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Report: 1058

Confidential Inspection Report

**██████████
Philadelphia, PA 19145**

September 29, 2015



Prepared for: ██████████

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September 30, 2015

Customer Name

RE: Any Street
Philadelphia, PA



Dear Buyer :

At your request, a visual inspection of the above referenced property was conducted on September 29, 2015 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR

Exterior Walls:

Siding/Walls:

Brick. Second floor rear has been sided improperly with asphalt shingles. The shingles on the back of the home were installed with the top edge revealed and top nailed. This will eventually fail and draw water towards the structure. The shingles mounted on the side rear second floor are losing adhesion and curling. Recommend removal of all shingles from side walls and installation of proper siding by a qualified contractor.

ROOF

Roof:

Roof Covering Condition:

Roofing material appears to be in fair condition for its age and nature. Age related wear noted. Many patches have previously been made. Monitor for future leakage. Budget to replace in the coming future. Cracks at seams noted at rear repair patch and along party wall to neighbor's roof. Entire roof requires a general coating of tar or silver aluminized paint for a solid seal end to end. Recommend repair by a qualified roofer to prevent leaks into the home.

Chimney: Rear Of Property

Flue:

There is no chimney rain cap installed. Installation of a chimney rain cap is recommended to prevent water from entering the chimney flue and causing damage. Also will prevent bird and critter entry. Unlined flue chimney flue

noted. Though this was typical for the time of construction, a chimney liner is now required for health and safety reasons. Recommend evaluation by qualified chimney professional for liner installation as needed for safety.

Chimney Cap/Crown:

No crown present. Water and animals can freely enter the flue and damage the property or appliances.

Recommend sealing off chimney by a qualified mason to keep rain and animals out of the home at this location.

BASEMENT - CRAWLSPACE

Basement:

Joists:

Dimensional wood joists, Rotted end bearing and moisture noted at joists visible at rear left corner. Recommend evaluation for repair as needed by qualified contractor to provide proper structural support.

ELECTRICAL SYSTEM

Main Service Panel:

Main Panel Observations:

Multiple over fused circuits noted at main service panel. This can allow a wire to burn when breaker should trip. Recommend evaluation by qualified electrician to repair the over fused condition for safety.

Visible Branch Wiring:

Branch Wiring:

Copper, Knob and tube wiring noted in use, visible at attic and upper floors. KnT style wiring dates back to the earliest days of electrical wiring and is considered antiquated by today's standards. Recently, a majority of insurance companies have rejected the insurability of knob and tube wiring and are calling for complete upgrade of all KnT wiring in houses they insure. Recommend evaluation by qualified electrician for rewiring as needed for safety and insurability.

Sub Panel:

Sub Panel Bonding:

Improper bonding noted at sub-panel. Ground and neutral wires not properly isolated or wired. Recommend evaluation for repair as needed by qualified electrician to prevent fire and shock risk.

Sub Panel Observations:

Electrical system appears outdated by today's standards. Fuses are no longer typically accepted as insurable. Recommend evaluation for upgrade to modern equipment by qualified electrician.

Attic Wiring:

Attic & Insulation:

Knob and tube wiring noted in use, visible in the attic. KnT style wiring dates back to the earliest days of electrical wiring and is considered antiquated by today's standards. Recently, a majority of insurance companies have rejected the insurability of knob and tube wiring and are calling for complete upgrade of all KnT wiring in houses they insure. Recommend evaluation by qualified electrician for rewiring as needed for safety and insurability.

Wiring:

Basement:

Openable former fuse box used as a junction box. This is not allowed. Recommend upgrade to proper junction boxes by a qualified electrician for safety.

Electrical Outlets:

Bathroom

Ground Fault Circuit Interrupter (GFCI) protection is required at all bathroom outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

Interior:

Most outlets in the house are ungrounded 2 prong style and of an age and style that may indicate knob and tube wiring. (i.e. baseboard mounted outlets, antique style outlets and switches)
KnT style wiring dates back to the earliest days of electrical wiring and is considered antiquated by today's standards. Recently, a majority of insurance companies have rejected the insurability of knob and tube wiring and are calling for complete upgrade of all KnT wiring in houses they insure. Recommend evaluation by qualified electrician for rewiring as needed for safety and insurability.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Heating system did not respond to controls. Recommend evaluation for service or repair as needed by qualified technician. Unit is heavily corroded.

Flue, Vent, Connector Pipe:

The flue connector pipe is metal and enters a masonry flue. Unlined masonry chimney noted. This was typical in the days of construction but is no longer considered safe for use. Recommend evaluation for liner installation as needed by qualified chimney professional.

INTERIOR ROOMS

Walls:

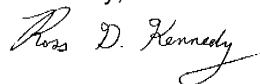
Interior:

Plaster. Water stains noted at dining room behind radiator. Moisture was detected at this location with efflorescence. These stains appear to be from an active leak. Further investigation is needed to determine repair needed.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Ross Kennedy
Kennedy Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

September 29, 2015.

Inspection Time:

4:00 PM.

Client:

Buyer

Inspection Site:Any Street.
Philadelphia, PA 19145**People Present:**

Buyer's agent, Buyer.

Building Characteristics:

Building Style & Type:

1 family, Townhouse.

Stories:

2

Occupancy:

Unoccupied.

Water Source: Public.**Sewage Disposal:** Public.**Utilities Status:** All utilities on.

Climatic Conditions:

Weather:

Overcast.

Soil Conditions:

Damp.

Outside Temperature (f):

70-80.

GROUNDS

We do not focus on cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grading and drainage is limited to only areas around the exterior of the foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

- Walks:*
 - Public sidewalk.
- Exterior Steps:*
 - Concrete. Stone.
- Handrails:*
 - Metal.

Patio:

- Masonry:*
 - Concrete. Water noted puddling in the rear corner of the patio again rear wall with moderately small amount of rain. Consider improvement by installed drainage at this location.



Fences & Gates:

- Type:*
 - Chain link.

Grading:

- Site:*
 - Generally flat.

Utility Connections:

- Oil Tank:*
 - An abandoned oil tank was noted at basement. Recommend removal by qualified contractor. Note: Removing unused fuel from a tank is more expensive than filling it. Verify that oil fill and vent pipes and connection have been removed.



- Natural Gas:*
 - Meter Location is basement.

EXTERIOR

All exterior landscaping should allow for ground surface and roof water to flow away from the foundation. All exterior surfaces should shed weather away from the dwelling. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Monitor and maintain all exterior systems to protect the dwelling.

Foundation:

Type:

- Stone - Masonry walls. Sometimes referred to as a rubble foundation.

Exterior Walls:

Siding/Walls:

- Brick. Second floor rear has been sided improperly with asphalt shingles. The shingles on the back of the home were installed with the top edge revealed and top nailed. This will eventually fail and draw water towards the structure. The shingles mounted on the side rear second floor are losing adhesion and curling. Recommend removal of all shingles from side walls and installation of proper siding by a qualified contractor.



Exterior Doors:

Type:

- Wood, Hinged.

Exterior Windows:

Type:

Exterior Sills:

- Vinyl frame / vinyl clad.
 - Metal Cladding- metal cladding is a good way to prevent wood and structure damage from the elements. Maintain caulking at seams to prevent cladding from trapping moisture against wood surfaces.

ROOF

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. It is recommended that you ask the sellers about any warranties related to the roofing, and that you include comprehensive roof coverage in your home insurance policy.

Roof:

Style: Flat.



Roof Access: Walked on roof.

Approximate Roofing Age:

Roof age is not known. Consult seller for more information as needed.

Roof Covering:

Tar and felt build-up roof.

Roof Covering Condition:

Roofing material appears to be in fair condition for its age and nature. Age related wear noted. Many patches have previously been make Monitor for future leakage. Budget to replace in the coming future. Cracks at seams noted at rear repair patch and along party wall to neighbor's roof. Entire roof requires a general coating of tar or silver aluminized paint for a solid seal end to end. Recommend repair by a qualified roofer to prevent leaks into the home.



Roof #2: Lower Rear Roof

Style: Flat.

Roof Access:

Walked on roof.

Roof Covering:

Modified bituminous membrane, often referred to as rubber roofing noted. Recommend recoat with silver aluminized coating every 2 to 4 years to prolong life.

Roof Covering Condition:

Roofing material appears to be in good condition for its age and nature. Monitor for

future wear and leakage.



Gutters & Downspouts:

Type & Condition:

- Aluminum, Subsurface downspout drains noted. Verify proper flow and maintain seasonally.



Chimney: Rear Of Property

Chimney Exterior:

- Brick. Loose bricks noted at chimney top. Recommend evaluation for repair as needed by qualified chimney mason.



Flue:

- ⊙ There is no chimney rain cap installed. Installation of a rain cap is recommended to prevent water from entering the chimney, which can cause damage. Also will prevent bird and critter entry. Unlined chimneys are not recommended. Though this was typical for the time of construction, a chimney liner is recommended for health and safety reasons. Recommend evaluation and repair.

professional for liner installation as needed for safety.



Chimney Cap/Crown:

- ⊙ No crown present. Water and animals can freely enter property or appliances. Recommend sealing off chimney keep rain and animals out of the home at this location.

ATTIC

The attic space by definition is the space between the top of insulation and the roof sheathing. This can be large and used for storage or as small as inches of ventilation space. Attics are entered when possible for inspection. Insulation coverage limits inspection of wiring and can hide evidence of leakage stains. Storage, if applicable, should be limited to light objects such as empty computer boxes, empty luggage and holiday decorations. Use caution when navigating the attic area being careful of footing and support.

Attic & Insulation:

Access:

- Hatch attic access, Attic inspected from hatch due to limited access/clearance.

Structure:

- Rafters.

Sheathing:

- Boards sheathing.

Insulation:

- No insulation noted in visible areas. Proper installation of insulation to increase the energy efficiency of the house is recommended. Address ventilation improvements as well.



BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access:

Unfinished, fully accessible.

Basement Stairs:

○ Wood, Stairs are serviceable. Keep clear of trip hazards.

Foundation Walls:

○ Stone.

Joists:

⊙ Dimensional wood joists, Rotted end bearing and moisture noted at joists visible at rear left corner. Recommend evaluation for repair as needed by qualified contractor to provide proper structural support.



Floor:

Windows:

Crawlspace:

Access:

Subfloor:

Boards.

Concrete floor.

The windows as installed appear to be satisfactory. Difficult operation is typical of basement windows.

Crawlspace was not accessible due to size of opening. Recommend gaining access for inspection prior to settlement. Most jurisdictions require crawlspaces to be accessible.



Joists:

○ Dimensional wood joists.

Ventilation:

- There is little or no ventilation noted in the crawlspace. Improved air flow, mechanical ventilation or conditioning will benefit the crawlspace environment and help to prevent moisture related issues. Consult qualified contractors for more info as desired.

ELECTRICAL SYSTEM

Inspectors are not electricians and do not perform load-calculations. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades that are hidden during out inspection. Any electrical repairs or upgrades should be made by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

Service:

Grounding Equipment: Grounding provided by connection to water supply pipe.

Main Service Panel:

Main Panel Location: Basement.

Main Circuit Breaker Rating: 100 amps.

Entrance Cable Size: #2 Aluminum: 100 amps.

Main Panel Rating: 100 amps.

Main Panel Observations: Multiple over fused circuits noted at main service panel. This can allow a wire to burn when breaker should trip. Recommend evaluation by qualified electrician to repair the over fused condition for safety.



Visible Branch Wiring:

Branch Wiring:

- Copper, Knob and tube wiring noted in use, visible at attic and upper floors. KnT style wiring dates back to the earliest days of electrical wiring and is considered antiquated by today's standards. Recently, a majority of insurance companies have rejected the insurability of knob and tube wiring and are calling for complete upgrade of all KnT wiring in houses they insure. Recommend evaluation by qualified electrician for rewiring as needed for safety and insurability.

Sub Panel:

Sub Panel Location:

- Basement.



Sub Panel Breaker Rating: ○ 30 amps.

Sub Panel Supply Cable Size: ○ #10 Copper: 30 amps.

Sub Panel Bonding: ⊙ Improper bonding noted at sub-panel. Ground and neutral wires not properly isolated or wired. Recommend evaluation for repair as needed by qualified electrician to prevent fire and shock risk.

Sub Panel Observations: ⊙ Electrical system appears outdated by today's standards. Fuses are no longer typically accepted as insurable. Recommend evaluation for upgrade to modern equipment by qualified electrician.

Attic Wiring:

Attic & Insulation:

- ⊙ Knob and tube wiring noted in use, visible in the attic. KnT style wiring dates back to the earliest days of electrical wiring and is considered antiquated by today's standards. Recently, a majority of insurance companies have rejected the insurability of knob and tube wiring and are calling for complete upgrade of all KnT wiring in houses they insure. Recommend evaluation by qualified electrician for rewiring as needed for safety and insurability.



Wiring:

Basement:

- ⊙ Openable former fuse box used as a junction box. This is not allowed. Recommend upgrade to proper junction boxes by a qualified electrician for safety.



Type & Condition:

Service:

Electrical Outlets:

Bathroom

- Aluminum, 110/220 Volt, Circuit breakers. Overhead.
- ⊙ Ground Fault Circuit Interrupter (GFCI) protection is required at all bathroom outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



Interior:

- ⊙ Most outlets in the house are ungrounded 2 prong style and may indicate knob and tube wiring. (i.e. baseboard mounted outlets and switches)
KnT style wiring dates back to the earliest days of electricity and is antiquated by today's standards. Recently, a majority of insurance companies have rejected the insurability of knob and tube wiring and are cancelling policies on all KnT wiring in houses they insure. Recommend hiring a qualified electrician for rewiring as needed for safety and insurability.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual if there is a concern.

Normal service and maintenance is recommended on a yearly basis.

Heating Equipment:

Fuel Source:

- Natural Gas. Missing drip leg noted at gas supply to furnace. Gas supply is required to come to the unit from a vertical direction and enter the unit at a "T" with a proper drip leg. Recommend evaluation for repair/installation as needed by qualified technician.



Heat Type:

Hydronic; circulating hot water boiler. Location- Basement.



Brand: REPCO.

Age / Date Manufactured:

Manufactured/installed in 1980.

Furnace Efficiency:

○ The heating system inspected is older. Recommend budgeting for near future replacement or upgrade.

General Operation & Cabinet:

⊙ Heating system did not respond to controls. Recommend evaluation for service or repair as needed by qualified technician. Unit is heavily corroded.



Burners / Heat Exchangers: ○ No ignition at time of inspection.

Flue, Vent, Connector Pipe:

⊙ The flue connector pipe is metal and enters a masonry flue. Unlined masonry chimney noted. This was typical in the days of construction but is no longer considered safe for use. Recommend evaluation for liner installation as needed by qualified chimney professional.



Normal Thermostatic Controls: Single zone heating/cooling.

PLUMBING SYSTEM

All underground, under slab, and hidden piping related to water supply, waste, or sprinkler use are excluded from this visual inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not in daily use. The inspector cannot state the effectiveness or operation of any water conditioning equipment, fire and lawn sprinkler systems, on-site well water quality and quantity, on-site waste disposal systems, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Main Water Supply:

- Water Source:* Public water, Meter located in basement, Main shutoff located at meter. Maintain clear access.
- Main Supply Pipe Material:* Copper.

Secondary Supply Pipes:

- Material:* Copper.

Waste Pipes:

- Material:* Plastic, Cast Iron.

Water Heater:

- Type:* Tank type water heater. Tank water heaters in this area typically last 10 to 14 years. Suggest replacement prior to failure to prevent leakage.
- Fuel Source:* Natural Gas. Shut off noted at unit.
- Make:* Rheem.
- Age:* Manufactured/Installed in 2015.
- Capacity:* 40 Gallons.
- Temperature/Pressure Relief Valve (tpr):* Proper TPR down pipe noted.

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor test all of their settings or cycles. Appliances are not moved during the inspection.

Kitchen Floor:*Type:*

- Engineered Wood Floating Floor.

Kitchen Sink:*Sink:*

- Stainless Steel.

Sink Fixture:

- Kitchen faucet and supply plumbing is functional. Hand sprayer is functional.

Sink Drain:

- Monitor kitchen sink trap and drain lines for future drips or leak.

Kitchen Counters:*Counters Material:*

- Corian type composite or quartz.

Kitchen Cabinets:*Cabinets Material:*

- Wood.

Cooktop / Oven/Stove:*Type & Condition:*

- Burners and oven were tested and found functional, Gas.

Refrigerator:*Type & Condition:*

- Frig was tested for operation temperature. Below freezing in the freezer and below 40 in the frig. Unit tested functional.

BATHROOMS

We inspect bathrooms for function and not necessarily form. We do not leak test shower pans and do not test tub vents as overflow drains. We recommend regular inspection of caulk and grouted surfaces for resealing as needed.

Floors:*Bathroom*

- The floor covering material is Ceramic Tile.

Sink:*Bathroom*

- Bathroom sinks and faucets were tested and found functional. Stopper needs adjustment in sink.

Toilet:*Bathroom*

- Toilets were inspected and tested and found functional and tight to the floor.

Tub/Shower Fixtures:*Bathroom*

- Shower and tub fixture were tested and found functional.

Tub/Shower And Walls:*Bathroom*

- Ceramic Tile. Shower walls appear serviceable.

Bath Ventilation:*Bathroom*

- Openable window for ventilation noted.

Switches & Light Fixtures:*Bathroom*

- Tested operable.

INTERIOR

Our inspection of living spaces includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Interior:*Stairs/Railings:*

- Proper railings noted at stairs.

INTERIOR ROOMS

Walls:

Bathroom

Interior:

- Plaster.
 - ⊙ Plaster. Water stains noted at dining room behind radiator. Moisture was detected at this location with efflorescence. These stains appears to be from an active leak. Further investigation is needed to determine repair needed.



Ceilings:

Bathroom

Interior:

- Plaster.
 - Plaster.

Windows:

Bathroom

Interior:

- All windows were tested where accessible and found operable with only minor sticking noted. Window require seasonal attention to remain operable.
 - Type: Vinyl frame / vinyl clad, Double glazed insulated, All windows were tested where accessible and found operable with only minor sticking noted. Window require seasonal attention to remain operable.

Floors:

Interior:

- Wood flooring, Engineered Wood Floating Floors, Ceramic tile flooring.

Doors:

Interior:

- Wood, Doors are in generally good condition and found functional.

Closets:

Interior:

- Closet in middle bedroom was padlocked closed and not inspected.



Switches & Fixtures:

Interior:

- A representative number of switches and lights were tested. 3 way switches are not verified and mystery switches may exist.

Ceiling Fans:

Interior:

- Ceiling fan(s) tested and found functional.

Heat Sources:

Interior:

- Hot water/steam radiators.

Smoke / Fire Detector:

Interior:

- Smoke detectors noted but not tested. Batteries should be changed twice a year. Quantity and location requirements for smoke detectors is determined by the local fire marshal.