

FIREPLACE OR SOLID FUEL HEATING

Scope of the inspection: Describing fireplaces, solid fuel burning devices, and/or fossil fuel burning devices installed within living spaces. Observe and inspect the firebox, visible portions of vents, flues, and chimneys. Gas logs are inspected for operation if pilot lights are lit and the appliance operates from a typical switch or control. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Starting a fire in wood burning fireplaces or wood stoves to check for proper chimney draw or the function of thermostatically controlled "Heatilator" fans is excluded from this inspection.

FIREPLACE

Location: Living room.

Limitations/Exclusions: Lighting a fire is not performed. This inspection is limited to a visual observation of the installed fireplace components only.

8.2 Chimney

Deficiencies - No chimney installed. A qualified fireplace technician should be called to further evaluate and perform corrections as needed.

8.3 Firebox

Deficiencies - Fireplace is not complete. A qualified fireplace technician should be called to further evaluate and perform corrections as needed. Decorative stone on the exterior of the chimney chase is not installed. A qualified repair person should be called to further evaluate and perform corrections as needed.



Fireplace not complete

INTERIOR

Scope of the inspection: Operating a representative amount of interior doors, entry doors, and windows. Observe and inspect interior plumbing fixtures and associated drains and exterior hose bibs for presence of observable leaks and functional flow and drainage. Observe and inspect cabinets, and/or vanities, ventilation sources to the exterior, doors, windows, ceilings, walls, and floor coverings only where visible. Observe and inspect interior steps, stairways, balconies, and safety railings (if applicable). Reporting any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Determining the source of odors or like conditions is not included in this inspection. Identifying specific types of microbial growth requires extensive testing, capturing lab samples is beyond the scope of this inspection. Condition and presence of window screens and screen doors if entered in this report is performed as a courtesy, because they are considered seasonal accessories that are not normally reported in most home inspection reports.

WINDOWS

Inspected: Glass panes, frames, hardware, interior window sills, and installed screens.

Window Type: Horizontal sliding and vertical sliding with single hung action windows. Window glass type is multi-pane. Window frames are aluminum.

Limitations/Exclusions: Confirmation of defects in insulated glass is not always possible because of temperature, weather, and lighting conditions.

Comments: Most windows that were tested operate as intended and are in satisfactory condition with exceptions noted below.

Maintenance Information: Keeping window trim and caulking in good repair will prevent water intrusion into the wall cavity that could go unnoticed for an extended period of time and may result in undue damage inside the wall. Keeping window weather stripping in good condition will maintain interior comfort and should help to reduce energy cost.

9.4 Window Overview

Safety Concern - Observed at the upstairs bedroom: A gas vent is installed too close to an opening window. This vent is not being used at this time. If this vent is to be used, modifying the vent is needed for safety. The vent cap is not installed.



9.5 Window Sills

Maintenance Advised - Observed at many windows throughout the house: Window sills are not complete. Wood framing is exposed. A qualified contractor should be called to further evaluate and perform corrections as needed.

