PROPERTY INSPECTION REPORT

NEXT STEP
INSPECTIONS

Inspector: David Skaggs
License #HI12976
Phone: 229-560-0175
Email: nextstep.ga@solution4u.com

Next Step Inspections
1234 Zoom Road
Inspection Prepared For: Preferred Customer
Agent: Support - Home Inspector Pro
Date of Inspection: 1/1/2021
Year Built: 2021 Size: 1561

Report Summary

Grounds		
Page 8 Item: 5	Irrigation	• REPAIR: Sprinkler head not operational at the east side of home.

Not spraying

Exterior Areas		
Page 11 Item: 5	Porch - Front/Side	• REPAIR: Doorbell does not work when tested.

Doorbell doesn't work

Roof		
Page 22 Item: 2	Roof Condition	• REPAIR: Starter course (1st layer of shingles applied to roof) around eaves of roof not sealed. If the first course is not adhered, it is susceptible to blow-off in strong winds.

Starter course loose

Starter course loose

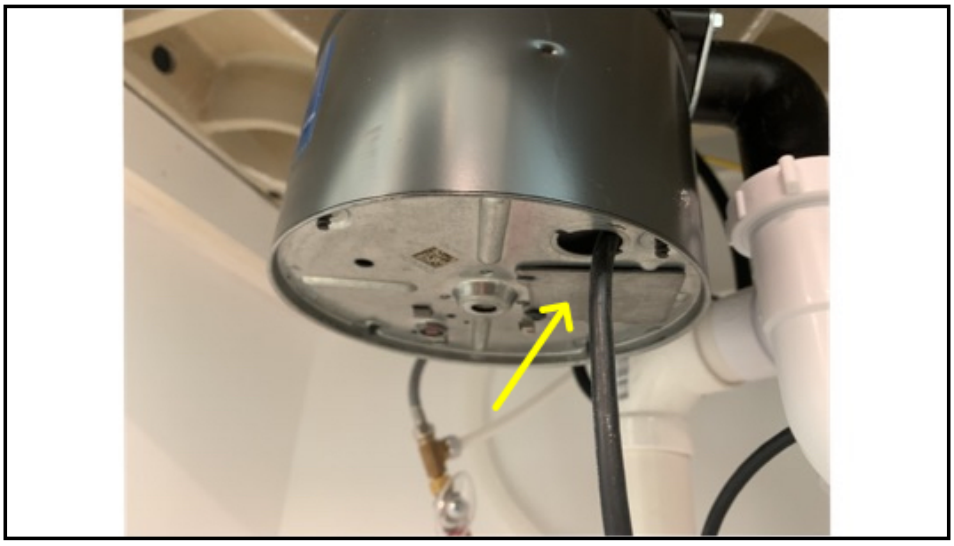
Interior Areas		
Page 29 Item: 8	Ceiling Fans	• REPLACE: Ceiling fan in east side bedroom unbalanced. Motor makes loud noise when operated. Recommend replacing fan.

Unbalanced & loud

Bathroom		
Page 31 Item: 7	Tub/Shower Combination	• REPAIR: Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls.

Loose - Hallway bathroom

Kitchen		
Page 32 Item: 4	Disposal Condition	• REPAIR: Wire strain relief clamp loose or missing. Recommend installing and securing wire per manufacturer's instructions.

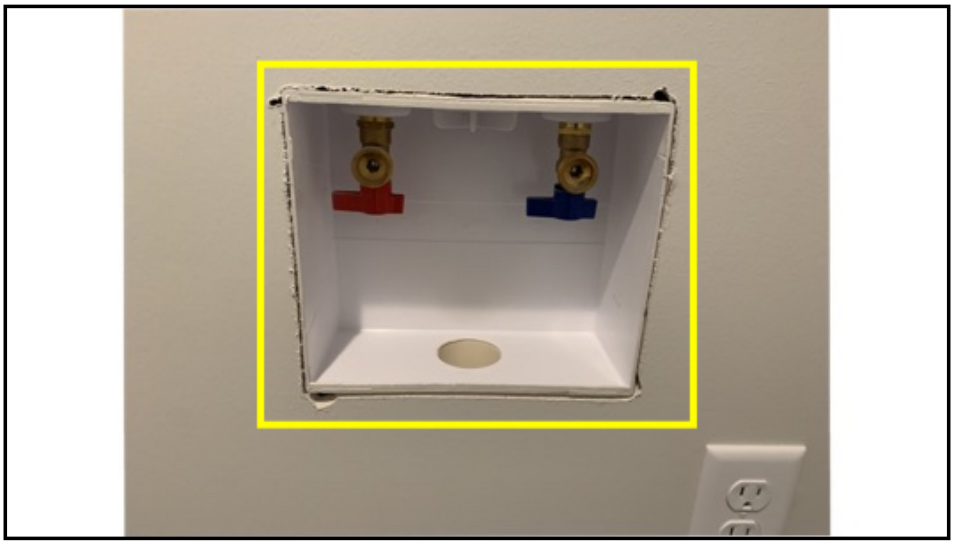


Wire clamp not installed

Page 32 Item: 5	Vent Condition	• REPAIR: Vent shroud not secured.

Shroud unsecured

Laundry		
Page 38 Item: 2	Plumbing	• MISSING: Laundry recessed plumbing missing face plate trim.



Laundry plumbing - Missing trim

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following 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. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We 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.

1. Attendance

- Client present
- Buyer Agent present
- Builder present
- Gutter installers present

2. Home Type

- Single Family Home
- 1 story

3. Occupancy

- Vacant

4. Weather conditions

- Today's weather is dry
- Temperature was 50-55
- Recent weather has been rainy
- Soil conditions were: damp.

5. Overview

- The building is free of major visible structural concerns and all installed major systems functioned satisfactorily at the time of the inspection. The concerns described in this report are minor and I recommend discussing them with your builder or construction superintendent.

Perimeter

1. Exterior Photos

Perimeter Photo

Perimeter Photo

Perimeter Photo

Perimeter Photo

Services/Utilities

1. Service Type & Availability

- All utilities were On at the time of the inspection
- Water source is Public
- Sewage disposal is Public Sewer

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

• Driveway materials noted: Concrete
• Sidewalk material noted: Concrete
• Driveway and walkways in good shape. No deficiencies noted.

2. Grading

• OBSERVATION: Saturated ground. Recommend monitoring once rain has stopped to see how long it takes water to dissipate.
• Recommend monitor lot drainage, particularly during heavy rains. Over time, soils settle around structures and grading improvements may be needed. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Ground saturated

3. Landscaping Observations

• Inspecting the landscaping is not within the scope of this inspection except as it may affect the main structure and roof. Low voltage lighting is also not covered within the scope of this visual inspection.
• No major system safety or functional concerns noted at time of inspection.

4. Fence Condition

• Fence or wall material: wood
• Inspecting fences and/or gates are not within the scope of this inspection (except when in conjunction with a swing pool). Any observations/recommendations are courtesy. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
• Fence/gates appeared serviceable at time of inspection.

Wood privacy fence

Wood privacy fence

5. Irrigation

• Home is equipped with an underground sprinkler system.
• The irrigation system wastested.
• The sprinkler system operates with a control panelin the garage.
• Water source is Public
• Number of zones 2
• A vacuum break or backflow preventer was notobserved.
• Inspecting irrigation is not within the scope of this inspection. Any observations or recommendations are courtesy. Recommend confirming that irrigation system is in serviceable condition before the close of escrow.
• ADJUST: Some irrigation heads are spraying against the house on the south and west side which can cause siding to wear out prematurely. Even worse, it can cause water to seep/leak into the homes structure causing significant damage if left unchecked and adjusted.
• REPAIR: Sprinkler head not operational at the east side of home.

Spraying house

Spraying house

Not spraying

Outdoor Electrical

1. Outdoor Electrical Condition

Observations:
• Outdoor GFCI's in place and operational; no major system safety or function concerns noted at time of inspection.

Exterior Plumbing

1. Plumbing Condition

• Main water shutoff located at north side of house; valve not tested.
• Water pressure measured at an outside hose bib was 55 pounds per square inch (PSI).
• CPVC (Chlorinated Polyvinyl Chloride) piping present.
• PEX (Cross-Linked Polyethylene) piping present.
• PVC (Polyvinyl Chloride) piping present.
• Outdoor plumbing in operational condition; no major system leaks or function concerns observed at visible portions of outdoor piping at time of inspection.

Water shut off

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to 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.

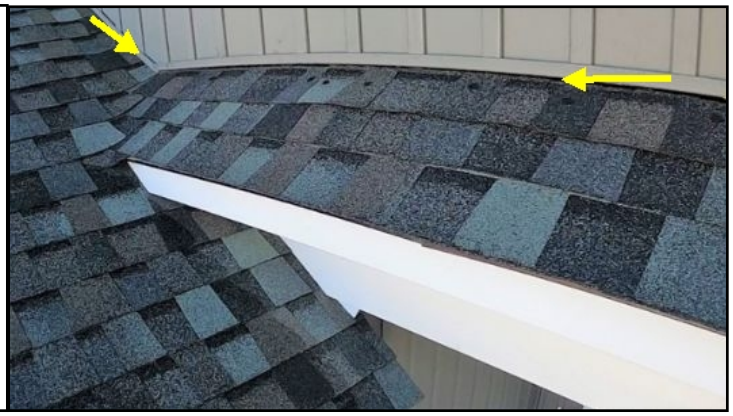
1. Condition

Exterior Walls Construction: Wood Frame Construction • Exterior Wall Covering: Vinyl Siding • Exterior Wall Covering: Stone Veneer
• Exterior wall covering condition is generally good. No major system safety or function concerns noted at time of inspection.

• OBSERVATION: Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

• OBSERVATION: Roof to sidewall missing gap. Typically there should be a 1.5" gap between the roofing material and siding. Without a gap, the exterior wall-covering can wick up moisture from the roof. This can lead to decay, delamination, peeling paint, and other problems.

Siding/soil close proximity



Lacking gap

2. Eaves & Facia

• Soffits are ventilated and made of vinyl
• Fascia is made of metal covered wood
• Soffits at the home appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

3. Doors

• No defects noted during the time of inspection; doors appear to be in good condition.

4. Window Condition

• No major system safety or function concerns noted at time of inspection.

5. Porch - Front/Side

• Walking surface is Concrete, Bare.
• The patio roofing materials noted: Same as the main structure
• REPAIR: Doorbell does not work when tested.

Doorbell doesn’t work

6. Patio - Back/Side

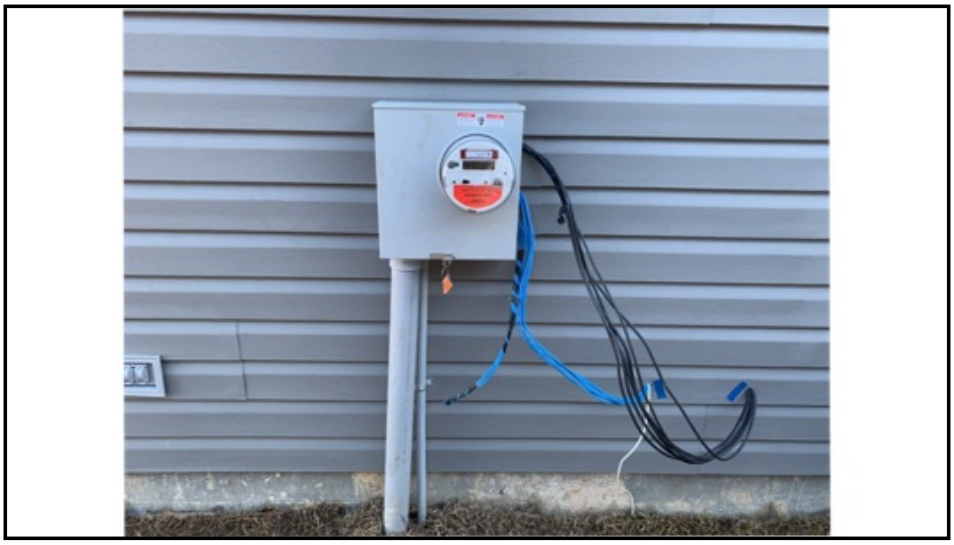
- The patio roof is the same as the main structure.
- Walking surface is Concrete, Bare.
- Appears to be structurally sound; Appears satisfactory and in functional condition as it is new construction.

Incoming Electrical

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 are required to 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 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 Entrance

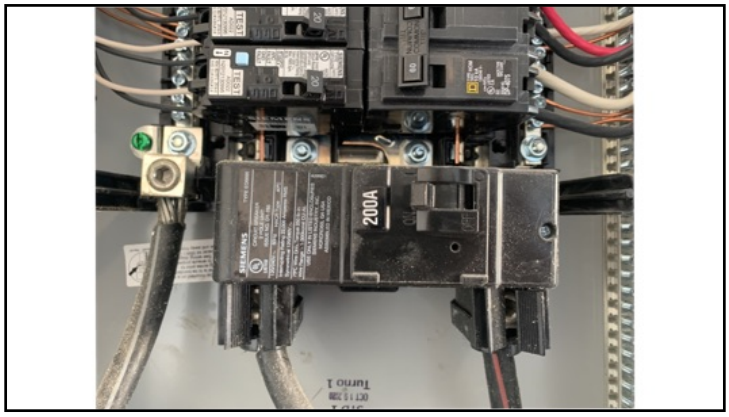
- Power is provided to the home through an underground service lateral.
- Ground wire not visible and therefore cannot report on condition.



Power Meter

2. Service Capacity

- 120/240V - 200 amp



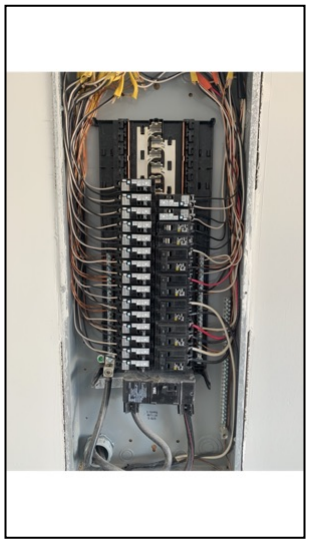
Main Disconnect

Panel Schematic

3. Panel Condition

The main electrical panel shutoff is located in the garage
Panel Manufacturer: Siemens
Main electric disconnect is located in the panel box.
• All the circuit breakers appeared serviceable; No major system safety or function concerns noted at time of inspection at main panel box.

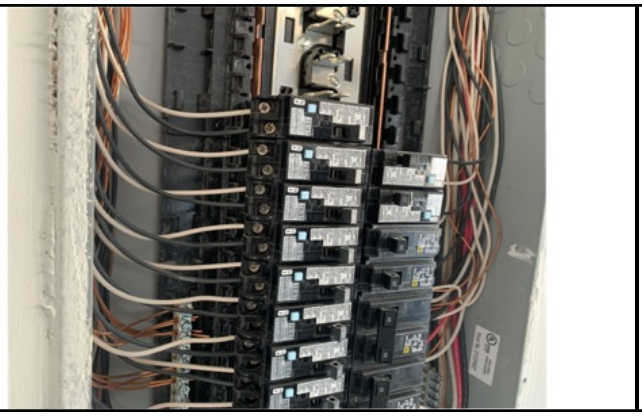
Main Panel - Cover On



Main Panel - Cover Off

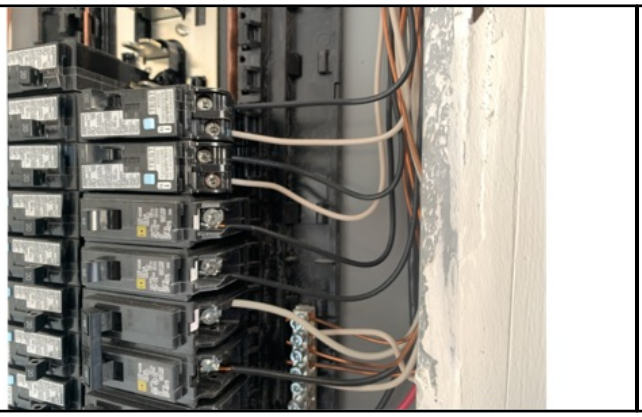
4. Conductors/Breakers

• Service Entrance Cables: Aluminum (OK)
• Branch Wiring: Copper
• Nonmetallic sheathed electrical cable, commonly referred to as "NM" or "Romex"

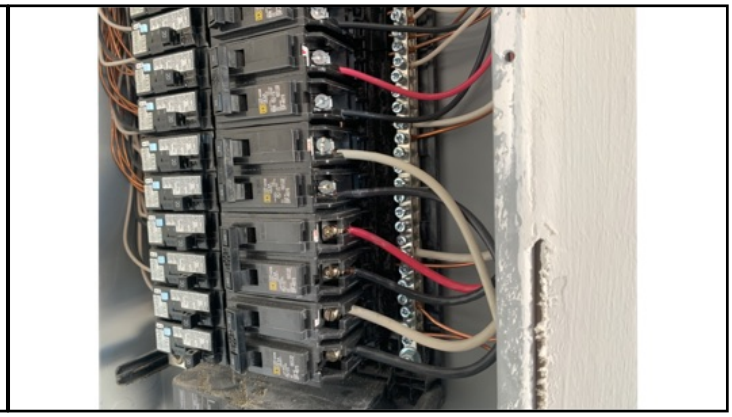


Branch Circuit Connections

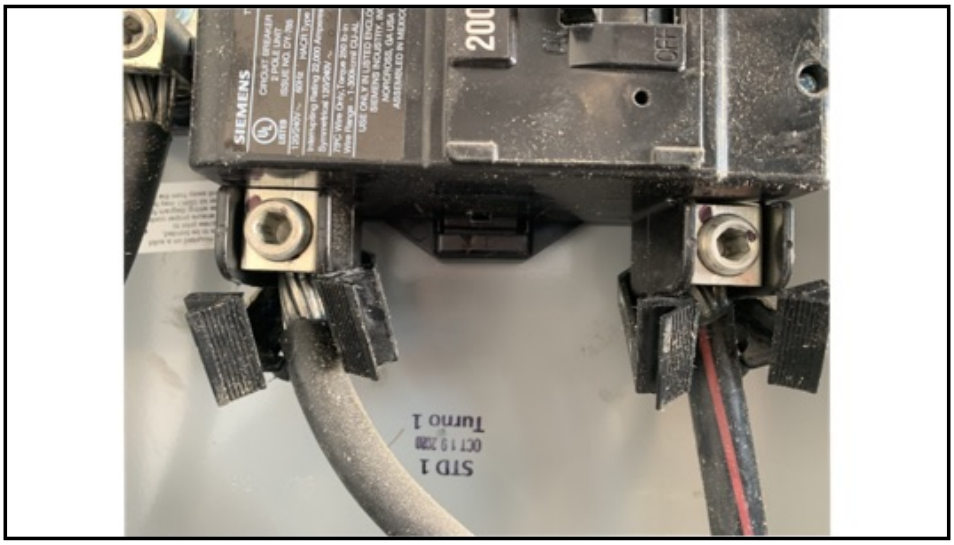
Branch Circuit Connections



Branch Circuit Connections



Branch Circuit Connections



Service Conductor Connections

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

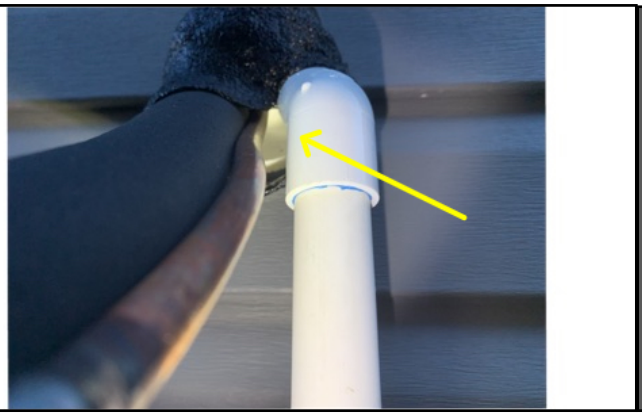
1. Condenser

• Condenser Manufacturer: Trane
• Condenser Manufactured: 2020
• Condenser Energy Source: Electric
• Heating, Ventilating Air Conditioning Type: :Heat Pump
• The Condenser is located outside on the East of the house/unit
•
• REPAIR: Opening - The AC refrigerant lines that penetrate the wall needs sealing. Water and/or pest are able to enter structure. Recommend sealing/caulking as needed.
• AC system responded to controls and produced sufficient cool air in the accepted industry range. No unusual conditions noted during the time of the inspection.
• ROUTINE MAINTENANCE: The condensate drain line will accumulate build-up and will need to be suctioned out periodically. This can be done by using a wet/dry vacuum and putting it over the end of the line at the exterior of the house and vacuuming the line clean.

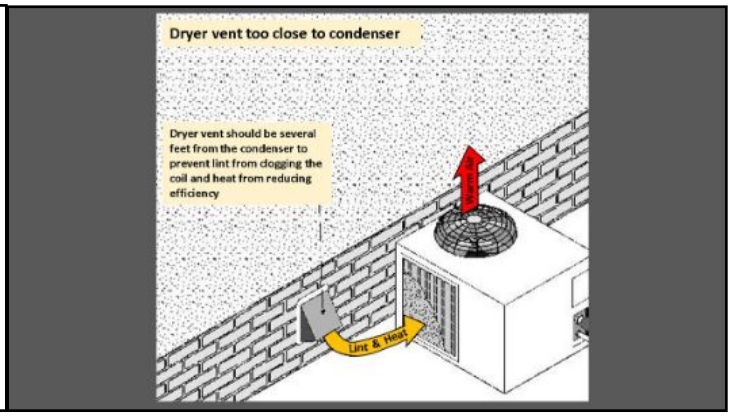
• ROUTINE MAINTENANCE: Recommend having the system serviced at least annually by a qualified HVAC company.
•
• MONITOR: Dryer vent located within 3-feet of exterior condenser. This allows for lint and hot air to be sucked into the fins of the condenser. This can both clog the fins of the condenser and decrease its efficiency. Recommend relocating the dryer vent or divert the dryer vent exhaust away from the condenser.

Condenser/Compressor

Manufacture label



Opening - recommend sealing



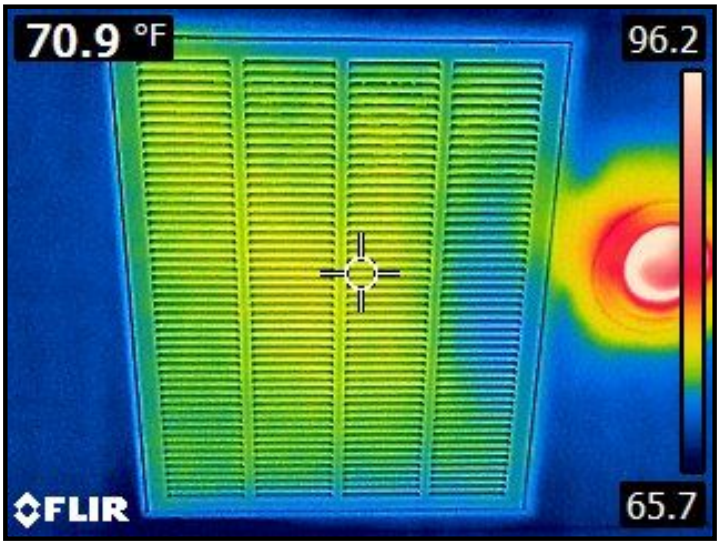
Dryer vent / Condenser proximity

2. Air Handler and Heater

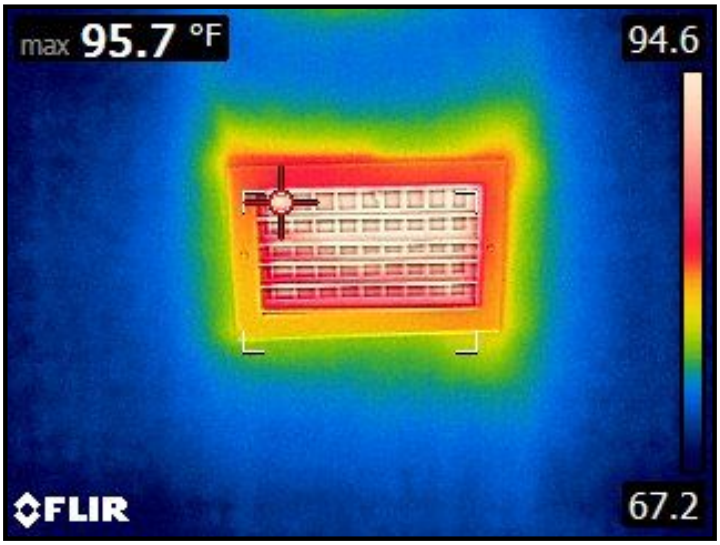
• Air handler unit manufacturer: Trane
• Air handler date manufactured: 2020
• The air handler is located in the attic.
• Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.

Air Handler

Manufacture label



Return temperature



Discharge temperature

3. Enclosure

• Air handler enclosure appeared to be good. No concerns at time of inspection.

4. Refrigerant Lines

• The visible portions of the refrigerant lines appeared functional.

5. Registers

• The visible portions of the refrigerant lines appeared functional.

6. Filters

• Air filter located in the ceiling in the hallway.
• The air filter appeared to be in serviceable condition at time of inspection.
• 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) these may be cleaned by soaking in mild detergent and rising with water; (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

7. Thermostats

• Digital, Programmable Type

8. Ducts

- Heating, ventilating and air conditioning (HVAC) ducts are located in attic.

- Ductwork is a combination of flex duct and duct board
- The visible portions of ductwork is in good condition with no significant defects noted.

HVAC ducts

HVAC ducts

9. Limitations

• The heat pump was operated on the heating cycle only due to the exterior temperature was below 65 degrees. Damage may result from operating on cooling cycle in warm weather.

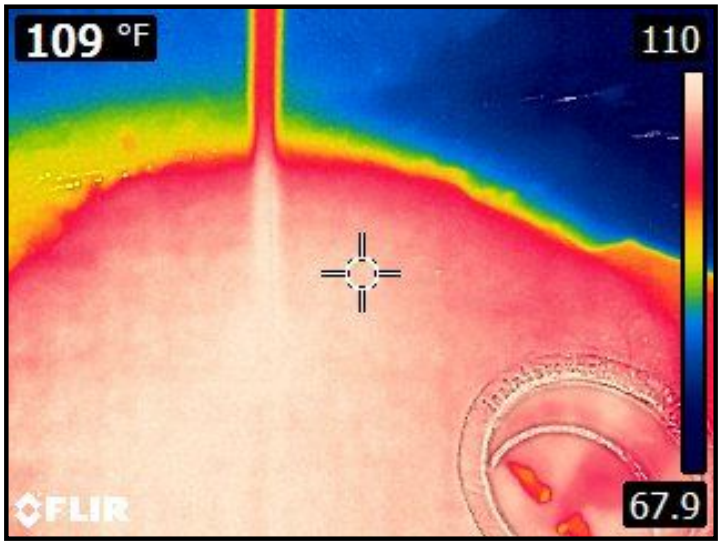
Water Heaters

1. Water Heater Condition

• Water Heater Manufacturer: Bradford White
• Water Heater Manufactured In: 2020
• Water Heater Capacity (Size): 50 Gallon
• Water Heater Type: Electric
Unit produces hot water with no visible signs of defects or leakage. A visual inspection cannot determine the condition of heating elements if installed. NOTE: The average or typical life expectancy of a water heater of this type is approximately 10 to 12 years.

Water Heater

Manufacture label



Water temperature

2. TPRV

• A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.


TPRV

3. Base

• The water heater base is functional.

Base

4. Heater Enclosure

• The water heater enclosure is functional.

Slab Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors 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 guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Condition

Appears to be a monolithic slab (poured concrete floor with perimeter footer on grade as one piece).
• No deficiencies were observed at the visible portions of the structural foundation of the home.

2. Limitations

Materials: NOTE: All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. • LIMITATION: The majority of the foundation is not visible due to type of construction. Concrete slab not visible due to floor coverings.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Age

- Hip
- Roof was inspected from the ground using a camera pole. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.
- Architectural or dimensional shingle with rated life of 20-25 years
- Roof is new with construction of home

2. Roof Condition

Observations:

- REPAIR: Starter course (1st layer of shingles applied to roof) around eaves of roof not sealed. If the first course is not adhered, it is susceptible to blow-off in strong winds.

Starter course loose

Starter course loose




3. Flashing

• Metal flashing present.
• Rubber/Plastic flashing present.
• Flashings appeared to be serviceable with no significant issues found during the time of inspection.

4. Vent Penetrations

• Roof penetrations appear satisfactory at time of inspection. No defects noted.

5. Gutter

• Partial at front of home
• IMPROVE: Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

6. Limitations & Maintenance

• It was raining, or heavy condensation present at the time of the inspection. Wet roofs are not only difficult to cover due to safety reasons, but defects on the exterior can be obscured. The age of a wet roof is extremely difficult to estimate.

Attic

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 are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

- Pull Down Ladder located in: garage.
- The ladder is wood.
- The attic cavity was inspected by entering the area.

Attic access

2. Structure

- Conventional framing
- The readily visible areas of the attic and framing appear satisfactory.

Structure

Structure

Structure

Structure

3. Ventilation

• Under eave soffit inlet vents noted.
• Dormer vents noted.
• Attic ventilation appeared to be adequate and functional at time of inspection.

Dormer vents

4. Insulation Condition

Loose fill/blown in fiberglass insulation noted.
Approximate average depth of insulation: 16 inches • R-Value of insulation not determined
• Insulation appears adequate.

Insulation

Insulation

5. Electrical

• The visible portions of the attic electrical appeared functional with no observed defects.

6. Attic Plumbing

• CPVC (Chlorinated Polyvinyl Chloride) piping present.
• PEX (Cross-Linked Polyethylene) piping present.
• PVC (Polyvinyl Chloride) piping present.
• Plumbing vent pipes appeared functional at time of inspection.

7. Limitations

• Viewing the attic was limited by insulation, ductwork and clearance.

Garage

1. Type

Built-In 2-Car Garage

2. Garage Roof

• The garage roof is the same as the main structure.
• No major system safety or function concerns noted at time of inspection.

3. Ceiling/Walls condition

Walls and ceilings are drywall.
• No major system safety or function concerns noted at time of inspection. Appeared satisfactory at the time of the inspection.

4. Floor Condition

Garage flooring noted: Concrete, Bare

• Floors are free of cracks and appear to be in good condition. No major system safety or function concerns noted at time of inspection.
• OBSERVATION: Cracks - Typical cracks noted.

Typical settlement crack

5. Garage Electrical Condition

No major system safety or function concerns noted at time of inspection.

6. Garage Door Condition

1 - 16' double metal with glass sectional door(s). • Chain drive opener noted.
• No deficiencies observed with the garage vehicle door(s).
• No deficiencies observed with the garage door opener(s). Appeared functional using normal controls, at time of inspection.
• Automatic reverse feature is operational. It was tested by breaking the electronic beam located at the lower part of the door.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

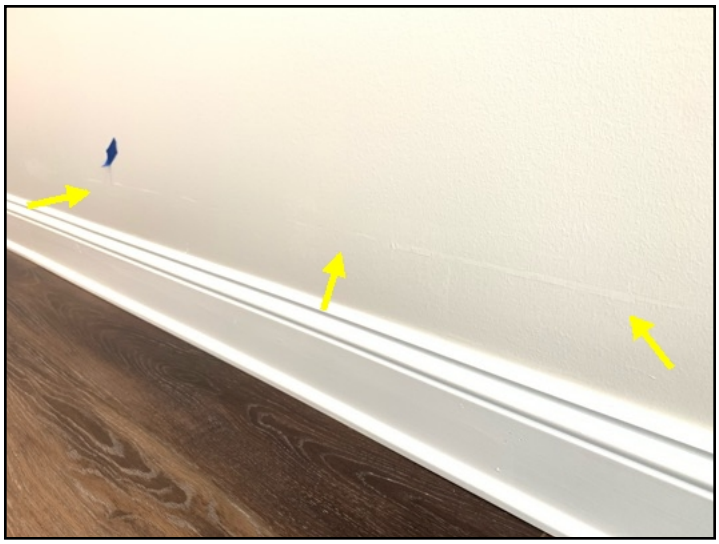
Front door is metal
Main rear door is metal with glass
The doors were functional and no major defects found during the time of the inspection.

2. Condition

• Insulated glass noted.
• vinyl framed single hung windows noted.
• In accordance with our standards of practice, we do not test every window in the house, and particularly if it is furnished/blocked. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
• Observed windows functioned satisfactorily.

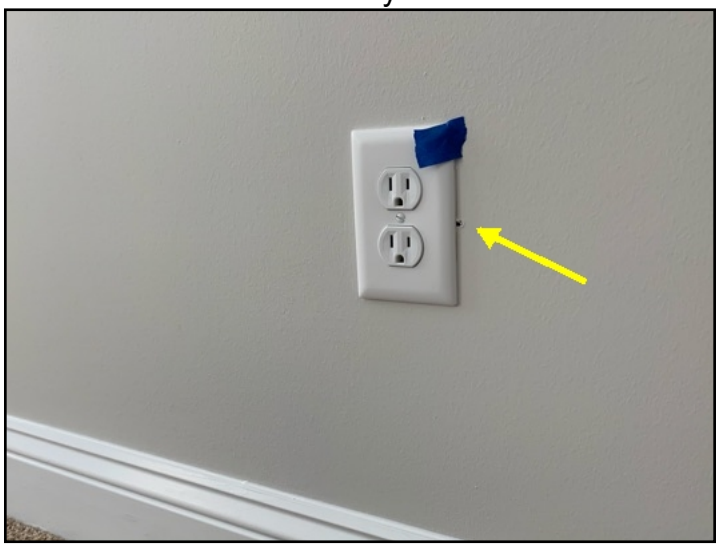
3. Wall Condition

• Drywall walls noted.
• Walls appeared functional with no deficiencies observed at time of inspection.
• OBSERVATION: A few cosmetic defects noted. See pictures for details.

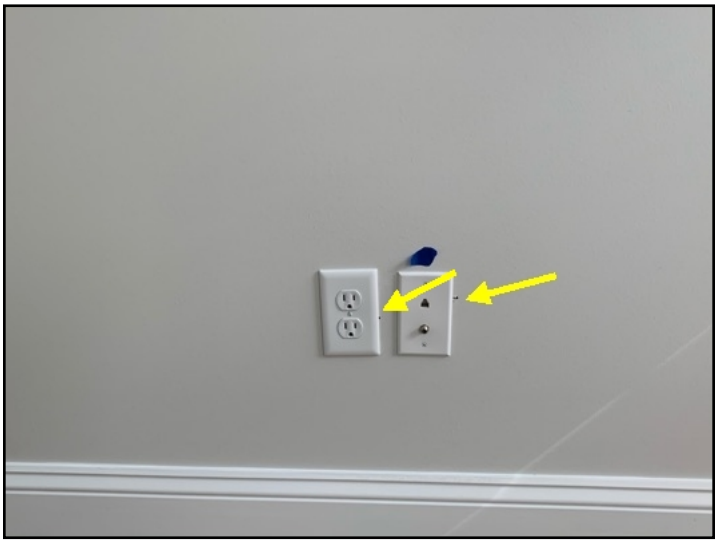


Main entry area

Master bedroom



Master bedroom



Master bedroom

4. Ceiling Condition

• There are drywall ceilings noted.
• Ceilings appeared functional with no deficiencies observed at time of inspection.

5. Floor Condition

• Carpet is noted.
• Floating laminate type flooring noted.
• Overall flooring is in good condition

6. Smoke Detectors

• Smoke detectors are present and operated when tested. If your unit operates with a battery, recommend changing the battery on a regular basis. Recommend testing smoke detectors monthly. Generally, smoke detectors typically last 10 years from manufactured date.

7. Electrical

• A representative sampling of lights and outlets were tested. As a whole, lights and outlets throughout the house are in good condition.

8. Ceiling Fans

• REPLACE: Ceiling fan in east side bedroom unbalanced. Motor makes loud noise when operated. Recommend replacing fan.

Unbalanced & loud

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Master Bathroom • Hallway bathroom

2. Sinks

• No deficiencies observed with the sink condition at time of inspection.

3. Cabinets / Countetops / Mirrors

• Cabinets appeared functional and in good condition; no deficiencies observed at time of inspection.
• Type of counter tops noted: Natural Stone (i.e. granite, marble, soapstone, slate)
• Countertops appeared functional and in good condition; no deficiencies observed at time of inspection.

4. Sink Plumbing

• No deficiencies observed at time of inspection.

Master bath sink plumbing

Master bath sink plumbing

Hallway sink plumbing

5. Toilets

• Toilets operated when tested. Appeared functional at time of inspection.

Master bath toilet plumbing

Hallway toilet plumbing

6. Stand-Alone Tub

• Bathroom has a freestanding style tub
• Tub(s) appear to be in good condition at time of inspection.

7. Tub/Shower Combination

• REPAIR: Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls.

Loose - Hallway bathroom

8. Stand-Alone Showers

• Ceramic tile noted.
• Shower/shower walls are functional with no significant deficiencies noted at time of inspection.

9. Electrical

• No major system safety or function concerns noted at time of inspection.

10. Ventilation

• The bath fan(s) operated properly at the time of inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Electrical

• No major system safety or function concerns noted at time of inspection.

2. Sink & Condition

• Sink Material: Solid Surface
• No deficiencies observed.

3. Plumbing

• No discrepancies noted

Sink plumbing

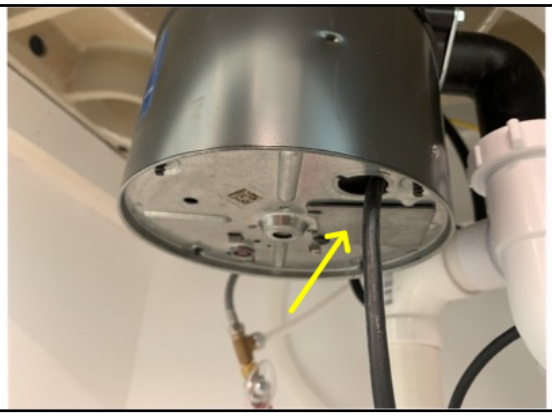
Sink plumbing

4. Disposal Condition

Disposal Manufacturer: Insinkerator

• REPAIR: Wire strain relief clamp loose or missing. Recommend installing and securing wire per manufacturer's instructions.

Disposal



Wire clamp not installed

5. Vent Condition

Type of venting: Exterior Vented

• REPAIR: Vent shroud not secured.

Shroud unsecured

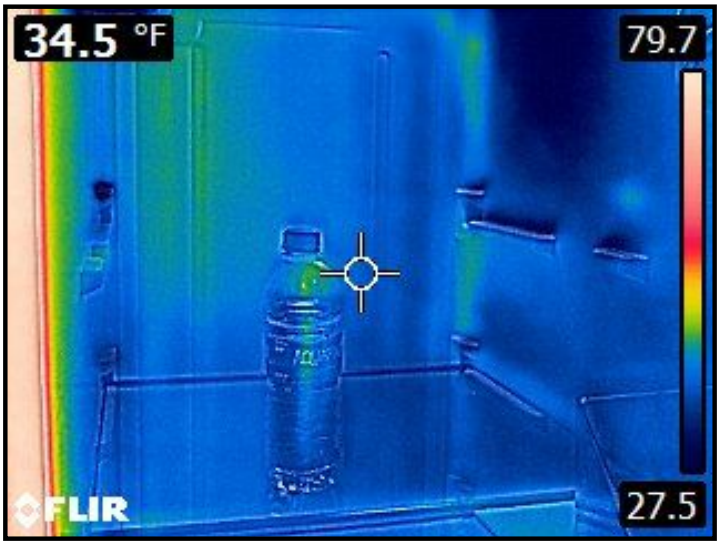
6. Refrigerator condition

Refrigerator Manufacturer: Whirlpool
• Unit operates and freezer and refrigeration compartments are within acceptable ranges.

Refrigerator

Manufacture label

Freezer temperature



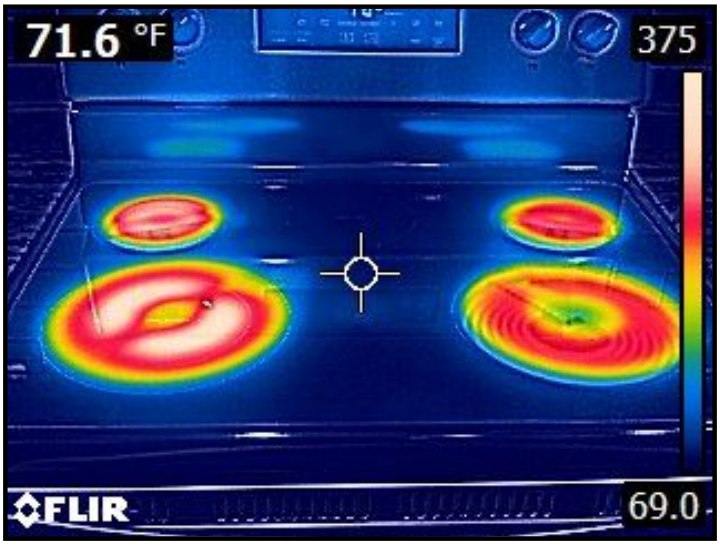
Refrigerator temperature

7. Range Condition

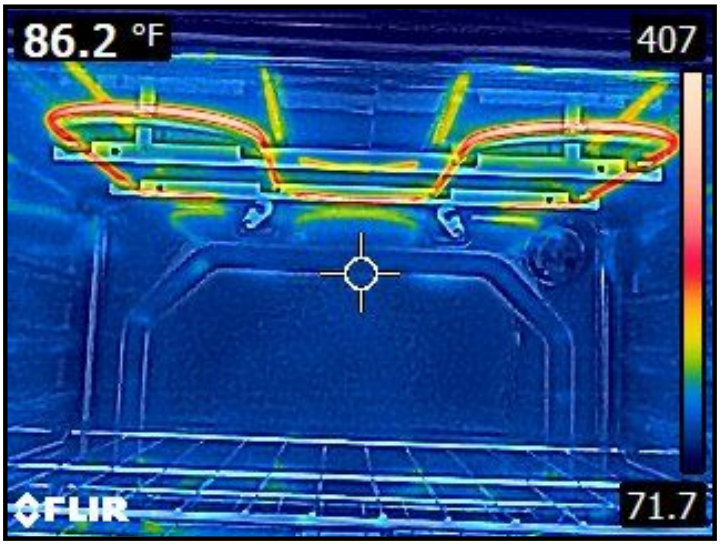
Range Manufacturer: Whirlpool • Type: Electric
• The range was tested at the time of inspection and appeared to function properly.

Range

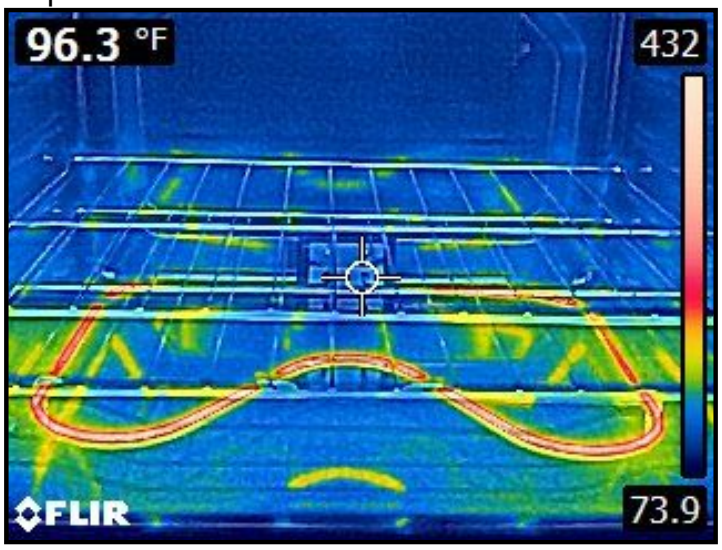
Manufacturers label



Cook top



Broil

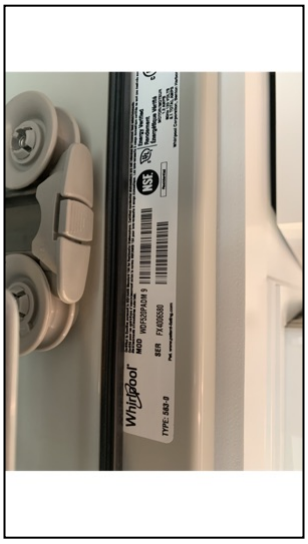


Bake

8. Dishwasher Condition

Materials: Dishwasher Manufacturer: Whirlpool
• Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

Dishwasher



Manufacture label

9. Microwave Condition

Microwave Manufacturer: Whirlpool
• Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Microwave

Manufacture label

Operational With Tester

10. Cabinets

• Appeared functional and in good condition at time of inspection.

11. Counters

• Counter Top Material: Natural Stone (i.e. granite, marble, soapstone, slate)
• No discrepancies noted.

12. Limitations

The effectiveness and calibration of appliances is not evaluated. Items are not baked in ovens nor are dishes or clothes washed in washers. The inspections will evaluate whether the appliance is functional and free of visible leakage or obvious damage. These appliances can fail at anytime without warning. Be advised that there is no warranty on the appliance or any other item or system as outlined in the Inspection Agreement. • Appliances are not moved during the inspection.

Laundry

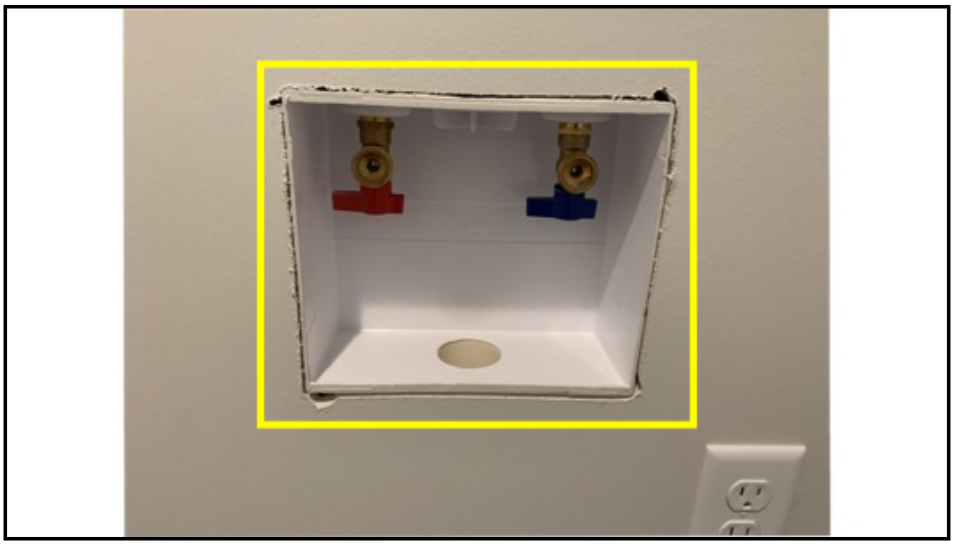
1. Dryer Vent

• **Comment for vent within 3-feet of condenser is in condenser section.

Dryer vent

2. Plumbing

• MISSING: Laundry recessed plumbing missing face plate trim.



Laundry plumbing - Missing trim

Insect/Rodent Activity

1. Insect/Rodent Activity

Observations:
• If not already done, we recommend a licensed pest control operator be called in to make an inspection for wood destroying organisms, and to make a further evaluation of the status of such activity to determine if treatment is needed.
• OBSERVATION: Outside bait stations observed around home.

Outside bait station

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves