



Your Best & Safest Choice

Non-standard systems and personal property

Certain non-standard systems can be so unique in their installation, operation, and maintenance that any testing, inspection, analysis, or opinion of the condition or function of such non-standard systems is not within the scope of a home inspection. Such non-standard systems include, but are not limited to, central cleaning systems, water modification systems (purifiers, filters, and softeners), lawn irrigation systems, landscape lighting systems, intercom systems, security systems, fire suppression systems, playground equipment, free-standing fireplaces (sometimes called Franklin stoves), and solar heating systems.

I firmly believe that people should be safe, and feel safe, in their homes. If there is a monitoring system already in your home, or if you feel that you have any need at all for a professional monitoring service, I can highly recommend Protection One.

Certain appliances are considered personal property, even when they convey with real estate. Testing, inspection, analysis, or opinion of condition or function of personal property is not within the scope of a home inspection. Such appliances include, but are not limited to, space heaters, refrigerators, freezers, washers, dryers, washer/dryer combination units, televisions and stereo systems, window air conditioners, and countertop microwave units.

Recommendations

- ✓ **Recommend obtaining from seller any installation, user, or maintenance manuals or guides for all personal property and non-standard systems that are conveying with the property.**
- ✓ **Recommend consulting with seller concerning any previous problems, service, testing, or inspections of any personal property and non-standard systems that are conveying with the property.**
- ✓ **Recommend further evaluation, inspection, and/or testing, as appropriate, and before close of escrow, of any personal property or non-standard systems that are conveying with the property.**

If you have any questions about anything, simply [contact me](#).