Benkert Home Inspection, LLC
Building Inspection Report

123 Any Street, Your Town, WI.

Inspection Date:
March 31, 2010

Prepared For:
John Doe

Prepared By:
Benkert Home Inspection, LLC
W227 N2859 Duplainville Road
Waukesha, WI. 53186

262/524-4025
262/521-3477 Fax

Report Number:
10084

Inspector:
Scott Benkert

Table Of Contents

Report Overview

THE HOUSE IN PERSPECTIVE

NOTE: For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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

- The basement shows evidence of moisture penetration in the form of: •wet areas/stains/efflorescence. The evidence of seepage was most pronounced at the floor to wall intersection along the southern foundation wall. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Please see the structural page of this report for further discussion of this topic.
- The roof covering on the home shows signs of a hurried or amateur installation. Roof nails were observed to be driven through the metal drip edge at many locations. A shingle below one south side window (western most second story) is sliding out of position. Areas of the shingles at the south side where the transition from the wall to the lower roof are up-lifting. Areas of shingles at the south west corner of the southern low roof are sliding out of position. Areas of shingles at the south wall exposure are missing or sliding out of position. The ridge vent only covers the eastern half of the attic space instead of covering the entire peak of the roof. While repairs can be undertaken, this is likely to be an on-going process as other areas develop problems. It would be desirable to have the roof covering professionally replaced.
- When a roof covering is torn off and replaced, it is desirable to replace all the flashings at that time. The metal base flashing at the chimneys are old and were re-used. The metal flashing at the western chimney is lifting and could leak. Water stains were observed around both chimneys (when viewed from the attic space) indicating that these flashing areas have leaked in the past and will leak again. These flashing areas should be replaced when the roof covering is replaced.
- The top flue tiles that service the oil furnace are cracked and deteriorated. These will need to be replaced if this chimney flue is used.
- The two chimney crowns are cracked and deteriorated. It is recommended that the chimney crowns be replaced with a poured concrete chimney cap for durability.
- Areas of the chimney mortar joints are deteriorated and have moss growth which will retain moisture and soften the mortar joints. These conditions need to be corrected by tuck-pointing and removal of the moss growth.
- The grading throughout should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of brown dirt. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. Poor grading can result in basement seepage, damp wall surfaces and excessive operation of the sump pump.
- There is no fire rating label on the door leading from the garage to the interior of the home. It would be desirable to have a fire rated door at this location.
- The pull-down steps at the garage create a breach in the fire barrier that could allow flame spread from the garage to reach the rest of the home. This should be corrected for safety.
- The pull-down steps in the garage do not have the appropriate fasteners installed at the pull-down pivot plates. This should be corrected for safety.
- Storm windows were observed to be missing at the east side second story window and two locations at the south side second story and one south side second story window. It would be desirable to replace these missing storm windows.
- The window frames and sills are decayed at two west side second story windows. Repair/replacement should be anticipated.
- The safety reverse light beam for the garage door operator has been defeated (sensors taped together and lying on top of the operator). These light beam sensors should be properly installed for safety.
- The wiring to the exterior sump pump crock is not typical recommended practice. This should be corrected by a professional electrician.

- The bathroom exhaust fans on the second floor are discharging into the attic space. This will result in excessive moisture in the attic space which can result in damage and mold. These exhaust fans should be equipped with vent piping that discharges to the exterior, ideally, through the roof.
- Areas of loose and deteriorated fireplace firebox mortar should be improved at both fireplaces. The opening at the bottom left corner of the eastern fireplace between the fireplace and the hearth should be corrected. It is not recommended that this fireplace be used until this condition is corrected.
- The step heights exceeding the recommended maximum of 8 inches at the basement steps presents a potential trip hazard. The uneven step heights (bottom step shorter than balance of step heights) presents a trip hazard. It may be desirable to modify this condition in the interest of safety.
- The smoke detector at the second floor is part of a security system that will not function if the system is not armed. A functioning smoke detector should be maintained on each level of the home for safety.
- The clothes dryer utilizes a flexible vinyl vent which presents a fire hazard. There is a hole in this dryer vent that will allow the dryer exhaust to enter the home. It is recommended that the vinyl dryer vent be replaced with smooth wall metal vent pipe for safety.
- Water damage was observed at the east wall of the basement where the wall meets the soffit area. This area was found to be actively wet (moisture meter). We were unable to positively identify the exact cause of this water, but is suspected that the washer discharge or leakage from bathroom plumbing is causing this condition. The drywall areas will need to be opened up to determine the cause of this water followed by correction. It is possible that some of these drywall materials have developed mold which should be removed properly.

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 45 degrees F. Wet weather conditions have been experienced in the days leading up to the inspection.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Concrete Block •Basement Configuration •Crawl Space Access: Basement •Crawl Space Moisture Barrier: Concrete Floor •Crawl Space Method Of Inspection: Entered
Floor Structure:	•Wood Floor Joist •Joist/Truss Size: 2 x 10 •Steel Columns •Steel Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Not Visible
Roof Structure:	•Rafters •Size: 2 x 6
Roof Sheathing:	•Plywood
Attic Access Location:	•Hallway •Attic Method Of Inspection: Entered

STRUCTURAL COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

☐ The basement shows evidence of moisture penetration in the form of: •wet areas/stain/efflorescence. The evidence of seepage was most pronounced at the floor to wall intersection along the southern foundation wall. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.***

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

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

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Concealed foundation walls could not be examined. Only half of the southern and western foundation wall areas were visible at the time of inspection.

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Composition Shingle •Number of roofing layers observed: One
Chimneys: •Masonry •Lined
Gutters and Downspouts: •Aluminum •Downspouts Discharge Below Grade
Method of Inspection: •Walked On Roof

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- The roof covering on the home shows signs of a hurried or amateur installation. Roof nails were observed to be driven through the metal drip edge at many locations. A shingle below one south side window (western most second story) is sliding out of position. Areas of the shingles at the south side where the transition from the wall to the lower roof are up-lifting. Areas of shingles at the south west corner of the southern low roof are sliding out of position. Areas of shingles at the south wall exposure are missing or sliding out of position. The ridge vent only covers the eastern half of the attic space instead of covering the entire peak of the roof. While repairs can be undertaken, this is likely to be an on-going process as other areas develop problems. It would be desirable to have the roof covering professionally replaced.
- When a roof covering is torn off and replaced, it is desirable to replace all the flashings at that time. The metal base flashing at the chimneys are old and were re-used. The metal flashing at the western chimney is lifting and could leak. Water stains were observed around both chimneys (when viewed from the attic space) indicating that these flashing areas have leaked in the past and will leak again. These flashing areas should be replaced when the roof covering is replaced.
- The gutters require cleaning. There is no downspout extension at the north west corner of the home. An extension should be installed to project water away from the foundation wall area.
- The top flue tiles that service the oil furnace are cracked and deteriorated. These will need to be replaced if this chimney flue is used.
- The two chimney crowns are cracked and deteriorated. It is recommended that the chimney crowns be replaced with a poured concrete chimney cap for durability.
- Areas of the chimney mortar joints are deteriorated and have moss growth which will retain moisture and soften the mortar joints. These conditions need to be corrected by tuck-pointing and removal of the moss growth.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage or mold.
- Evidence of prior leakage may be disguised by interior finishes.

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

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Level Grade
Driveways:	•Asphalt
Walkways / Patios:	•Concrete
Retaining Walls:	•Wood
Porches, Decks, and Steps:	•Concrete
Soffit and Fascia:	•Wood
Wall Cladding:	•Wood Siding •Plywood •Brick
Window Frames:	•Wood
Entry Doors:	•Wood •Sliding Glass
Overhead Garage Door(s):	•Steel •Automatic Opener Installed

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- ☐ The grading throughout should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of brown dirt. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. Poor grading can result in basement seepage, damp wall surfaces and excessive operation of the sump pump.
- ☐ The basement escape well at the west side of the home does not contain a drain in the base of the well. If this escape well fills with water or allows seepage, a drain should be added to the floor of the well.
- ☐ Some of the timbers used to create the retaining wall/window well at the west side of the home are showing signs of deterioration. Eventual replacement of these timbers should be anticipated. At that time, it is recommended that this wall be unit masonry as decaying timber can be attraction to wood boring insects.
- ☐ There is no fire rating label on the door leading from the garage to the interior of the home. It would be desirable to have a fire rated door at this location.
- ☐ The pull-down steps at the garage create a breach in the fire barrier that could allow flame spread from the garage to reach the rest of the home. This should be corrected for safety.
- ☐ The pull-down steps in the garage do not have the appropriate fasteners installed at the pull-down pivot plates. This should be corrected for safety.
- ☐ Storm windows were observed to be missing at the east side second story window and two locations at the south side second story and one south side second story window. It would be desirable to replace these missing storm windows.
- ☐ The window frames and sills are decayed at two west side second story windows. Repair/replacement should be anticipated.
- ☐ Areas of the termination bar that secures the rubber membrane to the siding at the patio are loose and should be corrected to prevent entry of water behind the membrane that will lead to decay of the plywood.
- ☐ The safety reverse light beam for the garage door operator has been defeated (sensors taped together and lying on top of the operator). These light beam sensors should be properly installed for safety.
- ☐ The wood trim and wood siding at the exterior of the home should be scraped and painted.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•200 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Underground •Copper
Main Disconnect:	•Breakers •Located in the basement •Main Service Rating 200 Amps
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Breakers •Located in the basement •Panel Rating 200 Amps
Branch/Auxiliary Panel(s):	•None visible
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) / One north side exterior outlet

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- ☐ It is recommended that all breakers at the electric panel be identified. The breakers are not identified.
- ☐ The wiring to the exterior sump pump crock is not typical recommended practice and presents a safety hazard. This should be corrected by a professional electrician.
- ☐ Double tapping in the electric panel should be corrected (two wires to a single breaker). Three double taps were observed in the electric panel that should be corrected.

DISCRETIONARY IMPROVEMENTS

The installation of ground fault circuit interrupter (GFCI) devices is advisable on all exterior and some kitchen outlets near the sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

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

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source: •Oil
Heating System Type: •Forced Air **- Manufacturer:** Thermo Pride **BTU Rating:** 156,000 **# Of Zones:** 1
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be 35+ years old (original to the home). While this furnace responded properly to controls and no problems or defects were detected, the furnace is approaching the end of its' typical life cycle of 20-25 years.

RECOMMENDATIONS / OBSERVATIONS

- ☐ Given the age of the furnace, it is nearing the end of its useful life. It would be wise to budget for a new furnace. We were advised that this furnace is planned to be replaced by the homeowner prior to the finalization of sale.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.
- The furnace is going to be replaced with a natural gas fired furnace. The furnace was not tested.

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

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source: •Electricity •240 Volt Power Supply
System Type: •Air Cooled Central Air Conditioning **- Manufacturer:** Payne **Location:** Exterior south side **BTU Rating:** 3 ton

SYSTEM OBSERVATIONS

The compressor employed in the system is 14 years old. The typical life expectancy for this exterior compressor is 15-20 years in this climate.

RECOMMENDATIONS / OBSERVATIONS

- ☐ The air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- ☐ The exterior component of the air conditioning system is out-of-level. This exterior unit should be leveled to ensure proper operation and maximum life-span.
- ☐ Vegetation should be kept trimmed back from the exterior a/c unit to ensure proper air flow around the unit.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•8-10 inches Fiberglass Cellulose throughout the attic
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•None visible
Crawl Space Insulation:	•1 inches Foam Board on the interior walls of the crawl space
Air / Vapor Barrier(s):	•None Visible
Roof / Attic Ventilation:	•Gable Vents •Ridge Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- ☐ The bathroom exhaust fans on the second floor are discharging into the attic space. This will result in excessive moisture in the attic space which can result in damage and mold. These exhaust fans should be equipped with vent piping that discharges to the exterior, ideally, through the roof.
- ☐ The house contains a whole-house fan at the second floor ceiling. These fans can prove problematic as they can de-pressurize the home, and draw pollen and outdoor mold spores into the home. It is recommended that this fan NOT be used. The fan should be covered with insulation to prevent excessive heat loss.
- ☐ The ridge vent installed at the roof only covers the eastern portion of the attic space (east of the western chimney only). Ridge vents should run the entire length of the roof peak. This should be corrected when the roof is replaced.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Copper
Main Valve Location:	•Basement
Supply Piping:	•Copper •Galvanized Steel
Waste Disposal System:	•Private Sewage System
Drain / Waste / Vent Piping:	•Plastic •Galvanized Steel •Cast Iron •Copper
Cleanout Location:	•Not Found
Water Heater:	**Manufacturer:** General Electric •Approximately 80 gallon capacity •Age: 11 years •Electric •Location: Basement
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- ☐ The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- ☐ Active leakage was observed below the kitchen sink at the left sink compartment waste line. This will need to be corrected.
- ☐ A cross-connection was observed at the laundry tub where a hose is connected to the fixture spout and allowed to hang into the tub. This should be corrected by the installation of a back-flow preventer mechanism or by removing the hose.
- ☐ Areas of the steel supply plumbing lines in the basement are showing signs of rust-through at the horizontal runs. These areas of rust through will eventually begin to leak necessitating repair/replacement of the affected piping. It would be desirable to have a plumber evaluate these locations to determine the cost to repair/replace prior to unexpected leakage events.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- An inspection of the sewage system is outside the scope of this inspection.
- An inspection of the well is outside the scope of this inspection.
- Hose bibs that were shut off were not tested.

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

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Carpet •Tile •Wood
Doors:	•Hollow Core
Window Styles and Glazing:	•Double/Single Hung •Single Pane with Storm Window
Fireplace(s):	•Masonry Firebox
Kitchen Appliances Tested:	•Electric range/refrigerator/disposal/dishwasher
Laundry Appliances Tested:	•Clothes washer/clothes dryer
Laundry Facility:	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Smoke Detectors/door bell

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- ☐ Areas of loose and deteriorated fireplace firebox mortar should be improved at both fireplaces. The opening at the bottom left corner of the eastern fireplace between the fireplace and the hearth should be corrected. It is not recommended that this fireplace be used until this condition is corrected.
- ☐ The step heights exceeding the recommended maximum of 8 inches at the basement steps presents a potential trip hazard. The uneven step heights (bottom step shorter than balance of step heights) presents a trip hazard. It may be desirable to modify this condition in the interest of safety.
- ☐ The caulking around the perimeter of the shower pan should be improved at the master bath shower. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.
- ☐ The smoke detector at the second floor is part of a security system that will not function if the system is not armed. A functioning smoke detector should be maintained on each level of the home for safety.
- ☐ The clothes dryer utilizes a flexible vinyl vent which presents a fire hazard. There is a hole in this dryer vent that will allow the dryer exhaust to enter the home. It is recommended that the vinyl dryer vent be replaced with smooth wall metal vent pipe for safety.
- ☐ Water damage was observed at the east wall of the basement where the wall meets the soffit area. This area was found to be actively wet (moisture meter). We were unable to positively identify the exact cause of this water, but is suspected that the washer discharge or leakage from bathroom plumbing is causing this condition. The drywall areas will need to be opened up to determine the cause of this water followed by correction. It is possible that some of these drywall materials have developed mold which should be removed/mitigated properly.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The washing machine faucets were not tested.

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