



101 Main Street, Dublin GA, 31021  
Inspection prepared for: Mary Smith  
Agent: Fain Powel - Curry Residential

Inspection Date: 1/1/2011 Time: 9:00 AM  
Weather: Sunny / Warm

Inspector: Frank Newman  
InterNACHI Member # 07081504  
Phone: 478-278-7525



**EMERALD CITY INSPECTIONS, LLC**

## INTRODUCTION

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire inspection report, then give me a call if I can answer any questions. Even though the inspection is completed and the report is delivered, I am still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - This report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code compliance.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

A home inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems and/or portions of the home as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components at the time of inspection only, but cannot predict future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed at the time of inspection. A material defect is a condition with a residential real property, or any portion of it, that would have a significant adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, mechanical system, or subsystem is near, at, or beyond the end of the normal useful life of such component is not, by itself, a material defect.

The written Inspection report will describe and identify the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. **However, none of the items reported are intended to imply an obligation on the part of the buyer or seller to do, or not do anything, but rather to make the parties aware of certain conditions and/or to serve as the basis of further discussions between the parties as they desire.**

**Finally, please note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Sincerely,

Frank Newman  
Emerald City Inspections, LLC

## Report Summary

The summary below consists of potentially significant findings. These findings may represent safety hazards, deficiencies requiring a major expense to correct, or items to which I would like to draw extra attention. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review the complete report in detail as the summary alone does not explain all inspection observations. All recommended repairs should be done by licensed tradesmen or professionals; in addition, I recommend obtaining a copy of all receipts, warranties, and permits for the work performed.

### CONVENTIONS AND TERMS USED IN THIS REPORT

#### USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was observed, and the condition of the system or component *at the time of the inspection*. Some of the pictures may be of deficiencies or problem areas; these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

#### TEXT COLOR SIGNIFICANCE:

**GREEN text:** Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLUE text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

#### COMMENT KEY or DEFINITIONS:

**"INSPECTED":** I visually inspected the item, system, or component and if no other comment is made, then it appeared to be functioning as intended -- allowing for normal wear and tear.

**"NOT INSPECTED":** I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

**"NOT PRESENT":** This item, system, or component is not in this home or building.

**"REPAIR AS NEEDED":** I recommend that the item, system, or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.

**"SAFETY CONCERN":** A condition, system or component that is considered harmful or dangerous due its presence or absence.

**"DEFERRED COST":** Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

**"MAINTENANCE":** Recommendations for the proper operation and routine maintenance of the home.

**"IMPROVE":** Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

**"FYI": For Your Information:** Denotes additional general information and/or explanation of conditions; safety information; cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

Roofing		
Page 8 Item: 2	Roof Covering	<ul style="list-style-type: none"> <li>Roofing is not lying flat in one area. A qualified roofing contractor should evaluate and repair.</li> </ul>
Garage/Carport		
Page 12 Item: 3	Garage Door Safety Features	<ul style="list-style-type: none"> <li>The electric eye reversal for the door did not reverse the door when tested. The door opening system should be repaired by a qualified technician before using the garage.</li> </ul>
Electrical		
Page 15 Item: 5	Main Service Panel(s)	<ul style="list-style-type: none"> <li>One or more romex cables enter the panel through unprotected knockouts. This may cause wire damage and should be repaired by a qualified electrician.</li> <li>Neutrals and/or grounds are improperly attached in the main panel. Have an electrician properly separate.</li> </ul>
Page 15 Item: 7	Wiring Methods	<ul style="list-style-type: none"> <li>The power supply wiring for the electric range is improperly installed (not secured to the wall). This condition should be reviewed and corrected by a qualified electrician.</li> <li>Extension cord wiring used as permanent wiring located in one or more locations. Extension cords are designed for temporary usage. Recommend removal or to have the fixtures hard wired by an electrician.</li> </ul>
Page 16 Item: 10	GFCI	<ul style="list-style-type: none"> <li>There is no GFCI protection in the areas identified. GFCI protection should be installed in all of these areas as required by current electrical safety standards.</li> <li>IMPROVE: Modern safety standards require any branch circuit outlets accessible from the kitchen countertop(s) to be GFCI protected. At the time this house was built, these may not have required protection. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure.</li> </ul>
Plumbing		
Page 19 Item: 8	Traps and Drains	<ul style="list-style-type: none"> <li>A leak in the drain piping under the left sink in the hall bathroom should be repaired.</li> </ul>
Appliances		
Page 26 Item: 3	Range	<ul style="list-style-type: none"> <li><b>SAFETY CONCERN:</b> Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device, essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-tip devices became a UL safety standard in 1991.</li> </ul>

### Inspection and Site Details

1. Inspection Time

Start: 09:00 AM  
End : 11:30 AM

2. Attending Inspection

Client(s) present • Client(s) parents present

3. Residence Type/Style

Single Family Home

4. Garage/Carport

Attached 2-Car Garage

5. Age of Home or Year Built

Built in 1996 (tax record)

6. Square Footage

1,692 Sq. Ft. (tax record)

7. Lot Size

0.56 acres (tax record)

8. Front of Home Faces

For the purpose of this report the building is considered to be facing Southwest.

9. Bedrooms and Bathrooms

Bedrooms: 3  
Bathrooms: 2 Full baths

10. Occupancy

Vacant

11. Temperature

75 degrees

12. Weather Conditions

Clear, sunny sky • Warm

13. Ground/Soil Surface Condition

Weather leading up to inspection was relatively wet.

### Exterior

In accordance with the InterNACHI Standards of Practice pertaining to exteriors, this report describes the exterior wall coverings and trim. Inspectors should inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps, porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors should also inspect adjacent or entryway walkways, patios, driveways, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway / Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Concrete

Observations:

- Driveway and walkway are in good shape for age and wear.

2. Carport / Garage Floor

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Materials:**

- Concrete

**Observations:**

- Visible portions of the garage/ carport floor appeared sound with no significant cracks observed at time of inspection.

3. Steps, Stoop, Porch

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Materials:**

- Steps and Stoop:
- Brick
- Concrete

**Observations:**

- Porch is in satisfactory condition for a home of this age.

4. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- Front entry door:
- Metal
- Rear entry door(s):
- Metal
- Garage / Carport entry door (from house):
- Metal

**Observations:**

- Appeared to be functional and satisfactory at the time of inspection.

5. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

**Description:**

- Brick veneer
- Vinyl Siding

**Observations:**

- IMPROVE: Exterior penetrations (and areas of minor damage) should be sealed to prevent the intrusion of insects and other vermin.

6. Eaves, Soffits, Fascias

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:** Metal, Vinyl

**Observations:**

- Appeared to be in serviceable condition at time of inspection.
- Inspected from ground with binoculars

7. Door/Window Frames, Trim

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Description:** Vinyl window trim, Wood door trim

**Observations:**

- MAINTENANCE : Wooden trim around rear exterior door is rotting at bottom. Repair, prime and paint as required



Water damage at bottom of rear door

8. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Comments:

- Exterior caulking is the simplest energy-efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost-effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively airtight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

- FYI: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.

Observations:

- Exterior caulking is generally in good condition, considering the age of the home.

9. Patio, Flatwork

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

Description:

- Patio/porch:
- Concrete

Observations:

- IMPROVE: Typical cracking was observed at joint between patio and house. Recommend sealing the cracks to prevent water infiltration.



Caulking recommended at patio

10. Grading, Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- Ground graded towards house (at rear)

Observations:

- FYI : Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- IMPROVE : Low and settled grading at the rear of the house. Water can intrude under the house, possibly affecting the foundation, or causing other water-related problems. The client should consider installing gutters in the area and making drainage modifications to remove water coming from the yard and roof.



Rear roof drainage area

11. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

- Overgrown vegetation in contact with the house.
- Trees are in contact with (or very close to) the house.

Observations:

- Trees are in contact with, or are close to, the roof in one or more areas. Damage to the roof may result, especially during high winds. Trees should be pruned and/or removed as necessary to maintain approximately 10 ft. of clearance.
- Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter to maintain at least 12" of clearance.



Vegetation against structure



Tree near structure



12. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

## Roofing

In accordance with the InterNACHI Standards of Practice pertaining to roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors should inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The following web sites are excellent resources for information on roofs: <http://www.home-roofs.com> and <http://www.roofhelper.com>

1. Method of Roof Inspection

**Inspection Method:**

- Viewed from ground level with the aid of binoculars.

2. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Materials:**

- Fiberglass-based asphalt shingles

**Age:**

- Evidence suggests that the roofing is the original covering and is, therefore, estimated to be the same age as the home.

**Observations:**

- Roof appeared to be in serviceable condition.
- FYI: Once a roof reaches the ten (10) year mark, it is a good idea to have the roof inspected for any signs of aging every three years. A roof that has some routine maintenance in its second half of life will outperform those that are not maintained.
- Roofing is not lying flat in one area. A qualified roofing contractor should evaluate and repair.



Roof repair required

3. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
	X			

**Observations:**

- Not Visible

4. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- PVC Piping for plumbing vent stack(s)
- Single-wall vent piping for gas appliance or kitchen vent.

**Observations:**

- Roof penetrations appeared to be functional and properly flashed.

5. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Description:

- Framed
- Metal flue--for pre-fabricated wood burning fireplace

Observations:

- Appeared functional (using binoculars) with no deficiencies noted at time of inspection.

6. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
		X		X

Description: No gutters and downspouts are installed on this home.

Observations:

- IMPROVE: There are no gutters/downspouts installed at the roof drainage system. Potential water intrusion can occur and damage components. The client should consider installing clog-resistant gutters and downspouts, properly extended away from the foundation, to allow for proper drainage.

7. Limitations of Roofing Inspection

- Although no roof leaks were observed at the time of inspection, roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. HOWEVER, A ROOF LEAK DOES NOT NECESSARILY MEAN THAT THE ROOF NEEDS TO BE REPLACED. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

### Structural Components

In accordance with the Internachi Standards of Practice pertaining to structural components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under-floor crawlspace areas. Inspectors should inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building, are sound. **Emerald City Inspections, LLC** suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

1. Foundation Type

Foundation Type: Slab on Grade

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Description:

- Masonry Block

Observations:

- Apparent impact damage observed at foundation between garage and home. Monitor and repair if additional deterioration occurs.



Apparent impact damage in garage

3. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete slab

Observations:

- Not visible to inspect due to finishing materials.

4. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Not visible to inspect. Assumed to be wood frame: 2 X 4 dimensional lumber.

Observations:

- Virtually all of the walls and ceilings on the ground level are covered and structural members are not visible.

5. Ceiling, Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Roof framing system:
- Engineered wood roof truss framing

Observations:

- No deficiencies observed at the visible portions of the roof structure.

6. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not a part of a home inspection.
- Full inspection of all structural components is not possible in areas/rooms where there are finished walls, ceilings and floors, or where attic access is limited.

Attic and Insulation

In accordance with the InterNACHI Standards of Practice pertaining to attic and insulation, this report describes the method used to inspect any accessible attics and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors should inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following web sites are excellent resources for information on home insulation:

<http://www.insulation.owenscorning.com/homeowners> and <http://www.certainteed.com/products/insulation>

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attic Inspection Method:

- Viewed and walked in the attic.
- Attic was partially inspected because no flooring available in most areas. Some remote attic areas were observed with floodlight.

Type of Access:

- Scuttle hole(s) located in:
- Garage

Observations:

- Appeared functional at the time of inspection.

2. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Passive ventilation
- Under-eave soffit inlet vents
- Ridge vent

Observations:

- No deficiencies noted.
- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold buildup in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Cellulose, loose fill
- Depth (approx.) : 5-7 inches

Observations:

- Insulation level in the attic is typical for homes this age.

4. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: PVC plumbing vents

Observations:

- No deficiencies noted on visible sections.

5. Limitations of Attic and Insulation Inspection

- An analysis of indoor air quality is not part of this inspection.

Garage/Carport

1. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- One 16' steel door

Observations:

- No deficiencies observed.

2. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- LIFT-MASTER

Observations:

- Appeared functional using normal controls at time of inspection.
- FYI: Remote control(s) normally furnished with the garage door opener were not found in the home. The seller should locate these devices or provide replacements.

3. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

Safety Reverse: Present

Safety Sensor: Present

Observations:

- The electric eye reversal for the door did not reverse the door when tested. The door opening system should be repaired by a qualified technician before using the garage.

## Heating and Air Conditioning

In accordance with the InterNACHI Standards of Practice pertaining to heating and air conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors should *visually* inspect the installed heating equipment and associated vent systems, flues and chimneys, central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. **Emerald City Inspections, LLC** highly recommends that a standard, seasonal or yearly, service and maintenance contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life.

1. Heating / Cooling System #1

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Description :

- Split system with air conditioning compressor and gas-fired furnace.
- Brand: Amana
- Model: Damaged nameplate - not readable
- Serial #: 9606222170 (approx. 14 years old based on serial number).

Observations:

- No mechanical deficiencies noted at the time of inspection - see Heating/Cooling Performance section for performance data.
- Air handler / furnace could not be observed due to lack of attic access in that area.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.

2. Heating/cooling Performance

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Temperature Difference

- \*\*\* Cooling \*\*\*
- Supply / Return differential : 12 degrees F.
- This indicates the unit is apparently cooling as intended.
- The heating function was tested and appeared to operate satisfactorily.

3. Energy Source

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

For Heating: Natural Gas -- Gas meter located at left rear of house

For Cooling: Electric - 220/240 volt A/C

Observations: MAINTENANCE: Rust corrosion at exterior gas meter pipes. Recommend cleaning and sealing with a rust-resistant paint.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Description:

- Compressor safety switch(es) installed near unit(s).

Observations: No deficiencies noted.

5. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

Description:

- Analog, non-programmable type.

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities. Recommend an upgrade to a digital, programmable thermostat. This could yield significant annual savings in energy costs.

6. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Description:**

- Media disposable

**Observations:**

- MAINTENANCE : The return air filter(s) is(are) dirty. Replacement needed.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters (constructed of aluminum mesh, foam, or reinforced fibers), which may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Dirty filters are the most common cause of inadequate heating or cooling performance.

7. Distribution Systems

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- Galvanized sheetmetal and flexible ductwork - ceiling registers.

**Observations:**

- No deficiencies noted.

8. Condensate Drain

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Observations:**

- No deficiencies noted in the visible portions of the condensate collection and removal system.

9. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- Pre-fab wood burning fireplace - with B-vent metal chimney flue and gas logs
- Location:
- Family room

**Observations:**

- Visible portions of the fireplace and chimney appeared to be in satisfactory condition at the time of inspection.
- FYI : It appears that the fireplace has never been used.



Fireplace with gas logs

10. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- The data plate on one of the HVAC system compressors was not visible/legible at the time of the inspection.

## Electrical

In accordance with the InterNACHI Standards of Practice pertaining to electrical systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub-panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors should inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub-panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as a current and a potential personal safety or fire hazard. **Repairs should be a priority, and should be made by a qualified, licensed electrician.**

### 1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**

- Underground service lateral.

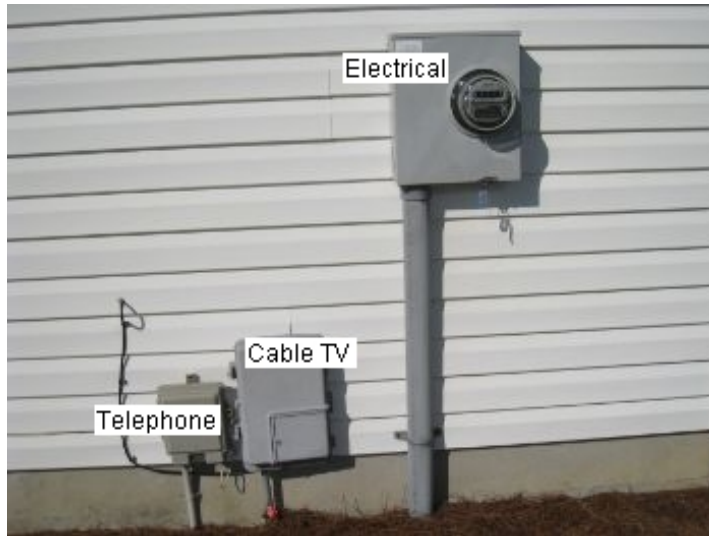
### 2. Service Entrance Conductors

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Aluminum (assumed) - typical for homes in this area

**Observations:**

- Underground service entrance conductors are not visible.



Service entrance equipment

### 3. Service Rating

120/240 volts; 200 amps

### 4. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- One 200 amp breaker in main service panel.

**Observations:**

- No deficiencies observed.

### 5. Main Service Panel(s)

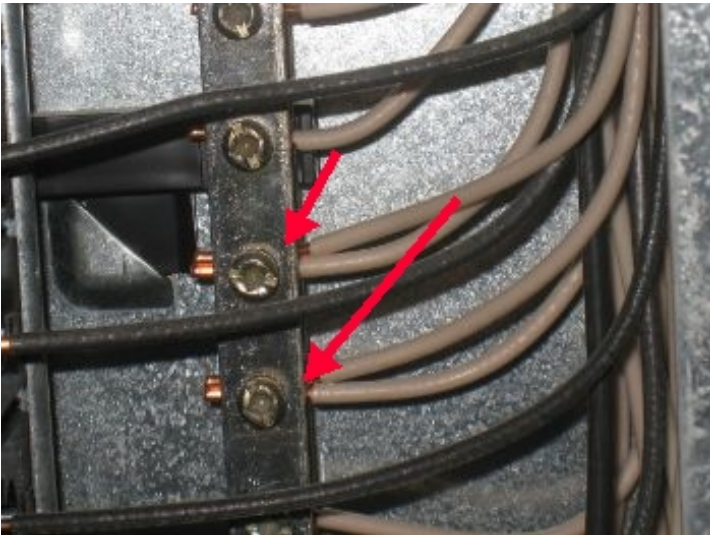
Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Manufacturer :**

- General Electric
- Location(s):
- Laundry room

**Observations:**

- One or more romex cables enter the panel through unprotected knockouts. This may cause wire damage and should be repaired by a qualified electrician.
- Neutrals and/or grounds are improperly attached in the main panel. Have an electrician properly separate.



Improper neutral terminations



No cable protection in opening

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- Ground wire appeared to be securely connected; however, the ground electrode was not visible (buried).

7. Wiring Methods

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

• Copper

Observations:

- The power supply wiring for the electric range is improperly installed (not secured to the wall). This condition should be reviewed and corrected by a qualified electrician.
- Extension cord wiring used as permanent wiring located in one or more locations. Extension cords are designed for temporary usage. Recommend removal or to have the fixtures hard wired by an electrician.



Improper wiring for range



Extension cord used for permanent wiring in kitchen

8. Lighting, Fixtures, Switches, Receptacles

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable.
- Numerous light bulbs were apparently in need of replacement.
- Fixture cover is missing in garage. The cover (or the entire fixture) should be replaced.
- Bathroom shower light is inoperable. Repair.





Missing fixture cover in garage



Inoperable light in master bathroom shower

9. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Observations:

- Ceiling fans operated normally when tested.

10. GFCI

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	X

**Definition:** Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that interrupts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking -- faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits should be GFCI protected to prevent electrical shock.

**Locations:**

- None found at:
- Kitchen (some locations)
- Garage / carport

**Observations:**

- Installed GFCIs responded to test
- There is no GFCI protection in the areas identified. GFCI protection should be installed in all of these areas as required by current electrical safety standards.
- **IMPROVE:** Modern safety standards require any branch circuit outlets accessible from the kitchen countertop(s) to be GFCI protected. At the time this house was built, these may not have required protection. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure.

11. AFCI

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
		X		X

**Definition:** Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

**Locations:**

- Absent--not required when house constructed.

**Observations:**

- **IMPROVE:** Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

12. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

**Description:**

- There were two smoke detectors observed in this home.
- Present in:
  - hall near bedrooms
  - Family room

**Observations:**

- All smoke detectors evaluated appeared to operate when tested.
- SAFETY CONCERN: Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years. Unless you know that the smoke alarms are newer and are functioning properly, replacing them when moving into a new residence is recommended by NFPA.

13. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

**Description:**

- There were no CO detectors observed in this home.

**Observations:**

- IMPROVE: There was no visible CO (Carbon Monoxide) detector in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector.
- FYI: Recommend review the following Consumer Product Safety Commission publication: <http://www.cpsc.gov/cpsc/pub/pubs/5010.html>

14. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Observations:**

- The doorbell operated normally when tested.

15. Limitations of Electrical Inspection

- No low voltage alarm system was observed. For maximum home security, installation of a monitored electronic security system should be considered.

## Plumbing

In accordance with the InterNACHI Standards of practice pertaining to plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors should inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor.**

1. Water Supply

**Source:** Community water supply system.

2. Main Service Piping

**Materials:** Not Visible

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Location:**

- At the meter(s) - see photo

**Observations:**

- No deficiencies observed
- FYI : The main shutoff valve requires a special tool ("curb key") for operation (available at home supply stores). It is recommended that one of these tools be kept in a readily accessible location for use in the event of a plumbing emergency.



Water meter and main shut-off valve

4. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Description:**

- Standard hose bibs at front, rear, and sides of home.

**Observations:** One or more hose bibs leaked badly around the stem when in operation. Repair.



Leaking hose bib

5. Water Supply, Distribution Systems

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- Readily visible water supply pipes are:
- Copper

**Observations:**

- No deficiencies observed at the visible portions of the supply piping.

6. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Observations:**

- Faucet at kitchen sink may be leaking; water was observed in the cabinet below. Repair or replace as required.
- Hot/cold reversed plumbing observed at whirlpool tub. Recommending swapping knob labels as the most practical solution.



Water leak under kitchen sink

7. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
• No deficiencies observed.

8. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:  
• Water was run through the fixtures and drains. Functional drainage was observed.  
• The pop-up drain stopper was not operable in one or more bathroom sinks. See photos.  
• A leak in the drain piping under the left sink in the hall bathroom should be repaired.



Inoperable pop-up drain in hall bathroom



Leak in hall bathroom drain

9. Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
• The water flow was functional overall. This was determined by running water in the bath sink and shower while toilet was flushed.  
• The water pressure was tested and found to be approximately 68 PSI (maximum). This is satisfactory.

10. Waste, Drain, Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Waste System Type:

- Private sewage disposal - septic system

Description:

- Visible waste piping in house:
- Thermoplastic PVC (Polyvinyl Chloride).

Observations:

- Visible piping appeared serviceable at time of inspection.

11. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

Description :

- Manufacturer: Kenmore
- Model : 153.335450
- Serial # : G96803668 (approx. 14 years old, based on serial number).
- Capacity : 40 Gallons
- Gas fueled

Observations:

- SAFETY CONCERN: The water heater temperature was observed to be approximately 125 degrees F. This is hotter than the recommended temperature range of 118-122 degrees F. and poses a scalding risk. The temperature should be readjusted.

12. Water Heater Vent System

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Materials: Metal single wall chimney vent pipe

Observations: Visible portions appeared functional with no discrepancies.

13. Fuel Storage, Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Description:

- Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at outside meter

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas meter and main shut-off



Gas connection for outdoor grill

14. Private Sewage Disposal (Septic) System

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location of Drain Field:

- Location unknown
- Location appears to be in rear yard, but is unconfirmed.
- Records of the septic system location may be found at the county health department office.

Comments:

- This inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection.
- MAINTENANCE: Septic tanks should be pumped a minimum of every five (5) years and more frequently, every three (3) years, for larger families. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved, it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

1. Tub / Shower

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Fiberglass tub/shower unit(s)

Observations:

- Appeared functional and satisfactory at the time of inspection.

2. Whirlpool Tub condition

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Fiberglass

Observations:

- Appeared functional and satisfactory at the time of inspection.
  - Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition, at time of inspection. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
  - MAINTENANCE: Whirlpool tubs should be flushed periodically to keep bacteria levels down inside jet tubes. We recommend pouring 1/2 cup of household bleach and 4 tablespoons of low-foaming powdered dishwashing detergent into the tub full of hot water. Let the jets run for 10-15 minutes. Then drain tub and refill with cold water only. Run whirlpool for 10-15 minutes, then drain again.
- FYI: There is a good commercial product at the following site:  
[http://www.bathandkitchenstudio.com/prod\\_details.cfm?product\\_id=2043](http://www.bathandkitchenstudio.com/prod_details.cfm?product_id=2043)



Caulking recommended at whirlpool tub

3. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Master bath shower
- Surround is ceramic tile

Observations:

- Appeared functional at the time of inspection.

4. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.

5. Bathroom Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Appeared functional at time of inspection.
- IMPROVE: The bathroom exhaust fan vent(s) appear to terminate in the attic (some exhausts may be covered by insulation). This can cause a buildup of moisture and eventually mold in the attic. All house vents should be directed and vented towards the exterior of the structure. A qualified contractor should repair as needed.



Unsecured exhaust fan (master bathroom)

6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Choose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

Interior

In accordance with the INTERNACHI Standards of Practice pertaining to interiors, inspectors should inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and a representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempts should be made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

1. Wall and Ceiling Finishes

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Materials:**

- Walls and ceilings :
- Drywall

**Observations:**

- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.
- Some deterioration of the ceiling finish was observed in the garage. Repair and repaint, if desired.



Ceiling damage in garage

2. Floor Finishes

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Materials:** Laminate, Ceramic tile

**Observations:**

- No deficiencies noted - with normal wear for its age.

3. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- Aluminum, with insulated glass

**Observations:**

- In accordance with InterNachi Standards, we do not test every window in the house, particularly if it is furnished. We do test a sample of unobstructed windows in bedrooms to ensure that at least one provides an emergency exit.
- The windows that were tested are functional.

4. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

**Description:**

- Raised panel - colonial

**Observations:**

- FYI : Garage door track interferes with the utility room door.





Utility room door / garage door interference

5. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

Observations: Loose shoe molding in hall bathroom closet should be properly installed.



Loose shoe molding in hall bathroom closet

6. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				

Materials: Laminate

Observations:

- No discrepancies noted, with normal wear for age.

7. Cabinets, Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

Materials: Wood laminate

Observations:

- Caulking recommended where vanities meet the backsplash and wall to prevent water damage.



Caulking recommended

8. Limitations of Interior Inspection

- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

### Appliances

The inspector observed and operated the basic functions of the following appliances that are to remain in the house: any permanently installed dishwasher through its normal cycle; range, cook top, permanently installed oven, trash compactor, garbage disposal; ventilation equipment or range hood, permanently installed microwave oven; and laundry appliances that are to remain in the home. Interior refrigerator/freezer temperatures are also tested. No opinion is offered as to the adequacy of the dishwasher operation, oven cleaning operations, cooking functions, clocks, timing devices, lights, or thermostat accuracy. Appliances were not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X			X	

**Brand:**

- Kenmore
- Model No.: 665.15625691
- Serial No.: FF3104924

**Observations:**

- Detergent door did not open properly during wash cycle. Repair



Dishwasher detergent door

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Brand:**  
 • none installed

3. Range

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Brand:**  
 • General Electric  
 • Range Model No. : JBP64B0H2WH  
 • Range Serial No. : ZG217578Q

**Observations:**

- All heating elements operated when tested.
- Oven(s) operated when tested.
- **SAFETY CONCERN:** Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device, essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-tip devices became a UL safety standard in 1991.

4. Kitchen Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Brand:**  
 • Rangeaire  
 • Model No.: H52030030110  
 • Serial No.: 05951 460940

**Observations:**

- Functioned and operated normally when tested.
- **IMPROVE :** Exhaust hood is recirculating type. Client should consider modifying the hood exhaust so that it is vented to the exterior.

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Brand:**  
 • None installed

6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Brand:**  
 • Maytag  
 • Model No.: MDS2352KEW  
 • Serial No.: 10899759JG

**Observations:**

- Appeared functional at time of inspection.
- Measured temperatures in refrigerator and freezer appeared to be normal.
- Icemaker appeared to be operating at the time of inspection.
- Ice and water dispenser tested.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Brand:**  
 • Roper  
 • Model No.: RAS7233KQO  
 • Serial No.: CL1319106

**Observations:** Operated as designed using normal controls.

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Brand:**  
 • Roper  
 • Model No.: REX5634KQ1  
 • Serial No.: MM0931429

**Observations:** Operated as designed using normal controls.

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac	Improv
X				X

**Observations:**

- Appeared functional at time of inspection. Vented to the exterior.
- FYI: Dryer Safety - Review of this Consumer Product Safety Commission publication: <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>
- SAFETY CONCERN: Dryer duct vent is plastic/vinyl. These are a potential fire hazard. Recommend replacing with a rigid or corrugated semi-rigid metal duct.

10. Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time.
- Oven(s), range and microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher was tested for basic operation in one mode only. The temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.