

Building Inspection Report

14100 W. Cleveland Avenue, Phoenix, AZ 55555

Inspection Date:

03/18/2002

Prepared For:

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Report Number:

958

Inspector:

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 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.

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

- For the purpose of this report, it is assumed that the house faces west.

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.

Sloped Roofing

- **Major Concern, Repair:** Larger than normal crack or deterioration of tiles at the north slope were observed. This area should be repaired to prevent leaks or damage to roofing sub materials.
- **Major Concern, Repair:** Larger than normal crack or deterioration of tiles at the east slope were observed. This area should be repaired to prevent leaks or damage to roofing sub materials.

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls at the north and south side of the home above the patio should be repaired. There is extra risk of hidden damage in such areas.

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the garage did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** An outlet in the kitchen shows signs of overheating. This outlet should be replaced and the circuit should be investigated as there may be an extra risk of fire.

Central Air Conditioning

- **Major Concern, Repair:** The main disconnect to the west compressor unit has overheated.



- **Repair:** The main disconnect to the east compressor unit shows signs of handyman repairs. Electrical tape has been wrapped around the disconnect. This condition should be investigated to determine reason for the tape.

Windows

- **Repair:** Sash cords (the ropes that hold up the windows) are missing or inoperative on windows in the dining room.

Central Air Conditioning

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI & 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.

All recommendations for repair or improvement contained in this report should be done by a qualified contractor in the field of the work recommended.

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 65 degrees F.

RECENT WEATHER CONDITIONS

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



Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •10% Of Foundation Was Not Visible
Columns:	•Not Visible
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Waferboard Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

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.

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



Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile •Rolled Roofing
Roof Flashings:	•Metal
Chimneys:	•Metal
Roof Drainage System:	•None
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars

ROOFING OBSERVATIONS

Positive Attributes

Better than average quality materials have been employed as roof coverings.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs. Trim away tree branches close to the roof.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** Larger than normal crack or deterioration of tiles at the north slope were observed. This area should be repaired to prevent leaks or damage to roofing sub materials.
- **Major Concern, Repair:** Larger than normal crack or deterioration of tiles at the east slope were observed. This area should be repaired to prevent leaks or damage to roofing sub materials.

Flat Roofing

- **Monitor:** The roofing on the rear patio is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.



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:	•Stucco
Eaves, Soffits, And Fascias:	•Stucco
Exterior Doors:	•Solid Wood •French Doors
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Level Grade
Fencing:	•Wood •Masonry •Steel/Iron

EXTERIOR OBSERVATIONS

Positive Attributes

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage completely finished.

General Comments

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house in various locations. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Repair:** Localized damage of the stucco exterior walls at the north and south side of the home above the patio should be repaired. There is extra risk of hidden damage in such areas.

Landscaping

- **Repair:** Tree branches in various locations should be trimmed away from the house to avoid damage to the building.
- **Repair:** Vines and shrubbery growing on or near the exterior walls in many locations should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



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.

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



DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: North wall
Service Grounding:	•Copper •Ufer Ground •Water Pipe Connection • Gas Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: North wall
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded.

General Comments

Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially 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

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** The door to the main panel does not close properly, this condition could leave the electrical panel exposed to the elements.



Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the garage did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** An outlet in the kitchen shows signs of overheating. This outlet should be replaced and the circuit should be investigated as there may be an extra risk of fire.



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:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Carrier •Serial Number: 1397A12436 •Serial Number: 2596A10237
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system.

General Comments

The heating system shows no visible evidence of major defects. No repairs to the heating system are necessary at this time.

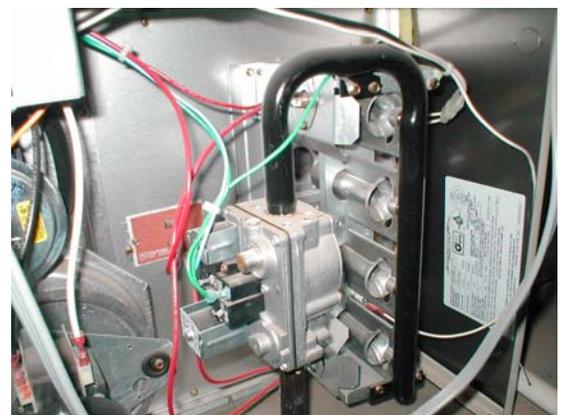
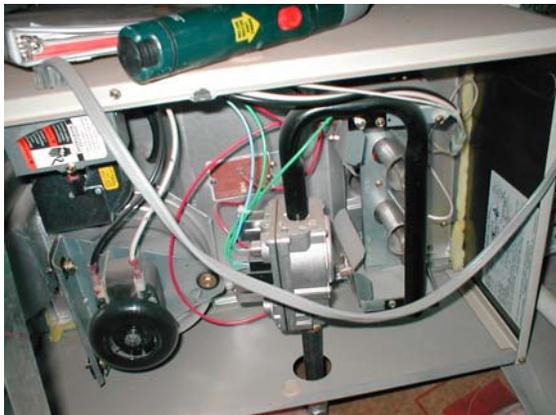
RECOMMENDATIONS / OBSERVATIONS

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.
- The programmable thermostat was not tested.

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:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Carrier •Serial Number: 1097E11654 •Serial Number: 0997E06226
Through-Wall Equipment:	•Present At South wall

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The cooling system uses multiple units for cooling which should reduce utility cost, more effectively cool the home and lengthen the useful life of the AC units.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** The dirty air filter should be replaced.
- **Monitor:** The auxiliary drip pan under the indoor unit on the north side of the home has rust in the pan indicating prior leakage.
- **Major Concern, Repair:** The main disconnect to the west compressor unit has overheated.
- **Repair:** The main disconnect to the east compressor unit shows signs of handyman repairs. Electrical tape has been wrapped around the disconnect. This condition should be investigated to determine reason for the tape.



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: | •R30 Fiberglass in Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Roof Ventilation: | •Power Ventilator •Gable Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Kitchen •Dryer |



INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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 wall cavities of the home.
- The power ventilator was not tested.

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:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•North Wall
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System (Reported By Seller)
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: General Electric •Serial Number: 1001106869
Fuel Shut-Off Valves:	•Natural Gas Main Valve At North Wall
Other Components:	•Backflow Preventers on Hose Bibs •Pressure Regulator on Main Line •Sprinkler System

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition.

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.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

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



DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Stone
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Sliders •Double Glazed
Doors:	•Wood-Solid Core •Wood-Hollow Core •French Doors

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 average quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Monitor:** It may be desirable to replace window screens where missing in the south west bedroom. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** It may be desirable to replace window screens where missing in the living room. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Damaged screens were noted on windows in the living room.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing or inoperative on windows in the dining room.

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.



Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Microwave Oven •Dishwasher •Waste Disposer •Trash
Compactor •Refrigerator

Laundry Facility:

•240 Volt Circuit for Dryer •Gas Piping 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:

•Kitchen Exhaust Hood •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES 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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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



Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Steel Firebox

Vents, Flues, Chimneys:

•Metal Flue-Single Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components are in above average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES 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 interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

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



Swimming Pool

DESCRIPTION OF SWIMMING POOL

Pool Type:	•Below Ground, Guniting Construction, Pebble-Tec
Heater:	•Gas Heater
Filters:	•Sand Pool Filter
Pumps:	•Circulation Pump
Valves:	•Ortega
Electrical Components:	•Breaker at Main Panel
Fencing:	•Masonry, Wrought Iron
Decking / Coping:	•Kool-Deck

SWIMMING POOL OBSERVATIONS

The pool/spa equipment was found to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

HEATER

- **Monitor:** Rust was observed in the heating unit, it is recommended that the unit be serviced by a qualified contractor.

POOL FENCING

- **Safety Issue, Improve:** It is recommended that a second barrier fence be installed to further prevent access to the pool area by children. The installation of a barrier fence could greatly reduce the possibility of an accidental drowning.

LIMITATIONS OF SWIMMING POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

Components beneath the water level are not inspected.

Chemical composition of the water is not inspected as part of the inspection.

Underground piping or electrical components are not inspected.

Effectiveness of the filter(s) and heating system(s) are not inspected.

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



Spa / Hot Tub

DESCRIPTION OF SPA / HOT TUB

Spa / Hot Tub Type:	•Below Ground, Gunite Construction, Pebble-Tec
Heater:	•Gas Heater
Filters:	•Sand Pool Filter
Pumps:	•Jet Pump
Blowers:	•Jet Pump Supplement
Valves:	•Ortega
Electrical Components:	•Breaker at Main Panel
Fencing:	•Masonry, Wrought Iron
Decking / Coping:	•Kool-Deck

SPA / HOT TUB OBSERVATIONS

The pool/spa equipment was found to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

See pool section for recommendations

LIMITATIONS OF SPA / HOT TUB INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of spa / hot tub components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.

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



Photos

