



Home Inspection Report

58 Bridge Road, Katonah, NY 10536



Inspection Date:
2/2/2010

Prepared For:
Sample Report

Prepared By:
True View Home Inspections, LLC
499 N. Broadway
White Plains, NY 10603

(914) 831-2187

jra@trueviewhomes.com

Report Number:
Sample

Inspector:
Justin Albano

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over 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.

MAJOR CONCERNS

SAFETY ISSUES

REPAIR ITEMS

IMPROVEMENT ITEMS

ITEMS TO MONITOR

DEFERRED COST ITEMS

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.

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.

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.

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

WEATHER CONDITIONS

There was snow on the ground during the course of the inspection.

The estimated outside temperature was 32 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement and Crawl Space Configuration
Columns:	•Stone •Steel •Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Roof Joists •Not Visible

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. The visible joist spans appear to be within typical construction practices.

General Comments

As is typical of homes of this age, the building exhibits some unusual conditions. Structural repairs and improvements are either needed or desirable (*some were already made*). In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced or supported. Many owners undertake these costly repairs only if the timber fails or is substantially weakened. In this report repairs will be recommended only where in the inspector's opinion they are critical.

RECOMMENDATIONS / OBSERVATIONS

Foundation



- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long-term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage

improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.

Floors

- **Monitor:** The floor structure shows sagging and movement throughout the home. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

Wood Boring Insects



- **Monitor:** Evidence of termite damage was observed in the basement and there is risk of additional hidden damage since termites can do a substantial amount of damage. Any wood soil contact should be eliminated.

Discretionary Improvements

Parging of the interior of the old foundation walls is desirable to improve appearance and avoid further foundation damage.

If heavy objects (pianos, bookcases, china cabinets, etc.) are going to be placed above the damaged floor joists, strengthening of the floor structure is to be desirable in those areas.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- No access was gained to the crawl space(s).

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Roll Roofing
Roof Flashings:	•Metal
Chimneys:	•Metal
Roof Drainage System:	•Aluminum •Galvanized Steel •Built in at eave •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

RECOMMENDATIONS / OBSERVATIONS

Roofing

- **Major Concern, Repair:** The roofing shows evidence of flaws. Nail heads are pushing up through the asphalt shingles. The wear rate on roofing material in this condition often accelerates and can lead to premature roof leaks and the need for extensive replacement. It's possible that a warranty claim may be possible if made by the present owner who had the roof installed. The roof should be examined by a roofing contractor and repair/replacement cost estimated. *(This problem is only occurring on the lower roof with the asphalt shingles)*
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. *(Nail heads have been patched)*
- **Monitor:** Asphalt shingles were not used for the top roof. The roll roofing material used, has a shorter life expectancy. *(10-12 years)* This area should be monitored annually because it is approaching that time period.

Chimneys

- **Repair:** The metal chimney should be cleaned to help assure safe and functional operation.

Gutters & Downspouts



- **Repair:** Leaks in the built-in gutters should be repaired.
- **Monitor:** The lower gutter does not appear to have sufficient slope to drain properly at the end of the porch. If they do not perform as intended, the slope should be adjusted to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The old galvanized downspout in the rear of the home is rusting noticeably. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Some sections of the roofing surface were concealed from view.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Wood
Surface Drainage:	•Level Grade

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition.

General Comments

The exterior of the home is generally in good condition. Normal wear and tear is visible.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The wood siding should be kept painted to preserve the building.

Exterior Eaves



- **Monitor:** Localized rot was observed under the built in gutter. This condition should be repaired when exterior painting or maintenance are planned.

Windows

- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.

Lot Drainage

- **Major Concern, Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of topsoil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Deck/Porch

- **Monitor:** The deck shows evidence of localized rot. Repairs may eventually be desired.
- **Monitor, Repair:** The side wood porches should be painted/stained to improve durability.

Discretionary Improvements

Cleaning of the siding may be worthwhile.

At some point, it may be desirable to re-surface the walkway.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp •120/240 Volt Second Service - Service Size: 200 Amp
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Second Service Rating 200 Amps •Breakers
Service Grounding:	•Copper
Distribution Wiring:	•Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Kitchen •Bathroom(s)

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all breakers are properly sized. Generally speaking, the electrical system is in good order. The majority of the old wiring within the home appears to have been updated, improving the safety of the system.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel



Distribution Wiring

- **Repair:** Abandoned wiring should be replaced or appropriately terminated. (*Loose wires behind boiler*)

Outlets

- **Repair:** An outlet is loose in the master bathroom. It should be repaired.
- **Repair:** A few ground fault circuit interrupter (GFCI) outlets did not respond correctly to testing during the inspection. These receptacles should be repaired. (*In the first floor bathroom and all outlets on the exterior of the home*)
- **Improve, Safety Issue:** Consult an electrician in regards to installing

an AFCI (Arc Fault Circuit Interrupt). These breakers became code for residential properties a few years ago. They should replace all bedroom circuit breakers.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Oil •Electricity
Heating System Type:	•Hydro-Air •Hot Water Boiler •Manufacturer: Burnham & First Co.
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork •Baseboard Heaters
Other Components:	•Condensate Pump

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

General Comments

The heating system shows no visible evidence of major defects. Minor repairs to the heating system are necessary.

RECOMMENDATIONS / OBSERVATIONS

Hydro-Air



- **Monitor:** The heating system requires yearly servicing. This should assure safe, reliable heat.

Supply Air Ductwork

- **Improve:** Duct cleaning is recommended every few years. *(These ducts may not have been cleaned since being installed)*

Boiler



- The boiler for this unit appears to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service.
- **Repair:** Corrosion was observed around the exterior piping of the boiler. Repairs will be needed in order to avoid damage to the equipment or to the building caused by leaks.

Discretionary Improvements

A humidifier could be added to the heating system, if desired. Proper operation and maintenance of these units is important. A central humidifier needs to be properly located in the duct work so that if it leaks it won't damage the equipment; an inexpensive alternative is to use individual room humidifiers in sleeping areas.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Access to the boiler was somewhat restricted.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

- Energy Source:** •208/230-Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: York
Other Components: •Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home.

General Comments

The systems show no visible evidence of major defects. The systems are showing some signs of age and may require a higher level of maintenance. (*Life expectancy 15 years*)

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning



- **Improve:** The air conditioning system may require servicing before use.
- **Monitor:** There are three air handlers throughout the house. (*Three zones*) One handler in the basement, one handler on the second floor, and one on the third. Each unit has a filter, make sure these filters get replaced every few months.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.

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:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Basement Ceiling Insulation:	• R20Fiberglass on Basement Walls
Crawl Space Insulation:	•R20 in Floor above Crawl Space
Vapor Retarders:	•Kraft Paper
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Basement

INSULATION / VENTILATION OBSERVATIONS

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the crawl space.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Plastic •Plastic
Main Water Valve Location:	•Rear Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Indirect Hot Water Heater •Approximate Capacity (in gallons): 55 •Manufacturer: Phase III
Fuel Storage & Distribution:	•Heating Oil Tanks - Indoor 250/275g

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater



- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years (*For this indirect unit it is more like 20 Yr*). One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Monitor:** Corrosion on the exterior of the supply piping around the circulatory pumps was noted.

Fixtures

- **Repair:** Minor leak under the bathroom sink. (*Third floor hallway bathroom*)
- **Repair:** The toilet is loose. (*First floor bathroom*)

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Wood •Tile •Brick
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor cracks in the drywall were noted.

Floors



- **Monitor:** Movement of the floors is apparent. Refer also to the Structural Components section of this report.
- **Improve:** Large gaps in the older wood flooring should be filled.

Windows

- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Stairways

- **Monitor:** The height of the stairway railing may not be sufficient to prevent a person from toppling over the railing.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *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.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of 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, damp-proofing and/or the installation of drainage tiles should be 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.

- **Monitor:** For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

Environmental Issues

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.

Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

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