



Inspection Report

Mr. Need A Inspection

Property Address:
1234 Test Report Street
Charlotte NC



Americas Choice Inspections
PO Box 49271
Charlotte, NC 28277

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Date: Invalid DateTime	Time: 08:30 AM	Report ID:
Property: 1234 Test Report Street Charlotte NC	Customer: Mr. Need A Inspection	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:

Single Family.

Stories/Foundation:

2 Stories on a Slab Foundation

Estimated Age In Years:

6 Years

Estimated Square Footage:

2500-2999 sqft

Weather:

Partly Cloudy/Overcast

Soil Conditions:

Damp

Outside Temperature (F):

Between 60 - 70 Degrees

Water Source:

Public

Sewage Disposal:

Public

Summary



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Charlotte, NC 28277

Customer
Mr. Need A Inspection

Address
1234 Test Report Street
Charlotte NC

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.

I. EXTERIOR - FOUNDATION

General Summary

1.2 Siding Findings

There were holes noted in the siding in the following locations. They need to be sealed/repaired/replaced as needed to prevent water penetration. Contact a licensed contractor for review and make any additional repairs as needed:

1. Right side of home - lower section near the rear corner of the house
2. Left side of home - lower section - several reas near the front corner of the home



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1.3 Trim Findings

Left side of home - front corner - the corner piece is loose and needs to be re-secured to properly hold the vinyl siding in place. Contact a licensed contractor for review and make any additional repairs as needed.



1.7 Foundation Findings

There was/were hairline crack(s) noted in the following locations. Point up and continue to monitor. No corresponding cracks were noted inside the home of these area and all windows and doors around the area were functioning as intended at the time of inspection.

(Please Note: - Glass monitoring kits can be purchased at Lowe's, Home Depot and various other locations. They are a slide which is glued to the veneer over the middle of the crack so that one side is attached on either side of the crack. They will crack if there is future movement which would warrant further investigation by a licensed engineer at that time):

1. Rear of home - right of the A/C unit (as you face the street)
2. Left wall of interior of the garage
3. Rear wall of the interior of the garage



III. ROOF SYSTEM

General Summary

3.5 Roof Findings

Front of home - above the garage - the apex shingle is cracked and needs to be repaired to prevent water entry behind the fascia. Contact a licensed contractor for review and make any additional repairs as needed.



IV. GARAGE - CARPORT

General Summary

4.1 Findings

The following items were found to be in the need of repair and/or adjustment at the garage door during the inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. The auto reverse tension setting for the garage door did not function properly at the time of inspection. If the garage door were to hit something the door should automatically reverse. Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. Contact a licensed contractor or garage door company for review and repair as needed.
2. The chain is loose and hanging down below the track. Adjust as needed



V. ELECTRICAL SYSTEM

General Summary

5.5 Switches, Receptacles & Light Fixture Findings

The following lights had a bulb that did not function when tested. Replace the bulb and re-test to be sure it functions and is not an electrical issue. Contact a licensed electrician if replacing the bulb does not correct the issue:

1. Front porch light
2. Master bedroom ceiling fan - one light missing bulb
3. Master bathroom can lights above the tub and shower areas
4. Upper, right, rear bedroom ceiling fan - one light missing bulb



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VI. 1st/MAIN FLOOR HEATING - AIR CONDITIONING

General Summary

6.3 Heating System - Findings

The air filter(s) were extremely dirty within the home. When filters are this dirty it is recommended that the interior components of the HVAC unit be serviced and cleaned as the clogged filter can allow dirt, lint and dander to coat and cover vital parts of the a/c system. Any other items in need of repair found when the HVAC contractor cleans the unit should also be addresses.



6.8 A/C System - Findings

The overflow pan under the HVAC unit in the attic has rust in it and there was rust stains on the sunroom roof below the secondary catch pan drain line. This is evidence that water was standing in the overflow pan at one point. There was no water in the pan at the time of inspection. Ask the seller the history of the rust and if the unit has been repaired? If they do not know it should be treated as an active issue and further evaluated by a licensed HVAC contractor.



VII. INTERIOR COMPONENTS

General Summary

7.1 Exterior Door Findings

Garage house entry door - the door strike plate is over lapping the handle when closed and making it difficult to open/close the door. Adjustments are needed. Contact a licensed contractor for review and make any additional repairs as needed.



7.4 Window Findings

The following window(s) and/or sashes (but not limited to) were found to have a bad or broken thermal window seal. The thermal window seal is the gasket that prevents moisture from entering in between the interior of the window panes and causing them to fog. The window at this point has lost its gas thus reduces the original R-Value of the window: Note: All windows are located as if looking from the inside out toward the road or yard:

Note: Overcast days, dirty windows, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this It is recommend that all windows be cleaned and further evaluated by the licensed or qualified professional. Any additional windows that are found to have bad thermal seals at that time should also be repaired or replaced by a qualified professional.

1. Rear living room - right rear window - upper sash
2. Sunroom - left wall - rear most window - upper sash
3. Formal living room - both front windows - both lower sashes
4. Master bedroom - front wall right window as you face the street - left window - both sashes
5. Upper, right, rear bedroom - both sashes
6. Upper, loft - left wall - lower sash



7.13 Fire Place Findings

There no hearth installed in front of the fire place. This is a fire safety hazard in need of repair. Contact a licensed contractor for review and make any additional repairs as needed.



VIII. PLUMBING SYSTEM

General Summary

8.1 Plumbing Findings

Right side of home - the waste pipe clean out cover is broken and needed to be replaced so that the cap can be removed and to prevent grass and pest entry from clogging the line. Contact a licensed contractor for review and make any additional repairs as needed.



X. 1/2 BATHROOM

General Summary

10.1 Bathroom Sink Findings

The sink stopper was missing the back half of the lever for the stopper under the sink and the connection rod between the stopper handle and the drain rod. Contact a licensed contractor for review and make any additional repairs as needed.



Stopper not working



Missing pieces at tail pipe

XI. HALL BATHROOM

General Summary

11.2 Toilet Findings

Left side of toilet - There were signs of a tank leakage noted on the bottom of the tank as seen by the stains and/or rust around the tank bolts. Repairs and or replacement of the tank may be needed. Note: Crack may result in over tightening the tank to the bowl, in this case the tank would need to be replaced.



XII. MASTER BATHROOM

General Summary

12.4 Tub/Shower Surround Findings

The weather stripping along the bottom of the door was torn and needed to be replaced. There was also some soft drywall at the lower, right exterior of the shower area indicating water exiting the shower door or frame area at some point. Contact a licensed contractor for review and make any additional repairs as needed.



Torn weather stripping



Soft drywall

XIII. KITCHEN - APPLIANCES

General Summary

13.2 Garage Disposal Findings

The disposal was cracked at the time of inspection and needed to be replaced. Contact a licensed contractor for review and make any additional repairs as needed.



13.5 Microwave Findings

The following item(s) were noted to be in need of repair/replacement at the kitchen microwave at the time of inspection. Contact a qualified appliance repair person for review and make any additional repairs as needed:

1. The surface lights did not respond when tested at the time of inspection. Replace the bulb(s) and re-test to ensure that there is not a problem with the fixture itself. If the light does not function after replacement then contact a qualified professional for review and make any additional repairs as needed.
2. There were burn marks noted in the top of the microwave. The cause could not be determined, but this can be a sign that the unit has failed in some area and is in need of repair/replacement.



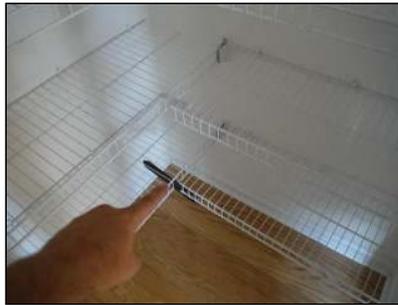
1



2

13.9 Cabinet/Countertop Findings

Pantry - lower shelf - the corner brace bracket was missing at the time of inspection. A piece of metal has been stuck in the area, but this is not a proper repair. Contact a licensed contractor for review and make any additional repairs as needed.



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:

Stone

Vinyl Siding

Trim Material:

Wood

Metal

Vinyl

Foundation Types::

Poured in place concrete slab.

Poured in place concrete slab garage

Items

1.0 Utility Status

Comments: Inspected

All utilities were on at the time of inspection.

1.1 House Occupancy

Comments: Inspected

Note: The home was vacant (and/or new) at the time of inspection. The time in which the home has been vacant is unknown. Plumbing supply and waste pipes leaks cannot always be seen during the time frame of a typical home inspection. Any occasional problems with roots in waste lines cannot be found most times due to paper products not being used during the inspection. Small leaks in shower or waste lines in walls and ceilings cannot be seen if there are no signs of previous leaks . (For example - The shower is tested for 1-2 minutes during the home inspection and is typically used daily between 5 to 20 minutes, depending on the user) Due to the broad spectrum of items covered during this companies inspection is it not possible to test the systems under normal use of someone living in the home.

1.2 Siding Findings

Comments: Repair or Replace

There were holes noted in the siding in the following locations. They need to be sealed/repaired/replaced as needed to prevent water penetration. Contact a licensed contractor for review and make any additional repairs as needed:

1. Right side of home - lower section near the rear corner of the house
2. Left side of home - lower section - several reas near the front corner of the home



1



2



2

1.3 Trim Findings

Comments: Repair or Replace

Left side of home - front corner - the corner piece is loose and needs to be re-secured to properly hold the vinyl siding in place. Contact a licensed contractor for review and make any additional repairs as needed.



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.

Note: The slab is not visible due to carpet and/or floor covering - no readily visible problem are noted unless noted elsewhere in this report.

1.7 Foundation Findings

Comments: Repair or Replace

There was/were hairline crack(s) noted in the following locations. Point up and continue to monitor. No corresponding cracks were noted inside the home of these area and all windows and doors around the area were functioning as intended at the time of inspection.

(Please Note: - Glass monitoring kits can be purchased at Lowe's, Home Depot and various other locations. They are a slide which is glued to the veneer over the middle of the crack so that one side is attached on either side of the crack. They will crack if there is future movement which would warrant further investigation by a licensed engineer at that time):

1. Rear of home - right of the A/C unit (as you face the street)
2. Left wall of interior of the garage
3. Rear wall of the interior of the garage



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. 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

Rear patio type::

Concrete

Retaining wall type::

Timber

Fence/Gate Type(s)::

Vinyl

Items

2.0 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.

2.1 Driveway/sidewalk Information/Limitations

Comments: Inspected

There are cracks noted at the driveway and sidewalk(s) that need to be sealed and/or repaired properly to prevent water penetration and/or continual cracking. Continue to monitor and make and additional repairs as needed.

2.2 Front Porch Findings

Comments: Inspected

2.3 Rear Patio Findings

Comments: Inspected

2.4 Retaining Wall Information/Limitations

Comments: Inspected

2.5 Landscaping Findings

Comments: Inspected

III. 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:

Crossed Gable Roof

Roof Covering Type(s):

Ashphalt Shingles
Metal

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

3.0 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.

3.1 Flashing Information/Limitations**Comments:** Inspected, Not Inspected

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

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

3.2 Valley Type(s)**Comments:** Inspected

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

3.3 Gutter System Type(s)**Comments:** Inspected

Full gutter system.

3.4 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.

3.5 Roof Findings**Comments:** Repair or Replace

Front of home - above the garage - the apex shingle is cracked and needs to be repaired to prevent water entry behind the fascia. Contact a licensed contractor for review and make any additional repairs as needed.

**3.6** Attic locations**Comments:** Inspected

Main Attic above the majority or entire home.

3.7 The Attic Access Type**Comments:** Inspected

Ceiling scuttle hole(s) located at the upper hall ceiling

3.8 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.



3.9 Access/Restrictions

Comments: Not Inspected

Could not access the attic area above the front bedrooms due to the roof sheathing preventing access



3.10 Attic Findings

Comments: Inspected

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.

IV. 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	Number of overhead automatic openers:: One
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	Floor type(s):: Concrete	

Items

4.0 Recommendations/Information

Comments: Inspected

The garage door opener light did not function at the time of inspection. Replace the bulb and retest to ensure that there is not a problem with the fixture itself.

The above noted item was repaired at the time of inspection, as a courtesy, by America's Choice Inspections



Light out



Replaced bulb

4.1 Findings

Comments: Repair or Replace

The following items were found to be in the need of repair and/or adjustment at the garage door during the inspection. Contact a licensed contractor for review and make any additional repairs as needed:

1. The auto reverse tension setting for the garage door did not function properly at the time of inspection. If the garage door were to hit something the door should automatically reverse. Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. Contact a licensed contractor or garage door company for review and repair as needed.
2. The chain is loose and hanging down below the track. Adjust as needed



V. 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, left wall	Sub-panel#1 Location(s):: HVAC Location Exterior	

Items

5.0 Electrical Panel(s) Findings

Comments: Inspected

5.1 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:

Exterior and garage - rear wall of the garage

Kitchen - left of the sink and right of the oven

Bathrooms - upper, hall bathroom

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.

5.2 AFCI Breaker Information**Comments:** Inspected

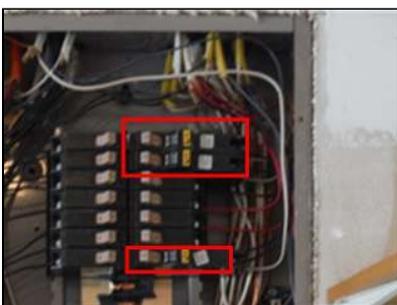
What is an AFCI? (Arc Fault Circuit Breaker Interrupter) is a circuit breaker designed to stop fires by sensing non-functional electrical arcs and disconnect power before the arc starts a fire. The arc fault circuit breakers should distinguish between a working arc that may occur in the brushes of a 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

5.3 AFCI Information/Limitations**Comments:** Inspected

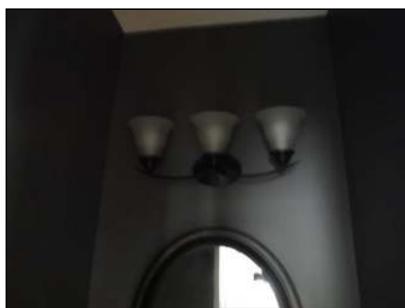
Note: The AFCI(s) breakers were tested and responded to the test button at the time of inspection. It is recommended that AFCI(s) breakers are tested monthly to ensure that they are responding and/or functioning. To test the breakers simply press the yellow, white, blue or green button at the front of 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.

**5.4** Switches, Receptacles & Light Fixtures Information/Limitations**Comments:** Not Inspected

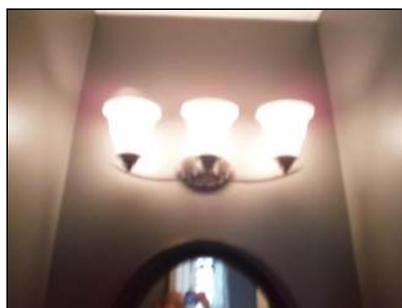
Note: The inspector does not inspect alarm systems. It is not part of this inspection. Be sure to ask the seller for a copy of the alarm code before closing if one is available.



There were several lights out in the home at the time of inspection. The bulbs were replaced to be sure it was not an electrical issue. The lights responded once replaced. These were replaced as a courtesy by America's Choice Inspections.



1/2 bath light out



Replaced bulbs

5.5 Switches, Receptacles & Light Fixture Findings

Comments: Repair or Replace

The following lights had a bulb that did not function when tested. Replace the bulb and re-test to be sure it functions and is not an electrical issue. Contact a licensed electrician if replacing the bulb does not correct the issue:

1. Front porch light
2. Master bedroom ceiling fan - one light missing bulb
3. Master bathroom can lights above the tub and shower areas
4. Upper, right, rear bedroom ceiling fan - one light missing bulb



1



2



3

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.

VI. 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:: Left side of home	#1 - Heating Equipment Type:: Force Hot Air - 80% Efficiency - Metal flue	#1 Heating System Manufacturer:: Comfortmaker Model/Serial# : N8MPN100F20B1 A061645073
#1 Heating System Age:: 7 years	#1 Heating System Capacity:: 100,000 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:: Comfortmaker Model/Serial# : N2A342AKA100 E070409492
1st/Main Floor Air Conditioning System Age:: 6 years	1st/Main Floor Air Conditioning System Fuel Source:: Electric 220 Volt	1st Floor Air Conditioning System - Capacity: 3.5 tons

Items

6.0 Heating System - Flues, Vents Limitations

Comments: 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.

6.1 Heating System - Supply temperature findings

Comments: Inspected

The heat supply temperature was 92 Degrees at the time of inspection.



6.2 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.

6.3 Heating System - Findings

Comments: Repair or Replace

The air filter(s) were extremely dirty within the home. When filters are this dirty it is recommended that the interior components of the HVAC unit be serviced and cleaned as the clogged filter can allow dirt, lint and dander to coat and cover vital parts of the a/c system. Any other items in need of repair found when the HVAC contractor cleans the unit should also be addresses.



6.4 A/C System- Exterior disconnect provided

Comments: Inspected

The exterior disconnect is located behind the exterior condenser

6.5 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.

6.6 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 53 degrees, and the return air temperature was 71 degrees. This indicates the range in temperature is normal..



6.7 A/C System - Information/Limitations

Comments: 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 home has a secondary back-up system for the HVAC unit. In case the main line ever clogs there is a secondary drain which terminates in the soffit at the rear of the home. If you are ever mowing the lawn and see water dripping from this location it is the sign of a problem. Contact a licensed contractor for review and make any repairs as soon as you see it.

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.

Note: This homes has a primary condensate drain line that is connected to the main waste line for the washing machine in the laundry room. During the summer when the A/C is operating you may hear a dripping sound coming from this area. This is typical, as the HVAC units condensation is dripping from the upper or upstairs area down the wall to the laundry room.



Catch pan drain line



Float switch



Main drain in laundry pipe

6.8 A/C System - Findings

Comments: Repair or Replace

The overflow pan under the HVAC unit in the attic has rust in it and there was rust stains on the sunroom roof below the secondary catch pan drain line. This is evidence that water was standing in the overflow pan at one point. There was no water in the pan at the time of inspection. Ask the seller the history of the rust and if the unit has been repaired? If they do not know it should be treated as an active issue and further evaluated by a licensed HVAC contractor.



6.9 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.

The inspector does not fully inspect dampener system. The parts are inside of the ductwork and invasive inspections are outside the scope of a home inspection. The inspector test to be sure that there is air flow on each floor and each register only. Unless otherwise noted in the report there was air flow to each floor and each register.



Dampener system installed

6.10 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.

VII. INTERIOR COMPONENTS

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

Exterior Door Type(s)::

Standard entry door

Window Type(s)::

Vinyl, single hung, thermal insulated
Tilt-in windows

Column Type(s)::

Drywall

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

7.0 Front Door Findings

Comments: Inspected

7.1 Exterior Door Findings

Comments: Repair or Replace

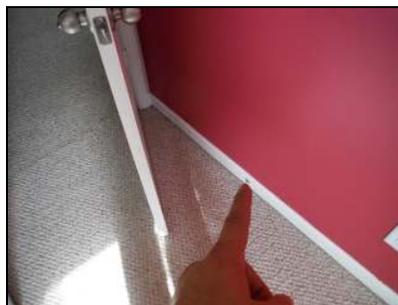
Garage house entry door - the door strike plate is over lapping the handle when closed and making it difficult to open/close the door. Adjustments are needed. Contact a licensed contractor for review and make any additional repairs as needed.



7.2 Interior Door Information/Limitations

Comments: Inspected

Missing door stopper noted at the upper bedroom



7.3 Window Information/Limitations

Comments: Not Inspected

Note: Overcast days, **dirty windows**, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this it is recommend that all windows be cleaned and re-evaluated before closing.



7.4 Window Findings

Comments: Repair or Replace

The following window(s) and/or sashes (but not limited to) were found to have a bad or broken thermal window seal. The thermal window seal is the gasket that prevents moisture from entering in between the interior of the window panes and causing them to fog. The window at this point has lost its gas thus reduces the original R-Value of the window: Note: All windows are located as if looking from the inside out toward the road or yard:

Note: Overcast days, dirty windows, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this It is recommend that all windows be cleaned and further evaluated by the licensed or qualified professional. Any additional windows that are found to have bad thermal seals at that time should also be repaired or replaced by a qualified professional.

1. Rear living room - right rear window - upper sash
2. Sunroom - left wall - rear most window - upper sash
3. Formal living room - both front windows - both lower sashes
4. Master bedroom - front wall right window as you face the street - left window - both sashes
5. Upper, right, rear bedroom - both sashes
6. Upper, loft - left wall - lower sash



7.5 Interior Wall Findings

Comments: Inspected

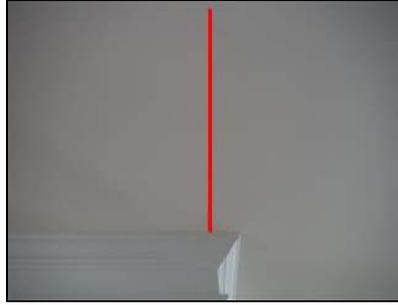
7.6 Column Findings

Comments: Inspected

7.7 Ceiling Information/Limitations

Comments: Inspected

Hairline crack noted to the left of the formal living room column. Patch and continue to monitor.



7.8 Ceiling Findings

Comments: Inspected

7.9 Floor Information/Limitations

Comments: Inspected, 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.

Note: Stored items and/or rugs prevented a full viewing of the floored areas

Note: Stored items and furniture prevent a full viewing of wall surfaces and floor surfaces. The inspection report applies to viewable surfaces only.

Note: Cosmetic stains on the carpet/flooring were noted in some areas.

7.10 Staircase Information/Limitations

Comments: Inspected

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

7.11 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.

7.12 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.



7.13 Fire Place Findings

Comments: Repair or Replace

There no hearth installed in front of the fire place. This is a fire safety hazard in need of repair. Contact a licensed contractor for review and make any additional repairs as needed.



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.

VIII. 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:

Electric

#1 Water Heater Capacity::

50 gallons

#1 Water Heater Location::

Garage

#1 Water Heater Manufacturer::

Rheem

Model# Serial# : 82V52-2 RH0607B37699

Items

8.0 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.

8.1 Plumbing Findings

Comments: Repair or Replace

Right side of home - the waste pipe clean out cover is broken and needed to be replaced so that the cap can be removed and to prevent grass and pest entry from clogging the line. Contact a licensed contractor for review and make any additional repairs as needed.



8.2 #1 Water Temperature Information

Comments: Inspected

Water temperatures above 125 degrees can burn or scald. If temperatures are above 125 degrees is can generally be adjusted at the thermostat located behind the one or two service access doors on the front of the water heater. Some electric water heaters will have a control at the top of the tank. The water temperature at the time of inspection was 109 Degrees.



8.3 #1 Water Heater Findings

Comments: Inspected

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.

IX. 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)::

2nd floor hall closet

Dryer Connection Type(s)::

Electric 4-prong connector

Items

9.0 Laundry Information/Limitations

Comments: Not Inspected

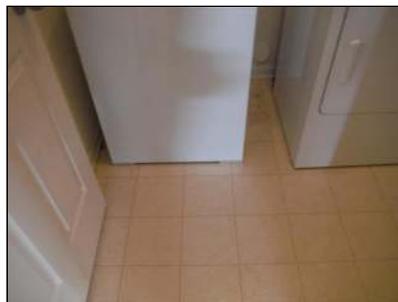
Note: Washer and dryers are not tested at the time of inspection.

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 or 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.

Note: There was not an overflow pan installed under the second floor washing machine unit. An overflow pan with a drain line is recommended in the event of a leak in the wash machine unit, but it is not a requirement



Not tested



2nd floor- no catch pan or drain

9.1 Laundry Findings

Comments: Inspected

X. 1/2 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

10.0 Bathroom Sink Information/Limitations

Comments: Not Present

No overflow installed - The sink(s) do not have an overflow device installed. If the stopper is in use the sink will overflow into the bathroom if not turned off. Overflow devices are not required, but a great safety device. You may wish to consider replacing the sinks when you move in as an added safety feature.

10.1 Bathroom Sink Findings

Comments: Repair or Replace

The sink stopper was missing the back half of the lever for the stopper under the sink and the connection rod between the stopper handle and the drain rod. Contact a licensed contractor for review and make any additional repairs as needed.



Stopper not working



Missing pieces at tail pipe

10.2 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

10.3 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

10.4 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.

XI. 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

11.0 Bathroom Sink Information/Limitations

Comments: Inspected

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

11.1 Toilet Information/Limitations

Comments: Inspected

11.2 Toilet Findings

Comments: Repair or Replace

Left side of toilet - There were signs of a tank leakage noted on the bottom of the tank as seen by the stains and/or rust around the tank bolts. Repairs and or replacement of the tank may be needed. Note: Crack may result in over tightening the tank to the bowl, in this case the tank would need to be replaced.



11.3 Tub/Shower Types

Comments: Inspected

Prefabricated plastic surround.

11.4 Tub/Shower Surround Findings

Comments: Inspected

11.5 Tub/Shower Fixture Findings

Comments: Inspected

11.6 Bathroom Ventilation Type

Comments: Inspected

Electric power exhaust vent

11.7 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.

XII. 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

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 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.

12.4 Tub/Shower Surround Findings**Comments:** Repair or Replace

The weather stripping along the bottom of the door was torn and needed to be replaced. There was also some soft drywall at the lower, right exterior of the shower area indicating water exiting the shower door or frame area at some point. Contact a licensed contractor for review and make any additional repairs as needed.



Torn weather stripping



Soft drywall

12.5 Tub/Shower Fixture Findings**Comments:** Inspected**12.6 Bathroom Ventilation Type****Comments:** Inspected

Electric power exhaust vent

12.7 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.

XIII. 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

Model # Serial # : 1-83 07061843944

Oven Type #1::

Gas Free Standing Range

Oven Brand #1::

Kenmore

Model# Serial # : 790.78813408

VF72325137

Exhaust Vent Type(s)::

Internal via the microwave

Microwave Brand(s)::

LG

Model# Serial# : LVM1630ST

602TANS04607

Dishwasher Type(s)::

Built-in Standard Dishwasher

Dishwasher Brand(s)::

Kenmore

Model# Serial# : 587.16253402

TH73058801

Refrigerator Brand(s)::

Whirlpool

Model# Serial# : GSF26C4EXA00

HR03314024

Cabinet Material(s)::

Wood

Countertop Type(s)::

Formica/Laminate

Items

13.0 Sink Information/Limitations**Comments:** Inspected**13.1 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

13.2 Garage Disposal Findings**Comments:** Repair or Replace

The disposal was cracked at the time of inspection and needed to be replaced. Contact a licensed contractor for review and make any additional repairs as needed.

**13.3 Range/Oven Information/Limitations****Comments:** Inspected

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

Note: When tested there were no carbon monoxide readings detected at the time of inspection.

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



13.4 Exhaust Information/Limitations

Comments: Inspected

Note: Internal via the microwave

13.5 Microwave Findings

Comments: Repair or Replace

The following item(s) were noted to be in need of repair/replacement at the kitchen microwave at the time of inspection. Contact a qualified appliance repair person for review and make any additional repairs as needed:

1. The surface lights did not respond when tested at the time of inspection. Replace the bulb(s) and re-test to ensure that there is not a problem with the fixture itself. If the light does not function after replacement then contact a qualified professional for review and make any additional repairs as needed.
2. There were burn marks noted in the top of the microwave. The cause could not be determined, but this can be a sign that the unit has failed in some area and is in need of repair/replacement.



1



2

13.6 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.

13.7 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.

**13.8** Cabinet/Countertop Information/Limitations**Comments:** Inspected

Note: Lazy Susan functioned when tested at the time of inspection

**13.9** Cabinet/Countertop Findings**Comments:** Repair or Replace

Pantry - lower shelf - the corner brace bracket was missing at the time of inspection. A piece of metal has been stuck in the area, but this is not a proper repair. Contact a licensed contractor for review and make any additional repairs as needed.



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.