



Confidential Inspection Report

LOCATED AT:
738 Central Street
Rossiter, Pennsylvania 15772

PREPARED EXCLUSIVELY FOR:
Heather Timelin

INSPECTED ON:
Friday, February 19, 2021



Inspector: William Swatsworth
WSI, LLC

Friday, February 19, 2021
Heather Timelin
738 Central Street
Rossiter, Pennsylvania 15772

Dear Heather Timelin,

We have enclosed the report for the property inspection we conducted for you on Friday, February 19, 2021 at:

738 Central Street
Rossiter, Pennsylvania 15772

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

A handwritten signature in black ink that reads "W. Swatsworth". The signature is fluid and cursive, with the first name being "W." and the last name being "Swatsworth".

William Swatsworth
WSI, LLC
156 Baker Road
DuBois, PA 15801
814-762-2494



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review / repair, it is strongly recommended that this be done PRIOR TO THE CLOSING by a qualified contractor. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms and conditions and Standards of Practice which can be found at: www.wsihomeinspections.com

Introductory Notes

COVID-19

Businesses all across our nation are being impacted by the recent Covid-19 outbreak. Out of an abundance of caution, and in accordance with guidance from the Governors of Pennsylvania, CDC Guidelines and OSHA requirements, WSI Home Inspections is taking the following precautions in order to better protect our clients, employees, real estate agents and the home's occupants.

Clients will wear a mask social distancing of at least 6 foot from the inspector at all times.

Inspectors will wear a combination of personal protective equipment (including mask, foot coverings, etc.).

Inspectors will use company supplied hand sanitizer and will wash their hands frequently using their own towel.

Inspectors will sanitize all tool and equipment used during the inspection prior to the inspection and after.

Inspectors will not shake hands, fist bump or elbow bump.

None of our inspectors or employees will work when they have a fever, cough or shortness of breath.

Inspector will ask the home's occupants if anyone in the house to be inspected has flu-like symptoms including a fever, cough or shortness of breath. If so, we'll help coordinate an inspection at a different time.

If anyone nearby during the inspection is coughing or visibly sick, the inspection will be stopped and rescheduled.

All inspectors are available by phone after the inspection for follow up questions. By working together, we can continue providing outstanding home inspections while better protecting our clients, employees, real estate agents and the home's occupants.

WSI's efforts to combat Covid-19 for the safety of our clients, real estate agents, home occupants and inspectors is of the utmost importance.

INFORMATION

WSI Home Inspections is an inspection company located in Pennsylvania. Below for your reference are our current license numbers:

Home Inspection Certification Associates: 13851

American Association of Home Inspectors: 51701827

Pennsylvania Department of Environmental Protection (Certified Radon Tester): 3149

Pennsylvania Department of Agriculture (Certified WDI Inspector): 503729

NOTES

We will describe the locations of this property, left or right, as though viewing it from the front door.

Over the course of this inspection the temperature was estimated to be in the 20's.

The weather was snowing at the time of our inspection.

This house appears to be vacant. There may be hidden issues or problems related to lack of use. Many of these conditions may be unknown to the inspector.

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection.

Although much of the exterior and roof are inspected from a ladder. The photos are shown from ground level for your easy to identify areas without the use of a ladder.

Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Exterior/Site/Ground

FOUNDATION

There are cracks, within normal tolerances, visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. We recommend sealing cracks to prevent water and insect entry.



There is peeling paint on the foundation. We recommend this area be prepared and refinished.

GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

The gas meter is outside at the rear of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



DOORS

The exterior doors are generally in serviceable condition but the finish is very worn or peeling. We recommend they be refinished for a better appearance and to maximize their service life.



WINDOWS

Several basement windows are deteriorated, broken and have peeling paint. We recommend they be repaired or replaced.



Several of the windows have been removed and boarded over. Repaired or replacement is optional.



FASCIA

Sections of the soffit and fascia are missing. We recommend they be replaced.



ALUMINUM SIDING

Sections of the aluminum siding are inadequately secured to the exterior wall. We recommend the siding be resecured properly.



The aluminum siding has worn or missing caulking. We recommend the cracks be sealed to prevent water entry.



PEST CONTROL

There is evidence of carpenter ant and bee activity. We recommend treatment by a licensed pest control operator.



WALKWAYS

The snow cover on the walkway at the time of this inspection rendered a complete physical inspection of the walkway impractical.



FRONT PORCH

The front porch appears to be installed in a workmanlike manner and is in good condition.



DECK

The snow cover on the rear deck at the time of this inspection rendered a complete physical inspection of the deck impractical.

STAIRS

The exterior stairs appear to be properly constructed and are in serviceable condition.



RAILINGS

The railings at the rear are installed in a substandard manner. We recommend they be repaired.



GENERAL COMMENT

There are areas where exterior features are in need of attention. These conditions suggest lapses in maintenance. We make no attempt to list all cosmetic flaws but, do suggest attention to items relating to function and safety.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Metal

INSPECTION METHOD

The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.



CHIMNEY AT ROOF

The chimney has been partially taken down. It is currently in use for venting the hot water tank. There is no rain cap above the flue to prevent rain entry. Currently water has ran down the chimney causing rust / damage to water heater vent pipe. As an upgrade, we recommend that a chimney cap be installed.



GUTTERS

The gutters are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS

The downspouts appear to be properly installed and in serviceable condition.

GENERAL COMMENT

The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations. We recommend attention to the items noted above.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

The rear section attic access is located in the hall.

This main section of the home has an attic space, however, it has no access opening or is sealed shut. For future maintenance and inspection, we recommend the installation of an approved opening.



PEST CONTROL

There is a bee or wasp nest in the attic, but no sign of active infestation was noted. Keeping screens and vents in good condition will limit such infestation in the future.



RAFTERS

The visible roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed adequately since their installation.

SHEATHING

The visible sections of the roof sheathing generally appears to be properly installed and in serviceable condition.



VENTILATION

Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

ATTIC INSULATION

There is no attic insulation. This is unusual in these times of high fuel costs. As an energy conservation upgrade we recommend that R-30 insulation be installed.



GENERAL COMMENT

The attic was found to be in serviceable condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

Number of bedrooms: Two

Number of bathrooms: One and one-half

STAIRS

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.



SURFACES: OVERALL

There is wear and tear on the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

DOORS: OVERALL

The interior doors appear to be properly installed and in good condition, with exceptions noted by the room.

WINDOWS: OVERALL

The windows tested appear to be properly installed and generally in serviceable condition, with exceptions noted elsewhere in this report.

DETECTORS: OVERALL

More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement on each floor in accordance with the manufacturer's instructions.

GENERAL COMMENT

The interior appears to be properly installed and generally in serviceable condition, with exceptions noted elsewhere in this report by the room.

Living Room

RECEPTACLES

The number of receptacles is considered adequate for the size of the room.

There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

CEILING

There is water staining, however no sign of active leakage was detected. If additional staining develops, the source of staining should be identified and necessary repairs performed. Prepare and refinish the ceiling to restore its appearance.



GENERAL COMMENT

The living room was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

SINK

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



DRAIN TRAPS

The drain trap and associated piping are PVC plastic.



RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



Several receptacles are wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. This is a simple repair and we recommend rewiring the receptacles to eliminate this condition.



FLOOR

The vinyl floor covering has minor damaged.



The vinyl flooring is loose. We recommend the flooring be resecured for a better appearance and to minimize future damage.



CABINETS

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.



Mold and mildew have built up under the sink cabinet. We recommend these surfaces be thoroughly cleaned and chemically treated to remove this growth. Sealing with a shellac based primer will help prevent bleeding of old stains.



COUNTERTOPS

The countertop is damaged.



Sections of the countertop are not secured to the base cabinet. We recommend it be secured to prevent damage.



VENTILATION

Kitchen ventilation is provided by a range hood over the burners. The fan appears to be properly installed and in serviceable condition.



The filter in the kitchen exhaust is heavily grease-laden. This can become a fire hazard. We recommend this be corrected by thoroughly cleaning the filter, usually most easily accomplished in the dishwasher.



STOVE

The stove was not fully functional at time of inspection. Gas was turned off.



OVEN

There is no oven at time of inspection.

DISHWASHER

The dishwasher responded to normal user controls and was found in good condition.



REFRIGERATOR

There is no refrigerator at time of inspection.

GENERAL COMMENT

The kitchen was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Dining Room

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

WALLS

There are wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



DOORS

The door rubs on the frame. We recommend it be adjusted for smoother operation.



GENERAL COMMENT

The dining room is found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Hallway

Second Floor Hallway

RECEPTACLES

A receptacle is wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. It is easy to correct this condition and we recommend the receptacle be repaired.



SWITCHES

The switch is not operating properly. We recommend it be replaced.



WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.



SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.



GENERAL COMMENT

The hallway was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Bedroom

Second Floor Bedroom 1

RECEPTACLES

There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

WALLS

The wall surfaces are blemished and have peeling paint. This can be repaired in the course of routine maintenance.



There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



TRIM

We recommend that the peeling paint on the trim be painted to prevent premature wear, moisture entry and deterioration.



CEILING

There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



WINDOWS

One window has been removed. We recommend repair or replacement for a better appearance.



GENERAL COMMENT

The bedroom was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Second Floor Bedroom 2

RECEPTACLES

There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

WALLS

The wall surfaces are blemished. This can be repaired in the course of routine maintenance.



TRIM

We recommend that the peeling paint on the trim be painted to prevent premature wear, moisture entry and deterioration.



CEILING

There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



GENERAL COMMENT

The bedroom was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

First Floor 1/2 Bathroom

WATER BASIN

The wash basin is not secured to the cabinet. We recommend the wash basin be securely fastened.



DRAIN TRAP

The drain trap and associated piping are PVC plastic.



TOILET

The toilet was flushed and appeared to be functioning properly.



The angle stop shut off valve for the toilet is damaged. We recommend that it be repaired or replaced.



RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



BATHROOM FLOOR

The floor is deteriorated behind the toilet from past leakage.



VENTILATION

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.



GENERAL COMMENT

The bathroom was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Second Floor Bathroom

WATER BASIN

The wash basin is not secured to the cabinet. We recommend the wash basin be securely fastened.



DRAIN TRAP

The drain trap and associated piping are PVC plastic.



TOILET

The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.



BATHTUB

The bathtub appears to be properly installed and in serviceable condition.



The drain stop is not operational. We recommend it be repaired or replaced.



SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.



RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

The receptacle is wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. This is a simple repair and we recommend rewiring the receptacle to eliminate this condition.



There is only one receptacle in this bathroom. While not required, upgrading by installing electrical receptacles in accordance with present standards might be considered.

INTERIOR WALLS

The wall surfaces are blemished. This can be repaired in the course of routine maintenance.



TRIM

Sections of trim are missing. For a better appearance and maximum protection of the joints and edges, we recommend all missing trim be replaced.



BATHROOM CEILING

The ceiling surface is blemished, and can be repaired in the course of routine maintenance.



VENTILATION

The ventilation fan was not operational. Because there is an operable window in this bathroom, a fan is not required.



GENERAL COMMENT

The bathroom was found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above.



Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

ACCESS

The basement is accessible from an interior stair.

SINK

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.



INTERIOR SUPPLY

There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.



WIRING

There are uncovered junction boxes. We recommend they be covered to protect the wiring connections.



WALLS

There is minor bowing in the exterior entry way. It is possible that the original installation has reached an equilibrium and no action will be needed. We observed no related conditions suggesting the need for immediate repair. We recommend monitoring. If there is ongoing movement, further review would then be recommended.



The white powder on the basement walls is known as 'efflorescence' and is a result of moisture passing through and evaporating on the surface of the concrete. This causes no harm but indicates excessive moisture on the soil side of the walls.



There are stains and water from leakage on the basement walls.



Mold and mildew have built up on the exposed wall surfaces. We recommend these surfaces be cleaned and chemically treated to remove the growth. After cleaning, sealing with a shellac based primer will help prevent 'bleeding' of old stains.



FLOOR

The basement floor is a concrete slab, cracks are visible.



STAIRS

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use.



RAILINGS

There are no hand railings where needed. As a safety measure, we recommend that railings be installed.



WALLS

Mold and mildew have built up on the exposed interior wall surfaces. We recommend these surfaces be cleaned and chemically treated to remove the growth. After cleaning, sealing with a shellac based primer will help prevent 'bleeding' of old stains.



MOISTURE

The basement was wet at the time of this inspection. We recommend repair sump pump and a dehumidifier be installed to remove moisture.



SUMP PUMP

A sump pump has been installed to remove standing water. The sump pump was not operational. We recommend it be serviced or repaired.



WINDOWS

The basement windows have been removed. Repair is optional.



GENERAL COMMENT

This area is in need of repair as noted above or in other sections of this report.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

Furnace location: Basement

Energy source: Natural gas

Age: 8 years old based on serial number.

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.



BURNERS

The burners were inspected and found to be clean and in good working order.

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.



VENT

The heating system vent is properly installed and appears to be in serviceable condition where seen.



DUCTS

There are rusted and damaged ducts. Although still functional, the rusted / damaged section should be replaced.



THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.



HVAC DISCONNECT

The local disconnect appears to be properly installed and in good condition.



DETECTORS: OVERALL

This building has no smoke/carbon monoxide detectors in the area of the heating system. Detectors are reliable, inexpensive, and are recommended. We recommend their installation.

GENERAL COMMENT

The heating system responded to normal operating controls. Components appear to be properly installed and serviceable. Our inspection is a visual non evasive inspection checking operations of the unit by use of standard operate controls. We recommend a full evaluation and service of the unit be conducted by a HVAC contractor prior to closing.



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In the basement

Energy source: Natural gas

Capacity: 40 gallons

Age: Estimated to be 2 years old based on serial number



T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.



GAS SUPPLY

The gas connector is copper tubing. Copper is no longer approved for this use because it is prone to deterioration, which causes clogging of the control valve. We recommend it be replaced with an approved connector.



VENTING

The water heater vent is damaged or has rusted through. We recommend it be replaced.



WATER CONNECTORS

The cold water inlet valve appears to be properly installed and in serviceable condition.



GENERAL COMMENT

The hot water system responded to normal operating controls at time of inspection. Although the unit should not be used until the vent pipe is repaired.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop

Capacity (available amperage): 100 amperes

Branch circuit protection: Circuit breakers

ELECTRIC METER

The electric meter is outside on the right side of the building.



SERVICE DROP

The overhead service conductors are not adequately secured to the building. We recommend repair or modification in accordance with present standards.



CB MAIN PANEL

The main service panel is in good condition with circuitry installed.



The circuitry in the panel is unlabeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if it becomes necessary.



WIRING

The wiring throughout the structure is a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times.

RECEPTACLES: OVERALL

The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times.

SWITCHES: OVERALL

We checked the switches and found them operating and generally in serviceable condition, with exceptions noted by the room.

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

GENERAL COMMENT

The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes in other sections of this report by the room for specific comments.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. Our review of the plumbing system does not include landscape watering, fire suppression systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

Domestic water source: Public supply

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is in the basement.



MAIN SUPPLY

There was no evidence of surface corrosion or leakage at the exposed and accessible main water supply.

INTERIOR SUPPLY

There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.

WATER PRESSURE

The system water pressure is within the range of normal.

SEWER CLEANOUT

The sewer cleanout is located at the left-rear corner of the structure.



DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

GENERAL COMMENT

The visible sections of the plumbing system appear to be in good condition with only a few instances of needed repair, correction or minor leaks observed. However, this area is in need of routine maintenance as noted above or in other sections of this report by the room for specific comments.

Shed

RECEPTACLES

The receptacles appear to be properly installed and were operational.

GENERAL COMMENT

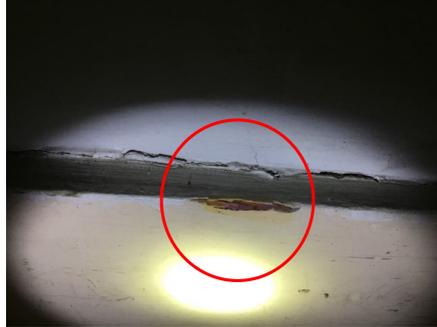
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Lead Test

LEAD SWIPE TEST

A lead swipe test was conducted on several painted surfaces including, window sills, baseboards, doors, door frames, trim and walls using 3M instant lead detection system. The surfaces tested showed lead paint has been used in the past. Lead paint was found on the basement doors, dining room trim, bedroom trim, attic door and trim and the stair hand rail.



Environmental Concerns

Environmental issues include but are not limited to mold, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water testing and soil contamination are not included as part of a standard home inspection. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, we can schedule additional inspections or services upon request.

STANDARD OF PRACTICE

1. Definitions and Scope

1.1. WSI, LLC has adopted and follows the Standard of Practice as established by the International Association of Certified Home Inspectors (InterNACHI).

1.2 A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
3. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
4. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.

12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.

17. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;

3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

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

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.

19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.