carpet  
Sheet vinyl

### **WALLS**

Drywall

### **CEILING**

Drywall

### **STAIRS**

Wood

### **DOORS**

Serviceable

### **WINDOWS**

Serviceable

### **ELECTRICAL**

Serviceable

### **HEAT / COOLING SOURCE**

Central heating / cooling

### **WET BAR**

Located at the family room.

GFCI receptacle observed near the sink for safety.

### **CLOSET / WARDROBE**

Serviceable

## Fireplace

Our review is limited to visible and readily accessible components only. The National Fire Protection Association (NFPA) Standard 211 recommends a Level 2 inspection when a property changes ownership. Our inspection is not a Level 2 inspection. A Level 2 inspection includes accessible portions of the chimney exterior, clearances from combustibles, and a visual inspection by video scanning or other means of the internal surfaces and joint of all flue liners. We recommend cleaning as needed and inspection by a qualified chimney contractor for safety.

### **LOCATION**

Living room

### **STYLE**

Gas

### **VISIBLE CONDITION**

Intact where visible.

### **VISIBLE FLUE**

Metal

## **Environmental Concerns**

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. While we may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances, environmental concerns are outside the scope of a home inspection. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.