



Prepared by:

Alissa E

Prepared For:

[REDACTED]

[REDACTED]

[REDACTED]

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# Rating Information

- **Functional:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- **Maintenance Item:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- **Monitor:** Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed.
- **Not Present:** Not present or visible at the time of the inspection.
- **Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- **Marginal:** Item/component was performing some or all of its functions, but not as intended, and/or it's condition was not appropriate for its age and use. Requires repair or maintenance to become fully functional. Cost estimates may be required by a qualified specialist and are at the discretion of the client if estimates will be obtained.
- **Defective:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- **Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.

# Garage/Carport

## Electrical & GFCI

**Hazardous**

NO GFCI: see GFCI comments under electrical section.

Recommend adding exterior receptacle covers due to the construction of the garage. Water can get in through the roof and siding.

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# Bathrooms

## Electrical & GFCI

**Hazardous**

**GFCI**  
Non-GFCI outlets, near water source. Potential safety hazard.

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# Laundry

## Electrical & GFCI

**Hazardous**

NO GFCI: see GFCI comments under electrical section.

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# Electrical

## Outlets & GFCI

**Defective**

GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources, bathrooms, laundry rooms, kitchen countertops, exterior, basement or crawl spaces, and garages/shops.

Some outlets were inoperable at the time of inspection. Repair as necessary. Upstairs East bedroom.

# Lots & Grounds

## Grading/Drainage

**Marginal**

Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion

## Vegetation

**Maintenance Item**

Recommend keeping vegetation away from the structure(s)

---

# Exteriors

## Siding/Exterior Surface

**Maintenance Item**

**Type**  
Wood

Surface damage noted

---

# Roof

## Roof Material

**Marginal**

**Roof Material**  
Fiberglass/Asphalt

**Approximate Age**  
2

Loose or damaged shingles were noted. Recommend repair.

## Flashing

**Marginal**

### Flashin Material

Combination metal & mastic flashing , The asphalt mastic used as flashing will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and 'mastic maintenance' is suggested to prevent future leaks.

Flashings are incorrectly installed and do not fully serve their intended purpose. We recommend repair or replacement to prevent leakage.

Missing flashing was noted

## Gutters

**Marginal**

There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

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# Living Spaces

## Walls & Ceilings

**Monitor**

**Type**  
Plaster

Cracks were noted over multiple doors and/or windows throughout the home. Cracks are normally caused by movement and/or thermal expansion/contraction within the home. Unable to determine the cause of the cracks at the time of the inspection. Repair and continual monitoring are recommended. Have a qualified contractor further evaluate and repair.

## Floors

**Monitor**

The interior floors are sloped and/or squeaky in some areas. Individual perception and sensitivity to floor sloping, squeaking and/or settlement varies greatly.

If these conditions are of concern, more detailed evaluation and proposals for corrective work could be obtained from a licensed general contractor. Measurement and evaluation of floor slope and/or settlement is beyond the scope of

our inspection.

Wood & sheet vinyl throughout home

## Smoke, Fire, & CO Detectors

### Maintenance Item

Old smoke alarms, recommend upgrading to new smoke alarms for improved safety.

## Windows

### Marginal

#### Material

Wood, Vinyl

#### Glass Type

Non-Insulated Glass

#### Type

Single Hung, Picture

Several windows were painted shut or hard to operate on the tracks. Recommend scraping paint off tracks and repairing as necessary.

## Doors

### Monitor

Missing handles noted.

Doors rubbing on floor during operation. Signs of settlement.

## Electrical

### Maintenance Item

Missing switch plates. Recommend replacing for added safety.

---

# Structure

## Joists

### Marginal

#### Type

Dimensional lumber joists

Wood rot and damage noted at joists along north side. Recommend evaluation by a qualified contractor.

Altered joists were present and appeared to be compromised. Recommend evaluation by a qualified contractor.

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## Electrical

### Branch Wiring

#### Maintenance Item

#### Branch Wiring Type

Copper non-metallic sheathed cable or 'romex'.

Knob and Tube wiring is used in this building. This is an outdated system, but not necessarily hazardous simply because it is old. We found no specific deficiencies in the visible and accessible wiring.

Because your electrical system has been upgraded, we recommend having the old knob and tube disconnected.

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## Plumbing

### Drain Lines

#### Monitor

#### Type

ABS, PVC, Cast Iron

ABS PVC plastic piping have been linked in the drain system. Unless proper sealants were employed, leakage is possible at the juncture. No leakage was observed at the time of inspection.

### Water Heater

#### Marginal

#### Pan

Not present in a finished area. A leak could cause damage to surrounding areas. Recommend installing a pan.



**Water Heater Type**

Electric

**Unit Age**

unknown, data tag obscured

**TPR Valve & Extension**

TRP valve present, MISSING EXTENTION. Recommend adding an extention to within 6" of the ground to prevent possible scalding.

**Plumbing Material**

Flex

Insufficient size for the home. 6 gallons is a very small water heater. Recommend upgrading to 30 gallons. It would probably need to be relocated to the crawl space.

Manufacturer: Rheem

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## Basement/Crawlspace

### Foundation perimeter

**Marginal**

Cracks in the foundation large enough to be structurally significant were noted. The foundation of your home is one of the most important structural features, and the cracks that were noted could be indicative of a larger issue. Recommend evaluation by a qualified foundation contractor.

Not accessible for inspection due to wood panel cover.

### Floors

**Marginal**

Vapor barrier not continuous. Recommend covering all the bare dirt floor with a vapor barrier.

Dirt floor noted.

### Moisture

**Monitor**

Indications of possible moisture intrusion were present at the time of inspection. Monitor and control as needed. Recommend adding gutters and fixing grade on the high (North) exterior.

## Insulation

**Monitor**

The home was older and insulation was minimal or no present. Issues such as freezing, cold areas in the home, and other temperature-related issues can occur.

---

## Attic

### Roof Framing

**Marginal**

#### Type

Dimensional lumber trusses

Damaged and burnt roof framing was noted from a past fire. Recommend evaluation by a qualified contractor.

## Insulation

**Marginal**

#### Material Appears to be:

Celulose

Insufficient insulation by today's standards. Consider upgrading insulation for better energy efficiency.

# General Information

## Property & Inspection Details

Inspector Name: Alissa

Company Name: Haven Home Inspections LLC

Phone: 406-293-1757

Email: havenhomeinspectionsllc@gmail.com

Website: havenhomepro.com

**For the purposes of this inspection report the building faces:**

East

**Inspection Date**

2023-05-23

**Inspector on site from:**

12:00pm-3:00PM

**Approx. Temperature**

50-60

**Weather Conditions**

Recent Rain, Sunny

**Others Present**

Client(s)

**Water Source**

Public

**Sewage Disposal**

Public

**Utilities On?**

Yes

The shed was not inspected and is not part of this inspection report.

Multiple personal items and furnishings limited the inspection

Occupied

# Lots & Grounds

## Disclaimer

Vegetation, trees, lack of access, and other items/situations limit the inspection of your lots and grounds

A sprinkler system was present and was not inspected

## Note To Client

Your lots and grounds require constant care as a homeowner. Caring for decks, the grading around your home, and other items should be on your regular home maintenance checklist.

## Driveway

**Functional**

### Type

Gravel

## Walkways

**Not Present**

## Steps/Stoops

**Functional**

## Porch

**Not Inspected**

The deck/porch was built on grade or the substructure was obstructed from view and we were unable to inspect underneath. Unseen issues may exist, but were unable to be accessed by the inspector at the time of the inspection.

Trex type material noted.

## Grading/Drainage

**Marginal**

Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion



## Vegetation

**Maintenance Item**

Recommend keeping vegetation away from the structure(s)



## Hose Bibs

**Functional**

### Location

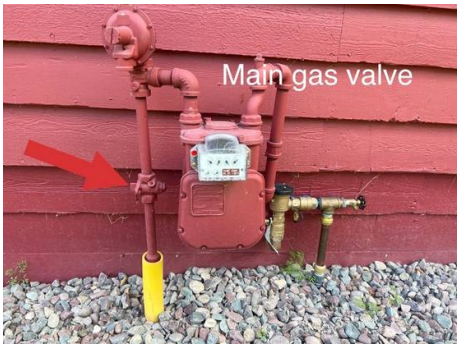
south exterior

Hose bib is not frost free. Remember to winterize this before winter each year.

## Main Gas Valve

**Functional**

Location: North exterior.



# Exteriors

## Disclaimer

Please note that the exterior of the home has limitations, such as vegetation, items being out of reach, and other limitations.

## Note to Client

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or its components is strictly complementary and the inspector is not held liable for these comments.

## Siding/Exterior Surface

**Maintenance Item**

### Type

Wood

Surface damage noted



## Trim, Eaves, Fascia & Soffits

**Functional**

### Type

Wood

## Exterior Doors

**Functional**

## Windows

**Functional**

**Type**  
Wood

## Exterior Electric & GFCI

**Not Present**



# Roof

## Disclaimer

Please note that roofs come with limitations due to height, weather, inaccessibility, and other limitations.

## Note to Client

A roof requires maintenance and monitoring. Issues can arise at any time - before, during, and after your home inspection. Be sure to monitor and have your roof repaired by a qualified professional as needed.

## Roof Material

**Marginal**

### Roof Material

Fiberglass/Asphalt

### Approximate Age

2

Loose or damaged shingles were noted. Recommend repair.



## Flashing

**Marginal**

### Flashin Material

Combination metal & mastic flashing , The asphalt mastic used as flashing will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and 'mastic maintenance' is suggested to prevent future leaks.

Flashings are incorrectly installed and do not fully serve their intended purpose. We recommend repair or replacement to prevent leakage.

Missing flashing was noted



### Skylights

**Not Present**

### Gutters

**Marginal**

There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

### Chimneys

**Functional**

# Garage/Carport

## Disclaimer

Garages are typically used to store personal items and vehicles. Due to this, there are limitations to the inspection.

## Note To Client

This structure is a rudimentary structure and built more like a shed or barn type structure. There's no roof sheathing, wall sheathing, or roof moisture barrier. The siding and roof shingles are attached directly to the framing. This will allow some moisture penetration during rain.

## Roof

**Functional**

## Material

Wood shingles

## Overhead Doors

**Not Present**

## Service Doors

**Functional**

## Exterior

**Functional**

## Structure

**Functional**

## Type

dimensional lumber

## Electrical & GFCI

**Hazardous**

NO GFCI: see GFCI comments under electrical section.

Recommend adding exterior receptacle covers due to the construction of the garage. Water can get in through the roof and siding.



## Floor

Functional

Concrete noted.

## Walls & Ceilings

Functional

### Anchor Bolts

Present-The anchor bolts were inspected where visible.

### Firewalls

N/A

Water stains were present

# Kitchen

## Disclaimer

Due to kitchens being used to store food and other items, parts of the kitchen were likely not able to be fully accessed during the inspection.

## Note To Client

Kitchens are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

## Walls & Ceilings

**Functional**

## Cabinets

**Functional**

## Appliances

**Functional**

### Oven/Range

Electric

All built in appliances were tested and noted as functional at the time of inspection.

## Sink/Faucet

**Functional**

## Ventilation

**Functional**

### Ventilation Type

Recirculating

## Plumbing & Trap

**Functional**

### Plumbing Types

PVC noted

**GFCI**

**Functional**

GFCI in place and operational at the time of inspection.

# Bathrooms

## Disclaimer

Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

## Note To Client

Bathrooms are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

locations: upstairs 1/4 bath, full bath.

## Walls & Ceilings

**Functional**

## Electrical & GFCI

**Hazardous**

### GFCI

Non-GFCI outlets, near water source. Potential safety hazard.



## Toilets

**Functional**

All toilets were tested and observed to be functional and in good visual condition

## Tub/Showers

**Functional**

### Surround Mterial

Tile

**Enclosure**  
No enclosure

## Sinks/Faucets

**Functional**

## Plumbing & Traps

**Functional**

PVC noted, Chromated metal noted.

## Ventilation

**Functional**

**Ventilation Type**  
Mechanical Vent



# Living Spaces

## Disclaimer

Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

## Note To Client

The living area of our home is very important - especially when it comes to egress, smoke alarms, CO detectors, and other items. Please be sure to keep up with critical items in this section for your own safety.

## Bedrooms

Functional

## Walls & Ceilings

Monitor

### Type

Plaster

Cracks were noted over multiple doors and/or windows throughout the home. Cracks are normally caused by movement and/or thermal expansion/contraction within the home. Unable to determine the cause of the cracks at the time of the inspection. Repair and continual monitoring are recommended. Have a qualified contractor further evaluate and repair.





## Floors

### Monitor

The interior floors are sloped and/or squeaky in some areas. Individual perception and sensitivity to floor sloping, squeaking and/or settlement varies greatly.

If these conditions are of concern, more detailed evaluation and proposals for corrective work could be obtained from a licensed general contractor. Measurement and evaluation of floor slope and/or settlement is beyond the scope of our inspection.

Wood & sheet vinyl throughout home

## Smoke, Fire, & CO Detectors

### Maintenance Item

Old smoke alarms, recommend upgrading to new smoke alarms for improved safety.

## Electrical

Functional

## HVAC Registers

Functional

## Fireplace/Wood Stove

Not Present

## Windows

Marginal

### Material

Wood, Vinyl

### Glass Type

Non-Insulated Glass

### Type

Single Hung, Picture

Several windows were painted shut or hard to operate on the tracks. Recommend scraping paint off tracks and repairing as necessary.



## Ceiling Fans

Functional

## Doors

Monitor

Missing handles noted.

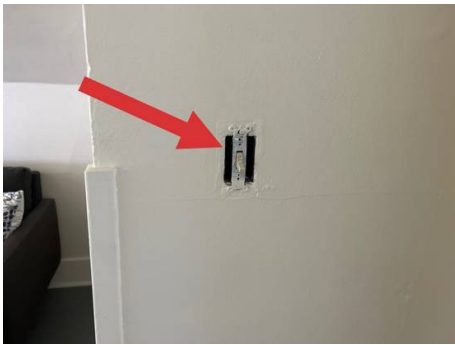
Doors rubbing on floor during operation. Signs of settlement.



## Electrical

### Maintenance Item

Missing switch plates. Recommend replacing for added safety.



## Stairs/Handrails

### Functional

# Laundry

Electrical & GFCI

**Hazardous**

NO GFCI: see GFCI comments under electrical section.

Plumbing

**Functional**

Dryer Vent

**Functional**

# Structure

## Disclaimer

There are many limitations to the structural inspections. This report only encompasses visible parts of these components at the time of inspection. Items behind walls, floors, inaccessible areas, or otherwise not visible are not reported on.

## Note To Client

Homes tend to move and shift over time to a reasonable degree - especially if this is an older home. Monitoring your home's structure and its movement is important, and a structural inspection would be needed for anything unusual.

## Structure Type

**Functional**

### Structure Type

Wood Framed

## Foundation

**Functional**

### Foundation Type

Poured

## Beams

**Functional**

Wood beams present. The older deteriorated beams without concrete piers have been sistered with new beams and piers.

## Bearing Walls

**Functional**

## Joists

**Marginal**

### Type

Dimensional lumber joists

Wood rot and damage noted at joists along north side. Recommend evaluation by a qualified contractor.

Altered joists were present and appeared to be compromised. Recommend evaluation by a qualified contractor.



## Piers/Posts

Functional

## Subfloor

Functional

## Material

Dimensional Lumber

# Electrical

## Disclaimer

Electrical components, conditions, style of installation, and quality of workmanship can vary in electrical systems and panels. This inspection was strictly visual, and very limited. Electrical systems are very important, and can be very dangerous if not installed properly. The Inspector recommends a full investigation by a qualified electrician before using any electricity to fully examine the system and panel.

Generators and their systems should be inspected separately by a qualified specialist and are not part of this inspection. Any comments on this are strictly a courtesy or incidental and not part of the inspection.

## Note To Client

Your electrical system is very important, but can also be dangerous. Taking on electrical work yourself is not recommended unless you are a qualified professional, We strongly recommend having a qualified electrician make any assessments and repairs that are needed.

## Main Service Drop/Entry

**Functional**

### Service Entry

Underground service entry noted, 120/240 Volts supplied by the utility

### Cable Feeds

Copper Cable Feeds

## Electric Panel

**Functional**

### Main Disconnect Location

Located inside main panel box., Located inside main panel box with a secondary in the sub panel

### Main Panel Location

North exterior

### Service Maximum Capacity

200 Amp

Square D





## Breakers/Fuses

Functional

### GFCI & AFCI Breakers

None

### Number of breakers in the off position

0

The circuits in the panel are labeled. We did not verify accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

## Branch Wiring

Maintenance Item

### Branch Wiring Type

Copper non-metallic sheathed cable or 'romex'.

Knob and Tube wiring is used in this building. This is an outdated system, but not necessarily hazardous simply because it is old. We found no specific deficiencies in the visible and accessible wiring.

Because your electrical system has been upgraded, we recommend having the old knob and tube disconnected.

## Ground

Functional

### Grounding Source

Appears grounded with driven grounding rod

## Sub Panels

Functional

### Location/s

Laundry room & Garage

## Outlets & GFCI

Defective

GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources, bathrooms, laundry rooms, kitchen countertops, exterior, basement or crawl spaces, and garages/shops.

Some outlets were inoperable at the time of inspection. Repair as necessary. Upstairs East bedroom.



# Heating System

## Disclaimer

A specialist should fully inspect and test the entire heating and cooling system and a regular maintenance program instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and will likely reveal other issues, as ours is a limited visual inspection.

## Note To Client

Your heating system should be inspected and tested by a qualified HVAC specialist at least once per year, and when issues arise.

## Heating System Operation

**Functional**

### Heater Locations

Crawl Space

### Fuel Source

Natural Gas

### Unit Age

Unknown. missing data tag

### Type of Unit

Forced Air

Heat exchanger concealed due to high efficiency furnace design.

All accessible heating units responded to user controls and operated properly at the time of inspection.

## Heat Distribution Method

**Functional**

### Heat Distribution

Duct

## Fuel Tank

**Not Present**

## Gas valve & service shut off

**Functional**

Both noted as present.



# Plumbing

## Disclaimer

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist.

Orangeburg Piping - Orangeburg drain lines were a type of drain line that was used for several decades and is generally in a period of decay. Most of it is at the main sewer line and underground. When it is in the home, it is very difficult to identify. This inspection was not intended to identify Orangeburg drain lines and is not part of the inspection. If any is suspected to be in the home or going to the street, then it should be immediately evaluated by a qualified plumbing specialist.

## Note To Client

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things down the drain that are approved to be disposed of that way, treating your water as needed, and having your plumbing system regularly inspected and cleaned.

## Main Water Supply Line

**Functional**

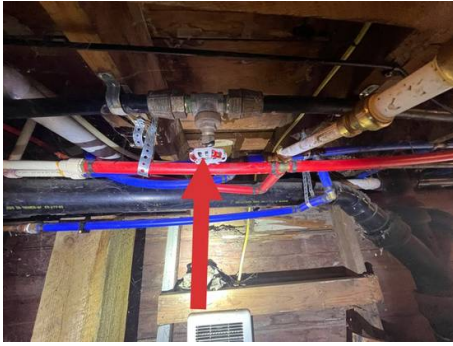
**Main water line appears to be:**  
Plastic

## Main Water Shutoff

**Functional**

**Location**  
crawl space

One of these valves is likely your main shut off and the other is to your exterior hose bib. Test them both to see what they operate. It appears the blue levered valve is to the exterior hose bib.



## Water Lines

Functional

### Type Present

PEX

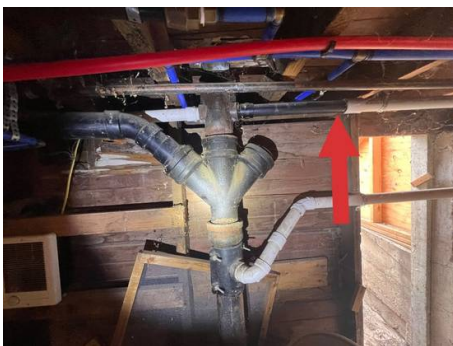
## Drain Lines

Monitor

### Type

ABS, PVC, Cast Iron

ABS PVC plastic piping have been linked in the drain system. Unless proper sealants were employed, leakage is possible at the juncture. No leakage was observed at the time of inspection.



## Service Caps

Functional

## Plumbing Vents

Functional

## Gas Lines

Functional

### Material

Black steel

## Water Heater

Marginal

### Pan

Not present in a finished area. A leak could cause damage to surrounding areas. Recommend installing a pan.

### Water Heater Type

Electric

### Unit Age

unknown, data tag obscured

### TPR Valve & Extension

TRP valve present, MISSING EXTENTION. Recommend adding an extension to within 6" of the ground to prevent possible scalding.

### Plumbing Material

Flex

Insufficient size for the home. 6 gallons is a very small water heater. Recommend upgrading to 30 gallons. It would probably need to be relocated to the crawl space.

Manufacturer: Rheem

# Basement/Crawlspace

## Disclaimer

Finished basements are never fully inspected, as the majority of its components are behind or under finished areas.

## Note To Client

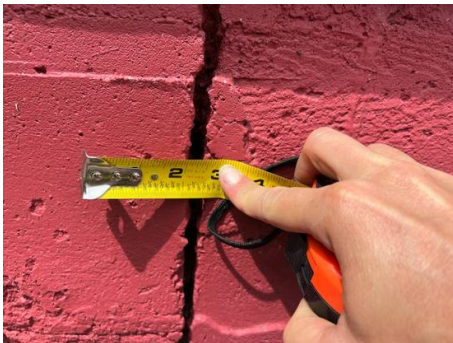
Basements have unique issues, particularly with moisture. Be sure to monitor your basement for issues including moisture intrusion.

## Foundation perimeter

**Marginal**

Cracks in the foundation large enough to be structurally significant were noted. The foundation of your home is one of the most important structural features, and the cracks that were noted could be indicative of a larger issue. Recommend evaluation by a qualified foundation contractor.

Not accessible for inspection due to wood panel cover.



## Floors

**Marginal**

Vapor barrier not continuous. Recommend covering all the bare dirt floor with a vapor barrier.

Dirt floor noted.





## Electrical

**Functional**

## Plumbing

**Functional**

## Sump Pump

**Not Present**

## Moisture

**Monitor**

Indications of possible moisture intrusion were present at the time of inspection. Monitor and control as needed. Recommend adding gutters and fixing grade on the high (North) exterior.

## Insulation

**Monitor**

The home was older and insulation was minimal or no present. Issues such as freezing, cold areas in the home, and other temperature-related issues can occur.

# Attic

## Disclaimer

Secondary attic areas were not inspected unless otherwise indicated. Attics in general limit the inspection with insulation, debris, type of structure, and other factors. As such, not all areas were able to be fully inspected.

## Note To Client

The attic of a home is often forgotten about until there is an issue. Regular, professional inspections of your attic can help prevent many issues from developing or getting out of hand.

## Attic Access

**Functional**

## Location/ Type

hallway hatch

Limited to hatch only inspection due to hot knob and tube wires.

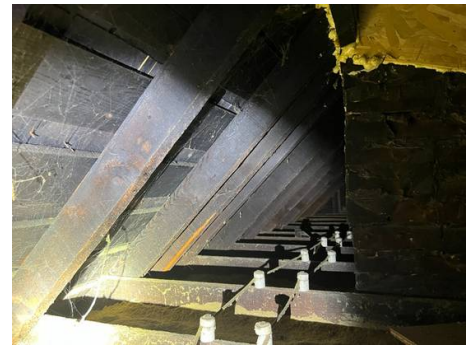
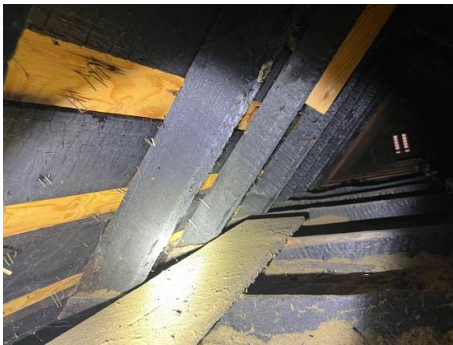
## Roof Framing

**Marginal**

## Type

Dimensional lumber trusses

Damaged and burnt roof framing was noted from a past fire. Recommend evaluation by a qualified contractor.



## Ventilation

**Functional**

## Ventilation Type

Gable Vents

## Roof Sheathing

Functional

## Material

Dimensional lumber sheathing

## Bathroom Venting

Functional

## Insulation

Marginal

## Material Appears to be:

Celulose

Insufficient insulation by today's standards. Consider upgrading insulation for better energy efficiency.

# Final Comments

## From The Inspector

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests.

**ENVIRONMENTAL CONDITIONS:** Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

**CODES:** No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Home Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Home Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular

maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/ resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.