

Legacy Home Inspections

Home Inspection Report



LEGACY

HOME INSPECTIONS



2774 Barron Road, Overland Park, KS 66215
Inspection prepared for: Robert & Patricia Smith
Date of Inspection: 4/1/2016

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

Major Concern: *a system or component that is unsafe and in need of prompt attention.*

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.*

Discretionary Improvement: *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 those items that have reached or are reaching their normal life expectancy or show indications that they may require replacement within the next five (5) years.*

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

Report Summary

Structure		
Page 6	Columns/Beams/Joist	<ul style="list-style-type: none"> • Repair: Noted roof bracing at front side of home (as seen in attic) were miscut and offered little support. Recommend replacing braces.
Roofing		
Page 7	Downspouts	<ul style="list-style-type: none"> • Repair: Downspouts should discharge water 24-36" from foundation to help prevent foundation damage and moisture intrusion. Recommend adding plastic extensions or French drains (underground extensions).
Page 7	Chimneys	<ul style="list-style-type: none"> • Repair: Noted several areas of spalling (flaking) on the chimney. This is a common condition of masonry chimneys. Recommend repair. • Repair: Noted the concrete chimney cap was damaged/cracked. Recommend repair/sealing.
Exterior		
Page 9	Porch	<ul style="list-style-type: none"> • Repair: Noted a small void underneath front porch. Recommend filling void with concrete or chat to prevent porch separation and prevent animal intrusion.
Page 9	Deck	<ul style="list-style-type: none"> • Discretionary Improvement: The deck should be painted or stained to improve durability. • Repair: The right handrail is loose. Recommend Repairing.
Page 10	Siding/Trim	<ul style="list-style-type: none"> • Discretionary Improvement: Noted minor flaking paint on front and right side of home. Recommend scraping/painting as weather allows. • Repair: Noted wood rot on fascia board on back side of home at roof level. Recommend replacement.
Page 10	Garage	<ul style="list-style-type: none"> • Safety Issue: The garage door's auto reverse was unresponsive. When the garage door meets 5 PSI of resistance it should reverse its course. This problem can be easily corrected by adjusting the tension screws on the garage door openers main box.
Page 10	Fencing	<ul style="list-style-type: none"> • Discretionary Improvement: Fence should be stained or painted to protect from moisture damage. • Discretionary Improvement: Fence should be stained or painted to protect from moisture damage. • Repair: Noted minor damage to fence. Repair/replace as needed. • Repair: Noted minor wood rot on perimeter fence. Recommend repair.
Page 11	Landscaping	<ul style="list-style-type: none"> • Repair: Shrubs should be cut back 6-8" inches away from wall to prevent siding damage.
Page 11	Pests	<ul style="list-style-type: none"> • Repair: Recommend moving firewood away from house at least 30 feet, as it invites termites.
Electrical		
Page 13	Outlets	<ul style="list-style-type: none"> • Observation: Noted all first and second floor bathroom GFIs reset in garage. • Repair: The installation of ground fault circuit interrupter (GFCI) devices is advisable in areas within six feet of running water. Recommend installing in kitchen.

Page 13	Lights	<ul style="list-style-type: none"> • Repair: Observed an inoperative light in middle back bedroom. Recommend repair/replace burned out bulb.
Cooling/Heat Pumps		
Page 16	Central Air Conditioning	<ul style="list-style-type: none"> • Monitor: Was unable to test the air conditioner due to temperature constraints. If concerned about the condition of the unit, request bill of service from homeowner. Both the furnace and AC should be serviced annually. • Repair: Recommend cleaning leaves/grass/dust from external fins of AC unit. • Repair: Noted gap in seal where refrigerant line enters house. Recommend enhancing seal.
Insulation/Ventilation		
Page 17	Attic/Roof	<ul style="list-style-type: none"> • Repair: Recommend removing bird from attic space above front door. • Repair: Recommend insulating access panel to attic in linen closet.
Page 17	Radon Mitigation System	<ul style="list-style-type: none"> • Monitor: Recommend periodic monitoring of radon mitigation system. When viewing vacuum monitor installed on PVC pipe in basement. An uneven liquid level indicates the system is operative.
Plumbing		
Page 19	Sinks	<ul style="list-style-type: none"> • Repair: Lift rod (controls the stopper) at right sink in master bathroom was inoperative. Recommend reconnecting lubricating.
Page 19	Toilets	<ul style="list-style-type: none"> • Repair: Toilet tank in the basement bath is loose. Recommend tightening.
Interior		
Page 21	Walls	<ul style="list-style-type: none"> • Monitor: Observed moderate drywall cracking in entry hall and left bedroom. This type of cracking is typical with drywall construction and is not usually a structural deficiency. Monitor for further damage and repair if necessary.
Page 21	Ceiling Finishes	<ul style="list-style-type: none"> • Monitor: Noted a moisture stain in the hallway ceiling. The stain was dry at the time of inspection and does not appear to have occurred recently. Recommend conferring with current owner for details and monitor for spread.
Page 22	Windows	<ul style="list-style-type: none"> • Repair: Noted window in middle front bedroom with broken seal, resulting in interior staining of double-pane glass. Recommend replacement of glass and having a window specialist evaluate all windows in home for similar defects.
Page 22	Doors	<ul style="list-style-type: none"> • Repair: Noted a door to the basement, linen closet, hall door to left bedroom, and basement closet door that doesn't latch. Recommend re-hanging the doors or aligning strike plate so that doors latch properly. • Discretionary Improvement: Noted damaged door jamb at front door. Repair as needed. • Repair: A door to the toilet area in master bath, hall door to master bedroom and hall door to middle front bedroom did not close/open properly. At time of inspection, door was sticking at the top. Recommend rehanging door or shaving.
Fireplaces/Wood Stoves		

Page 25

Fireplace(s)

- Repair: The fireplace chimney should be inspected and cleaned prior to closing, if not done so in the past 36 months. Confer with owner.

Legacy Home Inspections

The Scope of the Inspection

All components designated for inspection in the InterNACHI® 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 the inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

Structure

Description of Structure

- Foundation: Poured Concrete | Basement Configuration | Slab on Grade
- Columns: Steel
- Floor Structure: Wood Joist
- Wall Structure: Wood Frame
- Roof Structure: Rafters | Oriented Strand Board Sheathing
- Roof Structure: Rafters | Spaced-plank

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average.

General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary as this time.. Some typical repairs are needed.

Columns/Beams/Joist

Observations:

- Repair: Noted roof bracing at front side of home (as seen in attic) were miscut and offered little support. Recommend replacing braces.



Roof braces miscut and loose



Roof braces miscut and loose

Limitations of Structure Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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: Asphalt Shingle
- Roof Flashing: Metal
- Chimney(s): Masonry
- Roof Drainage System: Aluminum - Downspouts discharge above grade and below grade
- Skylights: Curb-Type
- Method of Inspection: Walked on roof

Positive Attributes

The roof coverings are newer and appear to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The gutters are clean

General Comments

Some minor repairs are needed on features other than coverings.

Downspouts

- Repair: Downspouts should discharge water 24-36" from foundation to help prevent foundation damage and moisture intrusion. Recommend adding plastic extensions or French drains (underground extensions).



Extend downspout

Chimneys

- Repair: Noted several areas of spalling (flaking) on the chimney. This is a common condition of masonry chimneys. Recommend repair.
- Repair: Noted the concrete chimney cap was damaged/cracked. Recommend repair/sealing.



Replace mortar



Damaged chimney cap



Replace mortar

Limitations of Roofing Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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.

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 | Brick
- Eaves, Soffits, And Fascias: Wood
- Exterior Doors: Solid Wood | Metal
- Window/Door Frames and Trim: Aluminum | Wood
- Entry Driveways: Concrete
- Entry Walkways and Patios: Concrete
- Porches, Decks, Steps, Railings: Concrete | Wood
- Overhead Garage Door(s): Steel | Automatic Opener Installed
- Surface Drainage: Level Grade
- Fencing: Wood

Positive Attributes

A portion of the exterior siding that has been installed on the house is relatively low maintenance. The lot drainage was good, conducting surface water away from the building. The wood window frames are in generally good condition. The driveway and walkways are in good condition

General Comments

The exterior of the home is in generally good condition.

Porch

- Repair: Noted a small void underneath front porch. Recommend filling void with concrete or chat to prevent porch separation and prevent animal intrusion.



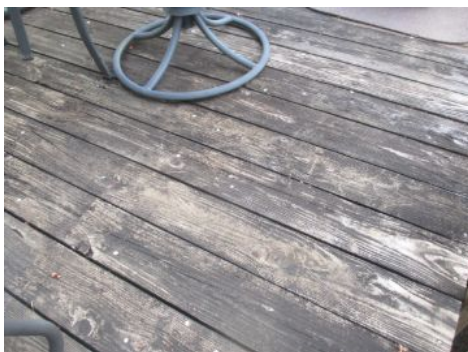
Small void under front porch



Small void under front porch

Deck

- Discretionary Improvement: The deck should be painted or stained to improve durability.
- Repair: The right handrail is loose. Recommend Repairing.



Paint/stain deck



Loose handrail

Siding/Trim

- Discretionary Improvement: Noted minor flaking paint on front and right side of home. Recommend scraping/painting as weather allows.
- Repair: Noted wood rot on fascia board on back side of home at roof level. Recommend replacement.



Flaking paint at front of home



Flaking paint on right side of home



Damaged fascia board on roof

Garage

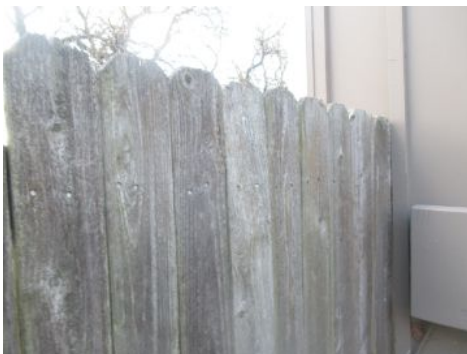
- Safety Issue: The garage door's auto reverse was unresponsive. When the garage door meets 5 PSI of resistance it should reverse its course. This problem can be easily corrected by adjusting the tension screws on the garage door opener's main box.



Adjust down force here

Fencing

- Discretionary Improvement: Fence should be stained or painted to protect from moisture damage.
- Discretionary Improvement: Fence should be stained or painted to protect from moisture damage.
- Repair: Noted minor damage to fence. Repair/replace as needed.
- Repair: Noted minor wood rot on perimeter fence. Recommend repair.



Paint/stain fencing



Damaged fencing at left side of yard



Damaged fencing at back side



Damaged fencing at back side



Damaged fencing at back side



Damaged fencing at back side

Landscaping

- Repair: Shrubs should be cut back 6-8" inches away from wall to prevent siding damage.



Cut back bushes



Cut back bushes

Pests

- Repair: Recommend moving firewood away from house at least 30 feet, as it invites termites.



Move firewood

Limitations of Interior Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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.

Electrical

Description of Electrical

- Size of Electrical Service: 120/240 Volt Main Service - Service Size: 200 Amps
- Service Drop: Underground
- Service Entrance Conductors: Aluminum
- Service Equipment & Main Disconnects: Main Service Rating 200 Amps | Breakers
- Service Grounding: Aluminum-Bare
- Service Panel & Overcurrent Protection: Panel Rating: 200 Amps
- Distribution Wiring: Copper
- Wiring Method: Non-Metallic Cable "Romex"
- Switches and Receptacles: Grounded
- Ground Fault Circuit Interrupters: Bathrooms | Garage
- Smoke Detectors: Present

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs.

Outlets

- Observation: Noted all first and second floor bathroom GFIs reset in garage.
- Repair: The installation of ground fault circuit interrupter (GFCI) devices is advisable in areas within six feet of running water. Recommend installing in kitchen.



Bathroom GFIs reset in garage



Install GFIs in kitchen on both sides of sink

Lights

- Repair: Observed an inoperative light in middle back bedroom. Recommend repair/replace burned out bulb.



Missing light in middle back bedroom

Limitations of Electrical Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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 may prevent 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 | MFG Name: Lennox | Model Number: ML180UH090P48B-01 | Serial Number: 5912F09757 | MFG. Date: 2012
 - Vents, Flues, Chimney(s): Metal-Single Wall | Masonry-Lined
 - Heat Distribution Method: Ductwork
-

Positive Attributes

The heating system is in generally good condition. Heat distribution within the home is adequate

General Comments

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

Limitations of Heating Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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, and electronic air filters are not inspected.
- * Solar space heating equipment/systems are not inspected.

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 | 240 Volt Power Supply
- Central System Type: Air Cooled Central Air Conditioning | Manufacturer: Goodman | Model Number: CKL36-1L | Serial Number: 0501030209 | MFG. Date: 2005
- Other Components: Whole House Fan

Positive Attributes

The capacity and configuring of the system should be sufficient for the home

General Comments

The system shows no visible evidence of major defects. Due to temperature constraints, was not able to fully inspect the cooling system. When outside temperature is below 65 degrees, substantial damage can be done to refrigerant lines. Some minor repairs are needed.

Central Air Conditioning

- Monitor: Was unable to test the air conditioner due to temperature constraints. If concerned about the condition of the unit, request bill of service from homeowner. Both the furnace and AC should be serviced annually.
- Repair: Recommend cleaning leaves/grass/dust from external fins of AC unit.
- Repair: Noted gap in seal where refrigerant line enters house. Recommend enhancing seal.



Clean grass from AC unit



Seal gap

Limitations of Cooling/Heat Pumps Inspection

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

- * Windows mounted air conditioning units are not inspected.
- * The cooling supply adequacy or distribution balance are not inspected.

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: R12 Fiberglass in Original Walls | Not Visible
- Basement Wall Insulation: R8 Fiberglass on portion of walls in basement | Not Visible
- Roof Ventilation: Soffit Vents | Roof Vents
- Exhaust Fan/Vent Locations: Bathroom(s) | Kitchen | Dryer

Positive Attributes

This is a well insulated home.

General Comments

There are minor issues with the ventilation and/or insulation.

Attic/Roof

- Repair: Recommend removing bird from attic space above front door.
- Repair: Recommend insulating access panel to attic in linen closet.



Bird located in space above front door



Insulate access panel to attic

Radon Mitigation System

Observations:

- Monitor: Recommend periodic monitoring of radon mitigation system. When viewing vacuum monitor installed on PVC pipe in basement. An uneven liquid level indicates the system is operative.



Radon vacuum monitor in basement

Limitations of Insulation/Ventilation Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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.
- * 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.

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: Front Wall of Basement
- Interior Supply Piping: Copper
- Water System: Public Sewer System
- Drain, Waste, & Vent Piping: Plastic | Cast Iron
- Water Heater: Gas | Approximate Capacity (in gallons): 50 | Manufacturer: State | Model Number: GS650BRT 400 | Serial Number: 1533A018328 | MFG. Date: 2015

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 above average. The plumbing fixtures appear to have been well-maintained. Some of the plumbing fixtures within the home have been upgraded

General Comments

The plumbing system requires some typical minor improvements.

Sinks

- Repair: Lift rod (controls the stopper) at right sink in master bathroom was inoperative. Recommend reconnecting lubricating.



Inoperative lift rod in master bath

Toilets

- Repair: Toilet tank in the basement bath is loose. Recommend tightening.



Loose tank in basement bath

Limitations of Plumbing Inspections

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

- * Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below 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 connected 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

- Walls and Ceilings: Drywall
- Floor Surfaces: Carpet | Tile | Wood | Concrete
- Window Type: Double/Single Hung | Fixed Pane | Double Glazed
- Doors: Wood Solid Core
- Doors: Wood Hollow Core

Positive Attributes

The interior finishes of the home are in above average condition.

General Comments

Interior Finishes: On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. • Windows and Doors: The majority of the doors and windows are good quality. • Floors: The floors of the home are relatively level and walls are relatively plumb.

Walls

- Monitor: Observed moderate drywall cracking in entry hall and left bedroom. This type of cracking is typical with drywall construction and is not usually a structural deficiency. Monitor for further damage and repair if necessary.



Drywall crack in hallway

Ceiling Finishes

- Monitor: Noted a moisture stain in the hallway ceiling. The stain was dry at the time of inspection and does not appear to have occurred recently. Recommend conferring with current owner for details and monitor for spread.



Water stain in hallway

Windows

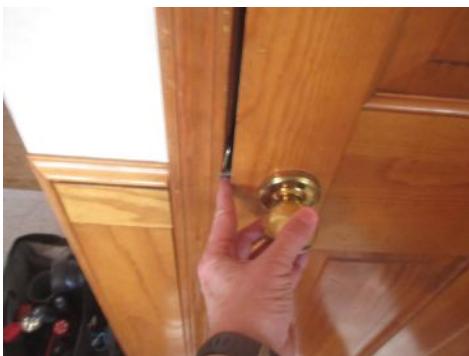
- Repair: Noted window in middle front bedroom with broken seal, resulting in interior staining of double-pane glass. Recommend replacement of glass and having a window specialist evaluate all windows in home for similar defects.



Window in middle front bedroom with broken seal

Doors

- Repair: Noted a door to the basement, linen closet, hall door to left bedroom, and basement closet door that doesn't latch. Recommend re-hanging the doors or aligning strike plate so that doors latch properly.
- Discretionary Improvement: Noted damaged door jamb at front door. Repair as needed.
- Repair: A door to the toilet area in master bath, hall door to master bedroom and hall door to middle front bedroom did not close/open properly. At time of inspection, door was sticking at the top. Recommend rehanging door or shaving.



Basement door won't latch



Realign strike plate for doors that won't latch



Damaged door jamb



Bathroom door sticks at top



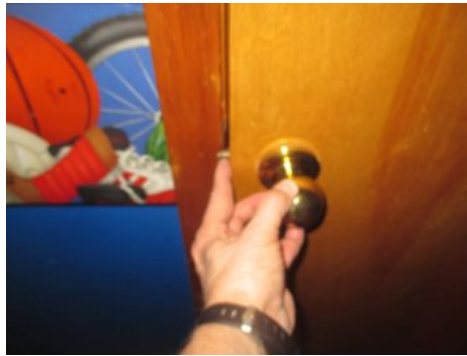
Hall door to master bedroom sticks at top



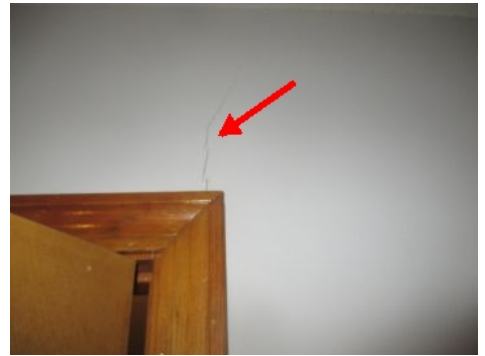
Hall door to middle front bedroom sticks at top



Linen closet door won't latch



Bedroom door won't latch



Wall in left bedroom



Basement closet door won't latch

Limitations of Interior Inspection

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

- * Furniture, storage, appliances and/or wall hanging 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.

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

Appliances

Description of Appliances

- Appliances Tested: Built-In Electric Oven | Electric Cooktop | Microwave Oven | Dishwasher | Garbage Disposal | Refrigerator
 - Laundry Facility: 240 Volt Circuit for Dryer | Dryer Vented to Building Exterior | 120 Volt Circuit for Washer | Hot and Cold Water Supply for Washer
 - Other Components Tested: Kitchen Exhaust Fan | Door Bell
-

Positive Attributes

All appliances that were tested responded satisfactorily.. The kitchen and laundry facilities are well organized. The kitchen and cabinetry is above average quality. The kitchen and cabinetry is average quality. The appliances that have been installed in the kitchen are good quality

General Comments

No repairs needed at this time.

Limitations of Appliances Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not 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 performances 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: Masonry Firebox
 - Vents, Flues, Chimney(s): Masonry Chimney-lined
-

General Comments

Some work is needed on either fireplace or its components.

Fireplace(s)

- Repair: The fireplace chimney should be inspected and cleaned prior to closing, if not done so in the past 36 months. Confer with owner.
-

Limitations of Fireplaces/Wood Stoves Inspection

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

- * The interior of flues or chimneys are not inspected.
- * Firescreens, fireplace doors, appliance gasket 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.

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