

# Building Inspection Report

1234 J Street Napa, CA



Inspection Date: 8/30/2017

Prepared For:

M B

Prepared By:

**NAPA VALLEY**

HOME INSPECTIONS

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Report Number: 20171375

Inspector: Dean Alm; CMI

## THE SCOPE OF THE INSPECTION

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

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

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## Report Overview

### CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

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

# Structure

## DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Foundation:	•Piers <b>Columns:</b> •Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing



## STRUCTURE OBSERVATIONS

### RECOMMENDATIONS / OBSERVATIONS

#### Foundation

- **Monitor:** Minor settlement cracks were observed in the brickwork and stucco walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be critical. *The chimney must come down; it's broken at the roofline and is a serious safety hazard to residents and the public on the sidewalk out front.*
- **Major Concern:** The garage slab & perimeter foundation shows evidence of cracking and heaving. Given the history of this area, it is likely that this condition is the result of expansive soil conditions combined with seismic events. This can be a serious structural problem. A structural engineer who is expert regarding expansive soils should be consulted to further evaluate this condition and the remedies available.



### Crawl Space

- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Repair:** All potential vermin entry points to the crawl space should be sealed to reduce risk of pest activity or damage.
- **Repair:** There is evidence of vermin activity in the crawl space. A pest control specialist should be consulted for treatment and control advice.
- **Monitor:** There is evidence of seasonal water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see Exterior and/or Roof). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.



- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building.
- **Major Concern, Repair:** The floor structure shows evidence of substantial rot below the bathrooms. Some repairs were done, some rot remains. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.

### Exterior Walls

- **Major Concern, Repair:** Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. A structural engineer or a repair specialist who is familiar with residential building failures should be consulted to further evaluate this condition and the remedies available. Recommend a qualified contractor tuck point as needed.



## Roof

- **Monitor:** Prior repairs to the roof structure are evident. Consult the current owner regarding this prior work.

## Wood Boring Insects

- **Monitor:** This home is in an area known for wood destroying insect activity. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.



## LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

# Roofing

## DESCRIPTION OF ROOFING

- |                              |   |
|------------------------------|---|
| <b>Roof Covering:</b>        | •Asphalt Shingle                                    |
| <b>Roof Flashings:</b>       | •Metal •Roofing Material (Shingles)                 |
| <b>Chimneys:</b>             | •Masonry  |
| <b>Roof Drainage System:</b> | •Galvanized Steel •Downspouts discharge above grade |
| <b>Method of Inspection:</b> | •Walked on roof                                     |

## ROOFING OBSERVATIONS



## RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

- **Deferred Cost Item:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon.
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.



### Flashings

- **Repair:** The flashing is rusting. It should be painted to extend its life. Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.



### Chimneys

- **Major Concern, Repair, Safety Issue:** The masonry chimney shows evidence of substantial deterioration, broken at the roofline. Rebuilding from the shoulders up is needed to assure a safe and functional flue.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

## LIMITATIONS OF ROOFING INSPECTION

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

<b>Wall Covering:</b>	•Stucco •Brick
<b>Eaves, Soffits, And Fascia:</b>	•Wood
<b>Exterior Doors:</b>	•Metal •French Doors • Wood
<b>Window/Door Frames and Trim:</b>	•Vinyl-Covered •Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete, Brick & Pavers
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS



### General Comments

The exterior of the home has lacked some maintenance; repairs are needed.

### RECOMMENDATIONS / OBSERVATIONS



### Exterior Walls

- **Repair:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable to prevent further deterioration.
- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.
- **Repair:** Tree branches should be trimmed away from the house.

### Exterior Eaves

- **Repair:** Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

### Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.
- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage.
- **Repair, Safety Issue:** The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house. Openings should be sealed for your protection. Garage
- **Possible Major Concern, Repair, Safety Issue:** Proper fire separation between the garage and house is required.

### Garage

- **Repair, Safety Issue:** The door between the house and garage should be fire rated to one hour, weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

### Lot Drainage

- **Major Concern, Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least four (4) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

### Driveway

- **Major Concern, Monitor:** The soil below the driveway and garage has settled and/or heaved. Persisting movement may result in the need for resurfacing.

### Walkway

- **Repair, Safety Issue:** The walkway in various locations presents a trip hazard. This condition should be altered for improved safety.

### Fencing

- **Repair:** The fencing is in only fair condition. Repairs are needed.

### Discretionary Improvements

Re-surfacing of the walks & driveway would be a logical improvement.

## LIMITATIONS OF EXTERIOR INSPECTION

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

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

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



# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: Exterior
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Distribution Wiring:</b>	•Copper •Aluminum-Multi-Strand
<b>Wiring Method:</b>	•Fabric-Covered • Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen

## ELECTRICAL OBSERVATIONS



### General Comments

**Major Concern:** Inspection of the electrical system revealed the need for numerous repairs. These should be a high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. A licensed electrician should be consulted to undertake the repairs recommended by a licensed electrician. A full review should be completed

- The installation of new batteries in smoke detectors inside and outside sleeping areas, and in the garage is recommended.
- CO detectors are now a legal requirement inside all homes, within 10 feet of any bedroom door.

[http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb\\_0151-0200/sb\\_183\\_bill\\_20100507\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0151-0200/sb_183_bill_20100507_chaptered.pdf)



## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

- **Major Concern, Repair:** The main distribution panel is obsolete and should be replaced. Zinsco.

### Distribution Wiring

- **Repair:** Abandoned wiring should be removed or appropriately terminated with a box and cover. Loose wiring in the crawl space and on the exterior should be secured.
- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.

### Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Safety Issue:** The ground fault circuit interrupter (GFCI) outlets in various locations did not respond correctly to testing during the inspection. These receptacles should be replaced by an electrician.

### Outlets

- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended for all counter plug circuits in the kitchen and bathrooms. A waterproof GFCI offers increased protection from shock or electrocution on exterior lines.

### Discretionary Improvements

During the course of any renovating, it is recommended that old wiring be replaced.

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. **A marginally sized electrical service is not a safety concern**, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

# Heating

## DESCRIPTION OF HEATING

<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Trane
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Heat Distribution Methods:</b>	•Insulated Ductwork

## HEATING OBSERVATIONS



### Positive Attributes

The heating system is newer and in generally good condition. Ask for warranty info & service records.

### RECOMMENDATIONS / OBSERVATIONS



- **Monitor:** The heating system may require service. This should be a regular maintenance item to assure safe, reliable heat. The installation of a “set back” thermostat may help to reduce heating and cooling costs.

## LIMITATIONS OF HEATING INSPECTION

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

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

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

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**Energy Source:** •Electricity •240 Volt Power Supply  
**Central System Type:** •Air Cooled Central Air Conditioning

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The system responded properly to operating controls.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Repair:** The air conditioning system requires servicing.
- **Repair:** The dirty air filter should be replaced.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Steel
<b>Main Water Valve Location:</b>	•Front of home
<b>Interior Supply Piping:</b>	•Galvanized Steel •Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Cast Iron •Steel
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At rear

## PLUMBING OBSERVATIONS



### Positive Attributes

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### General Comments

The plumbing system is showing signs of age. Updating the system will be required over time.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the ground outside.
- **Repair:** For enhanced safety, it is recommended that the connections of the water heater venting system be improved.
- **Repair:** Water heaters in seismic zones should be **properly** anchored or strapped to resist movement during earthquake conditions.



### Gas Piping

- **Repair:** The “union” in the gas piping is not suitably located. Unions in gas piping should only be found at meters and at appliances after the shut off valve.

### Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

### Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- **Monitor:** No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.

### Fixtures

- **Repair:** The toilet is loose, flooring is poorly trimmed; recommend re-securing to the floor and sealing as needed.

### Discretionary Improvements

During the process of plumbing fixture renovation, it would be wise to replace old piping that is exposed.

To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs would be wise.

## LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

# Interior

## DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Vinyl/Resilient •Carpet •Wood
Window Type(s) & Glazing:	•Sliders •Double Glazed
Doors:	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

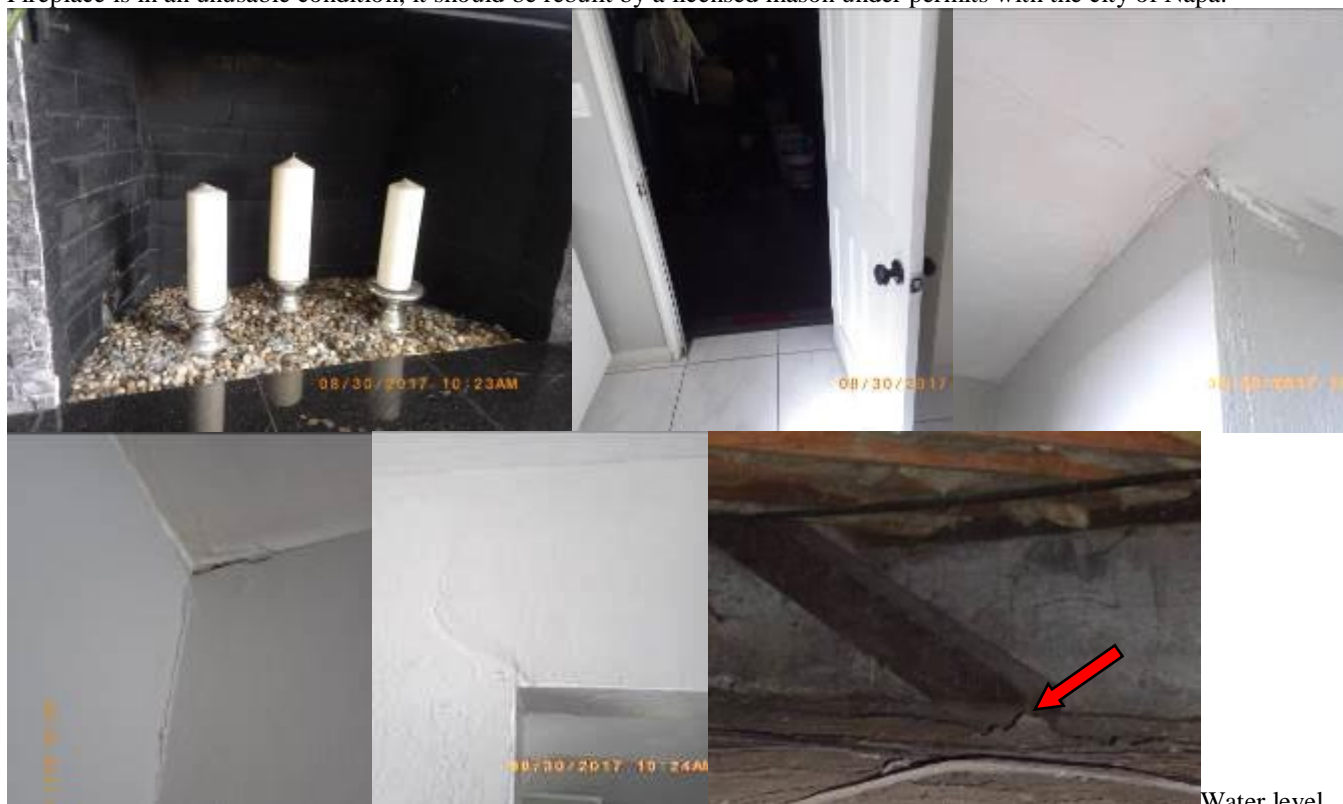
### Crawl space Leakage

- Monitor:** The crawl space shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all crawl spaces exhibit signs of moisture penetration and virtually all will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required.

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

### General Condition of Fireplace, Safety Issue:

Fireplace is in an unusable condition; it should be rebuilt by a licensed mason under permits with the city of Napa.



## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Larger than typical drywall cracks were noted in various areas.

**Floors**

- **Monitor:** The installation of the vinyl flooring in the main bathroom is not ideal.

**Doors**

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** The door between the garage and the interior of the house should be rated to resist fire as per local codes.

**Environmental Issues**

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

**Discretionary Improvements**

Install new exterior lock sets upon taking possession of the home.

**LIMITATIONS OF INTERIOR INSPECTION**

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

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

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

# Appliances

**DESCRIPTION OF APPLIANCES**

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<b>Appliances Tested:</b>	•Gas Range
<b>Appliances Tested:</b>	•Dishwasher
<b>Appliances Tested:</b>	•Waste Disposer
<b>Appliances Tested:</b>	•Clothes Washer •Clothes Dryer
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior
<b>Laundry Facility:</b>	•Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Laundry Facility:</b>	•120 Volt Circuit for Washer
<b>Other Components Tested:</b>	•Cooktop Exhaust Vent/Fan



## APPLIANCES OBSERVATIONS



### RECOMMENDATIONS / OBSERVATIONS



#### Gas Range

- **Repair:** The burners on the gas range need servicing.

#### Dishwasher

The dishwasher was not run on each cycle but was tested to ensure power and water are available.

- **Repair:** The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

#### Kitchen Exhaust Hood

- **Repair:** The kitchen exhaust hood fan has been installed directly over an outlet, the plug in should be removed.

#### Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe cover should be improved, recommend replacing with a new cover.

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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