



00/00/0000
RE: 1111 Sample
Dear Buyer,

On 00/00/0000 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I hope the enclosed information is helpful and I hope you enjoy every aspect of your home.

Sincerely,

The HomeTeam Inspection Service

A handwritten signature in black ink, appearing to read "Victor Glaberman", is written over a light grey rectangular background.

Victor Glaberman
NC#1614
SC#1744





SUMMARY REPORT

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This 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.

I. EXTERIOR:

1. Wood rot and/or decay damage found on the roof fascia boards in the following location/s of the property: front at the garage and porch areas; left at the middle area. A Wood rot and/or decay is water damage from a heavy and constant exposure that encourages the growth of fungi and bacteria, usually from delayed home maintenance (painting and/or sealing). Fascia board damage is often also caused from damaged and/or deteriorated gutters. Recommend a qualified Contractor evaluate further and repair/replace where necessary.
2. Wood rot was found in one or more areas on soffit boards on the left side of the house. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.
3. The paint coat was damaged or bubbling on the fascia board all around the house. A qualified contractor should evaluate the coating and corrected as needed to prevent wood board from the future deterioration.
4. Decomposition (rot damage) of wood siding was observed in the following locations on this property: over the front patio under the gutter end. A. Wood siding, unless it is a naturally decay resistant species, requires routine painting or sealing. A poorly applied coat of paint may prove harmful by trapping moisture and causing rot. Proper caulking is also important. Recommend repair/replace all decomposed (rotted) wood siding panels identified above.
5. Wood rot and/or decay damage found on the casing and/ or sill around the doors/windows in the following location/s of the property: front window on the left side of the house, garage door and rear sliding door. Recommend a qualified

Contractor evaluate further and repair/replace where necessary.

6. Minor settlement cracks (1/8" or less) present in exterior walkway. Recommended to seal cracks to prevent future deterioration. Numerous products exist to seal such cracks including: [*]Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example. [*]Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example. [*]Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.
7. The garage vehicle has a wood rot damaged/cracked framing and panels at the several areas. Recommend repair/replace as required.
8. One hinge between garage door panels was loose. This should be repaired.
9. The garage vehicle-door track wheels are noisy when the door opens and/or closes. Recommend lubricate or adjust track wheels and inside tracks as required.
10. The gutters are rusted and in poor condition, and should be evaluated and repaired or replaced if needed by specialist.

II. ROOFING AND ATTIC:

11. Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.
12. The gable attic vents were covered with plastic. The plastic should be removed for proper attic ventilation.

III. STRUCTURAL COMPONENTS:

13. The floor insulation was missing or loose at the several areas of the crawlspace. A General Contractor should properly insulate all floor structure without any voids.
14. A vapor barrier was missing in the crawlspace around the garage foundation wall. It should be properly installed by qualified contractor.

IV. PLUMBING SYSTEM:

15. The wax ring that seals the closet bend of the toilet was leaking, as indicated by the stains and water around the base of the toilet in the hallway bathroom. A

- Licensed Plumbing Contractor should evaluate the toilet and repair as needed.
16. The shower diverter valve in the tub/shower is defective. The diverter was too tight for normal operation. Recommend having a qualified plumbing contractor repair or replace the tub faucet/shower diverter valve.
 17. The copper pipe was connected directly to the galvanized nipples on the water heater. Two dissimilar materials should be connected through dielectric union to prevent corrosion. A Licensed Plumbing Contractor should be evaluate the water heater installation and determine the necessary corrective measures.

V. ELECTRICAL SYSTEM:

18. The electrical double switch was loose at the wall point at the front part of the garage. Electrician should properly secured switch.
19. No ground fault circuit interrupter (GFCI) outlet/s installed in the kitchen. GFCI outlets help prevent electric shocks in areas that may have water present. This was an NEC (National Electrical Code) requirement to have GFCI outlets installed in kitchen (since 1987). Recommend having a licensed Electrical Contractor install GFCI protected outlets where necessary.

VI. INTERIOR:

20. The attic access pull down door over the attached garage doesn't have a one-hour fire rating. Wall and ceiling surfaces in an attached garage should be fire rated for one hour to prevent or slow the spread of fire from the garage to interior living spaces. This door should be replaced or coated with a material that has a one hour fire rating. A General Contractor should determine the necessary corrective measures.
21. The window in the front left bedroom could not stay open and has a detached or broken tension spring, bar, or cable that should be repaired or replaced. The tension spring, bar, or, cable is a safety device that holds the window in the open position.
22. Door was bound at the top jamb in the rear left bedroom. The door should be adjusted for proper operation.
23. The door jamb was broken in the master bathroom. The door should be repair or replaced as needed.
24. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.
25. Minor settlement cracks seen on the drywall in some locations on the ceiling in the family room and wall in master bedroom. Recommend having a qualified Contractor repair as required. Typical repairs may include covering the small visible gaps found with fiberglass drywall tape and coating with drywall

compound where necessary. Client should also be aware that such cracks can reappear, and typically if they are not repaired correctly.

26. The floor covering was pulled up and discoloring along the sliding door in the kitchen. A General Contractor should determine the cause of the covering damage and the necessary repair.
27. The wet/damaged floor covering in the hallway bathroom should be repaired/replaced as needed.
28. The dishwasher functions but is excessively noisy. The Client may want to evaluate this personally and have an appliance technician evaluate and repair/replace as necessary.

VII. MECHANICAL SYSTEM:

29. The gas leak was detected around control valve on the furnace. A Mechanical Contractor should evaluate the valve, pipes and determine the necessary repairs.
30. Although the heating system was operational, there was rust and metal rusted debris in the bottom of the combustion chamber. The unit should be cleaned and serviced by a licensed HVAC professional. Also, the burners will need to be removed to further examine the heat exchangers to determine if there is any damage.
31. The condensate primary line was not trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.
32. The overflow pan under the coil on the attic was full of debris and should be cleaned out.
33. Last service date of the cooling and heating system is more than two years ago or is unable to be determine. Recommend that this system be inspected, cleaned, serviced and repaired as needed by a Mechanical Contractor.



INSPECTION REPORT



GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be

disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The approximate temperature at the time of the inspection was 55 to 60 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyer was not present during the inspection.

The inspected property consisted of a one story wood-framed structure that was vacant at the time of the inspection. The age of the home, as reported by the MLS sheet was said to be 21 years old.

Structures that have been vacant for a period of time may present unique problems when the buyer moves in. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction upon first use.

SIDING:

The exterior of the inspected property was clad with wood lap siding. There were visual defects on the visible portions of the exterior.

Needs Service/Repair

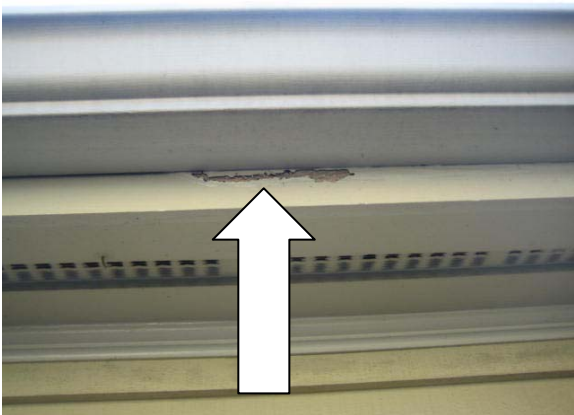
- Wood rot and/or decay damage found on the roof fascia boards in the following location/s of the property: front at the garage and porch areas; left at the middle area. A Wood rot and/or decay is water damage from a heavy and constant exposure that encourages the growth of fungi and bacteria, usually from delayed home maintenance (painting and/or sealing). Fascia board damage is often also caused from damaged and/or deteriorated gutters. Recommend a qualified Contractor evaluate further and repair/replace where necessary.



- Wood rot was found in one or more areas on soffit boards on the left side of the house. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.



- The paint coat was damaged or bubbling on the fascia board all around the house. A qualified contractor should evaluate the coating and corrected as needed to prevent wood board from the future deterioration.



- Decomposition (rot damage) of wood siding was observed in the following locations on this property: over the front patio under the gutter end. A. Wood siding, unless it is a naturally decay resistant species, requires routine painting or sealing. A poorly applied coat of paint may prove harmful by trapping moisture and causing rot. Proper caulking is also important. Recommend repair/replace all decomposed(rotted) wood siding panels identified above, and any other siding panels that may be damaged, which may only become identified by carefully examining each individual panel, which is beyond the scope of our Inspection.



- Wood rot and/or decay damage found on the casing and/ or sill around the doors/windows in the following location/s of the property: front window on the left side of the house, garage door and rear sliding door. Recommend a qualified Contractor evaluate further and repair/replace where necessary.



LOT GRADE:

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

WALKWAY AND PORCH:

There was a concrete walkway leading to concrete porch in the front of the home. The porch column were square and built from concrete. There were no major visual defects observed in the walkway or the porch.

Needs Service/Repair

- Minor settlement cracks (1/8" or less) present in exterior walkway.

Recommended to seal cracks to prevent future deterioration. Numerous products exist to seal such cracks including:[*]Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.[*]Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.[*]Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.

OVER GROWTH:

Extensive plant growth was observed against the. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.

DRIVEWAY:

There was a concrete driveway in the front of the home which led to the garage. There were no major visual defects observed in the driveway.

GARAGE:

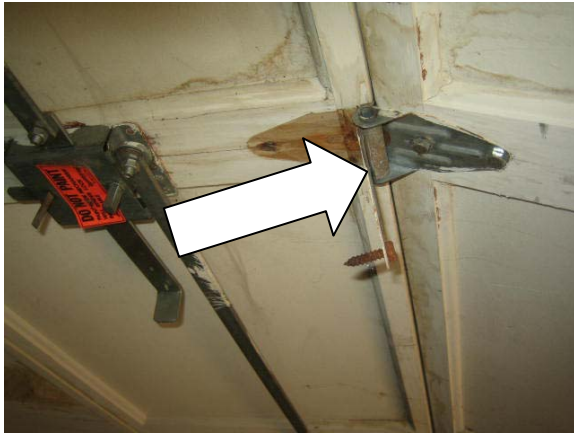
The attached garage was designed for one car with access provided by one overhead-style door. The Overhead Door brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The concrete garage floor was in fair condition. There were major visual defects observed in the garage or the door mechanisms.

Needs Service/Repair

- The garage vehicle has a wood rot damaged/cracked framing and panels at the several areas. Recommend repair/replace as required.



- One hinge between garage door panels was loose. This should be repaired.



- The garage vehicle-door track wheels are noisy when the door opens and/or closes. Recommend lubricate or adjust track wheels and inside tracks as required.
- The electrical double switch was loose at the wall point at the front part of the garage. Electrician should properly secured switch.



- The attic access pull down door over the attached garage doesn't have a one-hour fire rating. Wall and ceiling surfaces in an attached garage should be fire rated for one hour to prevent or slow the spread of fire from the garage to interior living spaces. This door should be replaced or coated with a material that has a one hour fire rating. A General Contractor should determine the necessary corrective measures.



PATIO:

There was a concrete patio located in the back of the home. There were no major visual defects observed to the patio.

ROOF STRUCTURE:

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering was approximately 3 to 5 years. There was one layer of shingles on the roof at the time of the inspection.

There was light curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

Needs Service/Repair

- Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.



GUTTERS:

The roof drainage system consisted of galvanized metal gutters and downspouts which found to be in need of repair at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were major visual defects observed on the visible portions of the gutters or downspouts.

Further evaluation needed by Specialist

- The gutters are rusted and in poor condition, and should be evaluated and repaired or replaced if needed by specialist.



CHIMNEY:

There was one chimney. Observation of the chimney exterior was made from the ground, with the aid of binoculars. There were no major visual defects observed on the exterior.

FOUNDATION:

The foundation was constructed of brick. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

SLAB ON GRADE:

Construction Type: Slab on Grade.

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no major visual defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

PLUMBING:

The visible water distribution lines throughout the home were copper pipe. The water was supplied by a public water supply. The water supply line was copper. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 60 to 70 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

Needs Service/Repair

- The wax ring that seals the closet bend of the toilet was leaking, as indicated by the stains and water around the base of the toilet in the hallway bathroom. A Licensed Plumbing Contractor should evaluate the toilet and repair as needed.



- The shower diverter valve in the tub/shower is defective. The diverter was too tight for normal operation. Recommend having a qualified plumbing contractor repair or replace the tub faucet/shower diverter valve.

The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point in the garage.

Limitations:

The plumbing supply, drains, and waster piping materials are not visible due to slab foundation construction. Material identification was based on visible piping in the attic and at interior fixture locations.

GAS METER:

The gas meter was located on the right exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

WATER HEATER:

There was a 40 gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by General Electric, model number SG40T12. Information on the water heater indicated that it was manufactured 2 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

Needs Service/Repair

- The copper pipe was connected directly to the galvanized nipples on the water heater. Two dissimilar materials should be connected through dielectric union to prevent corrosion. A Licensed Plumbing Contractor should be evaluate the water heater installation and determine the necessary corrective measures.



ELECTRIC SERVICE:

The underground electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall. The service aluminum wire entered a Square D service panel, located on the garage wall with a 100 amp and 120/240 volt rated capacity. The distribution panels were located exterior wall. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

SWITCHES-RECEPTACLES:

The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, bathroom and garage. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional.

Needs Service/Repair

- No ground fault circuit interrupter (GFCI) outlet/s installed in the kitchen. GFCI outlets help prevent electric shocks in areas that may have water present. This was an NEC (National Electrical Code) requirement to have GFCI outlets installed in kitchen (since 1987). Recommend having a licensed Electrical Contractor install GFCI protected outlets where necessary.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company

equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS:

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of wood, double hung style, with single pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

Needs Service/Repair

- The window in the front left bedroom could not stay open and has a detached or broken tension spring, bar, or cable that should be repaired or replaced. The tension spring, bar, or cable is a safety device that holds the window in the open position.
- Door was bound at the top jamb in the rear left bedroom. The door should be adjusted for proper operation.
- The door jamb was broken in the master bathroom. The door should be repair or replaced as needed.



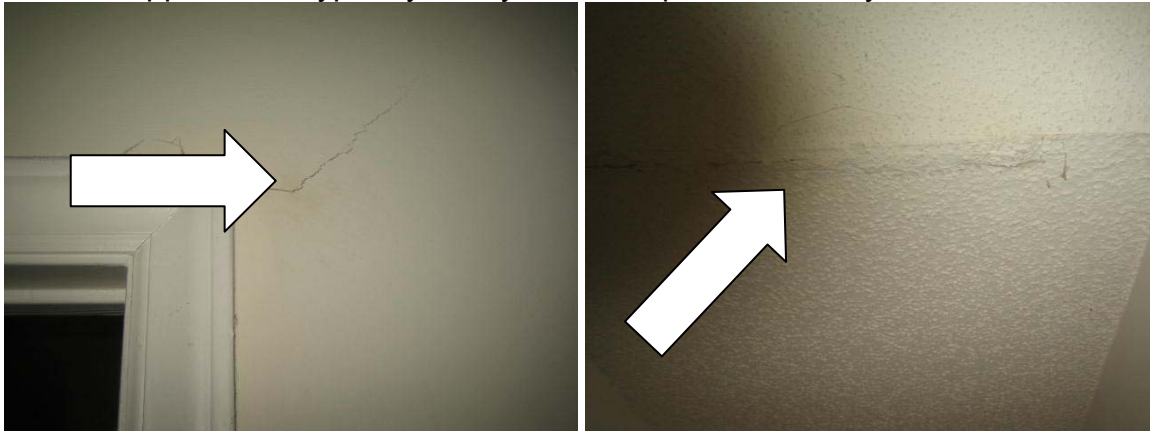
The wall structure was not accessible for inspection due to finished areas. The wall

structure was only visible in the gable end of of the attic framing. The framing in this area was constructed using standard dimensional lumber.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

Needs Service/Repair

- Minor settlement cracks seen on the drywall in some locations on the ceiling in the family room and wall in master bedroom. Recommend having a qualified Contractor repair as required. Typical repairs may include covering the small visible gaps found with fiberglass drywall tape and coating with drywall compound where necessary. Client should also be aware that such cracks can reappear, and typically if they are not repaired correctly.



FIRST LEVEL:

The first level consisted of three bedrooms and two full bathrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were visual defects observed on the first level.

Needs Service/Repair

- The floor covering was pulled up and discoloring along the sliding door in the kitchen. A General Contractor should determine the cause of the covering damage and the necessary repair.



- The wet/damaged floor covering in the hallway bathroom should be repaired / replaced as needed.

CABINETS:

The visible portions of the cabinets and counter tops were in fair condition.

APPLIANCES:

The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric electric range was inspected and did found to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric range hood was inspected and did found to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The General Electric dishwasher was observed through a complete cycle and did not appear to be functional when set on the "wash" and "drain" cycle.

Needs Service/Repair

- The dishwasher functions but is excessively noisy. The Client may want to evaluate this personally and have an appliance technician evaluate and repair/replace as necessary.

The Badger disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

FIREPLACE:

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A wood-burning fireplace was located in the family room. The damper did appear to be functional. There was visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

- For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

ATTIC STRUCTURE:

The attic was accessed through a pull down ladder in the garage. The attic above the living space was insulated with loose-fill insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by gable, soffit and ridge vents. The roof structure and ceiling consisted of wood trusses with standard dimensional lumber over-framing spaced 24 inches on center and plywood sheathing.

Because of the configuration of the framing and absence of a catwalk, which limited access, it was not possible to inspect all areas of the attic and only area visible from attic access and catwalk was inspected. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

Needs Service/Repair

- The gable attic vents were covered with plastic. The plastic should be removed for proper attic ventilation.



HVAC INSPECTION REPORT:

Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

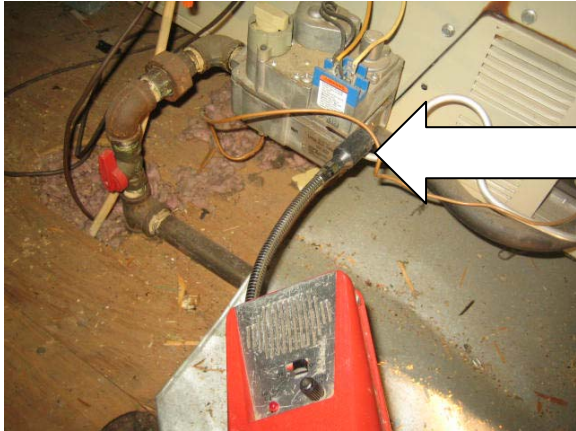
The home was heated by a Carrier natural gas forced air furnace, Model Number 58PV050101C which is 21 years old. The unit was located in the attic of the home. It has an approximate net heating capacity of 50,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The heating system was found to be functional.

Needs Service/Repair

- The gas leak was detected around control valve on the furnace. A Mechanical Contractor should evaluate the valve, pipes and determine the necessary repairs.



- Although the heating system was operational, there was rust and metal rusted debris in the bottom of the combustion chamber. The unit should be cleaned and serviced by a licensed HVAC professional. Also, the burners will need to be removed to further examine the heat exchangers to determine if there is any damage.

AIR CONDITIONER:

The home was cooled by Electric split system .

The outdoor air conditioner condensing unit was a Carrier, Model Number 38ENO24310SM . The unit is located in the back of the home. This unit is approximately 21 years old.

Termination of HVAC condensate lines was to exterior or drain inlet.

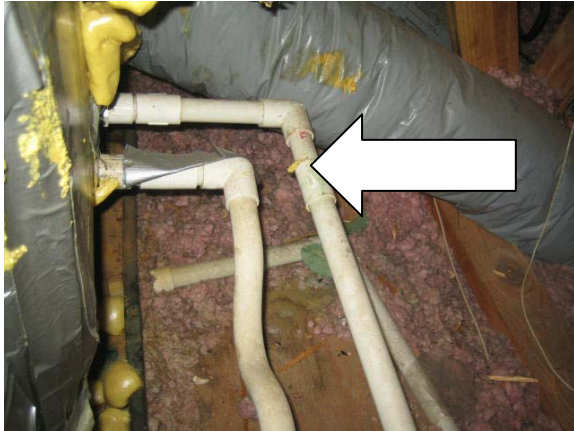
Periodic preventive maintenance is recommended to keep this unit in good working condition.

The cooling/heating capacity of unit(s) was adequate for a fifteen degree temperature differential between the return and supply air.

The cooling system was found to be functional.

Needs Service/Repair

- The condensate primary line was not trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.



- The overflow pan under the coil on the attic was full of debris and should be cleaned out.
- Last service date of the cooling and heating system is more than two years ago or is unable to be determine. Recommend that this system be inspected, cleaned, serviced and repaired as needed by a Mechanical Contractor.

AIR-CONDITIONING BREAKERS:

The maximum breaker size rating on the name plate was 30 amps. The circuit breaker in the main electric panel is rated at 30 amps.

DUCTWORK:

The air supply duct system was forced air insulated metal & flexible. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE:

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS:

The control for the heating and air conditioning system(s) was a 24 volt thermostat(s) located on the hallway of the home. The thermostat(s) was manufactured by Honeywell and was found to be in working order.