



HOMER INSPECTION SERVICES

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GENERAL HOME INSPECTION REPORT

1234 Main St. Downingtown Pa 19335

Buyer Name

01/26/2021 9:00AM



Inspector

Ernie Homer

Certified Home Inspector

610-314-6155

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Agent

Agent Name

555-555-5555

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1: INSPECTION DETAILS

		OK	NI	AN
--	--	----	----	----

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

<p>Building Type Townhome</p>	<p>Occupancy Status Occupied</p>	<p>Inspection Attendee(s) Buyer(s), Buyer Agent</p>
<p>Weather Conditions Clear</p>	<p>Exterior Temperature (Degrees Fahrenheit) 36 Degrees Fahrenheit</p>	

Older Home

As the prospective owner of an older home, one should both understand and appreciate the unique characteristics of such ownership. An older home cannot be compared with new construction. For example, the structure was probably assembled using materials and methods no longer used, and was built under earlier local code guidelines. This does not mean that an older home is inferior to new construction; some aspects of typical older construction materials and methods are, in fact, superior to today's materials and methods. It is not uncommon for an older house to have an uneven roof lines and uneven floors due to the nature of the construction, long-term settlement, and age deficiencies. An older home reflects a history of construction evolution and modernization. The mechanical systems, kitchen and bathrooms have likely been renovated several times, while the foundation and skeleton of the home remained mostly original. The structure, including floors and roof elevations, is frequently not level. Floors often exhibit springy conditions in need of reinforcement. The optional inspection of older chimneys should be a consideration prior to their use and is highly recommended for fire safety. An older home may have a number of materials not at issue in modern dwellings. These may include lead based paint, asbestos, potential allergens such as horsehair binder in the plaster, etc. Note that this inspection does not include laboratory level analysis of, or testing for, such materials. If any of these is a concern, have specialized sampling and testing performed.

2: EXTERIOR

		OK	NI	AN
2.1	Wall Cladding			X
2.2	Walkways			X
2.3	Doors	X		
2.4	Stairs/Steps			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Wall Cladding: Material(s)
Brick, Stone, Vinyl, Wood

Walkways: Material(s)
Brick

Stairs/Steps: Material(s)
Concrete, Brick

Observations

2.1.1 Wall Cladding

 Recommended Repair

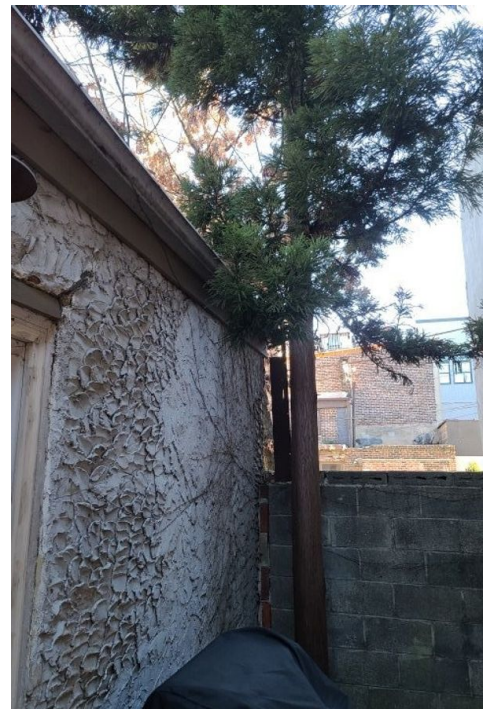
TREE MAINTENANCE NEEDED

REAR

There are large tree(s) near the building foundation wall(s). The roots from trees may cause damage to the building foundation, and can also damage the building from falling branches. We recommend hiring a tree removal contractor to evaluate further.

Recommendation

Contact a qualified tree service company.



2.1.2 Wall Cladding

PEELING PAINT NOTED

FRONT, REAR

There is peeling paint at wood trim. This will lead to further deterioration of the trim. Prepare and paint the trim where needed to maintain.

Recommendation

Contact a qualified siding specialist.

 Recommended Repair

2.1.3 Wall Cladding

DETERIORATED MORTAR JOINTS

FRONT

The mortar is missing or deteriorated in the mortar joints of the masonry wall(s). This will allow water infiltration and further deterioration. Contact a mason to evaluate and repair as needed.

Recommendation

Contact a qualified masonry professional.

 Recommended Repair

2.1.4 Wall Cladding

BRICK SPALLING NOTED

FRONT

There are bricks with spalling or other deterioration. This is often due to water infiltration and/or freeze and thaw. We recommend contacting a mason to evaluate and repair or replace bricks as needed.

Recommendation

Contact a qualified masonry professional.



2.1.5 Wall Cladding

DETERIORATED TRIM

FRONT, BASEMENT RIGHT

The exterior trim is deteriorated. Deteriorated trim may result in water infiltration and further deterioration. We recommend hiring a contractor to replace all damaged trim and any hidden damage that may be revealed.

Recommendation

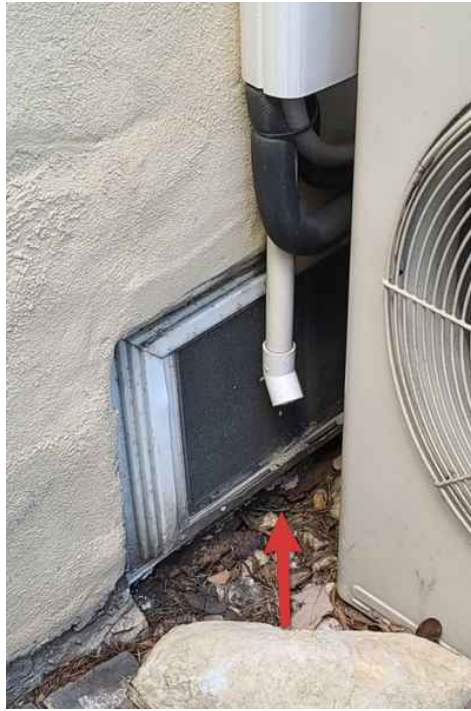
Contact a qualified siding specialist.

Estimated Cost

\$500 - \$1,000

 Deficiency/Safety Hazard

Front Window



Basement Window

2.1.6 Wall Cladding

MASONRY CRACKS NEAR LINTELS

 Recommended Repair

FRONT, REAR

There are cracks in the siding near steel lintels. This is often due the expansion and contraction of the steel lintels located above window/door openings that creates cracks or interruptions in the surrounding mortar joints. This may permit water entry. It may also be an indication that the lintels are in need of repair or replacement. We recommend hiring a mason to evaluate and make the necessary repairs.

Recommendation


Contact a qualified masonry professional.



Front

2.2.1 Walkways

OLDER WALKWAY

 General Observations

Some or all of the sidewalks are near the end of their useful life. Anticipate replacement or major repair in the near future.

2.2.2 Walkways

DAMAGED AREAS

 Recommended Repair

FRONT, REAR

There are damaged areas of the walkway(s). Repair or replace the damaged areas to deter further deterioration.

Recommendation

Contact a qualified professional.

2.2.3 Walkways

SETTLEMENT CAUSING TRIP HAZARD

 Deficiency/Safety Hazard

FRONT

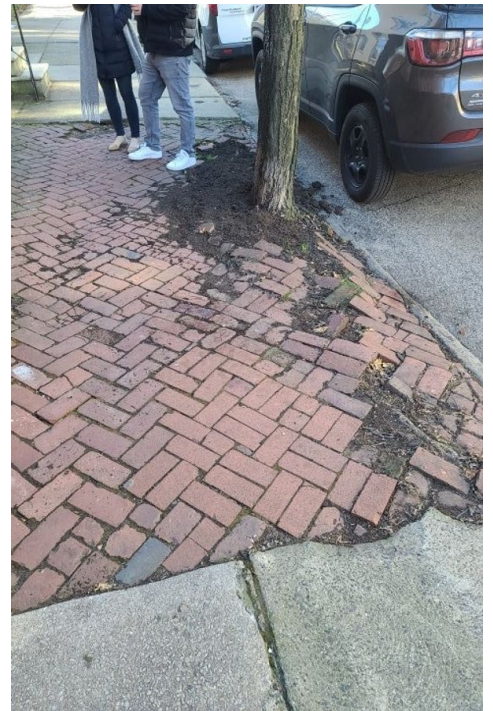
There is settlement/heaving in the walkway. This has resulted in a trip hazard. Contact a contractor to repair or replace where needed for safety.

Recommendation

Contact a qualified professional.

Estimated Cost

\$1,500 - \$3,000



2.4.1 Stairs/Steps

DAMAGE

 Recommended Repair

REAR

There are damaged or deteriorated steps. This will lead to water infiltration and further deterioration. We recommend hiring a contractor to make repairs.

Recommendation

Contact a qualified professional.



3: ROOFING

		OK	NI	AN
3.1	Covering	X		
3.2	Flashings	X		

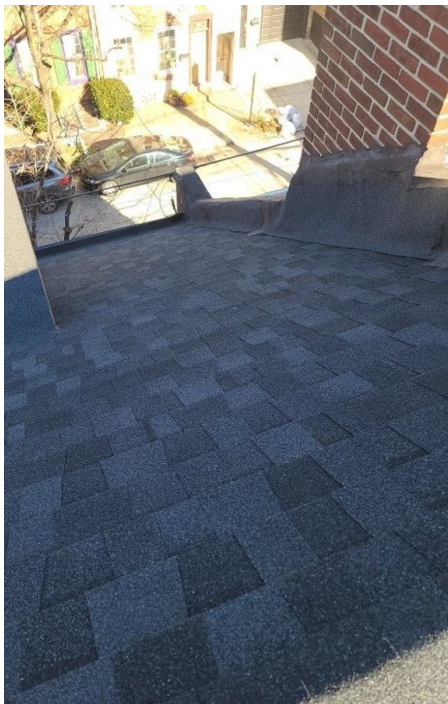
OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

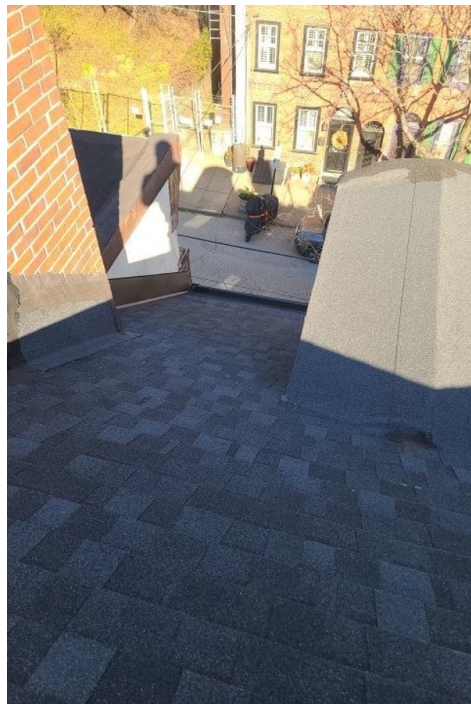
Covering: Material(s)

Main

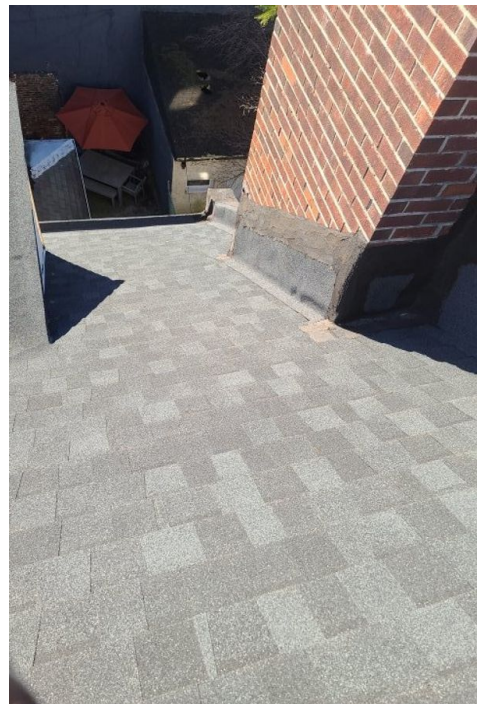
Laminated Asphalt Shingles (Architectural/Dimensional), Modified Bitumen



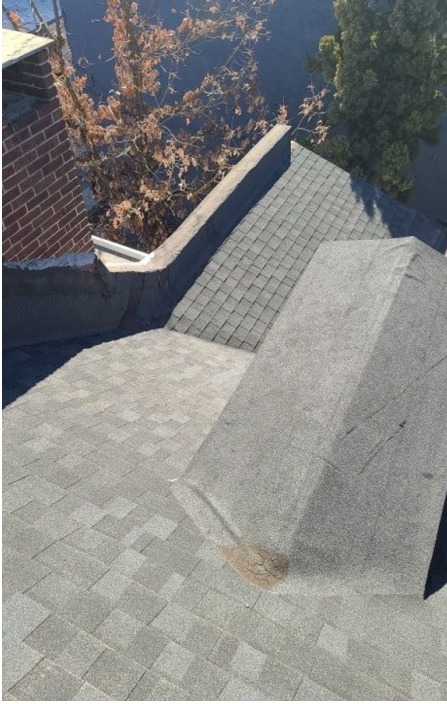
Front



Front



Rear



Rear

4: ROOFING 2

		OK	NI	AN
4.1	Covering			X
4.2	Flashings			X

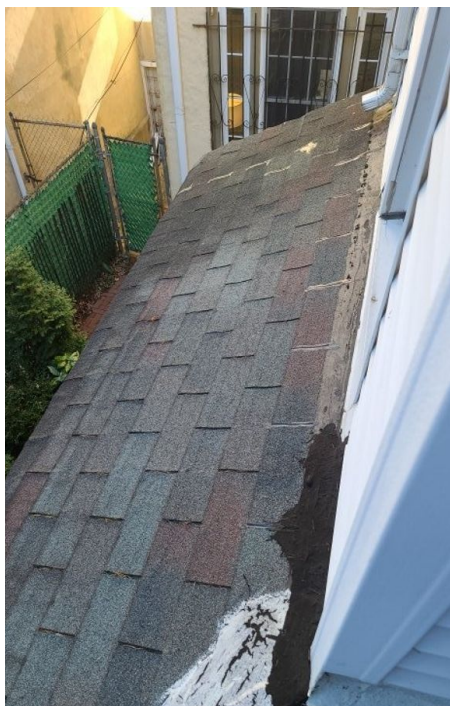
OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Covering: Material(s)

Rear Addition

Composition Asphalt Shingles (3-tab), Modified Bitumen



Right



Rear 1st Floor




Rear 2nd Floor

Observations

4.1.1 Covering

OLDER ROOF COVERING

The roof covering appears older and is near the end of its useful life. Older roof coverings may be unreliable and are prone to leaking. We recommend continued monitoring. Anticipate replacement in the near future.

 General Observations

4.1.2 Covering

EXCESSIVE WEAR Deficiency/Safety Hazard

The roof covering is excessively worn/weathered. This is an indication of advanced age. The roof covering is susceptible to leaks. We recommend contacting a licensed roofer to evaluate and submit an estimate for replacement.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$1,000 - \$2,000

4.2.1 Flashings

TAR ON FLASHINGS Recommended Repair

The flashings have been caulked or sealed using tar. Sealants are a temporary solution, and may also indicate past or periodic leaks. We recommend hiring a roofing contractor replace the flashings where needed to deter leaks.

Recommendation

Contact a qualified professional.



5: CHIMNEY

		OK	NI	AN
5.1	Chimney	X		

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

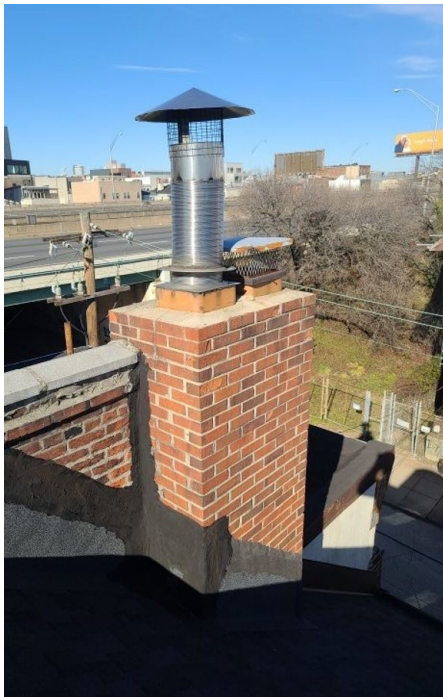
Information

Chimney: Location

Front

Chimney: Material(s)

Brick, Metal



Limitations

Chimney

INSPECTION LIMITED

Inspection of the interior is limited. Caps, liners, etc. restrict visibility. The height and shape of the chimney also make it difficult to evaluate without the use of an inspection camera. We recommend hiring a chimney sweep to clean and inspect all chimneys prior to settlement.

6: CHIMNEY 2

		OK	NI	AN
6.1	Chimney			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Chimney: Location

Rear

Chimney: Material(s)

Brick, Metal



Observations

6.1.1 Chimney

 Recommended Repair**CROWN CRACKED**

There are cracks in the concrete chimney crown. We recommend sealing all cracks to deter water entry and further deterioration.

Recommendation

Contact a qualified chimney contractor.



7: WATER CONTROL

		OK	NI	AN
7.1	Gutters/Downspouts			X
7.2	Drains	X		

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Drains: Location(s)

Exterior

Limitations

Gutters/Downspouts

UNDERGROUND DOWNSPOUTS

Downspouts are draining into an underground drainage system. Inspection of the adequacy of this system is not included in this inspection. Verify all underground down spout pipes are free of leaks and blockages to deter dampness or water entry into building.

Drains

VISIBILITY LIMITED

Inspection of drainage systems is limited to the visible areas. Inspection of the underground pipes is outside the scope of a general home inspection. We recommend hiring a plumber to evaluate underground drain pipe system prior to settlement to determine their condition.

Routine inspections and maintenance are needed to maintain drainage system and help deter blockages.

Observations

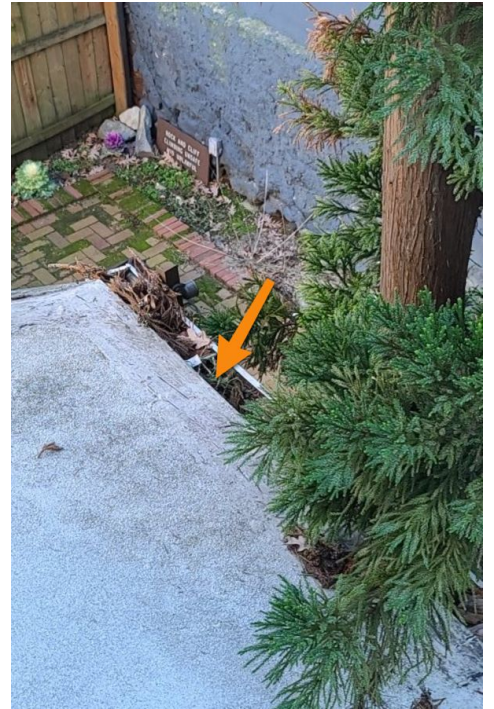
7.1.1 Gutters/Downspouts

 Recommended Repair**CLEAN GUTTERS**

Keep gutters cleared of organic debris to prevent downspouts from being clogged, causing overflow at gutters. Clean the gutters where necessary.

Recommendation

Contact a handyman or DIY project



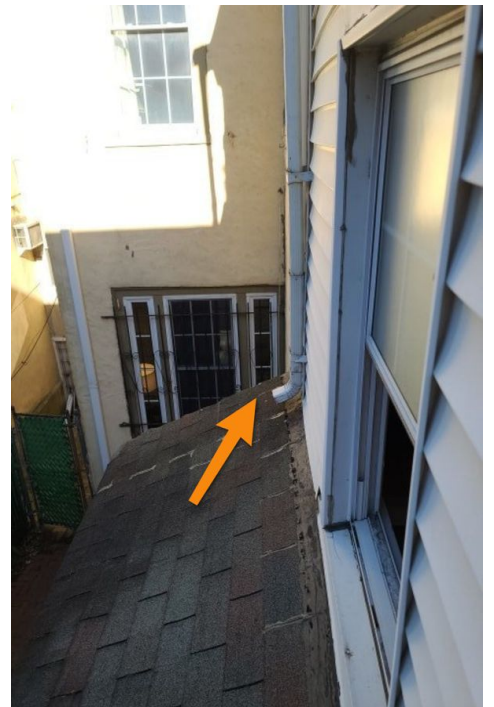
7.1.2 Gutters/Downspouts

 Recommended Repair**ROOF DISCHARGE**

There are downspouts discharging onto the roof covering. This will cause premature wear of the roof covering and may result in leaks. Extend the downspouts to discharge into the lower gutters.

Recommendation

Contact a qualified roofing professional.



7.1.3 Gutters/Downspouts

CLOGGED LATERAL

FRONT

The downspout lateral appears to be clogged or obstructed. This will result in roof drainage discharging onto the surface, which may lead to basement dampness or water infiltration. We recommend hiring a plumber or other qualified contractor to assess the condition of the underground drainage system and make repairs as needed to promote proper drainage.

Recommendation

Contact a qualified professional.

 Deficiency/Safety Hazard

8: STRUCTURE

		OK	NI	AN
8.1	Foundation			X
8.2	Beams/Supports	X		
8.3	Floors	X		
8.4	Walls	X		
8.5	Roof	X		

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Foundation: Basement Access

Location

Interior Stairs

Foundation: Crawlspace Access

Location

No Access

Foundation: Material(s)

Stone



Beams/Supports: Material(s)

Wood Beams

Floors: Material(s)

Dimensional Lumber

Walls: Material(s)

Masonry, Wood-Framing

Roof: Attic Inspection

Not Accessible

Roof: Material(s)

Wood Rafters

Foundation: Type(s)

Basement, Crawlspace



Basement



Basement

Limitations

Foundation

FOUNDATION OBSTRUCTED

The foundation is not visible in some areas due to obstructions. This limits the inspection.

Foundation

CRAWLSPACE INSPECTION LIMITED

The crawlspace was not entered to inspect. The inspection was limited to the areas visible from the point of access.

Beams/Supports

NOT VISIBLE

Some or all of the beam(s) and support(s) are not visible. This limits the inspection.

Floors

FRAMING NOT VISIBLE

Some or all of the floor framing is not visible. This limits the inspection.

Walls

FRAMING NOT VISIBLE

Some or all of the wall structure is not visible. This limits the inspection.

Roof

ATTIC IS FINISHED SPACE

The top floor of the building is finished living space. Therefore, there is limited or no access to view the roof structure. This limits the inspection.

Observations

8.1.1 Foundation

**Recommended Repair****PAST WATER ENTRY NOTED**

Evidence of previous water penetration was observed in the basement. No indications of recent water penetration were observed. See notes in the report concerning water control for recommendations to deter basement dampness. Under some weather conditions, water penetration may still occur. Proper grading and proper management of site and roof drainage should reduce the chance of future water penetration. The observed evidence of previous water penetration may relate to a singular previous occurrence or to a source of water penetration which has been corrected. We recommend consultation with the current owners regarding the history of the issue.



8.1.2 Foundation

 Recommended Repair**EFFLORESCENCE NOTED**

There is efflorescence on the foundation wall(s) and basement floor. Efflorescence (which means "to flower out" in French) is the dissolved salts deposited on the surface of a porous material (such as concrete or brick) that are visible after the evaporation of the water in which it was transported. The moisture that creates efflorescence often comes from groundwater, but rainwater can also be the source. Efflorescence alone does not pose a major problem, but it can be an indication of moisture intrusion, which may compromise the structural material. See notes in the report concerning water control, structure, etc..



8.3.1 Floors

 General Observations**JOIST POCKETS NOTED**

The basement floor joists are set-in to wall pockets in the exterior brick walls. This method of installation obstructs visibility for inspection, and leaves the joists susceptible to moisture rot and wood destroying insect damage. Monitoring is recommended.

8.3.2 Floors

 General Observations**FLOOR SLOPE NOTED**

3RD FLOOR

Minor sloping was observed in the floors. This is typical of older homes. We recommend monitoring for further deflection.

9: PLUMBING

		OK	NI	AN
9.1	Water Service Pipe	X		
9.2	Distribution Pipes			X
9.3	Drain, Waste & Vent Pipes			X
9.4	Showers/Tubs	X		
9.5	Sinks	X		
9.6	Toilet(s)	X		
9.7	Hose Faucets		X	

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Sewer Type

Municipal Sewer

Water Source

Municipal Supply

Water Service Pipe: Material

Copper

Water Service Pipe: Shutoff Valve Location

Basement

Distribution Pipes: Material(s)

Copper

Drain, Waste & Vent Pipes: Material(s)

PVC, Cast Iron, Copper



Hose Faucets: Location(s)

None

Limitations

Distribution Pipes

PIPES NOT VISIBLE

Some or all of the supply pipes are not visible. This limits the inspection.

Drain, Waste & Vent Pipes

PIPES NOT VISIBLE

Some or all of the drain, waste and vent pipes are not visible. This limits the inspection.

Drain, Waste & Vent Pipes

SEWER LATERAL INSPECTION

The sewer lateral and any other underground pipes are specifically excluded from this inspection. We are unable to determine their condition. We recommend hiring a plumber or qualified inspector to evaluate the condition of the pipes prior to settlement.

Observations

9.2.1 Distribution Pipes

 Recommended Repair

CORROSION/BENIGN LEAKS NOTED

BASEMENT

There is corrosion or evidence of benign leaks at water supply pipes. Hire a plumber to evaluate and service/replace pipes where needed.

Recommendation

Contact a qualified plumbing contractor.



9.2.2 Distribution Pipes

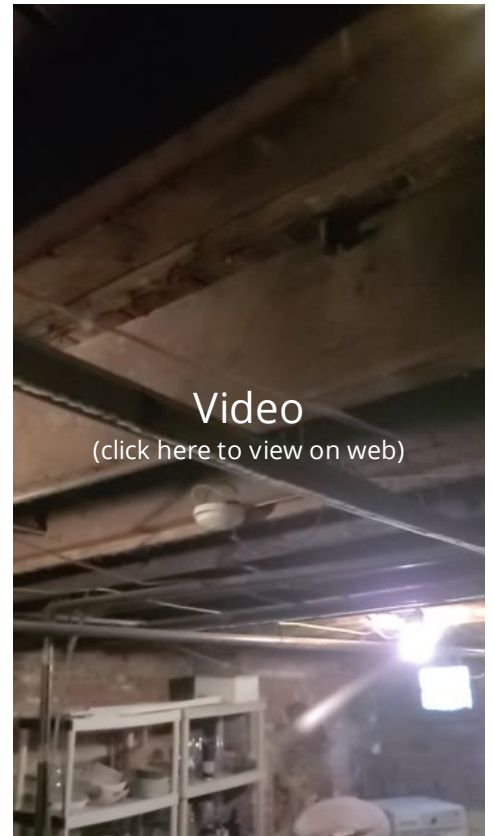
 Recommended Repair**PIPE SUPPORT NEEDED**

BASEMENT

There are water supply pipes that are not adequately supported. The lack of support can damage the pipes and result in damage and/or leaking. We recommend contacting a plumber to evaluate and support the pipes where necessary.

Recommendation

Contact a qualified plumbing contractor.



9.2.3 Distribution Pipes

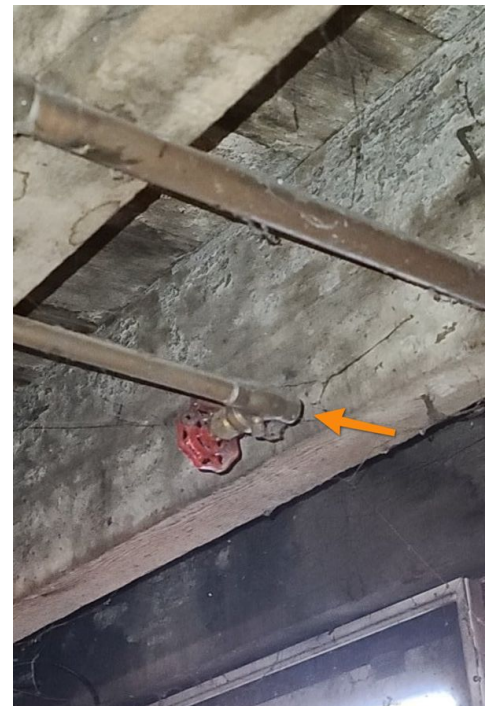
 Recommended Repair**OPEN-END PIPE**

BASEMENT

There are open-end water supply pipe(s). This may result in leaking. Hire a plumber to properly terminate pipes to deter leaks.

Recommendation

Contact a qualified plumbing contractor.



9.2.4 Distribution Pipes

INSULATE PIPE IN CRAWLSPACE

CRAWLSPACE

Water supply pipes are installed in crawlspace that are susceptible to freeze damage. Insulate or re-locate as needed.

Recommendation

Contact a qualified plumbing contractor.



Recommended Repair

9.2.5 Distribution Pipes

LEAK NOTED

WATER HEATER

There is a leak at a water supply pipe/valve. Leaks will waste water and can cause water damage. We recommend shutting off water supply to the affected area(s), and contacting a plumber to evaluate and make repairs.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$250 - \$500



Deficiency/Safety Hazard



9.3.1 Drain, Waste & Vent Pipes

OLDER PIPES NOTED

There are older pipes, which may be near the end of their typical life expectancy. We recommend monitoring the pipes and planning to replace as needed in the near future.



General Observations

9.3.2 Drain, Waste & Vent Pipes

PIPE DAMAGED/DETERIORATED

Deficiency/Safety Hazard

BASEMENT

The drain/waste pipe(s) are damaged or deteriorated adjacent to the electrical panel. There is a large crack with evidence of seepage. This may result in water damage, and is potential health hazard. Hire a plumber to evaluate and replace the pipes where necessary.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$500 - \$1,000



Cracked Pipe

10: WATER HEATER

		OK	NI	AN
10.1	Water Heater			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Water Heater: Location

Basement

Water Heater: Type

Gas/Chimney Vent

Water Heater: Fuel Type

Natural Gas



Water Heater: Age (Years)

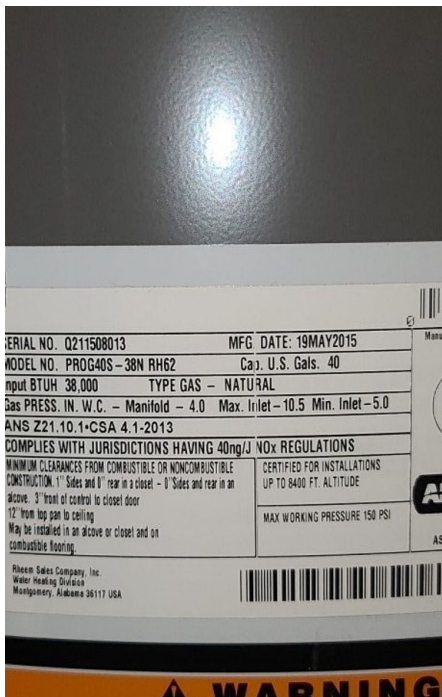
5

Water Heater: Capacity (Gallons)

40

Water Heater: Water Heater Temperature

120



Observations

10.1.1 Water Heater



Deficiency/Safety Hazard

TPRV DISCHARGE PIPE MISSING

The water heater's TPRV discharge pipe is missing. This is a safety hazard. Contact a plumber to install an approved discharge pipe.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$200 - \$400



11: FUEL SYSTEM

		OK	NI	AN
11.1	Meter/Shutoff Valve	X		
11.2	Distribution System			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Fuel Type(s)

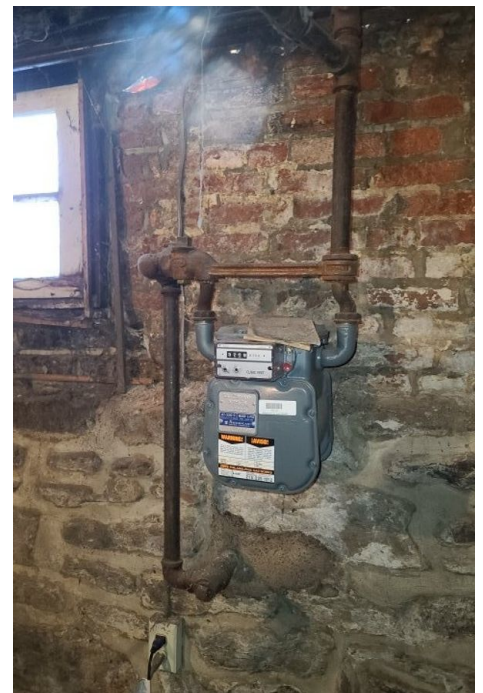
Natural Gas

System Type(s)

Municipal Gas Supply

Meter/Shutoff Valve: Location

Basement



Distribution System: Materials

Black Steel, Galvanized Steel, Copper, Corrugated Stainless Steel Tubing (CSST)

Limitations

Distribution System

MATERIALS NOT VISIBLE

Some or all of the fuel distribution materials are not visible. This limits the inspection.

Observations

11.2.1 Distribution System

GAS PIPES NEED BONDING

CRAWLSPACE

The gas system includes CSST (corrugate stainless steel tubing). CSST is a known safety hazard if not properly bonded to the grounding electrode system to protect it from damage caused by lightning strikes. We recommend contacting an electrician to evaluate and repair the system.

Recommendation

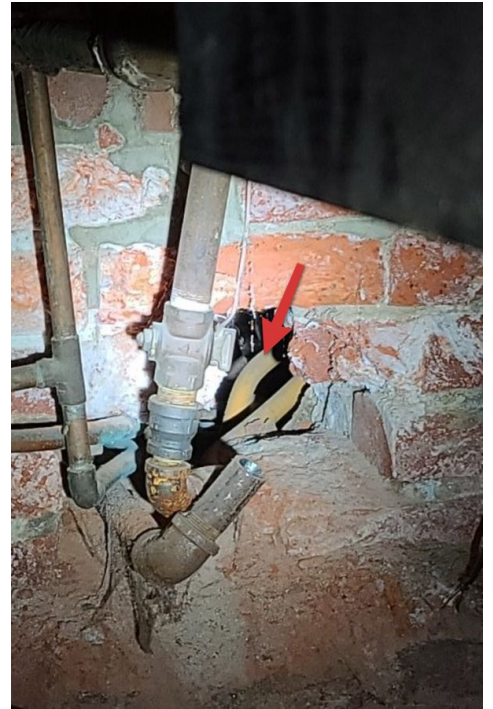
Contact a qualified electrical contractor.

Estimated Cost

\$150 - \$300



Deficiency/Safety Hazard



12: ELECTRICAL

		OK	NI	AN
12.1	Service	X		
12.2	Grounding Electrode System	X		
12.3	Service Panel			X
12.4	Branch Wiring			X
12.5	Fixtures/Switches			X
12.6	Receptacles			X
12.7	Smoke Detectors			X
12.8	Carbon Monoxide Detectors			X

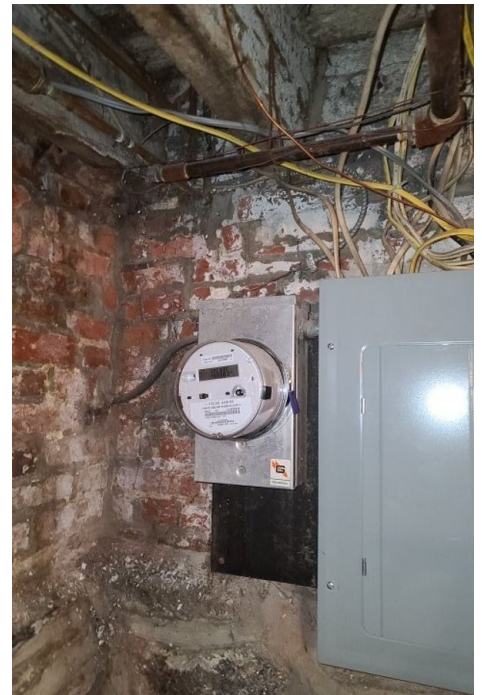
OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Service: Type
Overhead

Service: Ampacity
120/240V / 100Amp

Service: Meter Location(s)
Basement



Service: Disconnect Location
Service Panel

Grounding Electrode System: Type(s)
Driven Rod, Bonding to Main Water Pipe

Branch Wiring: Material(s)
Copper

**Branch Wiring: Type(s)**

Non-Metallic Sheathed (ROMEX)

Receptacles: Type(s)

3-Prong Grounded, GFI (Ground Fault Interrupter), 240-Volt Appliance

Smoke Detectors: Location(s)

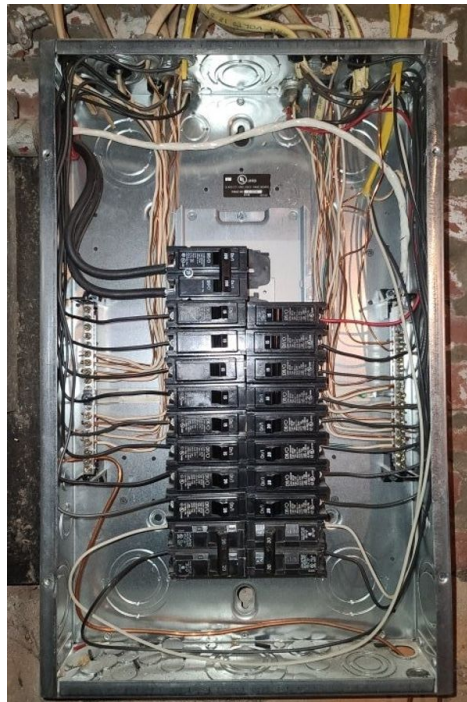
Basement, Hall

Carbon Monoxide Detectors:**Location(s)**

Bedroom(s)

Service Panel: Location

Basement

**Security System**

A security system is provided. This system was not inspected. The security system should be evaluated by a security system contractor.

Limitations

Grounding Electrode System

VISIBILITY LIMITED

Some or all of the grounding electrode system are not visible for inspection. Determining if there is continuity in the grounding electrode system is outside the scope of the inspection.

Branch Wiring

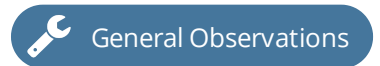
NOT VISIBLE

Some or all of the electrical branch wiring is not visible. This limits the inspection.

Observations

12.1.1 Service

RECOMMEND UPGRADING



Consider upgrading the electrical service to a higher service rating. The existing service may not be adequate if there is a change to the structure's use or occupancy. The recommended service rating is determined by an electrician who conducts an electrical load calculation.

Recommendation

Contact a qualified electrical contractor.

12.3.1 Service Panel

MISSING BREAKER LABELS



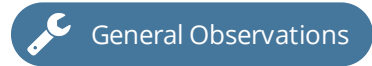
The service panel circuit breakers are missing labels. All circuits should be properly labeled for safety. Contact an electrician to label all circuits.

Recommendation

Contact a qualified electrical contractor.



12.3.2 Service Panel



ANTIOXIDANT RECOMMENDED

There are stranded aluminum conductors in use that are missing antioxidant at the connections. This may result in corrosion which can cause overheating. Contact an electrician to install antioxidant where necessary.

Recommendation

Contact a qualified electrical contractor.

12.3.3 Service Panel



OVER FUSED CIRCUIT BREAKER

CIRCUIT NOT LABELED

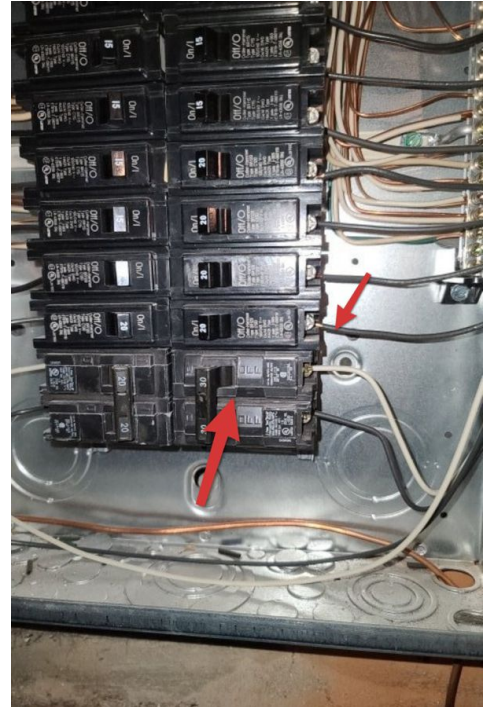
There are oversized breaker(s) in the service panel. There are 12-gauge conductors protected by a 30 amp circuit breaker, where a 20 amp circuit breaker should be used. This is a safety hazard as it may not trip when needed. Contact an electrician to evaluate the service panel and make repairs as needed.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$200 - \$400



12.3.4 Service Panel



IMPROPER KNOCKOUT USED

The improper knockout was used to run the grounding electrode conductor. The open space in the panel creates an avenue for rodents to enter. We recommend relocating the grounding electrode conductor using the proper knockout, and using a knockout cover to seal the opening.

Recommendation

Contact a qualified electrical contractor.



12.4.1 Branch Wiring

MISSING CONNECTORS

BASEMENT

There are junction boxes with missing wire connectors. This may result in damage to the wiring. This is a safety hazard. Contact an electrician to install wire connectors where missing.

Recommendation

Contact a qualified professional.



Recommended Repair



12.5.1 Fixtures/Switches

INOPERATIVE LIGHT

2ND FLOOR BATHROOM

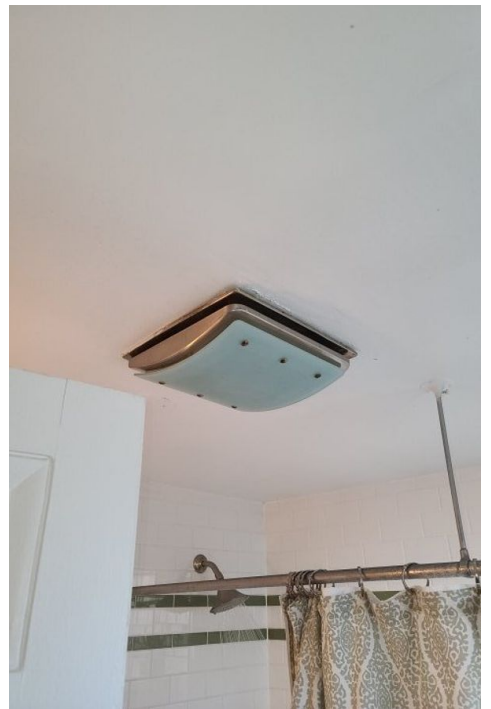
The light fixture(s) is inoperative. This may be due to expired light bulbs. We recommend replacing the light bulbs to verify the fixture is operative. Contact an electrician for further evaluation if necessary.

Recommendation

Contact a qualified electrical contractor.



Recommended Repair



12.6.1 Receptacles

GFCI PROTECTION NEEDED

BASEMENT, 2ND FLOOR BATHROOM

Receptacle(s) are installed in some area(s) without GFCI protection, where current standards would require it. Although GFCI protection may not have been required when the receptacles were installed, this is a shock hazard. We recommend contacting an electrician to install GFCI protection where needed.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$300 - \$600



Deficiency/Safety Hazard

12.7.1 Smoke Detectors

OLDER SMOKE DETECTORS

Some or all of the smoke detectors appear to be near the end of their typical life expectancy. It is recommended that smoke detectors older than 10 years in age be replaced. We recommend replacing smoke detectors where necessary.

Recommendation

Contact a handyman or DIY project



General Observations

12.7.2 Smoke Detectors

SMOKE DETECTOR MISSING

There are smoke detector(s) missing from some recommended locations. Install smoke detector(s) where missing. We recommend following the recommendations of the National Fire Protection Agency. (<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms>) Location(s): <>

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$100 - \$200



Deficiency/Safety Hazard

12.8.1 Carbon Monoxide Detectors

MISSING CO DETECTOR

There are carbon monoxide detector(s) missing from some recommended locations. Carbon monoxide detectors are recommended for all buildings with fossil fuel (gas, oil, coal, wood) appliances, fire places, and buildings with attached garages. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area; within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$100 - \$200



Deficiency/Safety Hazard

13: HEATING SYSTEM

		OK	NI	AN
13.1	Heating System			X
13.2	Thermostat	X		
13.3	Ductwork/Distribution			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Heating System: Location

Basement

Heating System: Type

Boiler

Heating System: Fuel Type

Natural Gas



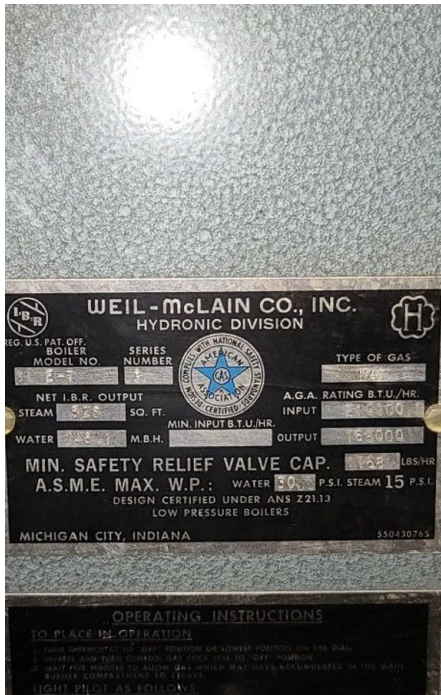
Heating System: Age (Years)

40

Heating System: Heating Capacity Thermostat: Location(s)

210 000 BTUs

Dining Room



Ductwork/Distribution: Type
Hydronic Baseboard Heaters

Limitations

Heating System

HEAT EXCHANGER NOT EVALUATED

Comprehensive evaluation of the heat exchanger is specifically excluded from this inspection due to visibility and design limitations of forced-air furnaces. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection. Due to the age and/or present condition of the heating system, we recommend having the heat exchanger evaluated by an HVAC contractor prior to settlement.

Ductwork/Distribution

DUCTWORK NOT VISIBLE

Some or all of the ductwork is not visible. This limits the inspection.

Observations

13.1.1 Heating System

OLDER SYSTEM



General Observations

The heating system is near the end of the typical life expectancy. Budget to replace the system in the near future. Consider purchasing a home warranty to help cover the repair or replacement costs.

13.1.2 Heating System

Recommended Repair

SYSTEM DIRTY

The system is dirty and does not appear to have been serviced recently. Heating systems should be serviced by a professional on an annual basis. Deferred maintenance may shorten the service life of the heating system. We recommend obtaining the service records from the seller to determine the date and results of the most recent maintenance. If the system has not been serviced within the previous year, we recommend contacting a heating contractor to evaluate and service the system prior to settlement.

Recommendation

Contact a qualified heating and cooling contractor



13.1.3 Heating System

Recommended Repair

NO RECENT MAINTENANCE

There are no recent maintenance records. Systems that are not maintained properly are more prone to failure. All heating systems should be serviced by a professional at least once per year to maintain. We recommend inquiring with the seller to obtain records of service. If the system has not been serviced within the past year, we recommend hiring an HVAC contractor to perform the maintenance. Please note that the service performed by an HVAC contractor is more invasive and comprehensive than what is included in a general home inspection.

Recommendation

Contact a qualified heating and cooling contractor

APPLIANCE SERVICE RECORD				
DATE	PART	CAUSE	PART	
			343	223
12/21/99	Replace in control	Control & P/B		

13.1.4 Heating System



General Observations

OLDER EXPANSION TANK

The heating system includes an older style expansion tank that does not have an internal air bladder. These expansion tanks require periodic maintenance to deter the absorption of the air into the water. Over time, this can result in the expansion tank becoming water-logged. To deter this, it is recommended to periodically drain the tank. Consult an HVAC contractor for the proper procedure.

Recommendation

Contact a qualified heating and cooling contractor



13.1.5 Heating System



Deficiency/Safety Hazard

PRESSURE RELIEF VALVE LEAKING

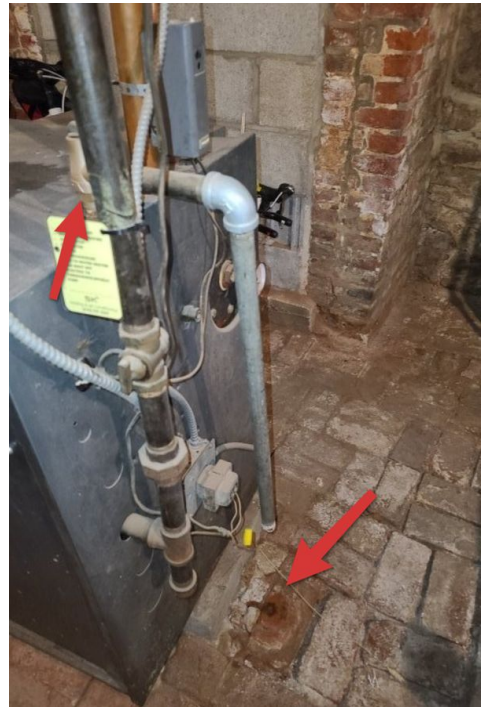
The boiler's pressure relief valve is leaking. This may be due to excessive pressure within the system, or a defective pressure relief valve. This is a safety concern. We recommend hiring a heating contractor to evaluate and repair as needed.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$300 - \$600



13.3.1 Ductwork/Distribution

RADIATOR/BASEBOARD NO HEAT

2ND FLOOR BEDROOMS, 3RD FLOOR

This is a radiator(s) or baseboard convactor(s) that is not heating. The cause is unknown. This may be due to the unit being shut off or disconnected. We recommend hiring an HVAC contractor to assess and repair to ensure there is a heat source in all areas where required.

Recommendation

Contact a qualified heating and cooling contractor



Recommended Repair

14: HEATING SYSTEM 2

		OK	NI	AN
14.1	Heating System			X
14.2	Thermostat	X		
14.3	Ductwork/Distribution	X		
14.4	Air Filter	X		

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Heating System: Type
Mini-Split Heat Pump

Heating System: Fuel Type
Electric

Heating System: Age (Years)
9

Heating System: Heating Capacity
24 000 BTUs

Heating System: Temperature Rise (Degrees Fahrenheit)
25

Air Filter: Location
In Unit

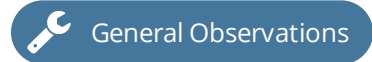
Air Filter: Type
Washable/Reusable

Heating System: Location
Rear
Exterior



Observations

14.1.1 Heating System

**OLDER SYSTEM**

The heating system is near the end of the typical life expectancy. Budget to replace the system in the near future. Consider purchasing a home warranty to help cover the repair or replacement costs.

14.1.2 Heating System

**NO RECENT MAINTENANCE**

There are no recent maintenance records. Systems that are not maintained properly are more prone to failure. All heating systems should be serviced by a professional at least once per year to maintain. We recommend inquiring with the seller to obtain records of service. If the system has not been serviced within the past year, we recommend hiring an HVAC contractor to perform the maintenance. Please note that the service performed by an HVAC contractor is more invasive and comprehensive than what is included in a general home inspection.

Recommendation

Contact a qualified heating and cooling contractor

15: HEATING SYSTEM 3

		OK	NI	AN
15.1	Heating System			X
15.2	Thermostat	X		
15.3	Ductwork/Distribution	X		
15.4	Air Filter	X		

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Heating System: Type
Mini-Split Heat Pump

Heating System: Fuel Type
Electric

Heating System: Age (Years)
9

Heating System: Heating Capacity
24 000 BTUs

Heating System: Temperature Rise (Degrees Fahrenheit)
26

Ductwork/Distribution: Type
Air Handlers

Air Filter: Location
In Unit

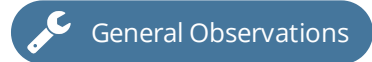
Air Filter: Type
Washable/Reusable

Heating System: Location
Rear
Exterior



Observations

15.1.1 Heating System

**OLDER SYSTEM**

The heating system is near the end of the typical life expectancy. Budget to replace the system in the near future. Consider purchasing a home warranty to help cover the repair or replacement costs.

15.1.2 Heating System

**NO RECENT MAINTENANCE**

There are no recent maintenance records. Systems that are not maintained properly are more prone to failure. All heating systems should be serviced by a professional at least once per year to maintain. We recommend inquiring with the seller to obtain records of service. If the system has not been serviced within the past year, we recommend hiring an HVAC contractor to perform the maintenance. Please note that the service performed by an HVAC contractor is more invasive and comprehensive than what is included in a general home inspection.

Recommendation

Contact a qualified heating and cooling contractor

16: AIR CONDITIONING SYSTEM

		OK	NI	AN
16.1	Air Conditioning System		X	

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Air Conditioning System: Type

Heat Pump (See Heating System)

Limitations

Air Conditioning System

TEMPERATURE TOO LOW TO TEST

The air conditioning was not operationally tested during this inspection. Most manufacturers of air conditioning and heat pump systems recommend that these units not be tested if the ambient temperature is below 65 °F or when electrical power to the unit has been on for less than 24 hours to avoid damaging the compressor. Evaluate the operation of the air conditioning system when the weather conditions permit.

17: AIR CONDITIONING SYSTEM 2

		OK	NI	AN
17.1	Air Conditioning System		X	

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Air Conditioning System: Type

Heat Pump (See Heating System)

Limitations

Air Conditioning System

TEMPERATURE TOO LOW TO TEST

The air conditioning was not operationally tested during this inspection. Most manufacturers of air conditioning and heat pump systems recommend that these units not be tested if the ambient temperature is below 65 °F or when electrical power to the unit has been on for less than 24 hours to avoid damaging the compressor. Evaluate the operation of the air conditioning system when the weather conditions permit.

18: INSULATION

		OK	NI	AN
18.1	Basement		X	
18.2	Crawlspace		X	
18.3	Attic		X	

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Basement: Type/Material(s)
None

Basement: Approximate Average Depth
None

Crawlspace: Type/Material(s)
Unknown

Crawlspace: Approximate Average Depth
Unknown

Attic: Type/Material(s)
Unknown

Attic: Approximate Average Depth
Unknown

Limitations

Crawlspace

INSULATION UNDETERMINED

The presence and condition of insulation cannot be determined due to lack of access or finished coverings. This limits the inspection.

Attic

INSULATION UNDETERMINED

The presence and condition of insulation cannot be determined due to lack of access or finished coverings. This limits the inspection.

19: VENTILATION

		OK	NI	AN
19.1	Attic/Roof			X
19.2	Exhaust Systems	X		

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Attic/Roof: Type(s)

None

Exhaust Systems: Exhaust System

Types

Bathroom Exhaust Fans, Kitchen

Exhaust - Recirculating

Observations

19.1.1 Attic/Roof

 Recommended Repair

INADEQUATE VENTILATION

The ventilation source(s) may not be adequate. Lack of adequate attic ventilation or ventilation of space below roof covering can be detrimental to both the roof coverings and/or attic conditions. Premature aging of roof covering, ice damming, condensation or mold growth, and increased cooling loads are all examples of reasons to provide ample ventilation. Recommend improvements of ventilation to deter these conditions.

Recommendation

Contact a qualified roofing professional.

20: INTERIOR

		OK	NI	AN
20.1	Wall/Ceiling Coverings	X		
20.2	Floor Coverings	X		
20.3	Windows	X		
20.4	Doors			X
20.5	Stairs/Railings			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Wall/Ceiling Coverings: Material(s)
Drywall/Plasterboard

Floor Coverings: Materials
Hardwood/Softwood

Windows: Type(s)
Single/Double-Hung

Windows: Material(s)
Insulated Wood, Insulated Vinyl

Limitations

Wall/Ceiling Coverings

COVERINGS OBSTRUCTED

The visibility of the interior coverings is obstructed in various areas by stored items. This limits the inspection. We recommend performing a thorough walk-through of the building after it is vacated.

Windows

REPRESENTATIVE SAMPLING

Some windows are not accessible for inspection due to obstructions. This limits the inspection. A representative sampling of windows are evaluated.

Observations

20.3.1 Windows

SECURITY BARS INSTALLED Deficiency/Safety Hazard

Window bars are installed at the window(s). Window bars (also called safety bars and security bars) are metal bars that are installed to prevent intruders from entering a building. As an unintended consequence, window bars can slow or prevent egress during an emergency. We recommend removing security bars or installing security bars equipped with an approved quick-release mechanism for safety.

Recommendation

Contact a qualified window repair/installation contractor.



20.4.1 Doors

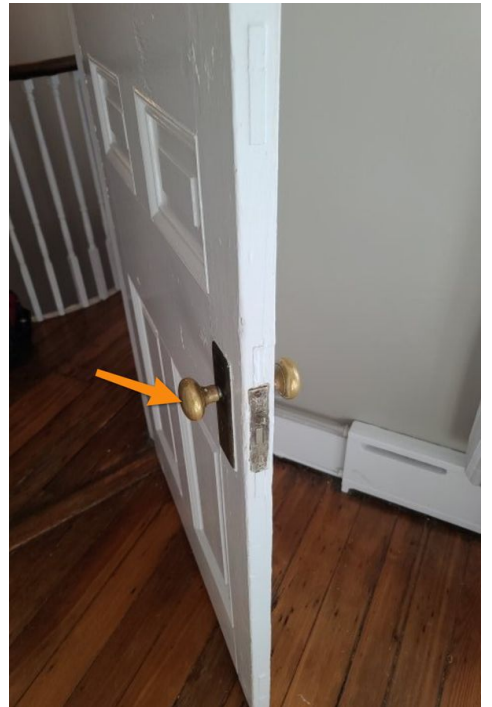
DOOR HARDWARE INOPERATIVE Recommended Repair

2ND FLOOR CENTER BEDROOM

The door hardware is damaged or missing. Replace the door hardware where needed for proper function.

Recommendation

Contact a qualified door repair/installation contractor.



20.5.1 Stairs/Railings

LOOSE HANDRAIL

1ST FLOOR/2ND FLOOR

The handrail(s) is loose. This may result in the handrail becoming detached. This is a safety concern. Secure the handrails or install additional brackets where needed.

Recommendation

Contact a handyman or DIY project

 General Observations

21: FIREPLACE

		OK	NI	AN
21.1	Fireplace			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Fireplace: Type

2nd Floor Front Bedroom

Masonry

Fireplace: Fuel

Wood



Limitations

Fireplace

FLUE/VENTING SYSTEM INSPECTION LIMITED

Inspection of the chimney flue/venting system is limited to the readily accessible and visible portions. We recommend hiring a chimney sweep to clean and perform a Level II inspection of the venting system prior to settlement.

Routine maintenance is also required to maintain venting system and help prevent fires.

Observations

21.1.1 Fireplace

SMOKE DETECTOR MISSING

Deficiency/Safety Hazard

A smoke detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing smoke detector.

Recommendation

Contact a handyman or DIY project

21.1.2 Fireplace

CO DETECTOR MISSING

Deficiency/Safety Hazard

A carbon monoxide detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing a carbon monoxide detector.

Recommendation

Contact a handyman or DIY project

21.1.3 Fireplace

LOCATED IN SLEEPING AREA

Deficiency/Safety Hazard

The fireplace is located in a sleeping area or bedroom. Operating a fireplace in a confined space and/or when sleeping is a safety concern. Fireplaces may lower oxygen levels and/or increase carbon monoxide levels in the interior. We do not recommend operating the fireplace without adequate ventilation, and performing routine maintenance to the fireplace and chimney.

22: FIREPLACE 2

		OK	NI	AN
22.1	Fireplace			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Fireplace: Type
 2nd Floor Center Bedroom
 Masonry

Fireplace: Fuel
 Wood

Limitations

Fireplace

FLUE/VENTING SYSTEM INSPECTION LIMITED

Inspection of the chimney flue/venting system is limited to the readily accessible and visible portions. We recommend hiring a chimney sweep to clean and perform a Level II inspection of the venting system prior to settlement.

Routine maintenance is also required to maintain venting system and help prevent fires.

Observations

22.1.1 Fireplace

SMOKE DETECTOR MISSING



A smoke detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing smoke detector.

Recommendation

Contact a handyman or DIY project

22.1.2 Fireplace

 Recommended Repair**INCORRECT DAMPER**

The fireplace damper appears to be the wrong design or an improper installation. The large gap at the front of the firebox will permit heat loss. We recommend hiring a chimney sweep to seal as needed.

Recommendation

Contact a qualified chimney contractor.



22.1.3 Fireplace

 Deficiency/Safety Hazard**LOCATED IN SLEEPING AREA**

The fireplace is located in a sleeping area or bedroom. Operating a fireplace in a confined space and/or when sleeping is a safety concern. Fireplaces may lower oxygen levels and/or increase carbon monoxide levels in the interior. We do not recommend operating the fireplace without adequate ventilation, and performing routine maintenance to the fireplace and chimney.

23: FIREPLACE 3

		OK	NI	AN
23.1	Fireplace			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Fireplace: Type

Dining Room

Masonry

Fireplace: Fuel

Wood



Limitations

Fireplace

FLUE/VENTING SYSTEM INSPECTION LIMITED

Inspection of the chimney flue/venting system is limited to the readily accessible and visible portions. We recommend hiring a chimney sweep to clean and perform a Level II inspection of the venting system prior to settlement.

Routine maintenance is also required to maintain venting system and help prevent fires.

Observations

23.1.1 Fireplace

SMOKE DETECTOR MISSING



A smoke detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing smoke detector.

Recommendation

Contact a handyman or DIY project

23.1.2 Fireplace

CO DETECTOR MISSING



A carbon monoxide detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing a carbon monoxide detector.

Recommendation

Contact a handyman or DIY project

24: FIREPLACE 4

		OK	NI	AN
24.1	Fireplace			

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Fireplace: Type

Living Room
Masonry

Fireplace: Fuel

Wood

Limitations

Fireplace

FLUE/VENTING SYSTEM INSPECTION LIMITED

Inspection of the chimney flue/venting system is limited to the readily accessible and visible portions. We recommend hiring a chimney sweep to clean and perform a Level II inspection of the venting system prior to settlement.

Routine maintenance is also required to maintain venting system and help prevent fires.

Observations

24.1.1 Fireplace

SMOKE DETECTOR MISSING



A smoke detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing smoke detector.

Recommendation

Contact a handyman or DIY project

24.1.2 Fireplace

CO DETECTOR MISSING



A carbon monoxide detector is not installed in the same room as the fireplace/stove. This is a safety concern. We recommend installing a carbon monoxide detector.

Recommendation

Contact a handyman or DIY project

25: APPLIANCES

		OK	NI	AN
25.1	Oven/Cooktop	X		
25.2	Dishwasher	X		
25.3	Garbage Disposal	X		
25.4	Microwave	X		
25.5	Refrigerator			X
25.6	Dryer(s)	X		
25.7	Washing Machine(s)			X

OK = Acceptable NI = Not Present/Not Inspected AN = Attention Needed

Information

Oven/Cooktop: Type(s)
Gas Oven

Dryer(s): Fuel Type(s)
Natural Gas

Limitations

Dishwasher

LIMITED VISIBILITY

The dishwasher is built-in. Therefore, there is limited access to view and inspect the electrical and plumbing components.

Dryer(s)

DRYER NOT OPERATED

The clothes dryer is not inspected for proper operation as part of the inspection. However, we do inspect all visible plumbing and electrical/fuel connections.

Observations

25.5.1 Refrigerator

 Recommended Repair**WATER/ICEMAKER INOPERATIVE**

The water and ice dispensers are inoperative. Verify that water line is installed and operational prior to settlement.

Recommendation

Contact a qualified appliance repair professional.



25.7.1 Washing Machine(s)

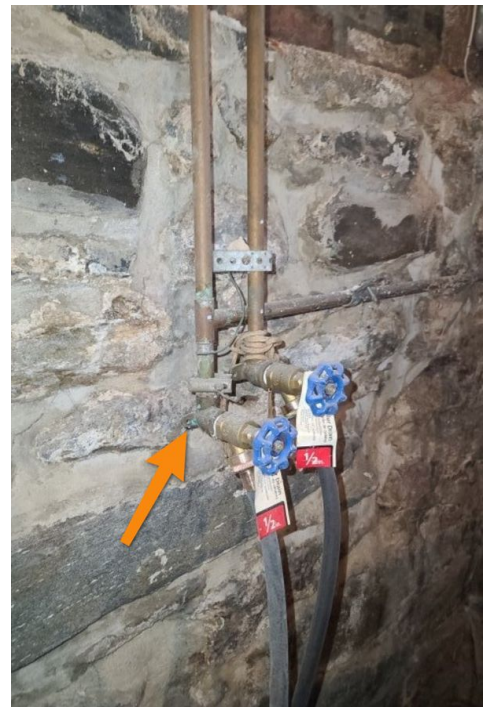
 Recommended Repair**HOOK-UPS NOT SECURED**

BASEMENT

The washing machines water supply hookups are not secured. This may result in leaking. Install a mounting block or other brace to secure the fixtures.

Recommendation

Contact a qualified plumbing contractor.



STANDARDS OF PRACTICE

Exterior

The inspector shall inspect the exterior wall-covering materials, the eaves, soffits and fascia, a representative number of windows, all exterior doors, flashing and trim, adjacent walkways and driveways, stairs, steps, stoops, stairways and ramps, porches, patios, decks, balconies and carports, railings, guards and handrails, surface drainage, and retaining walls and grading of the property where they may adversely affect the structure due to moisture intrusion.

The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, inspect items that are not visible or readily accessible from the ground, including window and door flashing, inspect or identify geological, geotechnical, hydrological or soil conditions, inspect recreational facilities or playground equipment, inspect seawalls, breakwalls or docks, inspect erosion-control or earth-stabilization measures, inspect for safety-type glass, inspect underground utilities, inspect underground items, inspect wells or springs, inspect solar, wind or geothermal systems, inspect swimming pools or spas, inspect wastewater treatment systems, septic systems or cesspools, inspect irrigation or sprinkler systems, inspect drain fields or dry wells, or determine the integrity of multiple-pane window glazing or thermal window seals.

Roofing

Inspection Scope: The inspector is required to inspect from ground level or the eaves the roof-covering materials, the gutters, the downspouts, the vents, flashing, skylights, chimney, and other roof penetrations, and the general structure of the roof from the readily accessible panels, doors or stairs. The inspector is not required to, walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the inspector's opinion, to be unsafe, walk on any roof areas if doing so might, in the inspector's opinion, cause damage, warrant or certify the roof, confirm proper fastening or installation of any roof-covering material.

Note Concerning Roof Covering Service Life: Estimated remaining life of the roof covering is subjective and depends on numerous criteria, which vary by roof and may include the following variables: 1.) Direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north facing slope; 2.) Slope of the roof, i.e. the higher the pitch, the faster water drains off, e.g., higher-sloped roofs generally last longer than lower-sloped roofs; 3.) Color of the roof, i.e., the lighter roofs are cooler and generally last longer, color may affect the temperature of the roof surface by as much as 10F to 20F; 4.) Weight of the sheathing, i.e., type and thickness of materials used; and 5.) Attic ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reduce moisture-related sheathing damage

Disclosure: Roof leaks are a relatively common occurrence. However, more than 70% of all roof leaks are due to flashing or valley failures. When any leaking occurs, the flashings and valleys should be investigated before the roofing material is assumed to be the problem. Periodic maintenance of and occasional repairs to the flashings in these areas should be anticipated as the roof ages. The most dependable flashing installation is step and counter flashing. Step flashings are L shaped pieces that are installed under each course of roofing where they meet a chimney or wall that abuts or goes through the roof system. Counter flashings are installed to divert water away from the vertical portion of the step flashing. Typically, when metal flashing is installed properly, it is dependable for many years. Most flashing repairs, such as petroleum based or asphalt roofing compounds, are considered temporary repairs. Permanent flashings are mechanical and do not depend on adhesives or sealants for their integrity. Permanent flashing repairs usually include replacing the existing flashing.

Roofing 2

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Chimney

The visible and accessible portions of the chimney are inspected from the interior and exterior of the home. The chimney is inspected from the roof surface when it is safe and practical to do so. Most of the interior of the chimney is not visible and no representation regarding the interior condition is made in this report. We recommend having the chimney cleaned and inspected by a qualified chimney specialist prior to the first use and on an annual basis.

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Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Heating System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

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Heating System 3

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Insulation

The inspector shall inspect insulation in unfinished spaces, including attics, crawlspaces and foundation areas ventilation of unfinished spaces, including attics, crawlspaces and foundation areas, and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard, move, touch or disturb insulation, move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels or covers, identify the composition or R-value of insulation material, activate thermostatically operated fans, determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring, or determine the adequacy of ventilation.

Fireplace

The inspector shall inspect readily accessible and visible portions of the fireplaces and chimneys, lintels above the fireplace openings, damper doors by opening and closing them, if readily accessible and manually operable, and cleanout doors and frames.

The inspector is not required to inspect the flue or vent system, inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heatdistribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection, perform a Phase I fireplace and chimney inspection.

Fireplace 2

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Fireplace 4

The inspector shall inspect readily accessible and visible portions of the fireplaces and chimneys, lintels above the fireplace openings, damper doors by opening and closing them, if readily accessible and manually operable, and cleanout doors and frames.

The inspector is not required to inspect the flue or vent system, inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heatdistribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection, perform a Phase I fireplace and chimney inspection.