Inspection Report

Ms. Why get a new home inspected?

Property Address:
1234 New Construction Lane
Fort Mill SC

Americas Choice Inspections
PO Box 49271
Charlotte, NC 28277

Table of Contents

Date: 10/5/2013	**Time:** 07:00 AM	**Report ID:**
Property: 1234 New Construction Lane Fort Mill SC	**Customer:** Ms. Why get a new home inspected?	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Building Type:	**Stories/Foundation:**	**Estimated Age In Years:**
Single Family.	2 Stories on a Crawlspace Foundation	New Construction
Estimated Square Footage:	**Weather:**	**Soil Conditions:**
3000-3499 sqft	Partly Cloudy/Overcast	Damp
Outside Temperature (F):	**Water Source:**	**Sewage Disposal:**
Between 70 - 80 Degrees	Public	Public

Summary

Americas Choice Inspections

PO Box 49271
Charlotte, NC 28277

Customer
Ms. Why get a new home inspected?

Address
1234 New Construction Lane
Fort Mill SC

Important: **This summary page is not the entire report**. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney

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.

II. CRAWLSPACE/BASEMENT

General Summary

2.4 Crawl Space/Basement Findings

(1) There are several pieces of wood debris and a piece of drywall under the front porch. This is conducive to wood destroying insects and needs to be removed.

(2) The lock for the crawl space entry door does not line up with the strike plate and needs to be adjusted so that the door can be locked.

IV. ROOF SYSTEM

General Summary

4.10 Attic Findings

(1) Upper attic - middle, right end where the bonus room and master bedroom meet - one of the truss webs has been knocked out. Contact a licensed contractor for review. If the repair is beyond their knowledge they should consult an engineer.

(2) Just past the note above. There is a two part truss system. The upper half of the truss is not seated fully. It is resting on the corner of the lower half and therefore the bottom of the top have has begun to split. Contact a licensed contractor for review and make repairs as needed.

VI. ELECTRICAL SYSTEM

General Summary

6.0 Electrical Panel(s) Findings

The following items were noted in need of repair at the main electrical panel. Contact a licensed contractor for review and make repairs as needed:

1. There are pointed or tipped screws (wood screws) installed to secure the exterior cover of the electrical panel. Pointed or tipped screws may puncture wiring installed in the panel and they need to be replaced to flat/blunt tipped screws.
2. Lower, left side of the box - there is a wire clamp which has pulled loose and needs to be re-secured.
3. The gas line was bonded back to the main panel, but the clamp installed at the meter was not a copper clamp.

2

1

3

6.4 Switches, Receptacles & Light Fixture Findings

(1) Several of the ceiling fans were missing bulbs and/or had bad bulbs. Replace and re-inspect prior to closing to be sure it is not an electrical issue.

(2) Garage staircase - there is no light switch at the top of the staircase nor inside the door. A light switch needs to be provided at the top and bottom. Safety hazard. Contact a licensed electrician for repair.

VII. 1st/MAIN FLOOR HEATING - AIR CONDITIONING

General Summary

7.8 A/C System - Findings

One of the service panel door screws was missing and needed to be re-installed.

X. PLUMBING SYSTEM

General Summary

10.2 #1 Water Heater Findings

The existing water heater may not be adequate for the demand you and your family may require. In speaking with Rheem the unit is rated at 6 gallons a minute which would support 2 to 3 bathroom in use at one time. This home has 4 bathrooms. Contact a licensed plumber for further evaluation of the homes needs and make repairs/replacement as needed.

XII. LOWER GUEST BATHROOM

General Summary

12.3 Tub/Shower Surround Findings

The tub spout needs to be secured and sealed to the shower surround to prevent water penetration behind the shower wall. Contact a license contractor for review and make repairs as needed.

XIII. MASTER BATHROOM

General Summary

13.5 Tub/Shower Fixture Findings

There is a shower diverter in the garden tub spout. The garden tub faucet does not have a shower head or sprayer wand installed to divert the water to if engaged. Due to this it is recommended that the tub faucet spout be replaced with a tub faucet spout which does not have a diverter to prevent possible leaks at the connection. The diverter was not tested at the time of inspection due to no shower head or sprayer.

XIV. UPPER HALL BATHROOM

General Summary

14.4 Tub/Shower Fixture Findings

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. The hot and cold plumbing is reversed. This is a child safety hazard. The hot should be on the left and the cold on the right.

XV. UPPER GUEST BATHROOM

General Summary

15.4 Tub/Shower Fixture Findings

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

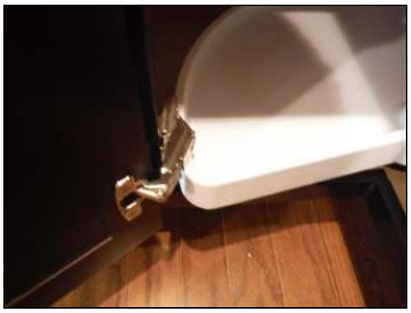
1. There was a leak noted at the back of the shower head where it connects to the plumbing pipe. Repairs are needed to prevent water damage. This can often be as simple as adding additional teflon tape but could possibly be from a bad gasket at the ball inside the fixture or a cracked shower head. Contact a licensed contractor for review and make any additional repairs as needed.
2. The hot and cold plumbing is reversed. This is a child safety hazard. The hot should be on the left and the cold on the right.

XVI. KITCHEN - APPLIANCES

General Summary

16.8 Cabinet/Countertop Findings

The lazy susan is sticking on the bottom cabinet hinge and the cabinet door will not close. The lower cabinet door hinge to the left of the lazy susan is loose and needs to be secured. Adjustments are needed so that the doors will function properly.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Patrick Waddell

I. EXTERIOR - FOUNDATION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:	Trim Material:	Foundation Types::
Brick Veneer	Wood	Crawl space main house
Hardboard / Masonite	Metal	Poured in place concrete slab garage
	Vinyl	Crawl space deck areas

Items

1.0 Utility Status

Comments: Inspected

All utilities were on at the time of inspection.

1.1 House Occupancy

Comments: Inspected

Note: Yes, the home was occupied at the time of inspection. When a home is occupied furniture, clothing, and other stored items obstruct the view and access to walls, receptacle outlets, under sinks and sometimes windows. All areas that could be accessed were inspected at the time of inspection. The report will note if areas were inaccessible.

1.2 Siding Findings

Comments: Inspected

1.3 Trim Findings

Comments: Inspected

1.4 Eaves/Soffit/Fascia Information/Limitations

Comments: Not Inspected

Due to the installed gutter system a full view of the fascia boards can not be seen in those areas. The condition of the fascia behind the gutters is not known and not a part of this inspection.

1.5 Eaves/Soffit/Fascia Findings

Comments: Inspected

1.6 Foundation Information/Limitations

Comments: Not Inspected

Note: The exterior view of the foundation is limited to the portions visible above grade only.

1.7 Foundation Findings

Comments: Inspected

See crawl space section for detailed report

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. CRAWLSPACE/BASEMENT

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Crawl space access location::
Left side of home

Method used to inspect crawl space/ basement::
Crawled with a flashlight, moisture meter and probing tool

Foundation wall type(s)::
Brick and CMU

Girder types::
Wood

Floor joist types::
Wood

Post/Column/Pier types::
Brick
CMU - concrete masonry units

Items

2.0 Access Information/Limitations:
Comments: Inspected

Crawl space is fully accessible

2.1 Access Condition & Findings
Comments: Inspected

Accessible at the time of inspection.

2.2 Foundation Bolts
Comments: Inspected

During the inspection the presence of foundation bolts or straps were noted at the sill plates.

2.3 Crawl space/Basement Information/Limitations
Comments: Inspected

(1) Note: The under the floor insulation, between the floor joists restricts viewing of the subfloor area and a percentage of the floor joists.

(2) Note: The band sill along the rear deck had no water damage or signs of wood destroying pest damage at the time of inspection.

2.4 Crawl Space/Basement Findings

Comments: Repair or Replace

(1) There are several pieces of wood debris and a piece of drywall under the front porch. This is conducive to wood destroying insects and needs to be removed.

(2) The lock for the crawl space entry door does not line up with the strike plate and needs to be adjusted so that the door can be locked.

2.5 Enviromental Information/Limitations

Comments: Not Inspected

Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. The inspector is not a mold inspector and they are not certified in identifying types of mold within the home. Some types of organic growth are common and/or natural to see under a home however, if high moisture levels were noted to be above 20% during the inspection this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have an excessive growth within or under a home. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if type of fungus within or under the home is dangerous and determine if removal is needed.

2.6 Moisture / drainage

Comments: Inspected

The moisture readings in the crawl space were normal or below 20% at the time of inspection. Multiple readings were taken in various areas of the crawl space. All readings were below 20%. When wood reaches the fiber saturation point - approximately 20% - it can support the growth of fungus and is also conducive for termites. A reading at or above 20% signals that there is a moisture problem and corrective action should be taken. Continue to monitor as moisture levels in the crawl space as they fluctuate with the changing of the seasons as well as the humidity levels. It is recommended that the moisture levels be check regularly to ensure that the levels stay below 20%.

2.7 Insulation & Vapor Retardants

Comments: Inspected

Note: There is a vapor barrier installed. The earth under a home contains clay, and like a desiccant, it readily absorbs moisture, but gives it up more slowly. The floor is covered with an approved vapor/moisture retardant material.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector 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. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

Styles & Materials

Driveway type::
Concrete

Sidewalk Type::
Concrete

Porch types::
Open design, shed roof with wood columns

Porch roof type(s)::
Open/shed

Front porch step type(s)::
Brick

Rear Deck Type::
Wood decking / Wood framing

Deck Columns Type(s)::
Wood

Deck Joist Ledger Type(s)::
Wood ledger

Deck Post Railing Type(s)::
Wood

Deck Stair/Step Type(s)::
Wood

Items

3.0 Grading Information/Limitations

Comments: Inspected

The grade at foundation appears serviceable and was noted to be sloping away from the foundation at the time of inspection. Continue to monitor to ensure that water continues to properly drain away from the foundation of the home.

3.1 Driveway/sidewalk Findings

Comments: Inspected

3.2 Front Porch Findings

Comments: Inspected

3.3 Deck Findings

Comments: Inspected

3.4 Landscaping Findings

Comments: Inspected

IV. ROOF SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Style:
Gable Roof

Roof Covering Type(s):
Ashphalt Shingles

Flashing Type(s):
Metal
Rubber

Roof Framing Type/Materials:
Trusses

Visible Ventilation Type(s):
Ridge Vent
Soffit Vent

Insulation Type(s):
Blown Fiberglass
Fiberglas Batts

Eaves/Soffits/Fascia Type(s):
Metal Fascia / Vinyl Soffit

Items

4.0 Roof Access

Comments: Inspected

Due to the pitch and or height of the roof, the roof was viewed from the ground with binoculars.

Note: When viewing the roof from the ground it is difficult to determine the extent of any granular loss and or possible hail damage. If it is noted that multiple homes throughout the neighborhood are receiving new roofs than there may be a possibility of hail damage throughout the neighborhood. Recommend having your insurance adjuster further evaluate the roof before purchase of the home to determine if there is hail damage and if repair and or replacement is required before purchasing the home.

4.1 Flashing Information/Limitations

Comments: Not Inspected

Note: The flashings are not fully visible due to the construction methods or being covered by the siding.

4.2 Valley Type(s)

Comments: Inspected

The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

4.3 Gutter System Type(s)

Comments: Inspected

Full gutter system.

4.4 Gutter System Information/Limitations

Comments: Not Inspected

Note: Due to the height of the home the gutters could not be viewed from the top side. The condition of the interior of the gutters is not known.

4.5 Roof Findings

Comments: Inspected

(1) Front of home - left end of the porch where the porch roof meets the house - the fascia metal wrap was not completely installed. There

(2) All of the nails on the porch roof (and any on the upper roof) need to be removed to prevent them from landing in the gutter and or washing down the gutter into the yard to where someone could step on them.

4.6 Attic locations

Comments: Inspected

Main Attic above the majority or entire home.

4.7 The Attic Access Type

Comments: Inspected

Pull down staircase located at the upper, hall ceiling

4.8 Method used to inspect attic

Comments: Inspected, Not Inspected

Due to the framing or low roof pitch and no flooring the inspection of the attic was limited to the scuttle hole or HVAC landing only by flash light.

4.9 Attic Information/Limitations

Comments: Not Inspected

Note: This home has a radiant barrier installed along the bottom of the roof sheathing in the attic. The radiant barrier is designed to reflect the heat therefore keeping the attic much cooler than a conventional attic. The radiant barrier was also blocking the view of the roof sheathing at the time of inspection.

4.10 Attic Findings

Comments: Repair or Replace

(1) Upper attic - middle, right end where the bonus room and master bedroom meet - one of the truss webs has been knocked out. Contact a licensed contractor for review. If the repair is beyond their knowledge they should consult an engineer.

(2) Just past the note above. There is a two part truss system. The upper half of the truss is not seated fully. It is resting on the corner of the lower half and therefore the bottom of the top have has begun to split. Contact a licensed contractor for review and make repairs as needed.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

Styles & Materials

Garage/Carport Type & Size:
Attached garage
Two car garage

Number of overhead door(s)::
One door

Garage door type(s)::
Metal

Roof type(s)::
Same as house - see roof report elsewhere in the report

Ceiling type(s)::
Drywall

Wall type(s)::
Fully finished drywall

Stair type(s)::
Wooden Steps

Floor type(s)::
Concrete

Items

5.0 Recommendations/Information

Comments: Inspected

The garage door operation is a manual operation and functioned when tested

VI. ELECTRICAL SYSTEM

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Service Type::
Underground

Grounding Equipment:
Ground rod

Service Entry Conductor Type::
Aluminum

Service Voltage::
120/240 Volts

Branch Wiring Type(s)::
Copper 110 /Aluminum 220

Main Panel Service Size::
200 amp

Main Panel Location::
Garage, rear wall

Sub-panel#1 Location(s)::
HVAC Location
Exterior

Items

6.0 Electrical Panel(s) Findings

Comments: Repair or Replace

The following items were noted in need of repair at the main electrical panel. Contact a licensed contractor for review and make repairs as needed:

1. There are pointed or tipped screws (wood screws) installed to secure the exterior cover of the electrical panel. Pointed or tipped screws may puncture wiring installed in the panel and they need to be replaced to flat/blunt tipped screws.
2. Lower, left side of the box - there is a wire clamp which has pulled loose and needs to be re-secured.
3. The gas line was bonded back to the main panel, but the clamp installed at the meter was not a copper clamp.

2

1

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6.1 GFCI Information/Limitations

Comments: Inspected

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you loose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI. You main re-set buttons are located at:

1. Garage and exterior - rear wall of the garage
2. Kitchen - left of the oven and right of the sink
3. Bathrooms - master bathroom outlet

Note: The GFCI(s) outlet were tested and responded to the test button and/or a testing devise at the time of inspection. It is recommended that GFCI(s) outlets are tested monthly to ensure that they are functioning properly. To test the breakers simply press the button on the front of the outlets located at all "wet locations" to ensure that the outlet trips and then resets properly. Check the following locations to test your GFCI outlets: (Exterior and Garage, Kitchen, Bathrooms). If there is any malfunction or no response, have a licensed electrician review and make any additional repairs as needed.

6.2 AFCI Breaker Information

Comments: Inspected

What is an AFCI? (Arc Fault Circuit Breaker Interrupter) is a circuit breaker designed to stop fires by sensing non-functional electrical arcs and disconnect power before the arc starts a fire. The arc fault circuit breakers should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur, for instance, in a lamp cord that has a broken conductor in the cord from overuse. Arc faults in a home are one of the leading causes for household fires.

The 2008 NEC requires installation of combination-type AFCIs in all 15 and 20 ampere residential circuits with the exception of laundries, kitchens, bathrooms, garages, and unfinished basements. AFCIs are designed to protect against fires caused by electrical arcing faults.

This home is equip with AFCI's

6.3 AFCI Information/Limitations

Comments: Inspected

Note: The AFCI(s) breakers were tested and responded to the test button at the time of inspection. It is recommended that AFCI(s) breakers are tested monthly to ensure that they are responding and/or functioning. To test the breakers simply press the yellow, white, blue or green button at the front of the breaker to ensure that the breaker trips and then reset. If there is any malfunction or no response, contact a licensed electrician for review and make any additional repairs as needed.

6.4 Switches, Receptacles & Light Fixture Findings

Comments: Repair or Replace

(1) Several of the ceiling fans were missing bulbs and/or had bad bulbs. Replace and re-inspect prior to closing to be sure it is not an electrical issue.

(2) Garage staircase - there is no light switch at the top of the staircase nor inside the door. A light switch needs to be provided at the top and bottom. Safety hazard. Contact a licensed electrician for repair.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VII. 1st/MAIN FLOOR HEATING - AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Gas Meter Location::
Right side of home

#1 - Heating Equipment Type::
Force Hot Air - 80% Efficency - Metal flue

#1 Heating System Manufacturer::
Goodman

#1 Heating System Age::
New Construction

#1 Heating System Capacity::
75,000 BTU's

#1 Heating Equipment Fuel Type::
Natural Gas

#1 System Ductwork Type(s)::
Metal Distribution Boxes
Flexible round ductwork

1st/Main Floor Air Conditioning Type::
Central, Split system

1st/Main Floor Air Conditioning System Manufacturer::
Goodman
Model/Serial# : GSX160301FA
1305562165

1st/Main Floor Air Conditioning System Age::	1st/Main Floor Air Conditioning System Fuel Source::	1st Floor Air Conditioning System - Capacity:
New Construction	Electric 220 Volt	2.5 tons

Items

7.0 Heating System - Flues, Vents Limitations

Comments: Inspected, Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

7.1 Heating System - Supply temperature findings

Comments: Inspected

The heat supply temperature was 103 Degrees at the time of inspection.

7.2 Heating System - Information/Limitations

Comments: Inspected

The unit was noted to be functioning during the visual inspection conducted at the time of inspection. The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. It is recommended that a service contract be placed on the unit to ensure the unit operates efficiently.

7.3 Heating System - Findings

Comments: Inspected

7.4 A/C System- Exterior disconnect provided

Comments: Inspected

The exterior disconnect is located behind the exterior condenser

7.5 A/C System - Exterior Information/Limitations

Comments: Inspected

It is recommend to install rock beds around the AC unit(s) to avoid hitting or damaging the unit when cutting the lawn. It will also help keep the compressor clean from debris.

7.6 A/C System - Return and Supply Air Temp

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of 1st/Main Floor Unit: to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 46 degrees, and the return air temperature was 63 degrees. This indicates the range in temperature is normal..

7.7 A/C System - Information/Limitations

Comments: Not Inspected

Note: This homes catch pan(s) have a secondary float switch installed. These will automatically shut the unit off whenever the catch pan(s) fill with water. If you notice that your unit runs for 10-15 mins and then shuts off then 20 mins later kicks back on and this continues to cycle like this, check your catch pan(s) at the HVAC units. There are most likely full of water and your unit will need to be serviced.

Float switch

7.8 A/C System - Findings

Comments: Repair or Replace

One of the service panel door screws was missing and needed to be re-installed.

7.9 A/C System - Ductwork Information/Limitations

Comments: Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

7.10 A/C System - Ductwork Findings

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VIII. 2nd FLOOR HEATING - AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

2nd Floor - Heating Equipment Type::
Force Hot Air - 80% Efficency - Metal flue

2nd Floor - Heating System Manufacturer::
Goodman

2nd Floor - Heating System Age::
New Construction

2nd Floor - Heating System Capacity::
75,000 BTU's

2nd Floor - Heating Equipment Fuel Type::
Natural Gas

2nd Floor - System Ductwork Type(s)::
Metal Distribution Boxes
Flexible round ductwork

2nd Floor Air Conditioning Type::
Central, Split system

2nd Floor Air Conditioning System Manufacturer::
Goodman
Model/Serial# : GSX160301FA
1305562166

2nd Floor Air Conditioning System Age::
New Construction

2nd Floor Air Conditioning System Fuel Source::
Electric 220 Volt

2nd Floor Air Conditioning System - Capacity:
2.5 tons

Items

8.0 Heating System - Flues, Vents Limitations

Comments: Inspected, Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

8.1 Heating System - Supply temperature findings

Comments: Inspected

The heat supply temperature was 95 Degrees at the time of inspection.

8.2 Heating System - Information/Limitations

Comments: Inspected

The unit was noted to be functioning during the visual inspection conducted at the time of inspection. The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. It is recommended that a service contract be placed on the unit to ensure the unit operates efficiently.

8.3 Heating System - Findings

Comments: Inspected

8.4 A/C System- Exterior disconnect provided

Comments: Inspected

The exterior disconnect is located behind the exterior condenser

8.5 A/C System - Exterior Information/Limitations

Comments: Inspected

It is recommend to install rock beds around the AC unit(s) to avoid hitting or damaging the unit when cutting the lawn. It will also help keep the compressor clean from debris.

8.6 A/C System - Return and Supply Air Temp

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of 2nd Floor Unit: to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 49 degrees, and the return air temperature was 66 degrees. This indicates the range in temperature is normal..

8.7 A/C System - Information/Limitations

Comments: Inspected, Not Inspected

Note: The interior coil was not inspected as it could not be viewed at the time of inspection as it is taped sealed. The fan units were operated, but not visually observed.

Note: This homes catch pan(s) have a secondary float switch installed. These will automatically shut the unit off whenever the catch pan(s) fill with water. If you notice that your unit runs for 10-15 mins and then shuts off then 20 mins later kicks back on and this continues to cycle like this, check your catch pan(s) at the HVAC units. There are most likely full of water and your unit will need to be serviced.

Float switch

8.8 A/C System - Findings

Comments: Inspected

8.9 A/C System - Ductwork Information/Limitations

Comments: Not Inspected

Note: During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

8.10 A/C System - Ductwork Findings

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IX. INTERIOR COMPONETS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Main Entry Door Type::
Standard Entry Door

Exteior Door Type(s)::
Standard entry door
Standard garage house entry door

Window Type(s)::
Vinyl, single hung, thermal insulated
Tilt-in windows

Interior Wall Material(s)::
Drywall

Ceiling type(s)::
Drywall

Flooring type(s)::
Carpet
Tile
Wood

Fire place type(s)::
Vented - Prefabricated Insert with natural/
LP gas logs

Items

9.0 Front Door Findings
Comments: Inspected

9.1 Exterior Door Findings
Comments: Inspected

9.2 Interior Door Findings
Comments: Inspected

9.3 Window Findings
Comments: Inspected

9.4 Interior Wall Findings
Comments: Inspected

9.5 Ceiling Findings
Comments: Inspected

9.6 Floor Information/Limitations
Comments: Not Inspected

Note: Unable to view the flooring structure conditions due to floor coverings throughout the home.

Note: Unable to view or determine the 2nd floor framing due to floor coverings and the 1st floor ceiling below.

9.7 Floor Findings
Comments: Inspected

9.8 Staircase Information/Limitations
Comments: Inspected

The stair handrail/railing was secure at the time of inspection.

9.9 Smoke Detector Information/Limitations
Comments: Inspected

Note: During the inspection the test button on the smoke detector(s) were pressed and the smoke detector(s) responded. The simulation of smoke and/or carbon monoxide cannot be performed at the time of inspection. It is recommended that smoke detectors be replaced every five years and homes that do not have carbon monoxide detectors already installed have one installed on every floor.

9.10 Fire Place Information/Limitations
Comments: Inspected

Responded to controls at the time of inspection. Note: No carbon monoxide leaks were detected at the time of inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

X. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Main Water Shut Off Location::
Garage rear wall

Main Plumbing LIne Type::
PEX

Supply Line Type(s)::
Copper
PEX
Plastic

Waste Line Type(s)::
PVC

Vent Pipe Type(s)::
PVC
Metal

#1 Water Heater Power Source:
Gas

#1 Water Heater Capacity::
180,000 BTU's

#1 Water Heater Location::
Exterior

#1 Water Heater Manufacturer::
Rheem
Model# Serial# : RTG-84XLN
RHUNM121316597

Items

10.0 Plumbing Information/Limitations
Comments: Inspected, Not Inspected

Note: We do not test the water main shut off valve or shut-off valves to individual fixtures. By turning the valves it may cause them to leak causing damage to the property. Shut off valves are not turned, tested, or operated.

Note: All plumbing fixtures throughout the home were tested at the time of inspection, unless the water was off and or stated below.

Note: Vent pipes sections which are located in the walls can not be seen during a visual inspection. These sections are not a part of this inspection. In condo and multi-family units attics may not be accessible and/or rooms and units above the unit are not accessible.

10.1 #1 Water Temperature Information

Comments: Inspected

NOTE: Water temperatures above 125 degrees can burn or scald. Note: If temperatures are above 125 degrees, it can easily be adjusted at the thermostat on the front of the water heater. The water temperature at the time of inspection was noted to be 102 Degrees

10.2 #1 Water Heater Findings

Comments: Repair or Replace

The existing water heater may not be adequate for the demand you and your family may require. In speaking with Rheem the unit is rated at 6 gallons a minute which would support 2 to 3 bathroom in use at one time. This home has 4 bathrooms. Contact a licensed plumber for further evaluation of the homes needs and make repairs/replacement as needed.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XI. LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property. See Plumbing and Electrical pages for more details about those types of system components.

Styles & Materials

Laundry Room Location(s)::	Dryer Connection Type(s)::
Off garage entry	Electric 4-prong connector

Items

11.0 Laundry Information/Limitations

Comments: Not Inspected

Note: The home was vacant at the time of inspection. Determining the true conditions of the service pipes and waste pipe is virtually impossible during a home inspection of a vacant home. The washer connections are not tested at the time of inspection. The inspector visually looks at the connections and the wall around the area (when accessible or not blocked by the height of some washers) There were no signs of stains of leaks noted at the time of inspection unless noted in the findings section below for further review or evaluation. Homes which may have been painted recently can hide possible defects.

11.1 Laundry Findings

Comments: Inspected

XII. LOWER GUEST BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

12.0 Bathroom Sink Information/Limitations

Comments: Inspected

There were no leaks noted when the sink overflow was tested at the time of inspection

12.1 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

12.2 Tub/Shower Types

Comments: Inspected

Prefabricated plastic surround.

12.3 Tub/Shower Surround Findings

Comments: Repair or Replace

The tub spout needs to be secured and sealed to the shower surround to prevent water penetration behind the shower wall. Contact a license contractor for review and make repairs as needed.

12.4 Tub/Shower Fixture Findings
Comments: Inspected

12.5 Bathroom Ventilation Type
Comments: Inspected

12.6 Bathroom Vent Information/Limitations
Comments: Inspected

XIII. MASTER BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

13.0 Bathroom Sink Information/Limitations
Comments: Inspected

There were no leaks noted when the sink overflow was tested at the time of inspection

13.1 Toilet Information/Limitations
Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

13.2 Tub/Shower Types
Comments: Inspected

Tile surround

13.3 Tub/Shower Surround Information/Limitations
Comments: Inspected

Note: This shower is equipped with a glass shower door. Shower doors need regular adjustment and sealing to be sure that they are water tight. Be sure to adjust/inspect your door several times a year once you move in. Do not hang your towels along the top edge of the door as this can cause undue stress on the door.

Note: If the tub/shower surround in the home is tile. This will require continually maintenance, the grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors.

Note: You will notice that there are two small holes at the front left and right corners of the shower. DO NOT FILL THESE HOLES. They are weep holes designed so that condensation which builds up on the back of the tiles/marble surround will drain back into the catch pan. (When you take a long hot shower the tile/marble gets hot on the outside, but the wall cavity on the back side is cold, therefore much like a glass of tea on a hot day it will condensate or sweat) When caulking these closed you will start to see a water stain on the ceiling below due to the condensation not being able to drain back into the basin.

Weep hole

13.4 Tub/Shower Surround Findings
Comments: Inspected

13.5 Tub/Shower Fixture Findings
Comments: Repair or Replace

There is a shower diverter in the garden tub spout. The garden tub faucet does not have a shower head or sprayer wand installed to divert the water to if engaged. Due to this it is recommended that the tub faucet spout be replaced with a tub faucet spout which does not have a diverter to prevent possible leaks at the connection. The diverter was not tested at the time of inspection due to no shower head or sprayer.

13.6 Bathroom Ventilation Type
Comments: Inspected

Electric power exhaust vent

13.7 Bathroom Vent Information/Limitations

Comments: Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XIV. UPPER HALL BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

14.0 Bathroom Sink Information/Limitations

Comments: Inspected

There were no leaks noted when the sink overflow was tested at the time of inspection

14.1 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

14.2 Tub/Shower Types

Comments: Inspected

Prefabricated plastic surround.

14.3 Tub/Shower Surround Findings

Comments: Inspected

14.4 Tub/Shower Fixture Findings

Comments: Repair or Replace

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. The hot and cold plumbing is reversed. This is a child safety hazard. The hot should be on the left and the cold on the right.

14.5 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

14.6 Bathroom Vent Information/Limitations

Comments: Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XV. UPPER GUEST BATHROOM

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. The shut off valves under sinks are not tested. By turning the valves it may cause them to leak also causing damage to the property. Shut off valves are not turned, tested, or operated.

Items

15.0 Bathroom Sink Information/Limitations

Comments: Inspected

There were no leaks noted when the sink overflow was tested at the time of inspection

15.1 Toilet Information/Limitations

Comments: Inspected

Note: There were no leaks noted at the tank bolt connection where it attaches to the base of the toilet at the time of inspection

15.2 Tub/Shower Types

Comments: Inspected

Prefabricated plastic surround.

15.3 Tub/Shower Surround Findings

Comments: Inspected

15.4 Tub/Shower Fixture Findings

Comments: Repair or Replace

The following items were noted to be in need of repair and or corrections at the bathroom shower/tub fixtures at the time of inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. There was a leak noted at the back of the shower head where it connects to the plumbing pipe. Repairs are needed to prevent water damage. This can often be as simple as adding additional teflon tape but could possibly be from a bad gasket at the ball inside the fixture or a cracked shower head. Contact a licensed contractor for review and make any additional repairs as needed.
2. The hot and cold plumbing is reversed. This is a child safety hazard. The hot should be on the left and the cold on the right.

15.5 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

15.6 Bathroom Vent Information/Limitations

Comments: Inspected

Only the viewable parts of the vent can be seen during a home inspection. Vent lines can be chased inside of walls and buried below insulation in the attic. These areas are not viewable during a home inspection.

XVI. KITCHEN - APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Kitchen Sink Type(s)::
Stainless Steel w/sprayer wand

Disposal Brand(s)::
In-Sink-Erator

Oven Type #1::
Electric Free Standing w/convection

Oven Brand #1::
Frigidaire

Exhaust Vent Type(s)::
Internal via the microwave

Microwave Brand(s)::
Frigidaire

Dishwasher Type(s)::
Built-in Standard Dishwasher

Dishwasher Brand(s)::
Frigidaire

Refrigerator Brand(s)::
Frigidaire

Cabinet Material(s)::
Wood

Countertop Type(s)::
Granite

Items

16.0 Sink Findings
Comments: Inspected

16.1 Disposal Type(s)
Comments: Inspected

Continuous-feed models operate by a wall switch, or accessory air switch (button on the counter top). The garbage disposal was tested for basic functionality at the time of inspection. Unless otherwise noted in this report

16.2 Range/Oven Information/Limitations
Comments: Inspected

Note: The range/wall oven top surface elements/burners (when applicable), Convection fan, and interior element(s) responded when testing at the time of inspection unless otherwise noted in this report

Note: The installed timers and clocks are not tested at the time of inspection.


16.3 Exhaust Information/Limitations
Comments: Inspected

Note: Internal via the microwave

16.4 Microwave Information/Limitations
Comments: Inspected

Note: The unit responded to controls at the time of inspection. Convection ovens responded also unless otherwise noted in this report.

Note: The installed timers and clocks are not tested at the time of inspection.

16.5 Refrigerator Information/Limitations
Comments: Not Inspected

Note: Refrigerators are not inspected nor are the icemaker lines inspected. If there is a refrigerator installed in the home at the time of inspection we do not move the refrigerator to inspect behind it. By moving the refrigerator it may cause damage to the floor, icemaker line and/or the refrigerator itself.

16.6 Dishwasher Information/Limitations
Comments: Inspected

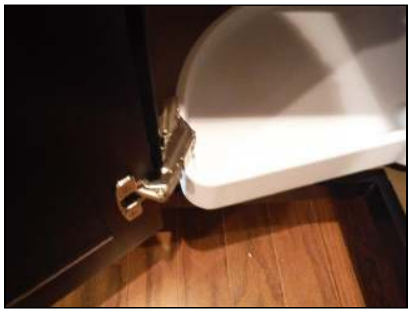
Note: When inspecting/testing the dishwasher the unit was ran on "normal" settings with "heating element" selected only. Not all choices are selected and ran. The unit filled with water and drained with no leaks found during the cycles, the soap dish operated properly or was found open at the end of the cycle at the time of inspection and the heater element was noted as functioning. Unless otherwise noted in this report the unit was operable.

Note: The dishwasher is controlled by a wall switch to the right or left of the sink. If the unit does not have power check the switch to ensure that it is in the "on" position before calling an electrician. They will charge you a trip fee just for flipping the switch.

16.7 Cabinet/Countertop Information/Limitations
Comments: Inspected

16.8 Cabinet/Countertop Findings
Comments: Repair or Replace

The lazy susan is sticking on the bottom cabinet hinge and the cabinet door will not close. The lower cabinet door hinge to the left of the lazy susan is loose and needs to be secured. Adjustments are needed so that the doors will function properly.



The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.