

HOME INSPECTION REPORT



5555 Anywhere St. , Hernando, FL 34442

Inspection prepared for: Any Name

Date of Inspection: 1/14/2023

Age of Home: 2001

Some of what may be reported is cosmetic, however there could be more serious issues covered in this report.
The complete report may include additional information of concern to the client.
It is recommended that the client read the entire report carefully.

Inspector: Chris A Jakubowicz
HI13309

3398 N Bent Tree Pt, Lecanto, FL 34461

Phone: 352-634-0631

Email: brinkmantoo@gmail.com

Brinkmaninspectionstoo.com

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REPORT OVERVIEW

Roofing		
Page 7	Roof Material	Architectural shingles. Typically these shingles have an average life expectancy of up to 15-20 years. Although the roof appeared to be in better than normal shape for the age, plans should be made for replacing the roof in the near future due to the age of it being at 23 years old.
Pool/Lanai		
Page 10	Pool Filter	See photo for the water leak and pressure gauge on the filter.
Heating		
Page 17	Filters	Maintenance: Change filter regularly as recommended by manufacturer. Important to keep the coils clean inside the HVAC system. Efficiency is achieved by preserving heat transfer and preventing dust and other airborne pathogens from building up on cooling coils, drain pans, and inner surfaces. Keeping these systems free of buildup reduces the need for maintenance and repair services.
Page 17	General Comments	WE CANNOT EMPHASIZE THIS ENOUGH: We recommend that the system be serviced by a qualified Heating and Cooling contractor if it has not been serviced within the past six months. Our inspection of the equipment did not include a measurement of voltage, measurement of refrigeration pressure, determination of air flow or balance, or tonnage calculations and a fee for these services was not charged. These determinations and an explanation of their consequences are beyond the scope of the limited visual inspection. Recommendations: For this type of exhaustive analysis, a licensed HVAC contractor should be contacted. Our inspection of the equipment was a limited visual inspection of accessible components, a check to determine if the unit would respond to normal controls and when appropriate, a determination of the temperature differential at the time of the inspection.
Interior		
Page 22	Walls/Ceilings	See photos for the foyer ceiling stain that was observed.

Scope of Inspection

The details in the REPORT OVERVIEW grid above are not intended to contain all of the comments and observations found within the REPORT. For a complete list of all findings, please read the REPORT in its entirety.

TERMINOLOGY POSSIBLY USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

All other degrees of the home's condition will be specifically addressed in the body of the Report. They will also be documented with captioned photos.

STANDARDS

All components designated for inspection in the FABI Standards of Practice are inspected. These Standards are available at this website-- <http://www.fabi.org/why-fabi/standards-of-practice/>

It is the goal of this Inspector 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 could still be a possibility. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the INSPECTION AGREEMENT for a full explanation of the scope of the inspection..

This is a Visual Inspection Only. Observations in this report can only be held as valid at the time of the Inspection. There is no way to know or foretell events, the effect that changing weather conditions will have on a home, or the internal makeup of the systems within the home that may change from the time of the Inspection until the prospective buyer takes possession of the property.

The use of, and/or payment for this Home Inspection Report constitutes acceptance of the INSPECTION AGREEMENT even if the INSPECTION AGREEMENT is not signed.

Inspection AgreementINSPECTION AGREEMENT
(Please read carefully)

THIS AGREEMENT is made and entered into by and between Chris Jakubowicz referred to as “Inspector”, And Any Name referred to as “Client.”

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$.00 for the inspection of the “Property,” being the residence, and garage or carport, if applicable, located at Anywhere St. Hernando, FL. 34442
2. The Inspector will perform a visual inspection only, and prepare a written report apprising the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. This is a Visual Inspection Only. Observations in this report can only be held as valid at the time of the Inspection. There is no way to know or foretell events, the effect that changing weather conditions will have on a home, or the internal makeup of the systems within the home that may change from the time of the Inspection until the prospective buyer takes possession of the property.
3. The parties agree that the FABI “Standards of Practice” (the “Standards”) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. These “Standards” can be found at this website address: <http://www.fabi.org/why-fabi/standards-of-practice/> If the State/ Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability. The use of and/or payment for this Home Inspection Report constitutes acceptance of the INSPECTION AGREEMENT even if the INSPECTION AGREEMENT is not signed.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the following page, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State/ Province of Florida, and if that State/ Province laws or regulations are more stringent than the forms of the agreement, the State/ Province law or rule shall govern. Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If no State/Province regulations apply, this report is in compliance with the FABI Standards, which are available on the internet at <http://www.fabi.org/why-fabi/standards-of-practice/>

Signature: _____ Date: _____
Signature: _____ Date: _____

Inspector's Signature: Chris Jakubowicz
License/Certification # HI 13309
Date: 01-14-23 Inspection # Found on the cover page

Client agrees to release reports to seller/buyer/REALTOR®: Yes

ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; septic tanks and systems: all overflow drains; heating system's accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and **EIPS**. Client understands that these systems, items, and conditions are exempt from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State/Province law. Furthermore, any legal action must be brought within one (1) month from the date of the inspection, or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

13. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

14. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

15. Any component not listed as being deficient in some manner is assumed to be satisfactory.

ADDENDUM TO INSPECTION AGREEMENT

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the

Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final.

If Brinkman Home Inspections has agreed to set up a WDO (Wood Destroying Organism-Pest) Inspection for this client, Brinkman Home Inspections has done this in good faith, and has chosen a competent, fully licensed WDO Company, and hereby is deemed free of any responsibility for the results of the WDO Report or any oversights that may have taken place due to human error on the part of the WDO technician or his/her Company. The named client in this Agreement agrees, by the above terms, specifically "The use of, and/or payment for the WDO Report itself constitutes acceptance of said Report", or by affixing a signature below, as agreeing to the terms stated in this document.

Signature:

Inspection and Site Details

Main Entrance Faces

North

State of Occupancy

Occupied - Furnished

Weather Conditions

Sunny

Recent Rain

No

Ground Conditions

Dry

Deferred Cost Items

HVAC System 10+ years old.

Roof is 10+ years old.

Deferred Cost: Denotes items that have reached, or could possibly be reaching, their normal life expectancy or show indications that they may require repair or replacement anytime during the next five to ten years.

Foundation

Foundation

Monolithic slab.

Condition

Satisfactory. There were no apparent issues to report on the day of our inspection.

General Comments

I am not a Structural Engineer, and do not certify my findings under the home. This is merely a visual Report.

Roofing

Roof Material

Architectural shingles. Typically these shingles have an average life expectancy of up to 15-20 years. Although the roof appeared to be in better than normal shape for the age, plans should be made for replacing the roof in the near future due to the age of it being at 23 years old.

Roof Flashing

What can be seen is Satisfactory.

Roof Drainage System

None. Recommend gutters, down spouts and extensions for water and erosion control.

Method of Inspection

With the use of a drone.

General Comments

The roof was overall in good condition considering the age. There was granule loss forming across the roof; no major water issues were apparent in the attic space. A small amount was observed out at the eaves in the attic. See photo in attic section.

Photos



Overall views of the roof. Original to the home. 23 years old.



Some areas of the ridge to the dormers were damaged.



Exterior

Wall Covering

Concrete block with Stucco. Very little stucco cracking.

Soffit/Fascia/Eaves

Satisfactory.

Front Door

Satisfactory.

Door Bell

Ring brand doorbell was present. Make plans with current owner on using the Ring system.

Other Exterior Doors/Weather Stripping

Satisfactory.

Windows/Trim/Screens

No screens were observed on the windows. Inquire with owner if they are stored somewhere.

Garage Door(s)

Satisfactory.

The safety reverse was working as expected on the day of our inspection.

Garage door is Wind Resistance rated for hurricanes.

Driveway

Satisfactory.

Entry Walkway and Patios

Satisfactory.

Decks/Balconies/Steps/Railings

Satisfactory.

Trees/Vegetation Next To Building

Satisfactory.

Grade Around Home

Satisfactory.

There is small erosion in a couple places around the foundation of the home with the lack of having any gutters.

Photos

The garage door did not seal all the way when closed, needs adjustment.



Minimal erosion due to not having gutters and down spouts.

Pool/Lanai

Note:

This is a visual report of findings around the pool. I do not charge for this portion of the overall Report. I am not a certified pool Inspector. If the client wants more in depth evaluation, please be advised to enlist the aid of a licensed professional.

Pool Deck

Typical pool deck settling cracks observed.

Pool Surface

Satisfactory.

Pool Filter

The pool pump is grounded and ran during our inspection, appeared satisfactory. See photo for the water leak and pressure gauge on the filter.

General Comments

Recommendation for licensed pool technician for further evaluation on pool equipment.

Photos



Pool filter, pump. The system was running and electrically bonded as required.



Picture of the pool filter pressure gauge. Pressure gauge was reading high and in the warning zone to clean the filter.



Water appeared to be coming out of the filter on the day of inspection. Recommend a licensed pool technician for maintenance on the system.



Skimmer was full of debris.



Water leak was observed inside the water fall feature enclosure.



Several areas had water coming down and filling up the bottom of the enclosure. Recommend a licensed contractor for evaluation and repair as needed.

Attic/Insulation/Ventilation

Insulation

Blown/loose insulation.
Blanket Insulation
Insulation appears adequate.

Vapor Retarders

On back of blankets, appropriately placed.

Roof Ventilation

Ventilation appears adequate.

Primary Attic Access Location

Garage/pull down stairs.

Second bedroom closet. Not accessible on the day of inspection due to personal items.

Exhaust Fan/Vent Locations

Satisfactory.

General Comments

Could not access all areas of the attic due to limited space.

Note: There are many inaccessible and un-viewable areas in an attic space, due to location, truss construction, or insulation that is packed or blown tight out to the eaves.

Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.

Photos



It is difficult to get around to all areas of the attic due to the roof truss construction. Areas that could be visually inspected looked satisfactory.



Some areas that could be observed in the attic showed small signs of water intrusion at the ends of the roof, behind the fascia. This typically happens with roofs as they age.

Electrical

Size of Service

200 Amp.
Electrical panel is a Siemens.

Service Drop

Underground.

Service Entrance Conductors

Aluminum.

Service Equip/Main Disconnect

Satisfactory.

Service Grounding

Satisfactory.

Branch Wiring

Copper.

Sub-Panel(s)

Satisfactory.

Ground Fault Interrupter Outlets

All the recommended outlets are **GFCI** protected.

Smoke Detectors

They are in the process of being replaced.

Non-GFI Outlets

Satisfactory.

Note: A representative number of outlets are tested, especially when there is furniture or storage items in the way of getting to the outlets. Due to the amount of these items, some areas of the house may not have had good access to outlets to test for safety.

Switches

Satisfactory.

Lights

Could not get some lights to to work. Bathroom, microwave, light set in the foyer cavity would not work. Check bulb replacement.

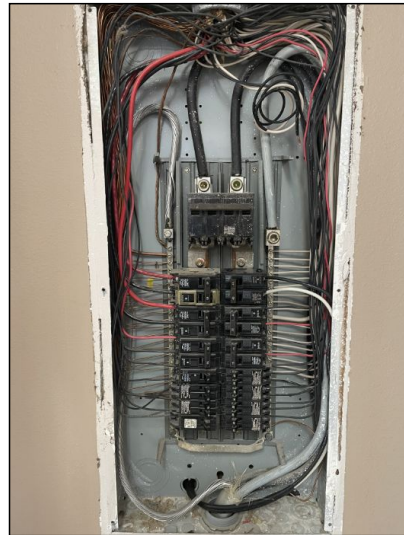
General Comments

The breaker for the **A/C** unit is 60 Amps, but the maximum breaker called for by the manufacturer is 50 Amps. Recommend changing the breaker in the electrical panel to 40 Amps.

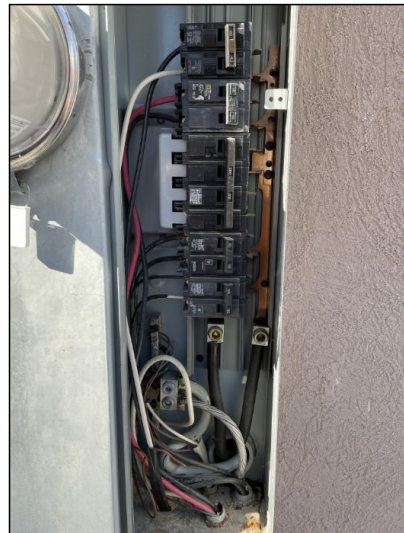
Photos



200 amp Siemens electric secondary panel in the laundry room.

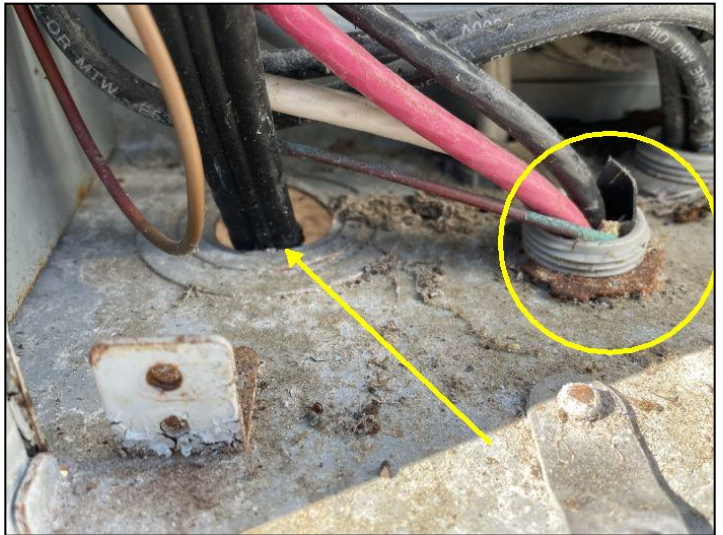


200 amp Siemens electric main panel outside of the garage.





Manufacturer's recommended max fuse is 50 amps for the A/C. The current fuse in panel is 60 amps. This is considered over amperage and may not trip if the circuit is overheating as it is intended to do with the correct fuse.



Recommend sealing points of entry in the outside electrical panel to keep pests out. Also, recommend inserting a protective ring in this knockout in order to protect the wiring from damage (such as the one circled to the right).



Some lights in the house did not work, possible bulb replacement. Master bath.



Microwave light didn't work, bulb replacement.

Heating

Note:

The average HVAC system in Florida has a life expectancy of approximately 12-15 years. Some have run longer than 30 years. There is no way to tell how long a system may operate properly. A large part of this has to do with how well the system has been maintained. It is a good idea to inquire about a service history to get a realistic picture and expectation level concerning the HVAC system in this home.

Energy Source

Electric.

System Type/Age

See photos for system information.

Heat Distribution Methods

Flex duct in the attic.

Thermostat

The thermostat was tested in the heating mode and the temperature differential was found to be in the satisfactory range.

NOTE: By temperature differential we mean the difference in the temperature of the cool or hot air coming from the units, into the home, related to the temperature of the air that is returning to the units to be re-heated or cooled.

Filters

Should be replaced.

See photo.

Maintenance: Change filter regularly as recommended by manufacturer. Important to keep the coils clean inside the HVAC system. Efficiency is achieved by preserving heat transfer and preventing dust and other airborne pathogens from building up on cooling coils, drain pans, and inner surfaces. Keeping these systems free of buildup reduces the need for maintenance and repair services.

General Comments

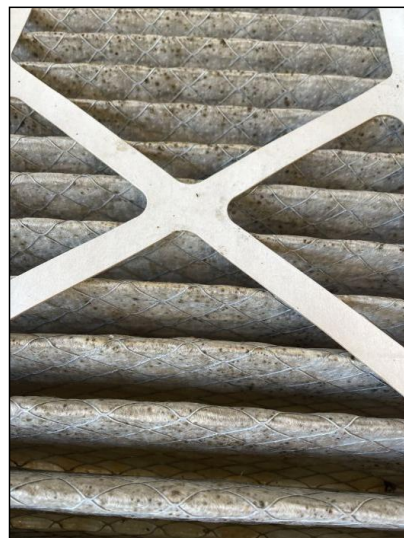
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Photos



Air handler, Carrier, model from 2010. 10 KW heating strip in unit.



Recommend changing out the air return filter in home due to the dust build up and a mold like substance forming.



View up the air handler at the evaporator coils. Small amount of rust forming on the outside coils, overall satisfactory.



There was a hole on the front cover to the air filter compartment, this is continually sucking in outside air from the garage. Recommend sealing it up.



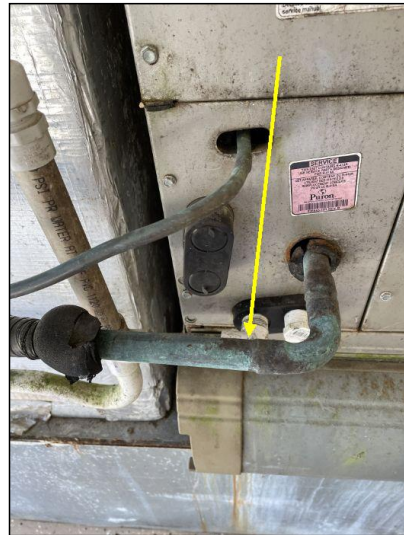
Loose tape around the top of the air handler/trunk connection. Recommend maintenance.



Due to the cooler ambient temperature outside, the heat was tested on the day of inspection. Satisfactory average. Pic of the air going out at evaporator coil.



Pic of the air being taken back in at return. 26 degree split.



Missing insulation around this copper pipe suction line at the air handler.

Cooling

Energy Source

Electric.

System Type/Age

See photos for system information.

House Fans

Satisfactory.

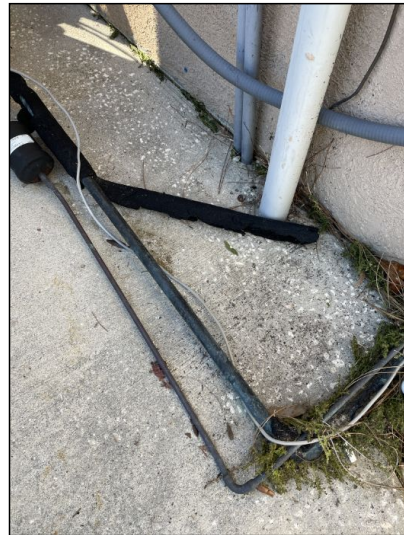
General Comments

The A/C was not tested due to the low ambient temperature. Operating some systems in the cool mode in cold ambient air temperatures may yield less than accurate results.

Insulation is cracked and weathered at the A/C unit, recommend replacement.

Photos

A/C unit, Carrier, model from 2010. 5 ton unit.



Exterior coolant line, weathered and missing insulation, recommend replacement.

Plumbing/Water Heater

Water supply source

Well.

Could not access due to the well pump being submerged. Only what is viewed can be inspected, for further in depth inspection on the state of the well, recommendation for a licensed well company would be advised.

Main shutoff location

In the garage.

See photo.

Water Heater

See photos for water heater information.

See photos. The hot water temperature was set greater than 120 degrees Fahrenheit. Although the inside temperature at the sink did not reach this temperature, this could be a safety hazard due to the risk of scalding. Recommend the thermostat be adjusted so the water temperature doesn't exceed 120 degrees. the US Department of Energy and the Environmental Protection Agency set the ideal water temperature around 120 degrees Fahrenheit.

Note:

Tankless water heaters typically have a life expectancy of approximately 15-20 years. Some have run longer than this. There are no guarantees or ways to predict the life of a water heater as it gets older. This Inspector can only provide observations based on appearance and performance on the day of the Inspection.

Fixtures/Kitchen

Satisfactory.

See photo for kinked washing machine drain hose.

Fixtures/Bathrooms

Satisfactory.

Sprinkler System

The sprinkler system was tested and works at a low efficiency level. System was turned off on the day of inspection, turned on to test briefly to test. Sprinkler system needs adjustment by a professional.

Photos



Rheem tankless water heater, model year is possibly 2020 though this is not confirmed with what was on the data sticker.



Tankless water heater was set to 140 degrees. This is considered a scalding temperature to the skin, and can also overwork the heating element prematurely.



Water shutoff location at the well tank in the garage.



Water temp. at the kitchen faucet. 115 was the best temperature, despite the water heater being set to 140 degrees.



There was a kink in the dishwasher drain hose/food disposal connection under the kitchen sink. Could impede water flow.



Sprinkler system needs adjustment, heads were spraying the house and into other areas not designed to be watered.



The tankless water heater enclosure was loose on the wall.

Interior

Walls/Ceilings

See photos for the foyer ceiling stain that was observed.

Floors

Overall satisfactory.

Windows

Windows are double pane throughout the home.

Several windows could not be tested due to household items in the way. What could be tested was satisfactory.

Interior Doors

Satisfactory.

Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.

Kitchen Counters

Satisfactory.

Kitchen Cabinets

Satisfactory.

No deficiencies observed.

Bathroom Counters

Satisfactory.

Bathroom Vanities

Satisfactory.

Bathroom Shower/Tub

Satisfactory.

Personal items may have affected testing some areas, see photo.

General Comments

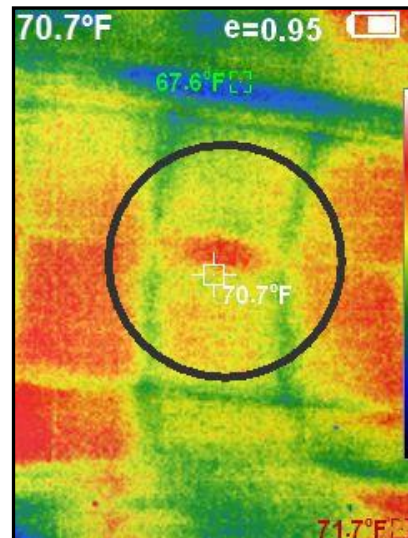
Recommend as routine; monitor all tile/tub, tile/shower, back splash/counter connections in bathrooms and kitchen for cracks that allow moisture behind the surface. Re-grout/caulk as needed.

We inspect a representative number of windows for function, excessive wear and general state of repair.

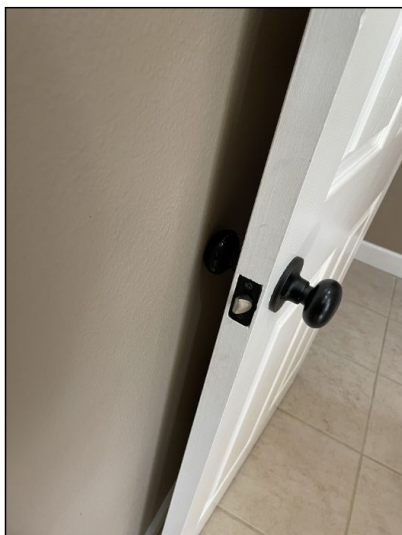
Dual pane windows are inspected for fogging, moisture and discoloration between the window panes due to failed window seals. Window seals may have failed and not exhibit fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals. For these reasons, we cannot guarantee that we will be able to detect all failed window seals.

Photos

Discoloration was observed at this cover plate location in the foyer. Could not see check if it was moisture, dirt, or possible electrical.



Red dot in the center is the hot spot from the previous picture on the thermal imaging camera.



Several doors have no door stop and hits the wall. Use caution and install doorstops as needed to avoid damage.

Could not test master shower due to personal items.



Grout missing in front of the master bathroom toilet.

Appliances

Washer

Satisfactory.

Dryer

Satisfactory.

Dryer Venting

Recommend cleaning. See photo.

Note:

The U.S. Consumer Product Safety Commission estimates that clothes dryers were associated with 15,600 fires, which resulted in 20 deaths and 370 injuries. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers. It is recommended that on all pre-owned homes, the dryer vent and exhaust be cleaned.

Stove

Satisfactory.

Oven

Satisfactory.

Refrigerator

Satisfactory.

Dishwasher

Satisfactory.

Microwave

Satisfactory.

Kitchen Exhaust

Satisfactory.

Disposal

Satisfactory.

General Comments

Our inspection of the appliances consists of turning each unit on in a minimal cycle, looking for a response and checking for water leaks. If these operations produce successful results, the appliance will be reported as "satisfactory". Checking cycles, options, phases, temperatures, pressures, timers, ranges of function, efficiency, "proper operation", and all other exhaustive considerations is beyond the scope of this inspection and is not included in the fee for the inspection.

Note:

We do not test kitchen appliances that are not built-in or attached to the counters or walls, or the oven's self cleaning operation, clocks, timing devices, lights and thermostat accuracy.

The microwave oven was tested for radiation leaks, appeared to be satisfactory.

Photos

View of dryer vent coming out of the back of the house. Recommend cleaning.



Dryer vent connection was loose on the house.

Fireplace

Fireplace

Appearance is satisfactory. Standards of practice do not involve testing fireplaces, inquire with current owner on the functionality of the fireplace prior to closing on the sale of the house.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.