



# SCOPE OF INSPECTION

THE FOLLOWING SYSTEMS AND COMPONENTS, IF APPLICABLE, ARE INSPECTED DURING OUR STANDARD HOME INSPECTION.

**Important Note:**

**IF THE SYSTEMS AND COMPONENTS LISTED BELOW ARE NOT SPECIFICALLY ADDRESSED IN THE INSPECTION REPORT FOR THE PROPERTY, THEY ARE JUDGED TO BE IN SATISFACTORY CONDITION/WORKING ORDER. PLEASE NOTE THAT THE FOLLOWING LIST DETAILS THE MAXIMUM EXTENT OF OUR INSPECTION.**

**FOUNDATION AND RELATED FEATURES** (See the Important Note at the beginning of this Document)

- Foundation stability; foundation mortar/pointing condition; hose bib function; electrical ground stake condition, if visible and accessible; window well structure/drainage; encroaching vegetation

**WALLS AND RELATED FEATURES** (See the Important Note at the beginning of this Document)

- Encroaching vegetation; wood siding and paint condition; wood siding too close to ground; aluminum siding condition; hardboard siding condition; brick condition; brick mortar/pointing condition; wall stability/soundness; non-roof flashing condition

**PORCHES/BALCONIES** (See the Important Note at the beginning of this Document)

- Column condition; deck/railing condition; structural stability

**DOORS/WINDOWS** (See the Important Note at the beginning of this Document)

- Door security/weatherproofing; windowsill/frame/glass condition; awning stability/condition, if installed

**EXTERIOR TRIM** (See the Important Note at the beginning of this Document)

- Soffit, fascia, door/window trim, shutter paint and general condition

**GUTTERS** (from ground) (See the Important Note at the beginning of this Document)

- Overhanging trees; visible leakage

**ELECTRICAL SERVICE** (See the Important Note at the beginning of this Document)

- Service wires acceptable location; service wires contacting trees/objects; drip loop/weather head design/location; service entrance cable condition/ampacity; electric meter seal intact; electric meter secure

**GROUNDS DRAINAGE** (See the Important Note at the beginning of this Document)

- Proper grading; visible water service pipe leaks; apparent stability of hillsides

**MECHANICAL EQUIPMENT** (See the Important Note at the beginning of this Document)

- Central air conditioning equipment condition; heat pump equipment condition

**DRIVEWAYS/WALKWAYS/ETC.** (See the Important Note at the beginning of this Document)

- Driveway condition; sidewalk and walkway condition; patio condition; retaining wall design/condition; stair design/condition

**DECKS/FENCES** (See the Important Note at the beginning of this Document)

- Deck design/condition; fence design/condition

**DETACHED GARAGE** (See the Important Note at the beginning of this Document)

- Garage door condition/operation; entry door condition; electrical fixture/receptacle operation/safety; hose bib function; overall structure condition including roof covering

**HOUSE ROOF** (See the Important Note at the beginning of this Document)

- Condition/method of installation of roofing material; roof flashing design/condition; skylight design/condition; gutter design/condition/cleanliness; chimney design/condition

**GENERAL BASEMENT** (See the Important Note at the beginning of this Document)

- Basement living spaces; stability of foundation walls; evidence of water infiltration (See Note 1 below); condition of concrete flooring; condition of floor drains; sill plate and floor joist rot/insect problems (See Note 2 below); stability of floor joists; functioning of sump pumps; (See Note 3 below for exclusions relating to asbestos, lead paint, etc.)

Important Note: Latosky Inspection Company uses state of the art moisture detection equipment in an effort to detect latent moisture problems. Sometimes, however, a dry period before the inspection will cloak a water infiltration problem. The combination of a dry period with the intentional or unintentional concealment of visible evidence of past water infiltration can cause a water infiltration problem to go undetected. Latosky Inspection Company makes every effort to avoid missing water infiltration problems.

**PLUMBING SYSTEM** (See the Important Note at the beginning of this Document)

- Condition of visible portion of water service piping; condition of water distribution piping; safety, condition and functioning of water heater; condition and design of drain, waste and vent system

Note: Every effort is made to run a significant amount of water from a variety of plumbing fixtures. This is done for two main reasons: (1) Some plumbing leaks don't show up until a significant volume of water has been run. (2) A blockage or partial blockage of the sewer line from the house outside to the municipal sewer line may not show up until a significant volume of water is run into the sewer. The blockage will likely show up as a back up of water from the basement floor drain. Often, however, a partial blockage will not appear until a significant volume of sewage including solids is flushed into the sewer system. This condition, of course, cannot be duplicated during the inspection process.

**NATURAL GAS DISTRIBUTION SYSTEM** (See the Important Note at the beginning of this Document)

- Check of each accessible connection, fitting and valve for leaks using a combustible gas meter; identification of improper gas pipe routing; under certain circumstances, overall gross check of the piping system downstream of the gas meter by use of the check dial on the meter

Important Note: If applicable to the home, the underground portion of the exterior gas piping cannot be checked by Latosky Inspection Company. This portion of the gas piping, which is the homeowner's/building owner's responsibility, is occasionally surveyed by the gas company. If a leak is detected in this piping, the gas company will require the gas piping from the street to the house/building be replaced (at significant cost to the owner). See the note in the inspection report regarding the advisability of obtaining Gas Company supplied insurance coverage for this eventuality (if available).

**HYDRONIC HEATING SYSTEM** (See the Important Note at the beginning of this Document)

- Boiler leaks; relief valve design; acceptability of flue piping and chimney; visual evaluation of combustion efficiency; radiator functioning

**FORCED AIR HEATING SYSTEM** (See the Important Note at the beginning of this Document)

- Heat exchanger leakage (See Note below); acceptability of flue piping and chimney; visual evaluation of combustion efficiency; air flow at each accessible register; acceptability of return system; condition of air filter

Note: Latosky inspection Company performs a thorough visual inspection of the furnace heat exchanger. Every possible effort will be taken to identify cracks and rusted-through areas in the heat exchanger. This inspection includes a heavy reliance on mirrors to view as much of the heat exchanger internal surface area as possible. However, the heat exchanger internal surface is not entirely accessible. Therefore, it cannot be stated with 100% confidence that cracks or rusted-through areas do not exist. As a back up to the visual examination, Latosky Inspection Company employs various other techniques (including carbon monoxide testing of the heated air stream) to help determine whether a heat exchanger is breached.

**CENTRAL AIR CONDITIONING SYSTEM** (See the Important Note at the beginning of this Document)

- General evaluation of system; temperature differential achieved, weather conditions permitting; condition of primary condensate drain

**HEAT PUMP SYSTEM** (See the Important Note at the beginning of this Document)

- General evaluation of system; temperature differential achieved; functioning of auxiliary and emergency electrical heating coils if applicable

**ELECTRICAL** (See the Important Note at the beginning of this Document)

- Proper wiring practices; condition of main and distribution panels; condition of service entrance cables; proper grounding of system

**INTERIOR ROOMS** (See the Important Note at the beginning of this Document)

- Receptacle wiring adequacy; function and condition of windows and interior doors; wall/ceiling evidence of structural problems; floor stability; recessed lighting safety - where visible from attic; safety of fireplace and wood stove installations

**BATHROOMS** (See the Important Note at the beginning of this Document)

- Functional water flow rate; shower enclosure water damage; sink and tub plumbing design and function; toilet leakage and function; exhaust fan function; shower stall leakage (See Note below)

Note: A thorough visual inspection is made to determine whether a shower pan that provides the waterproof layer under a walk-in shower is currently leaking. Also, the shower is operated at length and state-of-the-art moisture detection equipment is employed to identify damp plaster. However, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use. Past leakage from actual use may have dried if the shower had not been used recently.

**KITCHEN** (See the Important Note at the beginning of this Document)

- Sink plumbing design and function; microwave function; stability of built in cabinets; exhaust fan function; stability of countertops and flooring; refrigerator, dishwasher and stove function (See Note below); garbage disposal function

Note: The refrigerator inspection includes confirmation of cooling and the general visible condition. Not included are evaluations of the thermostat or the self-defrosting characteristics. The dishwasher inspection includes an evaluation of the filling and draining capabilities and of the gaskets but not of the actual washing capability. The stove inspection includes verification that the burners/elements and oven operate. Not included is an evaluation of the timer, thermostat or self-cleaning features.

**ATTIC** (See the Important Note at the beginning of this Document)

- Stability of roof structure; adequacy of ventilation; evidence of roof leaks; adequacy of insulation

**Important Note regarding Wood Destroying Insect Infestation:**

Because extermination of wood destroying insect infestations and repair of damage caused by the infestations can be expensive, it is strongly recommended that the services of a qualified pest inspector be obtained. Latosky Inspection Company can refer and schedule the services of a qualified pest inspector. Latosky Inspection Company can perform a thorough general home inspection and, in doing so, may identify wood destroying insect infestations. Note, however, that a pest inspection is conducted with a different focus than applies during a general inspection. Therefore, a pest inspection will be more reliable in identifying wood destroying pest activity than a general home inspection.

**Important Note Regarding Environmental Concerns:**

If a substance suspected to be mold is found in the house, Latosky Inspection Company will note it. However, Latosky Inspection Company does not perform a comprehensive mold or indoor air quality evaluation. When a substance suspected to include asbestos is found in the home, the report will be so annotated. However, locating all possible sources of asbestos is not included in the scope of the inspection provided. Also, Latosky Inspection Company does not report on the possible presence of lead paint, urea formaldehyde, radon gas, water quality, toxic or flammable chemicals, soil contamination, geological stability or other similar potentially harmful substances.